

# Agenda Including Addeds

## London Advisory Committee on Heritage

2nd Meeting of the London Advisory Committee on Heritage

February 9, 2022, 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](mailto:advisorycommittee@london.ca).

	Pages
<b>1. Call to Order</b>	
1.1. Disclosures of Pecuniary Interest	
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## 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 the Incorporated Synod of the Diocese of Huron at 472 Richmond Street, Part IV and Downtown Heritage Conservation District  
**Date:** Wednesday February 9, 2022

## Recommendation

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking approval for the alteration of the beaver fence, a heritage attribute of the heritage designated property at 472 Richmond Street, individually designated and located within the Downtown Heritage Conservation District, **BE APPROVED** as submitted and consistent with the Conservation Plan attached as Appendix C.

It being noted that the Heritage Planner will be circulated on any submittals to assist in ensuring compliance with the Conservation Plan for the beaver fence.

## Executive Summary

St. Paul's Cathedral, 472 Richmond Street, is a significant heritage landmark designated pursuant to the *Ontario Heritage Act*. The beaver fence, along the property's Queens Avenue and Richmond Street frontages, is an important heritage attribute. The construction of the Downtown Loop Phase 2 will directly impact the beaver fence, therefore requiring mitigation. The proposed mitigation solution is to relocate the beaver fence along a new alignment. As this alteration directly affects a heritage attribute of the heritage designated property, Heritage Alteration Permit approval is required.

To inform the relocation of the beaver fence, a Conservation Plan has been developed and was submitted as part of the Heritage Alteration Permit application. The Conservation Plan provides direction on how the beaver fence will be conserved through the relocation process. The Heritage Alteration Permit, with the appended Conservation Plan, should be approved.

## Linkage to the Corporate Strategic Plan

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

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

## Analysis

### 1.0 Background Information

#### 1.1 Location

The property at 472 Richmond Street is St. Paul's Anglican Cathedral. It is located on the northeast corner of Richmond Street and Queens Avenue (Appendix A).

#### 1.2 Cultural Heritage Status

The property at 472 Richmond Street is "double designated" pursuant to both Parts IV and V of the *Ontario Heritage Act*. It was designated pursuant to Part IV of the *Ontario Heritage Act* by By-law No. L.S.P.-3373-297, which was passed on August 29, 2005 (Appendix B). The property is also designated pursuant to Part V of the *Ontario*

*Heritage Act* as part of the Downtown Heritage Conservation District by By-law No. L.S.P.-3419-124, which came into force and effect on June 27, 2013. The property is A-rated by the *Downtown Heritage Conservation District Plan*. The property's entry in the *Downtown Heritage Conservation District Plan* refers to the property's individual heritage designating by-law.

### **1.3 Description**

St. Paul's Cathedral, located at 472 Richmond Street, is the seat of the Diocese of Huron of the Anglican Church of Canada. It is a well recognized landmark in London (Appendix C). In 1832-1833, a wooden church building was moved from its original location at Dundas Street/Ridout Street North to the current location at 472 Richmond Street. In 1834, a new wooden church was constructed on the site, but was destroyed in a fire on Ash Wednesday in 1844. Architect William Thomas, of Toronto, was awarded the design and contract for a new brick church. Since the completion of the church in 1846, several alterations have been completed and has retained its English Gothic Revival architectural style in the Cathedral building, tower and bells, windows, and hall. Cronyn Hall was built in 1894, and the Huron Church House (Synod Office) building built in 2000.

The churchyard was an active cemetery prior to a by-law prohibiting the interment of the dead within the City limits in 1849. While it was reported that burials were moved to St. Paul's Cemetery (now Western Fair area) and ultimately Woodland Cemetery (493 Springbank Drive), previous disturbance in historic or former cemeteries has indicated this is not always accurate.

In addition to the Cathedral and Synod buildings on the site, a portion of the present property was formerly the Customs House. The Customs House was built in 1872-1873, to the design of architect William Robinson, on land acquired from the Diocese of Huron at the corner of Richmond Street and Queens Avenue by the Federal government. The Customs House was designed in the Second Empire style, popular for institutional and government buildings at the time. In 1884, the Customs House was enlarged. In its later history, the Customs House was used by the Canadian army. Following its demolition in 1971, the property was re-acquired by Diocese of Huron.

#### **1.3.1 Beaver Fence**

The grounds of St. Paul's Cathedral are surrounded on its Richmond Street and Queens Avenue frontage by a metal fence set on a stone and concrete foundation, which features a beaver motif in its medallion ("beaver fence"). The fence is short but demarcates the Cathedral's ground from the public sidewalk.

Specifically regarding the "beaver fence," the heritage designating by-law states, *The cast-iron fence with the beaver motif owes its origin to the federal Customs House building, which was located at the corner of Richmond Street and Queens Avenue, and was demolished in 1971. The fence was purchased by the Cathedral in 1887 and moved to demarcate the property along Richmond Street. In 1974, after the purchase of the property where the Customs House stood, the Cathedral extended the fence, continuing the original design, to mark the entire frontage on Richmond Street and Queens Avenue.*

The beaver motif, featured on the medallion of the beaver fence, is an important symbol. Owing to fur trade origins, the beaver is recognized as the official national animal of Canada. Its representation on the fence at the Customs House symbolized the Canadian government and trade in Canada. The beaver is also featured on the Diocese of Huron's coat of arms, as well as appearing in the arms of the Bishopric of Huron and as a totem animal of the Huron-Wendat Nation.

## **2.0 Discussion and Considerations**

### **2.1.1 Legislative and Policy Framework**

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

### **2.1.2 Provincial Policy Statement**

Heritage conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement (2014)* promotes the wise use and management of cultural heritage resources and directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

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

### **2.1.3 Ontario Heritage Act**

Where a property is designated under both Parts IV and V of the *Ontario Heritage Act*, the process of Part V is followed for alterations per Section 41 (2.3) of the *Ontario Heritage Act*.

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

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

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

### **2.1.4 The London Plan**

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

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

### **2.1.5 Downtown Heritage Conservation District Plan**

The Downtown Heritage Conservation District was designated pursuant to Part V of the *Ontario Heritage Act*, by By-law No. L.S.P.-3419-124, and came into force and effect on June 27, 2013. The *Downtown Heritage Conservation District Plan* provides policies and guidelines to help manage change.

The cultural heritage value of the Downtown Heritage Conservation District is articulated in the Heritage Character Statement in Section 2.2 of the *Downtown Heritage Conservation District Plan*. St. Paul's Cathedral is noted as part of "the concentration of key public buildings within the Downtown" in Section 2.2 of the *Downtown Heritage Conservation District Plan*, defining its architectural character, as well as being noted as part of the "public open spaces" within the Downtown.

While the goals of Section 3.2 of the *Downtown Heritage Conservation District Plan* focus on buildings, spaces are also recognized for their contributions to the Downtown Heritage Conservation District. The principles of Section 3.1 equally apply to attributes (character defining elements) and spaces, as well as buildings.

St. Paul's Cathedral is identified as having a civic/institutional landscape (institutional and public realm) character by Section 6.2 of the *Downtown Heritage Conservation District Plan*. This character is distinguished from the residential, commercial, and industrial/warehouse landscape characters as "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" (Section 6.2, *Downtown Heritage Conservation District Plan*).



Figure 1: Extract from Section 6.2 of the *Downtown Heritage Conservation District Plan* highlighting the institutional/public realm landscape character of St. Paul's Cathedral (472 Richmond Street).

The policies of Section 6.2, *Downtown Heritage Conservation District Plan*, support the preservation and reinforcement of features and characteristics of significant cultural gardens and landscapes, as well as their conservation and re-introduction.

The significant view of St. Paul's Cathedral, looking eastwards along Fullarton Street, is also identified in Section 6.2.7, *Downtown Heritage Conservation District Plan*.

## 2.2 Rapid Transit

### 2.2.1 Cultural Heritage Screening Report

A Cultural Heritage Screening Report (CHSR; WSP, 2019) was prepared as part of the Transit Project Assessment Process (TPAP) for Rapid Transit. The CHSR identified the recognized (heritage listed properties and heritage designated properties) and potential cultural heritage resources within and adjacent to the proposed rapid transit corridors. The CHSR recommended further cultural heritage studies, including a Heritage Impact Assessment for specific properties and Heritage Conservation Districts.

### 2.2.2 Downtown Loop Heritage Impact Assessment

As part of the assignment for the Detailed Design of the Downtown Loop segment of the Rapid Transit system, a Heritage Impact Assessment (HIA; AECOM, 2021) was prepared. The HIA identified and assessed the potential impacts of the proposed Downtown Loop construction on the cultural heritage resources present within the area. The HIA identified potential adverse impacts to the heritage designated property at 472 Richmond Street, primarily a dedicated right turn lane for vehicles turning north onto Richmond Street from Queens Avenue and its direct impacts to the beaver fence. Therefore, a Conservation Plan was recommended to mitigate those impacts on the property's heritage attributes.

### **2.2.3 Conservation Plan**

Recognizing the significance of the beaver fence as a heritage attribute to the St. Paul's Cathedral property, a Conservation Plan (AECOM, 2022) was prepared and is included as Appendix D. The Conservation Plan provides direction on how to conserve the beaver fence, through refinement of the relocation alignment and construction-level drawings for the beaver fence. "This Conservation Plan identifies and promotes change that will retain the historical association of the beaver fence within 472 Richmond Street, and will provide guidance in order to avoid damaging its significant cultural heritage value" (AECOM, 2022, p.3). The scope of the Conservation Plan is focused on the impacts arising from the Downtown Loop construction project.

#### **2.2.3.1 Engagement**

Representatives of St. Paul's Cathedral/Diocese of Huron were engaged in consideration of alternatives for the beaver fence, including its alignment, and consulted in the development of the Conservation Plan.

### **2.3 Heritage Alteration Permit Application (HAP22-003-L)**

As the beaver fence is a heritage attribute of the St. Paul's Cathedral property at 472 Richmond Street and it will be directly affected by the Phase 2 of the Downtown Loop construction project, Heritage Alteration Permit approval is required.

A Heritage Alteration Permit (HAP22-003-L) was received for the proposed alterations to the beaver fence on January 19, 2022. The Incorporated Synod of the Diocese of Huron has authorized the City of London to make the Heritage Alteration Permit application on its behalf. Given the significance of the beaver fence to the cultural heritage value of St. Paul's Cathedral, this Heritage Alteration Permit application requires consultation with the LACH and a decision by Municipal Council.

The Heritage Alteration Permit application seeks approval to:

- Remove approximately 50m of the beaver fence, including the cast iron, sandstone coping, and concrete foundation, from approximately the chamfered corner of the fence at Richmond Street and Queens Avenue to the gate post along Queens Avenue.
- Restore the cast iron railing, including beaver medallions.
- Reinststate the beaver fence, including the cast iron, sandstone coping and gate posts, and concrete foundation, along the new alignment.

Other repairs and restoration to the beaver fence will be completed as feasible but do not include the relocation of any portions of the fence.

The Conservation Plan was submitted to accompany the Heritage Alteration Permit application and provide direction the relocation and restoration of the beaver fence (see Appendix D).

The work on the beaver fence will be undertaken by the City's contractor as part of the Downtown Loop Phase 2 construction project. Per the Conservation Plan (see Section 8.1) and Special Provisions for the project, the contractor will be required to provide the following for approval prior to commencement of work on the beaver fence:

1. Removal Plan
2. Refinishing/Refurbishment Plan
3. Concrete Placement Plan

These submission requirements are intended to ensure that the contractor's plans and approach for work to the beaver fence adheres to the Conservation Plan.

## **3.0 Financial Impact/Considerations**

None.

## 4.0 Key Issues and Considerations

The Downtown Loop Phase 2 construction project will directly affect a significant heritage attribute of the St. Paul's Cathedral property. The widening of Queens Avenue and the construction of a new northbound turning lane will directly affect the beaver fence, therefore requiring mitigation to ensure that this heritage attribute is conserved.

To mitigate the adverse impact of the road widening, the beaver fence is proposed to be relocated on the St. Paul's Cathedral property.

To ensure that the relocation of the beaver fence is appropriately completed, a Conservation Plan was required.

Staff have been consulted in the development of the Conservation Plan and have reviewed its details and recommendation. Staff concur with the recommendations and strategies of the Conservation Plan as an appropriate articulation of how to conserve the beaver fence of St. Paul's Cathedral in accord with the guidelines of the *Downtown Heritage Conservation District Plan* and best practice in heritage conservation. The proposed realignment of the beaver fence maintains the civic/institutional landscape (institutional and public realm) character by planning for the appropriate reinstatement of the beaver fence as described in the details of the Conservation Plan.

The Conservation Plan also articulates the steps and processes required to conserve the beaver fence. Section 1.3 of the Conservation Plan notes the following steps in the conservation process:

1. *Identifying the relocation alignment.*
2. *Documenting its existing condition.*
3. *Preparing Special Provisions and construction level drawings.*
4. *Methodologically removing and storing heritage components of the beaver fence prior to construction.*
5. *Rehabilitating the beaver fence (repairing and replacing missing heritage elements).*
6. *Reinstating the beaver fence at its new location, including the completion of new work.*

The preferred alignment minimizes awkward deflections, bends, and angles of some of the proposed alignments. The beaver fence will remain parallel to Richmond Street and transition at appropriate points in the fence's alignment.

The Conservation Plan has documented the existing condition of the beaver fence, but to assist in the restoration project detailed documentation of the existing condition of the beaver fence will be completed as part of the Removals Plan by the contractor. Documentation in the Removals Plan will include a catalogue all the components of the beaver fence, including dimensions, to assist in their successful reinstatement.

Special Provisions and construction level drawings, articulating the general arrangement of the beaver fence in its new alignment are included in the Conservation Plan.

Strategies to rehabilitate the beaver fence off-site are included within the Conservation Plan, as well as strategies for the reinstatement of the beaver fence in its new alignment. The Refinishing/Refurbishment Plan and Concrete Placement Plan, as required submittals, will be reviewed for compliance with the Conservation Plan.

For a comprehensive articulation of how the beaver fence will be conserved, see the Conservation Plan in Appendix C.

To mitigate the risk of unintended discoveries during ground disturbing activities, a Stage 3 archaeological assessment was completed. Through thorough historical research and on-site assessment, it was determined that the area for the realignment of the beaver fence presents no further archaeological concern as it has been "extensively



and deeply disturbed” (TMHC 2020, 16). The area for the relocation of the beaver fence has been affected by the construction and subsequent demolition of the former Customs House. No archaeological resources are anticipated to be encountered during the realignment.

## Conclusion

The beaver fence is a heritage attribute of St. Paul’s Cathedral (472 Richmond Street). It is an important historic symbol that contributes to an understanding of the history of the property and a Canadian national identity. The Conservation Plan demonstrates how the beaver fence will be conserved during Phase 2 of the Downtown Loop construction project for Rapid Transit in a manner that is consistent with best practice and the *Downtown Heritage Conservation District Plan*. The Heritage Alteration Permit for the required changes to the beaver fence should be approved as submitted and consistent with the Conservation Plan.

**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

**CC:** Jennie Dann, Director, Construction and Infrastructure Services  
Ted Koza, Division Manager, Major Project Engineering  
Jaden Hodgins, Construction Administration Engineer, Major Projects

### Appendices

- Appendix A Property Location
- Appendix B By-law No. L.S.P.-3373-297
- Appendix C Images
- Appendix D Conservation Plan (AECOM, 2022)

### Selected Sources

- AECOM. *Conservation Plan: 472 Richmond Street, St. Paul’s Cathedral – the Beaver Fence*. Downtown Loop Bus Rapid Transit and Infrastructure Improvement. January 2022.
- City of London. *Downtown Heritage Conservation District Plan*.
- City of London. Property file – 472 Richmond Street.
- Miller, O. *Gargoyles and Gentlemen: A history of St. Paul’s Cathedral, London, Ontario 1834-1964*. 1966.
- Ministry of Culture. *Ontario Heritage Toolkit: Heritage Resources in the Land Use Planning Process, HIAs and Conservation Plans – InfoSheet #5*. 2006.
- Timmins Martelle Heritage Consultants. *Stage 3 Archaeological Assessment London Rapid Transit Corridor Lands Adjacent to St. Paul’s Anglican Church, 472 Richmond Street*. June 26, 2020. P324-0491-2020.

**Appendix A – Property Location**

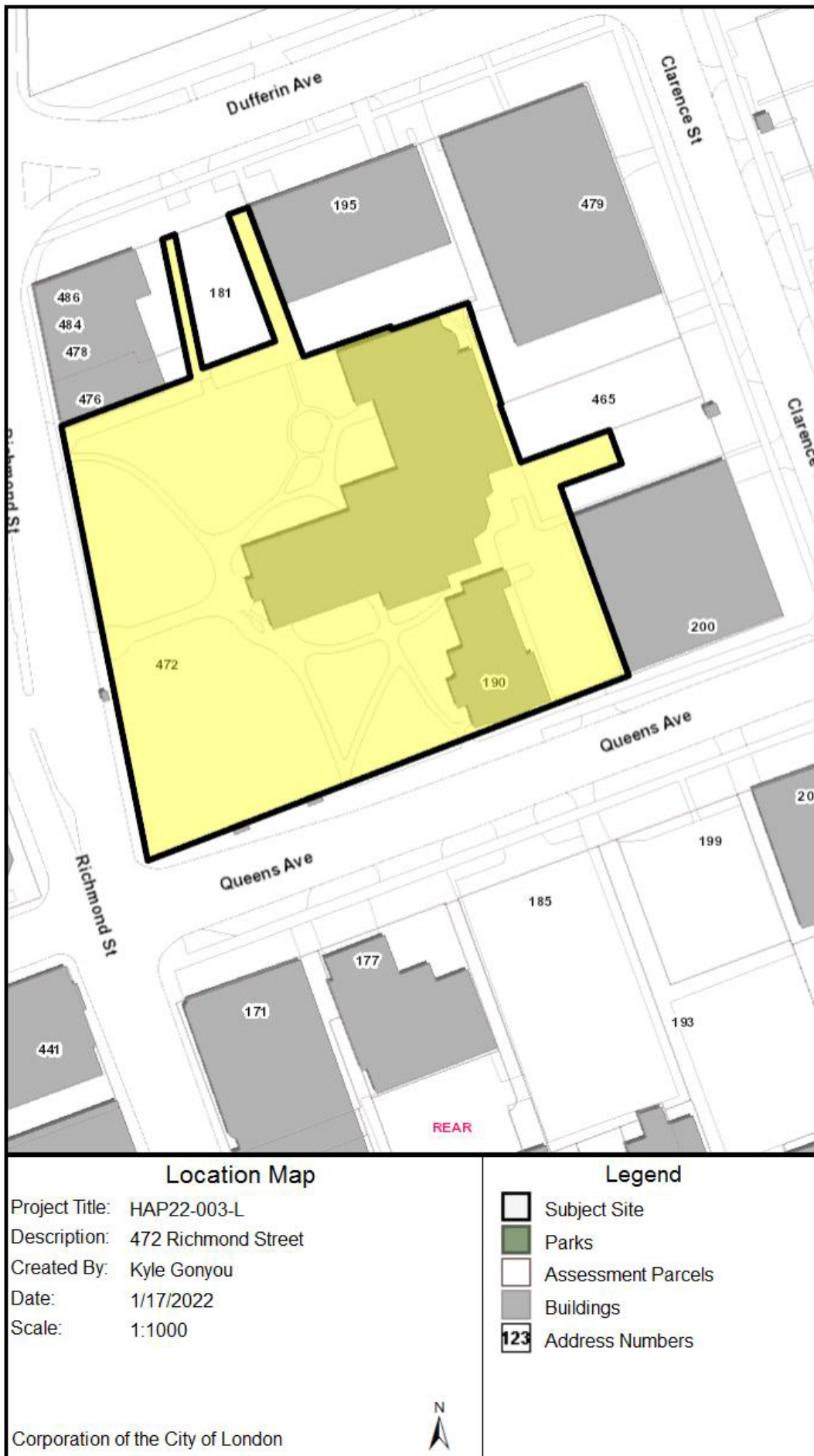


Figure 2: Location map of the subject property at 472 Richmond Street, St. Paul's Cathedral.

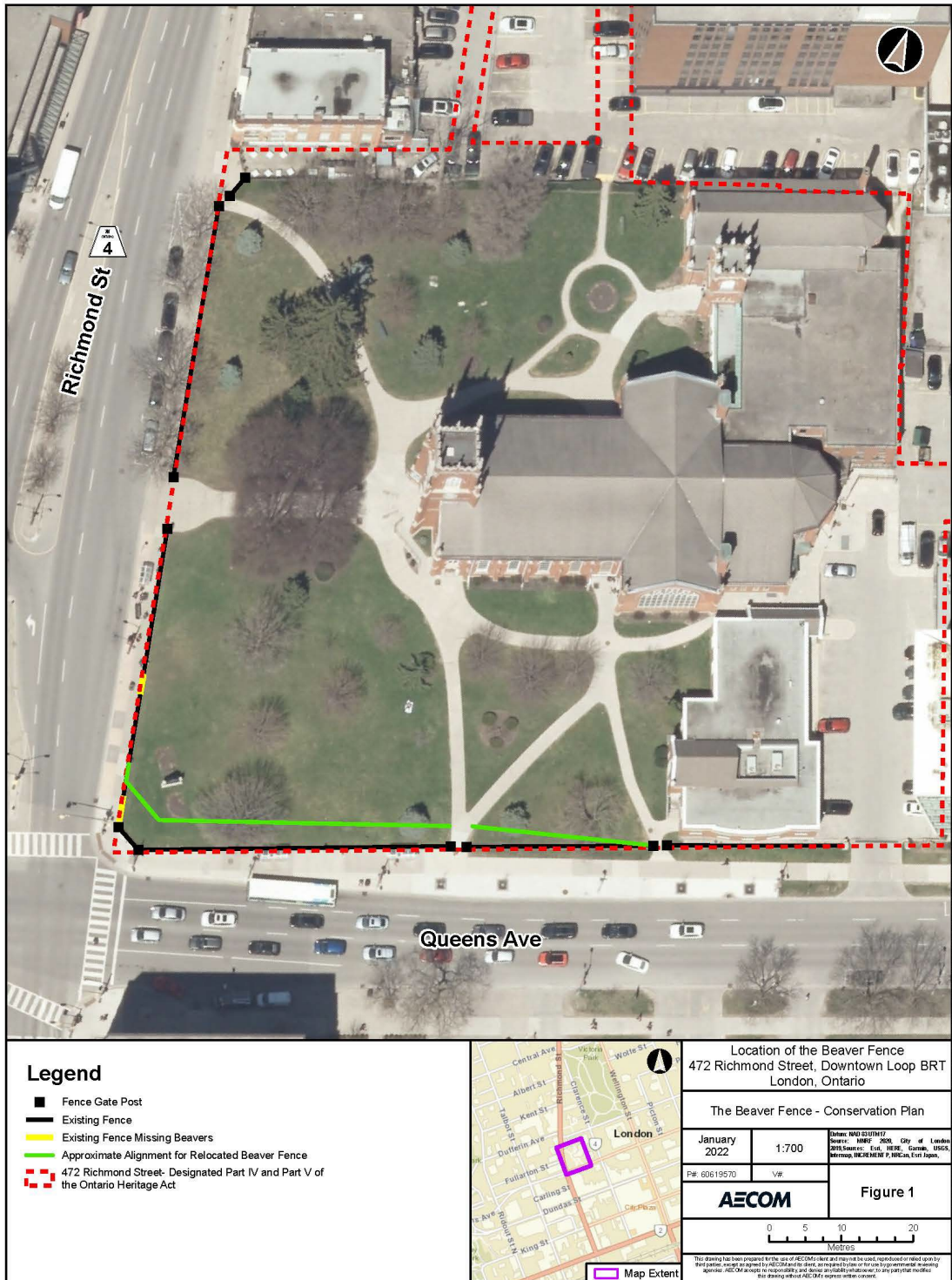



Figure 3: Figure from the Conservation Plan (AECOM, 2022) showing the existing alignment of the beaver fence (red dashed line) and the proposed alignment for the beaver fence (solid green line).

**Appendix B – By-law No. L.S.P.-3373-297**

 Province of Ontario	<b>Document General</b> Form 4 — Land Registration Reform Act	DYE & DURHAM CO., INC.—Form No. 985 Amended NOV. 1992										
FOR OFFICE USE ONLY  CITY OF LONDON PLANNING DIVISION SEP 16 2005 <i>cn</i>  <b>ER 381570</b>  <i>Sept 8/05.</i>	(1) Registry <input type="checkbox"/> Land Titles <input checked="" type="checkbox"/> (2) Page 1 of 4 pages											
	(3) Property Identifier(s) Block Property <b>ALL of PIN 08264-0102</b>											
	(4) Nature of Document <b>By-law No. L.S.P.-3373-297</b>											
	(5) Consideration <b>TWO</b> <span style="float: right;">2.00</span> <small>Dollars \$</small>											
	(6) Description All of St. Paul's Plot, except Parts 1, 2 and 3 on Reference Plan 33R-2867; Parts 1 and 2 on Reference Plan 33R-3851, Instruments W38035, LC144897, LC145693, W33878 and W33879; subject to Instruments 769161, 732214 and 683099, also being the northerly 21 feet 4 inches of Queens Avenue (formerly North Street) lying between Clarence Street and Richmond Street, as vested in St. Paul's by Statutes of Canada 1863, Chapter 40 in the City of London and County of Middlesex.											
	(7) This Document Contains: (a) Redescription New Easement Plan/Sketch <input type="checkbox"/> (b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/>											
	(8) This Document provides as follows:  <p style="text-align: center;">TO: THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF MIDDLESEX EAST (NO. 33)</p> <p>The Corporation of the City of London has an unregistered estate, right, interest or equity in the lands described herein and registered in the name of The Corporation of the City of London and hereby applies under Section 71 of the Land Titles Act, R.S.O. 1990, for the entry of a Notice of By-law in the register for the said parcel.</p>											
(9) This Document relates to instrument number(s) <span style="float: right;">Continued on Schedule <input type="checkbox"/></span>												
(10) Party(ies) (Set out Status or Interest) Name(s) <span style="float: right;">Signature(s)</span> <span style="float: right;">Date of Signature</span> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:45%; border-bottom: 1px dotted black;">THE CORPORATION OF THE CITY OF LONDON</td> <td style="width:30%; border-bottom: 1px dotted black;"><i>Kevin Bain</i></td> <td style="width:10%; border-bottom: 1px dotted black;">Y</td> <td style="width:10%; border-bottom: 1px dotted black;">M</td> <td style="width:5%; border-bottom: 1px dotted black;">D</td> </tr> <tr> <td style="border-bottom: 1px dotted black;">Kevin Bain, City Clerk</td> <td style="border-bottom: 1px dotted black;"></td> <td style="border-bottom: 1px dotted black;">2005</td> <td style="border-bottom: 1px dotted black;">09</td> <td style="border-bottom: 1px dotted black;">07</td> </tr> </table>		THE CORPORATION OF THE CITY OF LONDON	<i>Kevin Bain</i>	Y	M	D	Kevin Bain, City Clerk		2005	09	07	
THE CORPORATION OF THE CITY OF LONDON	<i>Kevin Bain</i>	Y	M	D								
Kevin Bain, City Clerk		2005	09	07								
(11) Address for Service <b>P.O. Box 5035, London, Ontario N6A 4L9</b>												
(12) Party(ies) (Set out Status or Interest) Name(s) <span style="float: right;">Signature(s)</span> <span style="float: right;">Date of Signature</span> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:45%; border-bottom: 1px dotted black;"></td> <td style="width:30%; border-bottom: 1px dotted black;"></td> <td style="width:10%; border-bottom: 1px dotted black;">Y</td> <td style="width:10%; border-bottom: 1px dotted black;">M</td> <td style="width:5%; border-bottom: 1px dotted black;">D</td> </tr> <tr> <td style="border-bottom: 1px dotted black;"></td> <td style="border-bottom: 1px dotted black;"></td> <td style="border-bottom: 1px dotted black;"></td> <td style="border-bottom: 1px dotted black;"></td> <td style="border-bottom: 1px dotted black;"></td> </tr> </table>				Y	M	D						
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(13) Address for Service <b>P.O. BOX 5099, LONDON ON N6A 4M8</b>												
Municipal Address of Property  <div style="border: 1px solid black; padding: 5px; text-align: center;">N/A</div>	(15) Document Prepared by: CITY CLERK'S OFFICE CITY OF LONDON P.O. BOX 5035 LONDON ON N6A 4L9	FOR OFFICE USE ONLY <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">Fees and Tax</th> </tr> <tr> <td style="width:50%;">Registration Fee</td> <td></td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td><b>Total</b></td> <td></td> </tr> </table>	Fees and Tax		Registration Fee						<b>Total</b>	
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Bill No. 297  
2005

By-law No. L.S.P.-3373-297

A by-law to designate 472 Richmond Street to be of historical and contextual value or interest.


WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic and contextual value or interest;

AND WHEREAS notice of intention to so designate the property known as 472 Richmond Street has been duly published and served and no notice of objection to such designation has been received;

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

1. There is designated as being of historical and contextual value or interest, the real property at the 472 Richmond Street, more particularly described in Schedule "A" hereto, 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*.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on August 29, 2005.



Thomas C. Gosnell  
Deputy Mayor



Kevin Bain  
City Clerk

First Reading - August 29, 2005  
Second Reading - August 29, 2005  
Third Reading - August 29, 2005

## Reasons for Designation

### St. Paul's Cathedral - 472 Richmond Street

St. Paul's (Anglican) Cathedral, seat of the Diocese of Huron is the oldest and one of the most historically and architecturally interesting churches in the City of London.

#### Historical Attributes

The first resident missionary to serve the London area was the Rev. E.J. Boswell who arrived in 1829. The first frame church of St. Paul's was opened by Reverend Benjamin Cronyn in 1834. The church was destroyed by fire on Ash Wednesday 1844, and the cornerstone of the present structure was laid in June of the same year. On Ash Wednesday 1846 the new church was opened for worship. The Diocese of Huron was separated from the Diocese of Toronto in 1857. The Rev. Benjamin Cronyn was first Bishop of Huron and the church of St. Paul's was declared his Cathedral Church. It was here for the first time in the British Empire that an Anglican synod elected a bishop.

On Cronyn's death in 1871, Rev. Isaac Hellmuth, Rector and Dean of Huron, became the second Bishop. Hellmuth conceived the idea of building a great Cathedral (Holy Trinity) on the corner of Richmond and Piccadilly; only the Chapter House was completed where the Bishopric was moved to in 1873. It remained there until 1883, on Hellmuth's resignation. The third Bishop, Very Rev. M.S. Baldwin (Dean of Montreal) returned the seat to St. Paul's in 1883. In 1894/95 the Cathedral was enlarged to its present proportions and Cronyn Hall was built.

The Cathedral has hosted many illustrious visitors to London including the Archbishop of Canterbury (1963), the Governor General of Canada, the Right Honourable Jeanne Sauve (1989) and the Most Reverend Desmond Tutu, Archbishop of Cape Town and Metropolitan of South Africa (1990).

#### Architectural Attributes

The nave and tower of this church were designed in the English Gothic Revival style by the architect William Thomas and was constructed in 1844-46. Thomas was a distinguished Toronto architect who designed many well known Ontario buildings including St. Michael's Cathedral in Toronto and Brock's Monument at Queenston.

#### The Tower

The dominant tower on the west end is crowned by a coffered brick cornice and four large, slender pinnacles. The date 1845 is on a shield high up on the outside. A multiple of pinnacles decorate other parts of the building. Details include label stops over the main entrance, side doorways and windows of the nave. The gargoyles on the pinnacles and doorways are carved from stone quarried at Portland Bill, the same quarry that Sir Christopher Wren used to build St. Paul's Cathedral in London, England. Some of the decorations represent kings and queens, some grotesque faces (gargoyles) and some acanthus leaves. The overall effect of the spires and pinnacles create an elaborate silhouette against the sky.

An important tradition in downtown London is the peal of bells housed in the tower of St. Paul's. The first bells, a peal of six, were cast by C&G Mears of London, England in 1851. The bells were shipped across the Atlantic and then conveyed from Port Stanley to London by oxcart. In 1901, the Meredith Family commissioned casting of a chime of ten bells by the English firm of Gillette and Johnson. In addition, a weight-driven Gillette and Johnson clock was donated. The clock, each of its three faces measuring over 5 feet, was installed along with the 1901 chime of bells. It plays the full Westminster Chimes on the hour, the quarter, half and three-quarters as well as striking the hours. In 1935, the six original bells were recast to make the present peal of

eleven. The bells are operated from a carillon console on the first floor tower room and they are played before and after Sunday services as well as for special weekday services.

#### **The Windows**

The stained glass windows are perhaps one of the most outstanding aspects of the Cathedral. Perhaps the most significant of the windows were those created by the Louis Tiffany Company. The two windows next to the Nativity window and the two opposite were all created by Louis Tiffany in the late nineteenth century. In 1996, the 150<sup>th</sup> anniversary of the Cathedral, four new memorial stained glass windows, designed and made by Christopher Wallis, were placed in the remaining locations in the nave. Three windows depict the life of St. Paul, the fourth is a Nativity window.

#### **Other Structures**

In 1894/95 Cronyn Hall was built complete with a small tower in the same style as the Cathedral tower, to house church and synod offices and provide a hall for meetings. At the same time, the present wide transepts and spacious chancel and sanctuary were built. Because red brick was used for this massive building project, the original yellow brick of the tower and front (west) wall were painted red to match.

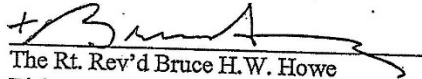
The cast-iron fence with the beaver motif owes its origin to the federal Customs House building, which was located at the corner of Richmond Street and Queens Avenue, and was demolished in 1971. The fence was purchased by the Cathedral in 1887 and moved to demarcate the property along Richmond Street. In 1974, after the purchase of the property where the Customs House stood, the Cathedral extended the fence, continuing the original design, to mark the entire frontage on Richmond Street and Queens Avenue.

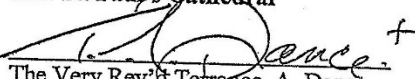
#### **Contextual Attributes**

The open space around the Cathedral provides a welcome vantage point to view the Cathedral and the surrounding architecture. The grounds of the Cathedral once served as a graveyard for the village of London. Eventually most of the interred and their grave markers were transferred to Woodland Cemetery, which is owned and operated by the Cathedral.

---

We agree with the above Reasons for Designation for St. Paul's Cathedral

  
The Rt. Rev'd Bruce H. W. Howe  
Bishop of Huron

  
The Very Rev'd Terrance A. Dance  
Dean of Huron, Rector of St. Paul's

DATED THIS 12<sup>th</sup> day of May, 2005

## Appendix C – Images



*Image 1: Detail of an aerial image, showing St. Paul's Cathedral and the Customs House (Series 5, A1229, 1951-1952).*



*Image 2: Showing the Customs House, located on the northeast corner of Richmond Street and Queens Avenue, prior to 1971. Courtesy Mrs. Somerville, citing F. Little, Building Committee, Anglican Synod (City of London file).*





*Image 3: View of St. Paul's Cathedral, and the beaver fence, from the southwest corner of Richmond Street and Queens Avenue.*



*Image 4: Detail view of a typical panel of the beaver fence, composed of its cast iron posts, rails, and medallions, sandstone cap stones, and concrete foundation.*

## **Appendix D – Conservation Plan**

*Conservation Plan (AECOM, 2022) attached separately*

# Conservation Plan: 472 Richmond Street, St. Paul's Cathedral – the “Beaver Fence”

Downtown Loop Bus Rapid Transit and Infrastructure  
Improvement

City of London

60619570

January 2022

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## Revision History

Rev #	Revision Date	Revised By:	Revision Description
0	September 9, 2021	Tara Jenkins	Draft of Conservation Plan
1	November 2021	Tara Jenkins	Revised Conservation Plan based on City Heritage Planner comments
2	December 16, 2021	Liam Ryan	Revised Conservation Plan based on City Heritage Planner comments
3	January 10, 2022	Tara Jenkins	Revised Conservation Plan based on St. Paul's Cathedral comments

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Conservation Plan: 472 Richmond Street, St. Paul's Cathedral - the "Beaver Fence"  
Downtown Loop Bus Rapid Transit and Infrastructure Improvements

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## Abbreviations

CHSR - Cultural Heritage Screening Report

TPAP - Transit Project Assessment Process

BRT - Bus Rapid Transit

LACH - London Advisory Committee on Heritage

HCD - Heritage Conservation District

HIA - Heritage Impact Assessment

CHER - Cultural Heritage Evaluation Report

EPR - Environmental Project Report

MHSTCI - Ministry of Heritage, Sport, Tourism and Culture Industries

PEC - Planning and Environment Committee

# 1. Introduction

## 1.1 Project Context

In 2018, a Cultural Heritage Screening Report (CHSR) was completed by WSP for the Transit Project Assessment Process (TPAP) for the London Bus Rapid Transit (BRT) system (the 'Project'). The CHSR was written to establish a developmental history of the proposed BRT study area. The CHSR identified properties with known and potential cultural heritage value or interest that may be impacted by the Project. With the recommendation of London Advisory Committee on Heritage (LACH), Municipal Council added 347 potential cultural heritage resources identified in the CHSR to the Heritage Register as 'Listed'. In addition, the CHSR determined that the Downtown London and West Woodfield Heritage Conservation Districts (HCD) would be directly and/or indirectly impacted by the project and Heritage Impact Assessments (HIA) were required to address the impacts on the HCDs (WSP 2019:21).

In October 2018, the TPAP process was paused in a "Time Out" Process to strengthen the project's cultural heritage strategy. A total of 66 potential cultural heritage resources were identified as having potential cultural heritage value or interest and were determined to have the potential to be physically impacted by the construction of the BRT. As the project footprint was refined and reduced, the number of properties requiring further work was reduced and as a result, 51 cultural heritage resources required Cultural Heritage Evaluation Reports (CHER). The CHERs determined that 10 properties would require a HIA prior to construction. The Environmental Project Report (EPR) document for the BRT recommends HIAs for properties potentially impacted by the project post-TPAP, in the Detailed Design phase. The EPR states that during Detailed Design, mitigation measures will be addressed to minimize impacts to heritage properties.

As of October 2020, the City of London is in the Detailed Design phase of the Downtown Loop portion of the Project. The Downtown Loop will frame Dundas Place, with buses running along Queens Avenue, King Street, Ridout Street North, and Wellington Street. These corridors have been proposed to accommodate current and future traffic demands, support dedicated transit implementation, and have regard for both pedestrians and cyclists.

In March 2021, a Downtown London HCD-based HIA was completed by AECOM for the Downtown Loop. As part of the HCD-based HIA, an impact assessment was completed based on the 50% Detailed Design that determined that the property at 472 Richmond Street, the subject of this report, is anticipated to be directly impacted by the Project, and that relocation of a heritage attribute within the property, the beaver fence, will be required prior to construction.

In August 2021, a work plan was developed by AECOM's Cultural Heritage team based on the recommendation of the Downtown London HCD-based HIA for the completion of a Conservation Plan focused on the relocation of the beaver fence. The Conservation Plan was to include input from AECOM's structural engineering team and Dillon Consulting Limited, responsible for the Project's detailed design and the landscape plan. The Conservation Plan would include the relocation alignment and construction level drawings and the Special Provisions of the beaver fence for its new location.

## 1.2 Property Impacts of the Project on 472 Richmond Street

The property at 472 Richmond Street, known as St. Paul's (Anglican) Cathedral, is a Part IV and V designated property under the *Ontario Heritage Act*, which is situated at the northeast corner of the intersection of Richmond Street and Queens Avenue, in the City of London. The property is owned by the Incorporated Synod of the Diocese of Huron. The beaver fence, the subject of this Conservation Plan, is a heritage attribute of the property (Part IV designation By-Law: L.S.P. -3373-297). In addition, the public space in which the beaver fence encloses, is a public realm feature of the Downtown London HCD (Part V designation By-Law: L.S.P.-3419-124).

Based on the 90% Detailed Design, the design impacts approximately 0.3m x 46m of the property along its southern boundary. The detailed design also indicates that Queens Avenue will be widened at the corner of Queens Avenue and Richmond Street to accommodate a bus transit lane and a dedicated right turn lane for vehicles turning north onto Richmond Street and therefore a portion of the property will be acquired for this Project (approximately 6m<sup>2</sup>) (**Figure 1**). As the beaver fence sits along the property line boundary of Queens Avenue and Richmond Street, the impact of the road widening as proposed in the 90% Detailed Design poses a direct impact to the beaver fence. As such, and in accordance with the recommendation in the final Downtown London HCD-based HIA (AECOM 2021), the beaver fence requires removal and relocation during the construction process and must be set back to the edge of the new right-of-way within the property of 472 Richmond Street.

### 1.2.1 Alignment Options- The Preferred Option

Four options were explored for the new alignment of the beaver fence. Each of the options were reviewed by AECOM, Dillon Consulting Limited, and staff at the City of London including Heritage Planner, Kyle Gonyou, and the Major Projects Team. **Figure 1** and **Appendix A** (the construction level drawings), provide the preferred alignment option, which moves most of the Queens Avenue portion of the fence north of the new right-of-way boundary and into the property boundary of 472 Richmond Street<sup>1</sup>. This alignment option includes the removal and relocation of the most western pair of end posts on Queens Avenue. The option allows the end posts to be reinstalled square to the sidewalk. This option considers laying the fence in a more direct line from the Richmond Street corner to the westerly side of the Cathedral sidewalk entrance, generally parallel with the existing fence/street. Therefore, this option avoids an awkward deflection as much as possible. This option results in a wide boulevard area in front of the fence that will include a hard surface treatment.

## 1.3 Need for a Conservation Plan

A Conservation Plan is a document that details how a cultural heritage resource can be *conserved* (MHSTCI, 2006). 'Conservation' is defined in the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* as all actions or processes that are aimed at safeguarding the heritage attributes of a historic place, so cultural heritage value is retained and its physical life extended (Parks Canada, 2010).

As noted in **Section 1.2** above, the final Downtown London HCD-based HIA determined that 472 Richmond Street will be directly impacted by the Project, specifically causing displacement of the beaver fence, a heritage attribute of the property (AECOM, 2021). The beaver fence encloses the public space of St. Paul's Cathedral. The public space is a heritage attribute of the Downtown London HCD as it contributes to the overall public realm of the District.

A meeting with Kyle Gonyou, City of London Heritage Planner, determined a Conservation Plan was required in order to best protect and manage the impacts of the Project on the beaver fence.

Typically, a Conservation Plan is to provide direction on repairs, stabilization, and preservation activities, as well as long-term conservation, monitoring, and maintenance measures (MHSTCI, 2006). This Conservation Plan, however, is scoped to provide a short-term conservation plan for the property focused on measures required to relocate the beaver fence for the Project. This Conservation Plan provides direction on ensuring the cultural heritage value of the beaver fence is conserved during the relocation process. This report does not include a long-term maintenance plan for the property.

---

<sup>1</sup> Note, Figure 1 reflects the IFT Civil Drawings (in final review) to keep the fence alignment straight a small portion of the property will be south of the relocated fence.

This Conservation Plan is written in such a way that when work is being completed on any component of the beaver fence for the Project, those responsible for undertaking the physical work will understand:

- a) The reason why the beaver fence constitutes a significant heritage attribute of the property;
- b) The appropriate strategies required for its preservation and conservation during the relocation process; and
- c) The municipal approval processes.

Successful conservation is concerned with the effective management of change. This Conservation Plan identifies and promotes change that will retain the historical association of the beaver fence within 472 Richmond Street, and will provide guidance in order to avoid damaging its significant cultural heritage value. The proposed relocation will involve two conservation strategies; heritage preservation and heritage rehabilitation (see **Section 6** and **Section 7** for more detail). In general, the conservation work for the beaver fence involves the following steps:

- Identifying the relocation alignment;
- Documenting its existing conditions;
- Preparing Special Provisions and construction level drawings;
- Methodologically removing and storing the heritage components of the beaver fence prior to construction;
- Rehabilitating the beaver fence (repairing and replacing missing heritage elements); and,
- Reinstating the beaver fence at its new location, including the completion of new work.

This Conservation Plan will recommend the appropriate conservation measures and an action plan to achieve the conservation objectives (see **Section 1.3.1** below). This Conservation Plan will also be a support document in the Municipal Heritage Alteration Permit package.

### 1.3.1 Objectives of the Conservation Plan

Based on the current 90% Detailed Design of the Project, the beaver fence within 472 Richmond Street requires removal prior to construction. Based on this direct impact, the following are the objectives of this Conservation Plan:

- Objective 1:** Provide the requirements necessary for the beaver fence's preservation and rehabilitation, including all new work required with construction level drawings.
- Objective 2:** Outline a sustainable approach to its relocation that will manage this change in the least disruptive way.
- Objective 3:** Provide a document that creates awareness and promotes its cultural heritage value to ensure the beaver fence continues to be enjoyed by all.

## 1.4 Current Property Ownership

Currently, the property at 472 Richmond Street is owned and managed by the Incorporated Synod of the Diocese of Huron.

## 1.5 Physical Description of the Property

The property 472 Richmond Street is the location of St. Paul's Cathedral (**Image 1**). The property is on the east side of Richmond Street between Queens Avenue to the south and Dufferin Avenue to the north, in the downtown area of the City of London (**Figure 1**). The two-storey red brick Cathedral was constructed in 1846. A painted red brick addition was constructed between 1894 and 1895; 12 grave markers are located on the property. There is an open park-like space around St. Paul's Cathedral consisting of lawns with trees and garden beds, separating the property

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from the surrounding urban landscape. The property is enclosed by the cast-iron beaver fence, which is the focus of this Conservation Plan.

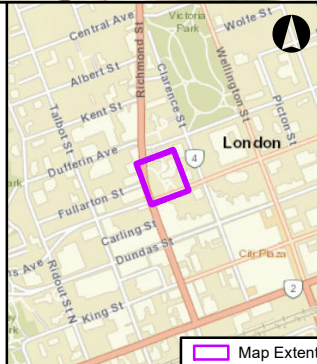


**Image 1:**  
St. Paul's Cathedral Property at 472 Richmond Street, London  
(Photographed by AECOM, July 20, 2021)



### Legend

- Fence Gate Post
- Existing Fence
- Existing Fence Missing Beavers
- Approximate Alignment for Relocated Beaver Fence
- ⋮ 472 Richmond Street- Designated Part IV and Part V of the Ontario Heritage Act



<b>Location of the Beaver Fence</b> 472 Richmond Street, Downtown Loop BRT London, Ontario		
<b>The Beaver Fence - Conservation Plan</b>		
January 2022	1:700	Datum: NAD 83 UTM17 Source: MNR 2020, City of London 2019 Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan.
PH: 60619570	V#:	<b>Figure 1</b>
This drawing has been prepared for the use of AECOM's client and may not be used, reproduced or relied upon by third parties, except as agreed by AECOM and its client, as required by law or for use by governmental reviewing agencies. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that modifies this drawing without AECOM's express written consent.		



## 1.6 Cultural Heritage Status

472 Richmond Street is considered the oldest and one of the most historically interesting places of worship in the City of London (By-law L.S.P.-2534-582). It was designated Part IV of the *Ontario Heritage Act* on August 29, 2005, for its design, historical and contextual value. It is also located within the Downtown London Heritage Conservation District and therefore, designated Part V of the *Ontario Heritage Act*. The property is also listed on the Canadian Register of Historic Places. The reasons for designation associated with this property are listed below with its hyperlink:

- By-law No. L.S.P.-2534-582 (Individual designation, Part IV)  
<https://www.heritagetrust.on.ca/en/oha/details/file?id=6046>
- Canadian Register of Historic Places  
<https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=15473>

There is an Ontario Heritage Trust historical plaque that focuses on the history of St. Paul's Cathedral building. The plaque was erected in the lawn of the Cathedral in 1969.

## 1.7 Methodology

The content of this Conservation Plan is guided by the Ministry of Heritage, Sport, Tourism, and Culture Industries' *Info Sheet #5 Heritage Impact Assessments and Conservation Plans* (MHSTCI, 2006) and guided by the Ontario Heritage Trust's Tools for Conservation: *Conservation Plans for Heritage Properties* which provides a brief outline that includes topics to be discussed within a conservation plan.

The goals and objectives of this Conservation Plan by the MHSTCI *Eight Guiding Principles in the Conservation of Built Heritage Properties* (hereafter, the *Eight Guiding Principles*; MHSTCI, 2007) and the methods (treatments and interventions) for conservation are based on Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* (hereafter, the *Standards and Guidelines*; Parks Canada, 2010).

Field reviews of the beaver fence within 472 Richmond Street were undertaken by Tara Jenkins, AECOM's Cultural Heritage Specialist, in February, April, and May 2021 to document the existing conditions of the beaver fence. In addition, a site visit was conducted on August 4, 2021, by the AECOM structural engineering team and Dillon Consulting to develop a relocation alignment and construction level drawings and specifications of the beaver fence for its new location. On November 23, 2021, John Pucchio, AECOM's Senior Structural Engineer, returned to the property to evaluate the condition of the beaver fence.

## 2. Legislature and Policy Considerations

### 2.1 Planning Act and the Provincial Policy Statement

The *Planning Act* (1990) and the associated Provincial Policy Statement (2020) provide a legislative framework for land use planning in Ontario. The *Planning Act* requires that all decisions affecting land use planning matters "shall be consistent with" the Provincial Policy Statement. In general, the Provincial Policy Statement recognizes that Ontario's long-term prosperity, environmental health, and social well-being depend on protecting natural heritage, water, agricultural, mineral, cultural heritage, and archaeological resources for their economic, environmental, and social benefits.

Pursuant to Section 2.6 of the 2020 Provincial Policy Statement, Policy 2.6.1 states "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." The 2020 Provincial Policy Statement, issued under the authority of the *Planning Act* defines "conserved" as "means the identification, protection, management, and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision designated and available for the purposes of this definition."

To conserve a cultural heritage resource, a municipality or approval authority may require a heritage impact assessment and/or a conservation plan to guide the approval, modification, or denial of a proposed development or site alteration that affects a cultural heritage resource. Using tools such as heritage impact assessments, municipalities and approval authorities can further enhance their own heritage preservation objectives.

Furthermore, a policy in Section 2.6 of the 2020 Provincial Policy Statement, Policy 2.6.3, states "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 had been demonstrated that the heritage attributes of the protected heritage property will be conserved."

### 2.2 Ontario Heritage Act

St. Paul's Cathedral, located at 472 Richmond Street, was designated on August 29, 2005, under Part IV of the *Ontario Heritage Act*. The property is also designated Part V of the *Ontario Heritage Act*, as part of the Downtown London HCD.

The *Ontario Heritage Act* enables the protection and conservation of resources that are of cultural heritage value or interest. The property at 472 Richmond Street, St. Paul's Cathedral, is "double designated" pursuant to Parts IV and V of the *Ontario Heritage Act*. The property was designated on August 29, 2005, pursuant to Part IV of the Ontario Heritage Act by By-law No. L.S.P.-3373-297. The property was included within the Downtown HCD, which came into force and effect on June 27, 2013, pursuant to Part V of the *Ontario Heritage Act* by By-law No. L.S.P.-3419-124. Both heritage designating by-laws are registered on the title of the property.

Heritage Alteration Permit approval is required for changes that are likely to affect any of the property's heritage attributes in compliance with Section 33(1), Section 41(2.1), and Section 42(2.1) of the *Ontario Heritage Act*. Consultation with the LACH is required, and Municipal Council may decide to approve, approve with terms and conditions, or refuse the Heritage Alteration Permit application. The Heritage Alteration Permit approval, or approval with terms and conditions, must be obtained prior to alterations commencing. The refusal of a Heritage Alteration

Permit, or the terms and conditions on the approval of a Heritage Alteration Permit, may be appealed to the Ontario Land Tribunal.

## 2.3 The London Plan

*The London Plan* is the City of London's new Official Plan (Council adopted, approved by the Ministry with modifications, and the majority of which is in force and effect). *The London Plan* sets out a new approach for planning in London which emphasizes growing inward and upward so that the City can reduce the costs of growth, create walkable communities, revitalize urban neighbourhoods and business areas, protect farmlands, and reduce greenhouse gases and energy consumption. The plan sets out to conserve the City's cultural heritage resources so they can be passed on to future generations.

Specifically related to heritage conservation, *The London Plan* outlines a number of policies related to the conservation of cultural heritage resources within the city. The General Cultural Heritage Policies ensures that new development is compatible, and the following policies provide direction:

*(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 protect the heritage attributes and character of those resources, to minimize visual and physical impact on these resources. A heritage impact assessment will be required for new development on and adjacent to heritage designated properties and properties listed on the Register to assess potential impacts, and explore alternative development approaches and mitigation measures to address any impact to the cultural heritage resource and its heritage attributes.*

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

*(594\_) Within heritage conservation districts established...*

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

### 2.3.1 Heritage Conservation District

The Downtown is recognized for its cultural heritage value through its designation as a HCD. Physical goals of the designation of the Downtown as a HCD include:

- Encouraging rehabilitation and restoration of heritage buildings that are sensitive and respectful of their historical significance; and,
- Encouraging alterations to heritage resources that are complimentary to the District character and streetscape (Section 3.2.1, Downtown HCD Plan).

Relevant guidelines of the Downtown HCD Plan that apply to this Conservation Plan include:

Section 6.1.3.5 Materials and Section 6.2.4 Institutional and Public Realm. St. Paul's Cathedral grounds is documented in the HCD Plan. Since the 1830s the land surrounding St. Paul's Cathedral has been a landmark and an important public space for Londoners (pg. 6.58).

### 2.3.2 Municipal Regulatory Context for Designated Heritage Property Alterations and Easements

Since 472 Richmond Street is designated Part IV and Part V of the *Ontario Heritage Act*, the proposed work on the property requires a Heritage Alteration Permit. A Heritage Alteration Permit is required as part of any construction activity completed on the property. Any alteration work completed must align with the requirements of the heritage designation, as outlined in designation by-law, unless agreed upon in the Heritage Alteration Permit process. The completion of this Conservation Plan is a requirement as part of the Heritage Alteration Permit application with the City of London.

## 3. Conservation Principles

### 3.1 Introduction

Standards and guidelines for the conservation of cultural heritage resources are available at the federal, provincial, regional, and municipal level. These bodies of government have provided guidance regarding the identification as well as the conservation of cultural heritage resources through the publication of documents that outline best practices. This includes standards and guidelines specifically related to drafting Conservation Plans for cultural heritage resources. The following provides a review of these resources.

The City of London does not have specific Terms of Reference for the preparation of Conservation Plans. The *Ontario Heritage Toolkit, Info Sheet # 5: Heritage Impact Assessment and Conservation Plans* (MHSTCI 2006) was reviewed to provide direction on content in the development of this plan. In addition, the methods for conservation approach in this Conservation Plan are based on the Parks Canada *Standards and Guidelines* (2010), along with the MHSTCI *Eight Guiding Principles* (2007).

#### 3.1.1 Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada

The Parks Canada *Standards and Guidelines* provide an overview of the principles of conservation and can be used as a reference when drafting conservation plans. They provide a general guideline for properties that are listed as part of the Canadian Register of Historic Places as National historic sites. These guidelines are often established as conservation strategies, provide a framework that can be adopted and applied to many heritage properties that are not listed as part of the register but designated by municipalities in Canada. The Parks Canada Standards and Guidelines are available online at:

<http://www.historicplaces.ca/en/pages/standards-normes>

As outlined in the *Standards and Guidelines* there are three stages involved in the conservation process as it relates to historic places: understanding, planning, and intervening. This Conservation Plan for 472 Richmond Street uses these three stages as a tool for conservation review, evaluation, and implementation.

The first part of this Conservation Plan examines the **Understanding** stage with regards to the beaver fence, its context, and its condition.

The second part of this Conservation Plan is structured such that the primary treatment options are considered with an appropriate approach determined for the relocation of the beaver fence. This represents the **Planning** stage.

The third part of this Conservation Plan involves the detailed recommendations for intervention, by prescribing the methods and actions to address the conservation requirements, using the conservation approaches. This represents the **Intervening** stage.

#### 3.1.2 Eight Guiding Principles in the Conservation of Built Heritage Properties

The *Eight Guiding Principles* were established by the MHSTCI to provide a basis for best practice decisions regarding heritage conservation based on international charters. These are similar to *the Standards and Guidelines* and provide an intellectual framework for decision making in architectural conservation. They also provide conservation rationale for activities or interventions that may affect the character, features or context of a heritage property. The *Eight Guiding Principles* are attached in **Appendix C**.

## 4. Statement of Significance

The following Statement of Significance has been excerpted from the City of London By-Law L.S.P.-3373-297.

### 4.1 Reasons for Designation – 472 Richmond Street

*St. Paul's Cathedral, seat of the dioceses of Huron is the oldest church in London and one of the most historically interesting churches in the City of London.*

#### **Historical Attributes**

*The first resident missionary to serve the London area was the Rev. E.J. Boswell who arrived in 1829. The first frame church of St. Paul's was opened by Reverend Benjamin Cronyn in 1834. The church was destroyed by fire on Ash Wednesday 1844, and the cornerstone of the present structure was laid in June of the same year. On Ash Wednesday 1846 the new church was opened for worship. The Diocese of Huron was separated from the Diocese of Toronto in 1857. The Rev. Benjamin Cronyn was first Bishop and the church of St. Paul's was declared his Cathedral Church. It was here for the first time in the British Empire a synod elected a bishop.*

*On Cronyn's death in 1871, Rev. Isaac Hellmuth, Rector and Dean of Huron, became the second Bishop. Hellmuth conceived the idea of building a great Cathedral (Holy Trinity) on the corner of Richmond and Piccadilly; only the Chapter House was completed where the Bishopric was moved to in 1873. It remained there until 1883, on Hellmuth's resignation. The third Bishop, Very Rev. M.S. Baldwin (Dean of Montreal) returned the seat to St. Paul's in 1883. In 1894/95 the Cathedral was enlarged to its present proportions and Cronyn Hall was built.*

*The Cathedral has hosted many illustrious visitors to London including the Archbishop of Canterbury (1963), the Governor General of Canada, the Right Honourable Jeanne Sauve (1989) and the Most Reverend Desmond Tutu, Archbishop of Cape Town and Metropolitan of South Africa (1990).*

#### **Architectural Attributes (Exterior)**

*The nave and tower of this church were designed in the English Gothic Revival style by the architect William Thomas and was constructed in 1844-46. Thomas was a distinguished Toronto architect who designed many well-known Ontario buildings including St. Michael's Cathedral in Toronto and Brock's Monument at Queenston.*

#### **The Tower**

*The dominant tower on the west end is crowned by a coffered brick cornice and four large, slender pinnacles. The date 1845 is on a shield high up on the outside. A multiple of pinnacles decorate other parts of the building. Details include label stops over the main entrance, side doorways and windows of the nave. The gargoyles on the pinnacles and doorways are carved from stone quarried at Portland Bill, the same quarry that Christopher Wren used to build St. Paul's Cathedral in London, England. Some of the decorations represent kings and queens, some grotesque faces (gargoyles) and some acanthus leaves. The overall effect of the spires and pinnacles create an elaborate silhouette against the sky.*

*An important tradition in downtown London is the peal of bells housed in the tower of St. Paul's. The first bells, a peal of six, were cast by C&G Mears of London, England in 1851. The bells were shipped across the Atlantic and then conveyed from Port Stanley to London by oxcart. In 1901, the Meredith Family commissioned casting of a chime of ten bells by the English firm of Gillett and Johnson. In addition, a weight-driven Gillett and Johnson clock was donated. The clock, each of its three faces measuring over 5 feet, was*

*installed along with the 1901 chime of bells. It plays the full Westminster Chimes on the hour, the quarter, half and three-quarters as well as striking the hours. In 1935, the six original bells were recast to make the present peal of eleven. The bells are operated from a carillon console on the first-floor tower room and they are played before and after Sunday services as well as for special weekday services.*

### **The Windows**

*The stained-glass windows are perhaps one of the most outstanding aspects of the Cathedral. Perhaps the most significant of the windows were those created by the Louis Tiffany Company. The two windows next to the Nativity window and the two opposite were all created by Louis Tiffany in the late nineteenth century. In 1996, the 150<sup>th</sup> anniversary of the Cathedral, four new memorial stained-glass windows designed and made by Christopher Wallis, were placed in the remaining locations in the nave. Three windows depict the life of St. Paul, the fourth is a Nativity window.*

### **Other Building**

*In 1894/95 Cronyn Hall was built complete with a small tower in the same style as the Cathedral tower, to house church and synod Offices and provide a hall for meetings. At the same time, the present wide transepts and spacious chancel and sanctuary were built. Because red brick was used for this massive building project, the original yellow brick of the tower and front (west) wall were painted red to match.*

*The cast-iron fence with the beaver motif owes its origins to the federal Customs House building, at the corner of Richmond Street and Queens Avenue, which was demolished in 1971. The fence was purchased by the Cathedral in 1887 and moved to demarcate the property along Richmond Street. In 1974 the Cathedral extended the fence, continuing the original design, to surround the whole grounds after the purchase of the property where the Customs House stood.*

### **Contextual Attributes**

*The open space around the Cathedral provides a welcome vantage point to view the Cathedral and the surrounding architecture. The grounds of the Cathedral once served as a graveyard for the village of London. Eventually most of the interred and their grave markers were transferred to Woodland Cemetery, which is owned and operated by the Cathedral.*

## 5. Historical Overview

### 5.1 The Property

St. Paul's Cathedral is located at 472 Richmond Street on the east side of Richmond Street, between Queens Avenue to the south and Dufferin Avenue to the north. Historically, 472 Richmond Street was in Lot 15, Concession 1, in the Geographic Township of London, Middlesex County. The property is now situated in the City of London's downtown core, within the Downtown London Heritage Conservation District.

The property includes a two-storey red brick building with a tower. The building is surrounded by open public space which includes a cemetery with 12 grave markers. The public space is enclosed by the cast-iron beaver fence.

The cultural heritage value of the beaver fence is rooted in its historical association with the former Customs House, now the site of St. Paul's Cathedral, a seat of the Diocese of Huron. The following provides a brief historical overview of each of the buildings.

### 5.2 St. Paul's Cathedral

In 1834, The Anglican congregation held services on the property of 472 Richmond Street in a wooden structure (Ontario Provincial Plaque). In 1844 the wooden structure was destroyed by fire on Ash Wednesday. After the fire, the present brick church was built and opened for worship on Ash Wednesday in 1846. The nave and tower of the new church was designed in the Gothic Revival style by Toronto architect William Thomas. The main tower features six peal of bells that were cast by Mears Company of London England in 1851 and then shipped across the Atlantic Ocean. In 1901, the clock and chimes of 10 bells, made by Gillett and Johnston of England and donated by the Meredith family, were installed (Parks Canada, 2005). In 1887, the picket fence was replaced with the cast-iron beaver fence (see **Section 2.4**, below for further details on the beaver fence).

In 1893, the congregation began an ambitious building program, raising the chancel and building the present wide transepts, spacious chancel and apse (London Free Press, November 17, 1966). The old side galleries were removed, and an elaborate system of roof beams were devised to make pillars unnecessary (London Free Press, November 17, 1966). One of the most outstanding aspects of the church is its stained-glass windows, including the windows created by Louis Tiffany Company in the late 19<sup>th</sup> century (City of London, by-law L.S.P. -33373-297). In 1894-1895, the church was expanded to house church offices and hold meetings (City of London, by-law L.S.P. -33373-297). This expansion also included the construction of Cronyn Hall which was dedicated to the first Bishop of the Dioceses of Huron, Reverend Benjamin Cronyn. Cronyn Hall was built with a small tower in the same style as the church tower (City of London, by-law L.S.P. -33373-297). The total cost of the building program, in which the fence was a part, was \$50,000, four times the cost of the original church (London Free Press, November 17, 1966). Today, St. Paul's Cathedral is the oldest church in the City of London (City of London, By-law L.S.P. -33373-297).

### 5.3 The Customs House

In 1869, the Minister of Public Works recommended the purchase of land from Dean Hellmuth for the site of a Customs House (LAC, 1869-0704). In 1872, the Diocese of London, at the behest of Bishop Isaac Hellmuth, sold the southwest corner of 472 Richmond Street East to the Canadian federal government (John Lutman, Archivist, Diocese of Huron, 2021). After the sale of the land, in 1872-1873, the Department of Public Works built the Customs House on the property (John Lutman, Archivist, Diocese of Huron, 2021). It was designed by a London architect, William Robinson, in a restrained Second Empire Style (Ivey Family London Room Digital Collections, description of PG L17). The Customs House was opened in 1873 as the area's military headquarters (London Free Press, August 2, 1971).



In 1884, the Minister of Public Works recommended purchasing more land from St. Paul's Cathedral in the amount of \$5,000 needed for the enlargement of the Customs House (LAC, 1884-0988). In the same year, the land was purchased, London architect George Durand designed an addition on the rear of the Customs House building and doubled its size (John Lutman, Archivist, Diocese of Huron, 2021). In 1966, the Customs House was the headquarters for the Western Ontario region of the Canadian army (London Free Press, November 17, 1966). The building was demolished in 1971 and the Diocese of Huron re-acquired the property.

## 5.4 The Beaver Fence

The cast-iron beaver fence encloses the grounds of St. Paul's Cathedral, and is a heritage attribute of the property. The fence was originally associated with the federal Customs House building which opened in 1873 and was demolished in 1971. The earliest known image that depicts the beaver fence is a photograph of Customs House dating to about 1875 (**Image 2** and **Image 3**). The beaver fence is shown on the Richmond Street (front) façade of the Customs House. It appears the cast-iron beaver fence is extending on either side of the stone steps of the Customs House entrance. An examination of photographs from the late nineteenth century suggests that the beaver fence was only on the Customs House property along Richmond Street and a wood picket fence demarcated the grounds of St. Paul's Cathedral along Richmond Street and Queens Avenue (**Images 2-5**).

At the time of this Conservation Plan, it is unclear if the fence was designed by William Robinson or it was a standard Department of Public Works design (John Lutman, Archivist, Diocese of Huron, 2021). On July 12, 2021, a request was made by AECOM to the Library and Archives of Canada (LAC) that hold select 1872 architectural drawings of the City of London Customs House. The design drawings for the front façade were requested to see if the original design plans included the beaver fence (RG11M 80103/11; 2171432). The drawing was received, however only features the clock tower design details. At the time of the completion of this Conservation Plan, no design drawings on the front elevation of the Customs House were acquired.

In 1875, the beaver fence spanned the width of the front façade of Custom House along Richmond Street (**Image 2**). A 1966 London Free Press article documents that the fence had been extant since about 1870 (London Free Press, November 17, 1966). In 1887, the beaver fence was purchased by the Cathedral for \$250 from the Canadian Government and was moved to demarcate the property along Richmond Street (London Free Press, 1966, p. 49; City of London, by-law L.S.P. -33373-297). This fence replaced the picket fence which had become rotten (London Free Press, November 17, 1966). The fence, which was part of a renovation project, is noted as a monumental work in Reverend Orio Miller's book *Gargoyles and Gentlemen*, a history of the Cathedral dating from 1834 (London Free Press, November 17, 1966).

A lithograph postcard of St. Paul's Cathedral in 1907 shows the beaver fence extant, with a tall masonry foundation (**Image 6** and **Image 7**). In addition, the 1907 image shows a fence extending along the north boundary of the Cathedral property. A picture of Custom House taken in 1927 shows the view of the front façade from Richmond Street after the beaver fence was removed (**Image 8**). **Image 9** and **Image 10** are photographs in the mid-twentieth century which shows the beaver fence with its stone foundation.

In November of 1966, the Cathedral spent \$900 to repair the beaver fence. The London Free Press noted the winters had rusted the iron and cracked the mortar between the stone. On November 17, 1966, sandblasters were used to clean the iron and stone (**Image 11**). A primer coat of paint was then applied and was topped with a finish coat of black paint. Cracks in the stone foundation were filled and then covered with a clear waterproofing liquid. The repair work was undertaken over the course of a couple of days (London Free Press, November 17, 1966).

A 1971 photograph on the day of the demolition of Custom House shows that the beaver fence has not yet been built along Queens Avenue (**Image 12**). It was not until 1974 when the Cathedral extended the beaver fence, continuing

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its original design, to surround the whole grounds after the purchase of the property where the Customs House once stood (Parks Canada, 2005).

Correspondence with John Lutman, Archivist, Diocese of Huron, indicates the St. Paul's Cathedral fonds located at the Diocese of Huron Archives at Huron University may contain detailed information concerning the installation of the beaver fence along its full length along Richmond Street and Queens Avenue, but he did not have access to those specific archives at the time of this Conservation Plan due to the COVID-19 pandemic restrictions. Currently, the Diocese of Huron have not located the cast of the beaver medallion.



**Image 2:**

View of the Custom House in 1875 from Richmond Street illustrating the beaver fence<sup>2</sup>

<sup>2</sup> Ivey Family London Room Digital Collections: PG L17

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**Image 3:**

Close-up of the beaver fence in 1875, also depicting the column and picket fence along the Cathedral property<sup>3</sup>



**Image 4:**

Image looking on Queens Avenue (circa. 1875-1880) illustrating the absence of the beaver fence along Queens Avenue near the Custom's House<sup>4</sup>

<sup>3</sup> Ivey Family London Room Digital Collections: PG L17

<sup>4</sup> Ivey Family London Room Digital Collections: PG F76a



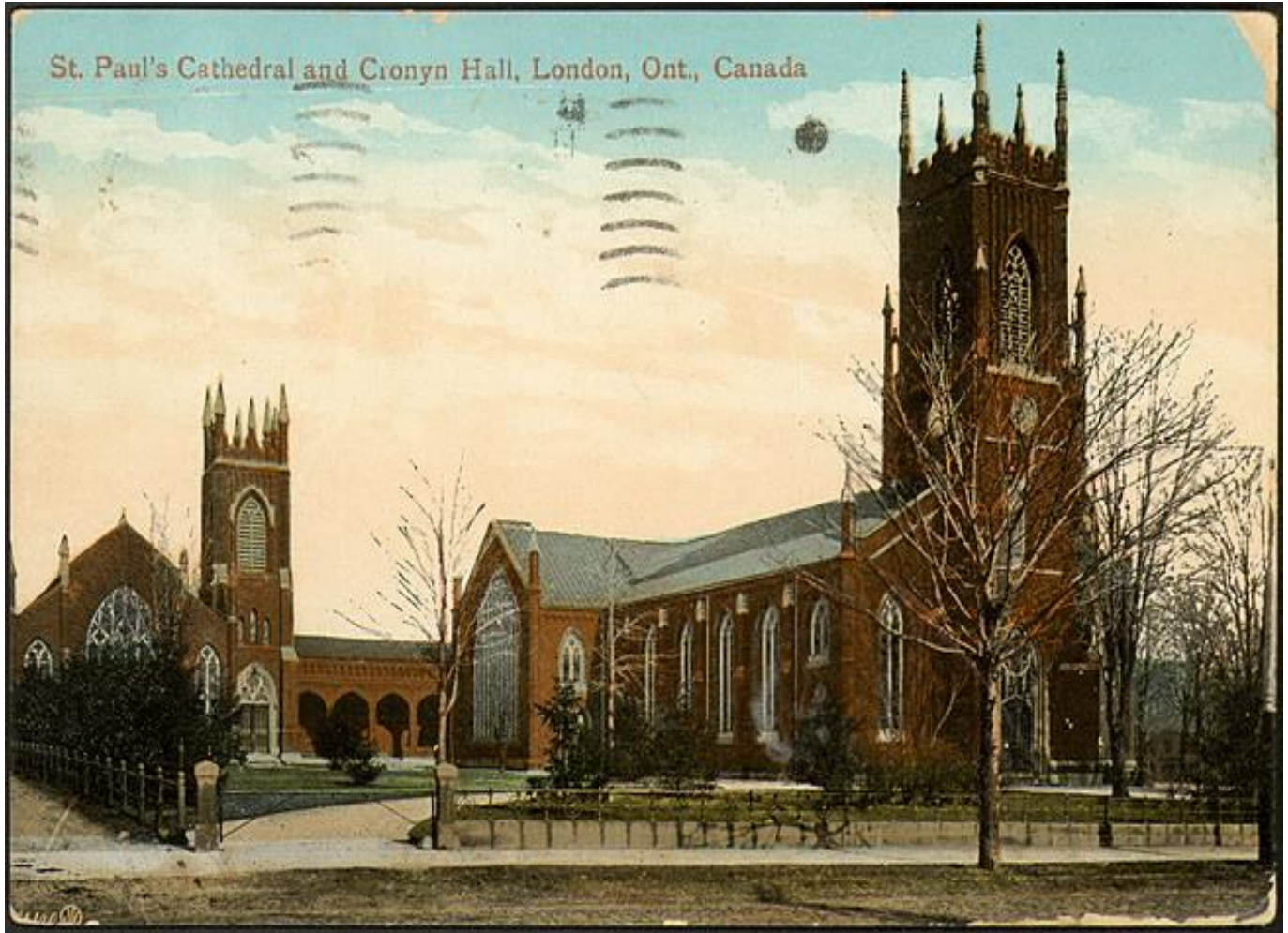
**Image 5:**  
Picture of St. Paul's Cathedral, taken 1870-1875 with a picket fence<sup>5</sup>

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<sup>5</sup> *Ivey Room London Room Digital Collections, PG L55*

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**Image 6:**

Image of the St. Paul's Cathedral in 1907 illustrating the cast-iron beaver fence and stone posts enclosing the property<sup>6</sup>

<sup>6</sup> Posted on Vintage London Facebook group

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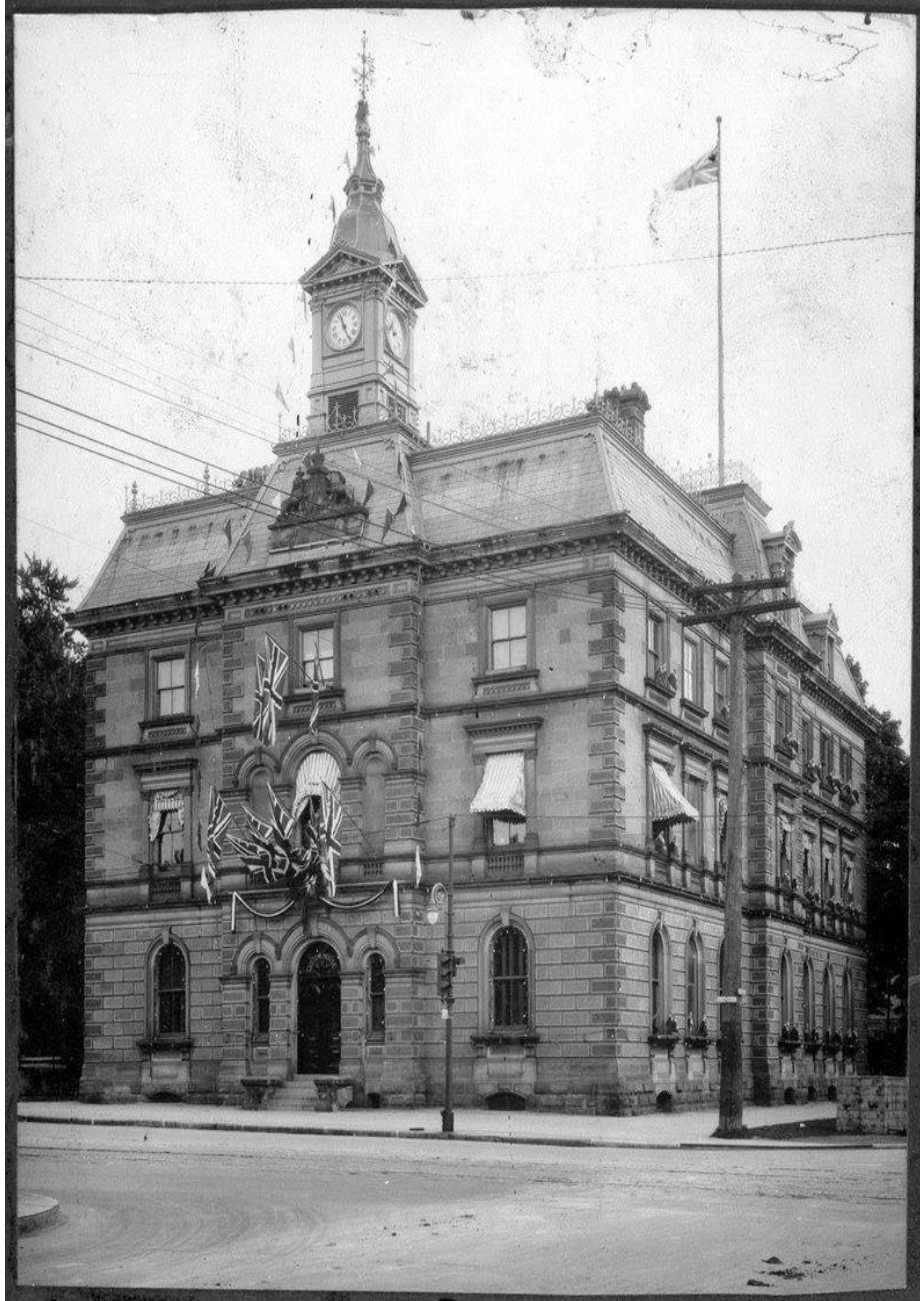


**Image 7:**

Zoomed image of the St. Paul's Cathedral in 1907 illustrating the cast-iron beaver fence and stone posts enclosing the property<sup>7</sup>

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<sup>7</sup> Posted on Vintage London Facebook group



**Image 8:**

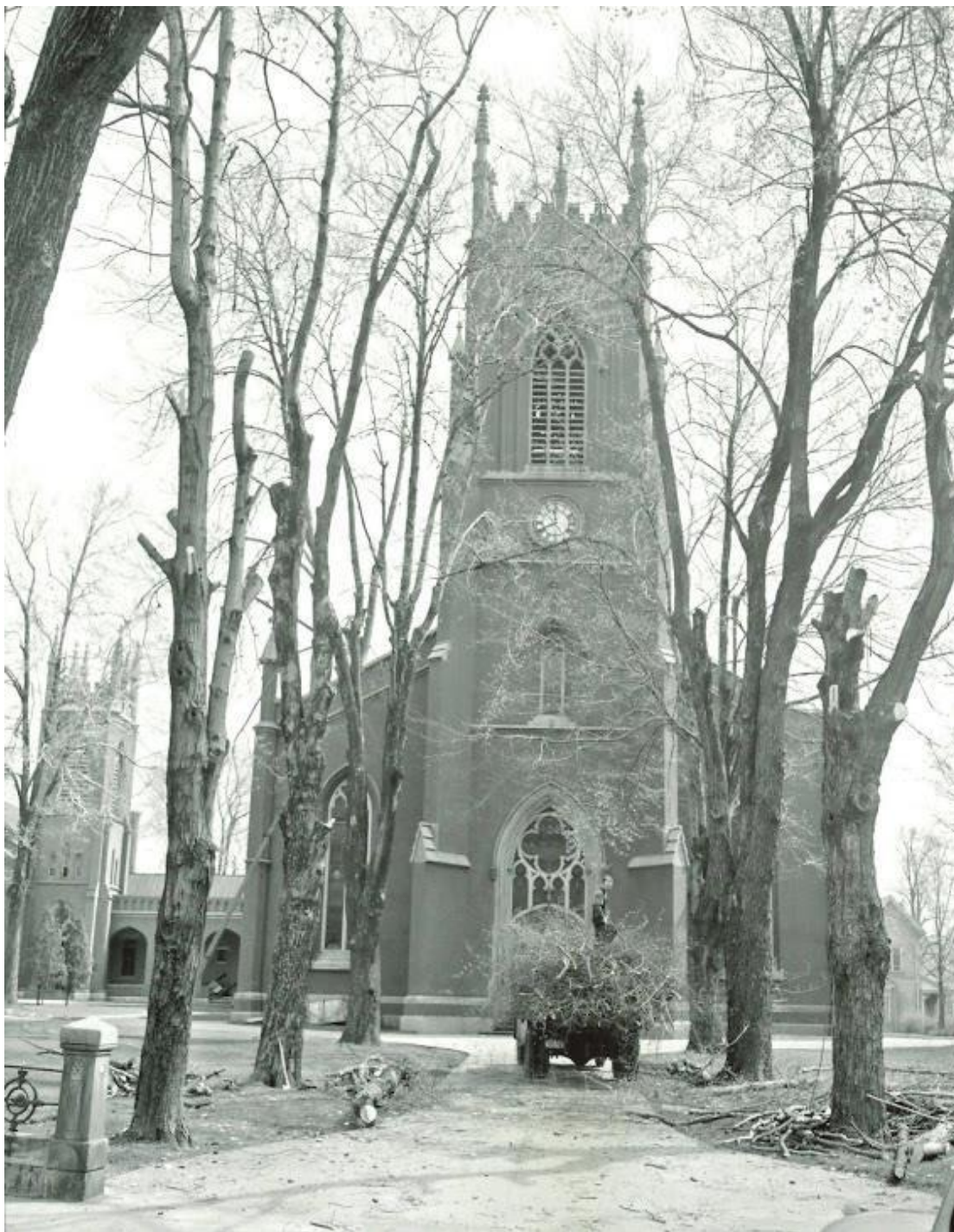
Image of the Customs House, ca. 1927, showing the beaver fence along the Richmond Street façade had been removed<sup>8</sup>

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<sup>8</sup> *Library & Archives Canada*

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**Image 9:**

View for St. Paul's Cathedral in 1948 from Richmond Street, including a small portion of the beaver fence<sup>9</sup>

<sup>9</sup> *London Free Press, April 26, 1948*



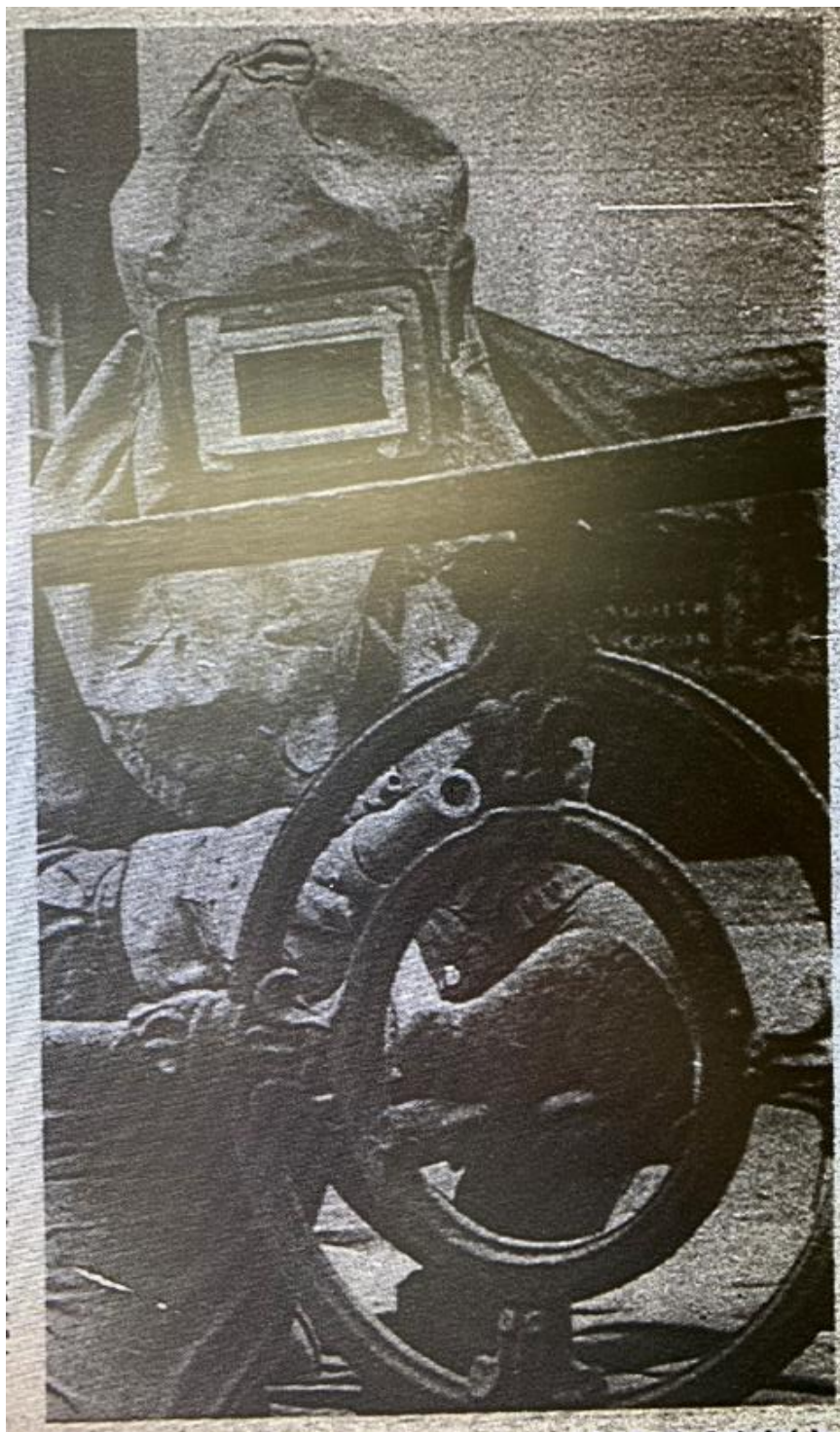
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**Image 10:**  
St. Paul's Cathedral in the early to mid-1950s, with a view of the beaver fence<sup>10</sup>

<sup>10</sup> Posted on Vintage London Facebook group



**Image 11:**  
Sandblasting and painting the beaver fence in 1966<sup>11</sup>

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<sup>11</sup> *London Free Press, Thursday November 17, 1966*



**Image 12:**

Image depicting the demolition of the Custom Building illustrating the beaver fence on the north side of the building in 1971<sup>12</sup>

## 5.5 Historical Significance of the Beaver

In the late 1600s and early 1700s, fur hats were in fashion which dramatically increased demand for the acquisition of beaver pelts (Government of Canada, 2020). King Henry IV of France saw the fur trade as an opportunity to acquire much-needed revenue and to establish a North American empire. Both English and French fur traders were soon selling beaver pelts in Europe at 20 times their original purchase price (Government of Canada, 2020).

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<sup>12</sup> *London Free Press: August 21, 1971*

Given the trade for beaver pelts was so profitable, some Euro-Canadians felt compelled to pay tribute to the beaver in Canada (Government of Canada, 2020). For example, in 1621, Sir William Alexander, who was granted title to Nova Scotia, was the first to include the beaver in a coat of arms. In 1678, the Hudson's Bay Company put four beavers on the shield of its coat of arms to show how important the hard-working rodent was to the company.

There were an estimated six million beavers in Canada before the start of the fur trade, but by the mid-19th century, the beaver had become close to extinction. During its peak, 100,000 pelts were being shipped to Europe each year. Luckily, as the beaver was coming close to extinction, Europeans had taken a liking to silk hats and the demand for beaver pelts disappeared. Today, thanks to conservation and silk hats, the beaver – the largest rodent in Canada – is alive and well across the country (Government of Canada, 2020).

Given the history of companies and governments using the image of the beaver for representative and monetary purposes, as well as the fact the beaver actually lives in every province of Canada, the beaver was given official status as an emblem of Canada when the *National Symbol of Canada Act* received Royal Assent on March 24, 1975 (Government of Canada, 2020)<sup>13</sup>. This made the beaver Canada's official national animal.

As noted above, the beaver fence was first associated with the Customs House. The Customs House was where goods were stored, inspected and their duties assessed. Given the beaver's historical significance, it is only fitting that a beaver is represented on the fence associated with the Custom House, a building associated with Canadian trade. As a building built by the federal government, the beaver motif in the fence of the Customs House provided a decorative element to the front façade of the building and symbolized not only the Canadian government, but also Canadian trade.

As well as being Canada's national animal, the beaver motif also reflects the Diocese of Huron's coat of arms (historicplaces.ca; St. Paul's Cathedral) (**Image 13** and **Image 14**). The beaver is thought of as an ancient totem animal of the Huron-Wendat Nation and appears in the arms of the Bishopric of Huron. Therefore, the beaver motif in the fence as it was relocated from the Customs House property and is now associated with St. Paul's Cathedral is still fitting since it reflects the Diocese of Huron's Coat of Arms.



**Image 13:**  
Image depicting the arms of the Diocesan of Huron <sup>14</sup>

<sup>13</sup> *The historical significance of the beaver is from a Euro-Canadian perspective and the Indigenous communities may attribute different values to the beaver.*

<sup>14</sup> <http://www.heraldry-wiki.com/heraldrywiki/wiki/File:Huron.rel.jpg>

**City of London**

Conservation Plan: 472 Richmond Street, St. Paul's Cathedral - the "Beaver Fence"  
Downtown Loop Bus Rapid Transit and Infrastructure Improvements



**Image 14: Diocese of Huron on Twitter**

## 6. Existing Conditions

### 6.1 Study Area Existing Conditions

As part of good conservation practices, an assessment of the condition of the beaver fence was completed to inform the conservation treatments and interventions developed for this Conservation Plan.

Site visits at 472 Richmond Street were completed on February 10, April 19, May 12, and July 20, 2021, by Tara Jenkins, Cultural Heritage Specialist, at AECOM, in order to document the existing conditions of the beaver fence. Measurements provided below were taken with a hand-held measuring tape by Tara Jenkins and Sam Mansor, a Structural Engineer at AECOM. In addition, on August 4, 2021, a structural review was completed by AECOM's team and Dillon Consulting in order to determine the fence's realignment and draft construction level drawings and the construction specifications. On November 23, 2021, John Pucchio, AECOM's Senior Structural Engineer, returned to the site to evaluate the condition of the beaver fence. Select photographs from all the site visits are included in **Section 11** of this report (**Photographs 1-42**).

The construction level drawings with construction specifications are attached in **Appendix A** and the Special Provisions on the beaver fence provided for Tender are attached in **Appendix B**.

#### 6.1.1 The Fence

The beaver fence is located on the property of 472 Richmond Street in Downtown London. The fence is not there to guard the public against a safety hazard but rather to delineate a property boundary. It encloses St. Paul's Cathedral and its grounds, a public space. The fence spans the south property boundary along Queens Avenue, measuring 98.08 metres in length including the corner and spans the west property boundary along Richmond Street for 83.5 metres. There is evidence in **Image 6**, above, that the beaver fence extended along the north property boundary and has been since removed with only the foundation remaining. The remaining foundation can be seen in **Photograph 5**.

The beaver fence is made up of four main components:

- 1) The railing system
- 2) The foundation cap stones
- 3) The foundation and footings
- 4) The end posts

#### 6.1.2 The Railing System

The railing system is constructed of cast-iron. This ornamental railing system comprises of horizontal and vertical members held in place by sandstone cap stones. The cap stones are supported on a cast-in-place concrete foundation. Basic measurements of the railing system are presented in **Photograph 42**.

Overall, the cast-iron railing system is in fair condition. The railing system is in need of physical repair and a new coat of paint, especially in the portion that requires relocation. In general, there is evidence of localized surface corrosion, many detached components, broken welds, and missing components. Approximately 7.3 m (23.9 ft) of the fence along Richmond Street, in two locations, is missing a portion of the railing system (**Photograph 26**, **Photograph 28**, **Photograph 30**). In addition, the fence appears relatively unstable and prone to horizontal movement with any significant lateral force. In many locations, the base of the rail posts is not in contact with the top of the cap stone.

The stability of the post and railing depends on firm contact. The lack of contact may be a major contributing factor reducing its overall stability. In many locations, caulking has been placed below the base of the rail post as a measure to increase contact and to potentially seal the area below (**Photograph 27**). It is possible the posts may have been "frost jacked" from their original position, given the susceptibility of unprotected sandstone and mortar to moisture penetration. In addition, the quality of welding appears to be poor. For example, in some locations there was a limited past attempt of grinding the welds smooth.

During the site visit, it was documented that the Diocese of Huron has in their possession three beaver medallions, several vertical posts, 10 finials, and other parts in the basement of the St. Paul's Cathedral (photographic inventory on file with AECOM).

### 6.1.2.1 Rail Posts

The cast-iron vertical members, referred to as the rail posts in the construction level drawings, include two sections welded to two horizontal rails. In total each rail post is 57.2 cm (2.5 inches) in height. The rail posts are decorated with a floral motif at the rail joint and a leaf motif between the bottom and top rail (**Photograph 38**). The posts are topped with finials that have rounded points (**Photograph 37**). In general, the rail posts are spaced 1.22 m (4 feet) apart from the centre point of the finials. In some cases, posts are attached to the cap stone by a pintle, visible at the joint locations between each cap stone, specifically in the newer section of the fence that was installed in 1974.

### 6.1.2.2 Horizontal Rails

The cast-iron horizontal rails run between the rail posts near the tops and bottoms. They hold the whole fence together and create the housing for the decorative medallions. The lower horizontal rail, referred to the mid rail in the construction level drawings, is rounded in shape (25 cm diameter)(**Photograph 31**). The top rail is rectangular in shape (20x40 cm) (**Photograph 32**).

Metal back supports have been attached to the top rail at uneven intervals, hidden by the beaver medallions, to provide additional support to the fence (**Photograph 40**). Each brace is welded to the top rail and attached to the cap stone by an anchor with a nut and washer. It is unclear if the braces were added after its construction as the fence became less stable.

### 6.1.2.3 Medallions

The cast-iron fence is unique in that the rails include a round medallion relief of a beaver spaced evenly between each of the rail posts, currently reflecting the Diocese of Huron's coat of arms (**Photograph 33**). The beaver relief is 30.5 cm in diameter (1 ft). Joining the inner circle to the outer circle around the beaver appears to be a variation of the fleur-de-lis. Typically, the fleur-de-lis motif is associated with the Catholic saints of France and a symbol of the French presence in North America. The beaver medallion does not connect to the foundation of the fence like the rail posts, but just to the two horizontal rails.

The existing cast-iron portion of the fence differs slightly in design from the original fence located in front of Customs House. The original fence included a simple decorative embellishment on the rail post below the horizontal top rail where it connects with the rail post (see **Image 3**, above). The fence that encloses the property today does not include this decorative element.

## 6.1.3 The Foundation Cap Stones

The cast-iron railing system is connected to the foundation cap stones by metal anchor pins which extend from each vertical post (**Photograph 29**). The caps within the proposed relocation section of the fence appear to be a sandstone type material. The sandstone cap stones have a bevelled edge and are generally 1.2 m (4 ft) in length and are 25 cm (9.8 inches) wide and 20 cm (7.87 inches) in height.

There are mortared joints at each vertical rail post location (**Photograph 24**). The cap stone was cut and notched at each joint location to accommodate the rail post attachment (**Photograph 25**). The joint thickness varies, and several cap stones were noted to be butted against each other with minimal mortar thickness. The mortar was in good condition in some locations and was missing/deteriorated in other locations (**Photograph 25**).

The cap stones are also connected by a mortared joint to a concrete foundation (**Photograph 24**). The mortared joint varies in thickness and was also used for levelling the fence. The mortar was noted to be in fair condition. The mortar was in good condition in some locations, while in other locations was missing/deteriorated in other locations (**Photograph 25**).

Overall, the cap stones are in fair condition with typical observations of medium weathering. There are localized areas of poor conditions, with severe weathering (**Photograph 22**), cracking, spalling (**Photograph 23**), and disintegration. There is some wear and minor damage to the roadside elevations of the caps.

#### 6.1.4 The Foundation and Footings

The cast-in-place concrete foundation of the beaver fence is situated along the length of the property and appears to be in good condition where nominally exposed above grade (**Photograph 12**). The visible portion of the foundation shows some cracking/gaps located near the joints of the cap stone and verticals.

The concrete foundation varies in height (above grade) since it is the element of the fence that keeps the fence system appearing level for its entire length. The foundation appears to be a standard concrete mix design with a coarse aggregate. Given the age of the foundation, the concrete is unlikely to have air entrainment, as required for durability in today's mixes. The arrangement and depth of the concrete foundation is unknown. A foundation footing is likely situated at the base of the foundation wall but is not visible and its condition is unknown.

#### 6.1.5 The End Posts

The end posts are found at four separate openings along the length of the fence which allow entrance to the public space of the property. Two openings are located on the western boundary of the property along Richmond Street and two openings are located on the southern boundary of the property along Queens Avenue. The two most western end posts on Queens Avenue are the focus of this existing conditions survey since they require relocation for the Project (**Photograph 14**).

The end posts affected by the Project along Queens Avenue are made of sandstone (**Photograph 15**). The end posts including the caps are approximately 121.7 cm (47.8 inches) in height. The posts themselves are squared, and they are 97.3 cm (38.3 inches) in height and 28 cm (11 inches) in length and width. Basic measurements of the end post are presented in **Photograph 41**. The street facing façade of the posts include a floral pattern and below a fluted pattern which appear to be worked and tooled into the sandstone. The posts are typically medium weathered with localized severe weathering (particularly around the corners). There has been some minor localized patching on the posts with a cementitious material.

The posts also include sandstone caps which appear to be original and are separate from the end posts. The caps are placed on a mortar layer with the end posts (**Photograph 16**). Any connection between the end posts and caps is currently concealed. The main end posts are placed on a mortar layer above the concrete foundation (**Photograph 17**). Any connection with the main end post and foundation is concealed. The caps of the end posts are pointed pyramidal. The stone caps are 24.1 cm (9.5 inches) in height and 35.6 cm (14 inches) in length and width.



Holes were drilled into the posts to receive the horizontal rails. The original arrangement appears likely consisted of horizontal rails mortared into the post holes (**Photograph 18**). Later modifications and repairs appear to place reinforcing steel bars into the holes with mortar (or potentially epoxy adhesive) and the welding of the reinforcing steel bars to the horizontal rails (**Photograph 19**). Some holes in the end posts for horizontal rail attachment were patched, potentially indicating the post was turned during previous repairs (**Photograph 20**). Other forms of strengthening of the horizontal rail attachment were noted (**Photograph 21**).

### 6.1.6 Assembly Method

The following section proposes how the beaver fence may have been constructed based on observations made by John Pucchio, AECOM's Senior Structural Engineer, of the components, joints and deterioration.

Based on Mr. Pucchio's observations, the fencing was assembled in place (on-site) in pieces, and not in sections, per the following:

- The vertical posts were positioned in the cap stone without a horizontal railing and without the finials.
- Middle horizontal railing:
  - The beaver medallions were originally separate.
  - The short round tube pieces (or mid rail) are inserted into the ends of the medallions and into the receiving ends at the posts. The tube is welded at each location. (**Photograph 31**)
  - There appears to be a weld at each connection location. It is possible that these are shop welds, but given the number of visual detachments and repairs, it is more likely they were field assembled and welded.
- Top horizontal railing:
  - The flat bar was placed over the top of the post and welded (**Photograph 32**). The joint is visual at numerous locations. The flat bar is also continuous over some vertical post locations.
  - The finials are then welded over the posts, so that piece appeared to be independent until installation. The welds are cracked, broken or repaired in many locations.
  - The beaver medallions are also welded to the top rail (**Photograph 33**). The welds are cracked, broken or repaired in many locations.
- This piece-by-piece construction is particularly evident in later period modifications such as the corner (Richmond and Queen). This would not have been possible in the shop, so it would have been field welded (**Photograph 34**). All those welds are cracked.

### 6.1.7 Other Landscape Features

In July 2021, the proposed new boundary of the right-of-way was staked within 472 Richmond Street. The new right-of-way will impact other features within the property including a garden south of the St. Paul's Cathedral sign (**Photograph 36**), two pine trees and two deciduous trees.

## 7. Recommended Approach of Heritage Conservation

### 7.1 Determining the Primary Treatment

The conservation treatments, including all restoration and preservation work, for the beaver fence, abide by the Parks Canada *Standards and Guidelines* to ensure the relocation of the beaver fence will adhere to conservation best practices and will lead to the development of a detailed Removal Plan and Refinishing/Refurbishment Plan.

Conservation is an all-inclusive term that refers to all forms of conservation treatment. It pertains to all the processes of looking after a place to retain its cultural heritage significance (Kalman and Létourneau 2021:218). Determining the primary treatment is considered stage two of the conservation process known as *Planning*. According to Parks Canada's *Standards and Guidelines*, before conservation activities begin, the primary treatment must be defined. Three primary conservation treatments are recognized in the *Standards and Guidelines* and are as follows:

**Preservation:** means maintaining a building or structure in its existing state. It is a program of maintenance and intervention designed to prevent further deterioration and to keep a building or structure 'as is' – that is, to respect the present form, material, and integrity. Emphasis is placed on the conservation of existing material. Preservation is similar to maintenance and repair (Kalman and Létourneau 2021:221).

**Rehabilitation (or Adaptation):** is the process of returning a property to a useable state through repair or alteration. Rehabilitation makes possible an efficient contemporary use while preserving those portions and features that are significant to the property's historic, architectural, and cultural values. Rehabilitation has also been referred to as 'new work and alteration' (Kalman and Létourneau 2021:223).

**Restoration:** is the process of returning a building or structure to the appearance of an earlier time by removing later material and by replacing missing elements and details. The intention of restoration is to reveal the appearance of the place at its period of greatest cultural significance. Restoration may involve the permanent loss of material that is later in date from the restoration period (Kalman and Létourneau 2021:221).

In addition, **reconstruction** may be required which means returning a place to an earlier state but distinguished from restoration by the prevalence of newly introduced material. A building or structure may require the rebuilding of one or more components within a larger restoration project (Kalman and Létourneau 2021:226).

#### 7.1.1 Conservation Treatments of the Beaver Fence

The recommended primary conservation treatment is: **Restoration**. Based on the existing conditions assessment of the beaver fence, the fence requires repair and possible replacement of deteriorated or missing features prior to its reinstatement at a new location within the property of 472 Richmond Street. **Restoration** involves the sensitive repair of the beaver fence while protecting its cultural heritage value. Damaged or missing features will be **restored** or **reconstructed**. The replacement of missing features should be an accurate replica of the feature that keeps in character with the restoration period of the beaver fence (i.e. back to its original appearance).

The secondary conservation treatment of the beaver fence is: **Preservation**. The secondary conservation treatment is used for individual components. Given the beaver fence requires relocation for the Project, the removal process requires interim measures to protect the fence, conserve all components that are salvageable, and prevent components from damage during relocation. The missing parts and deteriorated features of the beaver fence will be **restored**, including **preserving** the main components.

## 7.1.2 Goals of Conservation

The following goals have been developed to include applicable aspects of the MHSTCI *Eight Guiding Principles* (**Appendix C**) for the restoration and preservation of the beaver fence:

**Goal 1:** Ensure the means and methods of removal of the beaver fence preserve the integrity of this heritage attribute.

**Goal 2:** Design all conservation interventions to respect the historic material of the beaver fence by:

- repairing rather than replacing components of the beaver fence. If parts are too deteriorated, then replace with like materials that match the forms, materials, and detailing of the sound versions of the same elements, and,
- repair the beaver fence to its restoration period before it is reinstated in its new location.

**Goal 3:** All conservation interventions must preserve the relocated portion of the beaver fence to be physically and visually compatible with the beaver fence that is remaining *in-situ*, including re-establishing the spatial arrangement (proportions) of all its components and the consistent elevation of the railing system.

**Goal 4:** Document all conservation interventions. Ensure that documentation is available for future interventions.

## 8. Conservation Measures- Proposed Conservation Interventions

Change is necessary to repair and restore the beaver fence during its relocation. The amount of change (or alteration) should be guided by appropriate conservation interventions. This section represents the *Intervening* stage of this Conservation Plan which includes detailed recommendations for intervention, by prescribing recommendations for the methods required in order to address the conservation requirements, using the conservation treatments (restoration and preservation).

Intervention is defined as: *Any action, other than demolition or destruction, that results in a physical change to an element of a historic place* (Parks Canada, 2010:254). To alter, means to change in any manner and includes restore, renovate, repair or disturb (MHSTCI, 2010).

AECOM's structural engineering team led by John Pucchio, with alignment input from Dillon Consulting Limited, have prepared construction level drawings, presented in **Appendix A**, and Special Provisions to assist in the relocation of the beaver fence (**Appendix B**), to support the conservation of the beaver fence, and to reflect the conservation strategies and policies outlined above. Based on the construction level drawings and the Special Provisions, the following section provides specific conservation interventions that will be undertaken to preserve and restore the beaver fence, thus preserving the cultural heritage value of 472 Richmond Street.

The City of London will be responsible for the costs related to the beaver fence relocation, including the restoration for the relocated section. The fence will be entirely relocated within the boundary of 472 Richmond Street, so it maintains its private ownership and subsequently, its long-term management and maintenance by the Diocese of Huron and St. Paul's Cathedral. Therefore, the following proposed conservation interventions in **Table 1** are short-term and include only the interventions required for the duration of the Project. However, it should be noted that the conservation interventions proposed in this Conservation Plan are developed so they do not create any long-term adverse implications to the fence.

### 8.1 Responsibility

The **Contractor** is responsible for protecting the beaver fence and the property during the relocation process for this Project. In conjunction with the Contractors heritage construction specifications outlined in **Table 1**, below, the Contractor shall carry out the following work:

- Develop the means and methods for removal of the beaver fence and its rehabilitation and reinstatement.
- Create a Removal Plan and Refinishing/Refurbishment Plan to outline all means and methods after review of this Conservation Plan and the specifications outlined in the construction level drawings and the Special Provisions.

All restoration and preservation work should be completed in such a way that all salvageable individual components are not damaged. Appropriate conservation interventions should be established by the Contractor prior to the removal of the beaver fence. **Table 1** outlines the requirements of the Contractor. To ensure appropriate conservation interventions are undertaken, the Removal Plan and Refinishing/Refurbishment Plan must be approved by the **Contract Administrator** prior to the fence removal.

Work for the masonry and cast-iron must be completed by **Qualified Persons**. A Qualified Person is an individual that has relevant, recent experience in the conservation of historic structures. A Qualified Mason will be required for the work related to the sandstone cap stones and the concrete foundation. A Qualified Custom Metal Specialist will

be required for the work related to the cast-iron railing system. The Qualified Persons will be required for the development of the Removal Plan and Refinishing/Refurbishment Plan, including the development of shop drawings. Work must be performed by firms having not less than 5 years of successful experience in comparable masonry and iron restoration projects, and must employ personnel with skills in the restoration process.

Three (3) weeks prior to the commencement of work for the beaver fence, the Contractor shall provide the following submissions:

**1. Removals Plan:**

- Outline the methodology, equipment, cutting details, protection of components, transportation details, extents of removal and storage.
- Detailed plans on how all components will be catalogued prior to removals.
- Existing conditions including all elevations (top of cap stone and adjacent grade) and all dimensions (including the spacing of each post).

**2. Refinishing/Refurbishment Plan:**

- Fencing: Outline methodologies for all work, connection details, welding details, shop details, coating systems and staff experience (who are undertaking the work).
- Cap Stone and end posts: Outline methodologies for all work, new materials (including samples), connections, shop and staff undertaking the work.
- Provide in sufficient detail the location/capacity of facilities, proposed equipment for all components of the work and proposed staff (with certifications).
- Detailed plans for mockup assemblies.
- Detailed plans of the relocation layout including site staking/marketing, drawings, dimensions.

**3. Concrete Placement Plan:**

- Reinforcing steel shop drawings
- Formwork details and design
- Concrete mix design.
- Cold and Hot weather protection measures.
- Location of all control and construction joints.

**Table 1: Proposed Conservation Interventions- Specifications**

Material Component	Responsibility	Removal Plan Specifications	Refinishing/Refurbishment Plan Specifications
Entire Fence: Prior to Removal	The Contractor is responsible for the protection the beaver fence and the property during the duration of this Project.	<p>The Contractor is required to complete the following:</p> <ul style="list-style-type: none"> <li>▪ A Pre-Conditions Survey and verify all dimensions and elevations, as shown on the construction level drawings (<b>Appendix A</b>).                             <ul style="list-style-type: none"> <li>○ Discrepancies shall be submitted to the Contractor Administrator and those changes should be reflected in the submittals and shop drawings.</li> </ul> </li> <li>▪ A survey of existing and new grades                             <ul style="list-style-type: none"> <li>○ Vertically align the top elevation of the fence—minimize elevation changes.</li> </ul> </li> <li>▪ Mark the preliminary layout arrangement in the new railing location</li> <li>▪ Complete a trial removal (demonstration) of a 3-metre section of the beaver fence.                             <ul style="list-style-type: none"> <li>○ Ensure removal techniques in the Removal Plan do not damage any components of the beaver fence that are in salvageable condition.</li> </ul> </li> <li>▪ Include a cataloguing plan in the Removal Plan. Each railing section and cap stone shall be catalogued and marked with non-permanent construction crayon. Cataloguing should match the cap stone with the post/railing sections for similar reinstatement along the new fence alignment.</li> <li>▪ After the trial, approval of the Removal Plan and the fence arrangement, in writing, is required from the Contractor Administrator and the Diocese of Huron/St. Paul's Cathedral prior to full removal of the beaver fence.</li> </ul>	<p>The Contractor is required to complete the following:</p> <ul style="list-style-type: none"> <li>▪ A shop drawing and special provisions in the Refinishing/Refurbishment Plan to show how the relocated fence members will be laid out in the new arrangement and the integration of the corner between the relocated fence and the existing fence will be completed. There should be a careful regard for spacing, keeping the appearance of the fence proportional. A shorter panel distance is acceptable, if required.</li> <li>▪ Reinstatement should be proportional (noting that not all sections will be identical). Adjust proportions as needed to make it appear proportional with the beaver medallion located at the centre between two rail posts.</li> <li>▪ Complete a trial (demonstration) on reinstatement. Reinstall a length of 3 metres. The section must be inspected by the Contract Administrator prior to full reinstatement.</li> </ul>

Material Component	Responsibility	Removal Plan Specifications	Refinishing/Refurbishment Plan Specifications
Cast-Iron Railing System	The removal and restoration of the cast-iron railing system should be carried out by a Qualified Custom Metal Specialist, subcontracted by the Contractor.	<ul style="list-style-type: none"> <li>▪ Removal Plan shall stipulate that all elements of the railing system to be salvaged (with a requirement to catalogue during removal)</li> <li>▪ Include detailed methods on how to dismantle and detach the fence from the cap stones and along the railing system itself in the Removal Plan. Specify all cut locations and locate cuts at locations that may be concealed in its reassembled form. Although saw cutting is required for the railing system removal, minimize the number of cut components and maximize the length of the removed railing section to suit movement and restoration. Minimizing cuts will avoid additional repairs and damage.</li> </ul> <p>If back braces are required on a new fence, keep back braces attached in removal.</p>	<ul style="list-style-type: none"> <li>▪ Review the condition of all fence components and document in the Refinishing/Refurbishment Plan.                             <ul style="list-style-type: none"> <li>○ If parts are too deteriorated for repair, use the railing parts in St. Paul's Cathedral basement whenever possible. All parts deemed unsuitable for reuse shall be retained for review until approval for disposal is granted.</li> <li>○ If there are no existing parts to replace deteriorated components, fabricate replacement components in replicate existing, materials and detailing (with the possibility of constructing new moulds for casting the beaver motif and/or the vertical rail posts, if the past moulds cannot be located by the Diocese of Huron).</li> </ul> </li> <li>▪ Review and document the condition of all connections and component joints. Grind all existing welds smooth and reweld connections for increased competency. Grind all new welds smooth. Welding shall conform to the American Welding Society AWS A5.15 (Specification for Welding Electrodes and Rods for Cast Iron). Grind all sharp edges by hand or power tools prior to preparation for coatings.</li> <li>▪ Unless required to facilitate on-site assembly, shop weld all components.</li> <li>▪ The relocated portion of the fence should meet a minimum standard of care (for example if a person leans on it). The intention of the refurbished design and reinstated posts is to provide a similar lateral point load capacity (as possible) to the OBC, or 1 kN (225 lbs).</li> <li>▪ Where field welding has the potential to damage surface preparation, reduce extents of coating for application of coating in the field.</li> <li>▪ Allow unlimited access to the City of London or representative officials for observations and quality control reviews.</li> </ul>

Material Component	Responsibility	Removal Plan Specifications	Refinishing/Refurbishment Plan Specifications
			<p>Coating (paint):</p> <ul style="list-style-type: none"> <li>▪ Review appropriate methods, protection and disposal requirement to remove the existing coating finish. Incorporate all proposed work in the Refinishing/Refurbishment Plan submission.</li> <li>▪ As part of the Refinishing/Refurbishment Plan, Metal Specialist shall propose paint products to achieve one prime coat and flat top coat, suitable for cast iron, including sample paint colours. The flat top coat shall be black similar to the current paint colour.</li> <li>▪ Surface preparation for paint systems shall be according to SSPC-SP15 – Industrial Grade Power Tool Cleaning or better, to suit a 1 mil surface profile.</li> <li>▪ Final surface preparation for coating application (shop and field) shall be complete when the temperature, moisture and humidity satisfies SSPC-PA1</li> <li>▪ Application related failures in coatings shall be corrected prior to application of a subsequent coat or after the application of the flat top coat, as applicable. Where excessive coating thickness shall be scraped back and sanded to a soundly bonded coating and the area recoated to match the surrounding coating.</li> <li>▪ All components coated off-site shall be protected from handling or shipping damage through the use of padded slings, separators, tie downs and other similar devices.</li> </ul>



Material Component	Responsibility	Removal Plan Specifications	Refinishing/Refurbishment Plan Specifications
Sandstone cap stones	The removal and restoration of the cap stones should be carried out by a Qualified Heritage Mason, subcontracted by the Contractor.	<ul style="list-style-type: none"> <li>▪ Removal Plan shall stipulate that all cap stones should be salvaged (with requirement to catalogue in removal)</li> <li>▪ Do not damage in removal. Saw cut mortar joints for removal, gently pry and carefully lift cap stones for removal.</li> <li>▪ Employ multiple lift and support points along the length of each cap stone to provide uniform support in lifting and transportation.</li> <li>▪ Gently grind all bonded mortar to original stone surfaces.</li> <li>▪ Store off-site: For transportation after removal, caps should be placed on timber skids and stacked no more than 3 rows high per skid, with each row separated by 2 layers of plywood. A top layer of plywood should also be used for protection during transportation. Each skid should be well bound with heavy duty polyester or metal banding for transportation. Upon delivery to a storage and refurbishment location, each cap shall be reviewed for condition and damage documented. Transportation back to site shall have similar care and procedures.</li> </ul>	<ul style="list-style-type: none"> <li>▪ If sandstone cap stones become damaged in removal, procure a sandstone source to replace if needed.                             <ul style="list-style-type: none"> <li>○ Replacement stone should be similar in form, materials and detailing to the existing cap stone.</li> <li>○ Provide a sample of new sandstone to the Contract Authority for review and approval prior to installation.</li> </ul> </li> <li>▪ Specify in the Refinishing/Refurbishment Plan if cap stone cleaning is required and/or appropriate. If cleaning is appropriate, use the gentlest means possible to obtain satisfactory results. Clean before reinstating with low-pressure clean water and soft natural bristle brush.</li> <li>▪ Provide the Design for attachment of the cap stones to the new concrete foundation (see mortar specifications). Adhesive dowels may be required to firmly anchor the cap stone. The holes shall be free of dust and debris immediately prior to placement of the anchoring agent. When the anchoring agent fails to fill the hole after insertion of the dowel, additional anchoring agent shall be added to fill the hole.</li> </ul>

Material Component	Responsibility	Removal Plan Specifications	Refinishing/Refurbishment Plan Specifications
<p>Sandstone End Posts and Caps</p>	<p>The removal and restoration of the end posts and caps should be carried out by a Qualified Heritage Mason, subcontracted by the Contractor.</p>	<ul style="list-style-type: none"> <li>▪ Removal Plan shall indicate that the two sandstone end posts should be salvaged and relocated. Salvage the caps of the sandstone posts, even if the posts themselves cannot be salvaged.</li> <li>▪ Prior to Removal Plan submission, excavate around end posts to demonstrate how the posts should be removed for salvage and re-use.</li> <li>▪ Do not damage in removal. Cover the entire perimeter in plywood and secure with banding. Saw cut mortar joints for removal, gently pry and carefully remove end posts.</li> <li>▪ Employ multiple lift and support points along the length of each cap stone to provide uniform support in lifting and transportation.</li> <li>▪ Gently grind all bonded mortar to original stone surfaces.</li> <li>▪ A construction method for the end post relocation should be developed in the Removal Plan.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Should it become necessary to replace the end posts, procure a sandstone source to replace them if needed.                             <ul style="list-style-type: none"> <li>○ Replacement stone should be similar in form, materials and detailing to the existing cap stone.</li> <li>○ Provide a sample of new sandstone to the Contract Administrator for review and approval prior to installation.</li> <li>○ Replicate the tooled pattern on the street façade side of the new posts</li> </ul> </li> <li>▪ Provide the Design on the methods of attachment of the end posts to the railing system and to the new concrete foundation (see mortar specifications). Adhesive dowels may be required to firmly anchor the cap stone. The holes shall be free of dust and debris immediately prior to placement of the anchoring agent. When the anchoring agent fails to fill the hole after insertion of the dowel, additional anchoring agent shall be added to fill the hole.</li> <li>▪ Clean end posts and caps, if appropriate, utilizing the gentlest means possible to obtain satisfactory results. Clean before reinstating with a low-pressure clean water and soft natural bristle brush.</li> </ul>

Material Component	Responsibility	Removal Plan Specifications	Refinishing/Refurbishment Plan Specifications
Concrete Foundation and Footings	The removal of the foundation and the installation of the new foundation should be carried out by the Contractor.	<ul style="list-style-type: none"> <li>▪ Allow for the visual review of the existing foundation arrangement for documentation purposes.</li> <li>▪ Excavate, remove and dispose of concrete foundation according to OPSS 510.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Construct the new foundation and footings to suit the modified fence arrangement and cap stone width. The exact configuration of the concrete foundation will be governed by the shop drawings produced by the Contractor of the layout of the fence members.</li> <li>▪ Provide a concrete mix design conforming to OPSS 1350.                             <ul style="list-style-type: none"> <li>○ Since historic concrete mixes cannot be recreated with today's concrete technology, consider a coating or additive to change the colour of the new concrete, if appropriate, to help transition the new and the old foundation (which will be apparent at the corner joint)</li> </ul> </li> <li>▪ Construct the concrete according to OPSS 904 including cold and hot weather protection. Concrete shall have a compressive strength of 32 MPa at 28 days (exposure class C-1).</li> <li>▪ Reinforcing steel for concrete shall be Grade 400W according to OPSS 905.</li> <li>▪ Provide submissions for reinforcing steel placement and formwork design according to OPSS 904 and 919, respectively.</li> </ul>

Material Component	Responsibility	Removal Plan Specifications	Refinishing/Refurbishment Plan Specifications
Mortar Mix	A Qualified Heritage Mason, subcontracted by the Contractor, should determine the appropriate mortar mix to be used in the installation of the new fence.	<ul style="list-style-type: none"> <li>▪ No mortar mix specifications are required in the Removal Plan.</li> </ul>	<p>This specification is to apply to all mortar joints required for the Project:</p> <ul style="list-style-type: none"> <li>▪ In the absence of costly testing, an acceptable historical mortar mix should be used and matched as closely as possible through visual and physical comparison onsite.                             <ul style="list-style-type: none"> <li>○ Determine if the mortar mix in the Special Provisions of the acceptable mortar mix CSA A179, consisting of Type SA Hydrated Lime is acceptable.</li> </ul> </li> <li>▪ Mortar to be pre-packaged in correct colour, texture and profile to match original mortar. Mortar is to be designed to be: workable and compatible (similar to the existing mortar in compressive strength and deformability, water transmission of mortar and water absorption of masonry) with the materials to be bonded and with service conditions; durable (resistance to frost action and salt crystallization, and controlled shrinkage and bond); breathable (permeable, water absorption and vapour transmission); lower in compressive strength and sacrificial to the stone masonry units with faster initial setting as needed in Canada's cold climate.</li> <li>▪ Provide a sample of mortar prior to completion of the Refinishing/Refurbishment Plan for approvals.</li> </ul>

Material Component	Responsibility	Removal Plan Specifications	Refinishing/Refurbishment Plan Specifications
Entire Fence- Reinstall	The Contractor, the Qualified Heritage Mason and the Qualified Heritage Metal Specialist are required for the installation of the fence in its new location.	<ul style="list-style-type: none"> <li>▪ Not applicable.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Include procedure and methods for installment in the Refinishing/Refurbishment Plan:                             <ul style="list-style-type: none"> <li>○ Cast-in-place reinforced concrete foundation footing and walls. Excavate and backfill as necessary.</li> <li>○ Install and connect cap stone to foundation walls</li> <li>○ Install and connect railing system to cap stone</li> <li>○ Refer to the Landscape Plan, however, install grass inside boundary new fence and a hard surface outside the boundary of the new fence (similar to existing conditions).</li> </ul> </li> <li>▪ Reference the Pre-Condition Survey and ensure the top elevation of the fence vertically aligns with the existing fence.</li> <li>▪ Include a schedule of the sequence of work (i.e., ideal timing of when to complete the reinstallation)</li> </ul>
Entire Fence- Post-Construction	The 1-year warranty makes the Contractor contractually responsible and liable for defects related to poor materials or workmanship.	<ul style="list-style-type: none"> <li>▪ Not applicable.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Prior to the expiry warranty period, an inspection should be completed by the Contract Administrator and the Diocese of Huron/St. Paul's Cathedral to review condition and implement repairs to defective work.</li> </ul>

## 9. Action Plan and Implementation

This final section of the Conservation Plan in regard to the relocation of the beaver fence at 472 Richmond Street provides an outline of the actions that are required in order to implement this Conservation Plan in full. It assumes a prior series of discussions in which the various levels of government and stakeholders achieve a consensus as to the objectives and goals of this Conservation Plan.

The Contractor is required to review this Conservation Plan and implement all the conservation interventions in the Removal Plan and Refinishing/Refurbishment Plan. Once the Contractor has completed the Removal Plan and Refinishing/Refurbishment Plan and the plans are approved, all submissions and drawings will be appended to this Conservation Plan. **Section 9.1** outlines the approval process after the Plans have been approved.

### 9.1 Approvals Process

The following approvals are required for this Project, prior to the removal of the beaver fence at 472 Richmond Street:

1. Consult with the Property Owner.
2. Complete a Heritage Alteration Permit, under Section 42 of the *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*). 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.
3. As part of the Heritage Alteration Permit application, this Conservation Plan will be reviewed by LACH. The review of this report with LACH will provide input in the Planning and Environment Committee (PEC).
4. The recommendations made by LACH on the Heritage Alteration Permit application will be presented at the PEC monthly meeting.
5. City Council considers LACH recommendation and makes a decision on approval of the Heritage Alteration Permit.

### 9.2 Monitoring

As recommended in **Table 1**, above, the relocation of the beaver fence requires monitoring at all stages of its relocation process including:

- All trials recommended in **Table 1** shall be reviewed and approved by the Contract Administrator.
- The conservation intervention methods of the beaver fence may be periodically reviewed by a qualified heritage professional and/or the City of London Heritage Planner, Kyle Gonyou. Any issues encountered during the relocation process should be discussed with the Contract Administrator. Consultation with a qualified heritage professional and the City of London Heritage Planner, Kyle Gonyou, may be required.
- At completion of the restoration and relocation of the beaver fence, the condition of the relocated portion of the beaver fence, after it has had time to settle, should be inspected by a qualified heritage professional and/or a City of London Heritage Planner to ensure that the conservation interventions recommended in this Conservation Plan were applied and there are no cracks or concrete failure etc.
- Prior to the expiry warranty period, an inspection should be completed by the Contract Administrator and the Diocese of Huron/St. Paul's Cathedral to review condition and implement repairs to defective work.

The Diocese of Huron/St. Paul's Cathedral will monitor and maintain the beaver fence long-term after the completion of this Project.

## 10. Sources

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## 11. Select Photographs



**Photograph 1:**

View of beaver fence along Richmond Street in the winter illustrating the length of the fence, looking south  
(AECOM, February 2021)

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**Photograph 2:**

View of the beaver fence along Richmond Street in the summer illustrating the length of the fence, looking south (AECOM, May 2021)

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**Photograph 3:**  
View of the Cathedral grounds in early spring, looking north (AECOM, April 2021)

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**Photograph 4:**

Manicured lawn within the Cathedral grounds, looking south towards Queens Avenue (AECOM, May 2021)



**Photograph 5:**  
Northern boundary of the property, showing the foundation of the former fence (AECOM, July 2021)

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**Photograph 6:**  
Cathedral grounds, looking southwest towards the beaver fence (AECOM, May 2021)

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**Photograph 7:**  
Hedge marking the northern boundary of the property (AECOM, July 2021)



**Photograph 8:**  
Stone foundation of the north side of the northern entrance to the property (AECOM, July 2021)



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**Photograph 9:**  
Stone column of the north entrance path (AECOM, July 2021)



**Photograph 10:**  
View towards Richmond Street of the stone column of the north entrance path (AECOM, July 2021)

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**Photograph 11:**  
Details of the cast-iron fence (AECOM, July 2021)

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**Photograph 12:**  
Sandstone cap stones and concrete foundation of the fence on Richmond Street, south side of the main entrance path  
(AECOM, July 2021)

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**Photograph 13:** View of the beaver fence on Richmond Street, looking north (AECOM, May 2021)

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**Photograph 14:** The most western end posts on Queens Avenue proposed for relocation (AECOM, May 2021)

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**Photograph 15:** End post proposed for relocation on Queens Avenue, showing signs of weathering and localized weathering on corners (AECOM, November 2021)



**Photograph 16:** View of the separate top cap of the end post with mortar layer with the end post (AECOM, November 2021)



**Photograph 17:** End post placed on a mortar layer with a concrete foundation (AECOM, November 2021)





**Photograph 18:** Original arrangement with where horizontal rails mortared into end posts (AECOM, November 2021)



**Photograph 19:** Modified horizontal rails which place reinforcing steel bars into holes with mortar and welding of reinforcing steel bars to horizontal rails (AECOM, November 2021)



**Photograph 20:** Former holes in the end posts (for horizontal rail attachment) that were patched up, potentially indicating the end post was turned for repairs (AECOM, November 2021)



**Photograph 21:** End post with localized repairs (AECOM, November 2021)

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**Photograph 22:** Example of a cap stone in poor condition (AECOM, November 2021)



**Photograph 23:** Capstone cracking and spalling (AECOM, November 2021)



**Photograph 24:** View of mortar joint between cap stone and concrete foundation and mortar joint at each vertical rail post location (AECOM, November 2021)



**Photograph 25:** Example of mortar joint missing and the cap stone cut and notched at each joint to accommodate the post attachment (AECOM, November 2021)

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**Photograph 26:**Missing section of the beaver fence on Richmond Street (AECOM, May 2021)

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**Photograph 27:** Caulking below the base of the post to increase contact and seal area below (AECOM, November 2021)



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**Photograph 28:** Details of a corner of the beaver fence (AECOM, May 2021)

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**Photograph 29:** Pin tie of a vertical rail post (AECOM, May 2021)

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**Photograph 30:** Damaged section of the beaver fence on Richmond Street (AECOM, May 2021)



**Photograph 31:** The mid horizontal rail inserted into the ends of the beaver medallion and into the receiving ends of the vertical posts. The tube is welded at each location (AECOM, November 2021)



**Photograph 32:** The flat horizontal bar was placed over the vertical rail post and welded (AECOM, November 2021)



**Photograph 33:** Beaver medallion welded to top horizontal rail (AECOM, November 2021)



**Photograph 34:** Welding with cracks, illustrating piece by piece on-site construction of fence (AECOM, November 2021)

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**Photograph 35:** View of the beaver fence on Queens Avenue with buried foundation (AECOM, May 2021)

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**Photograph 36:** View of the Cathedral sign and garden from Queens Avenue, looking north (AECOM, May 2021)

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**Photograph 37:** Example of a vertical rail post with finial with a rounded point (AECOM, July 2021)



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**Photograph 38:** Floral motif of the vertical rail post (AECOM, July 2021)

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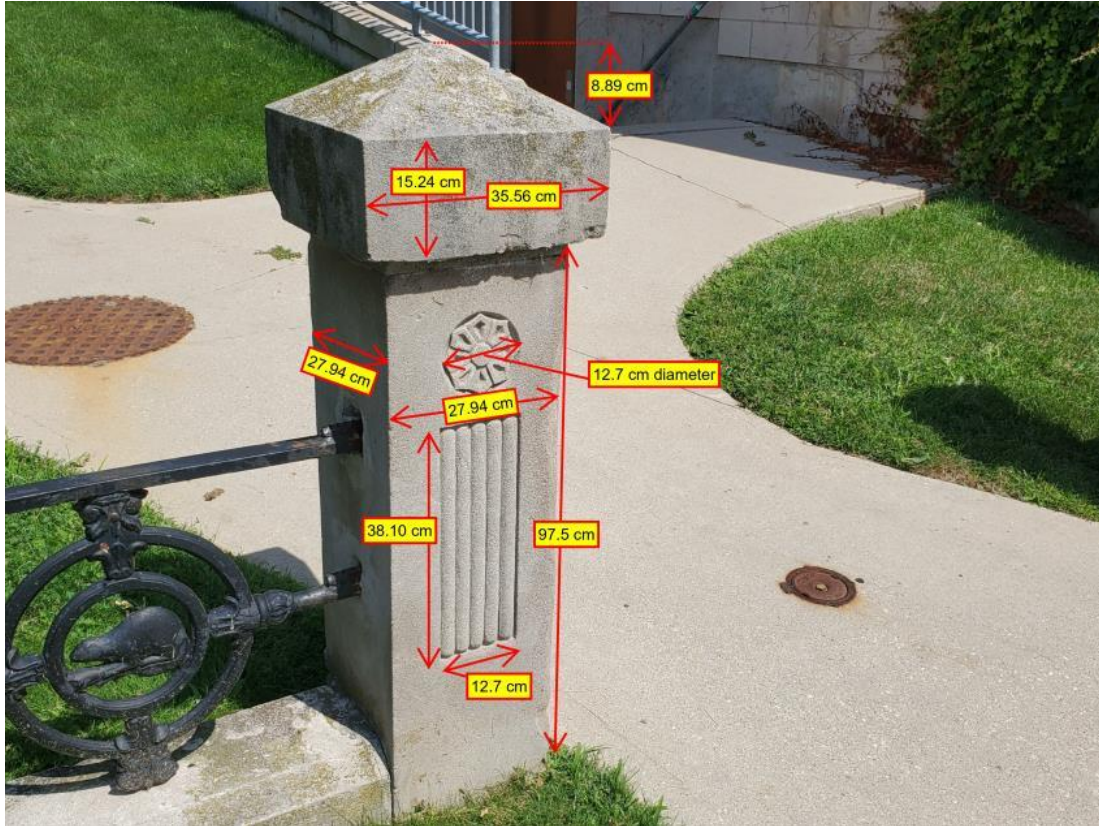
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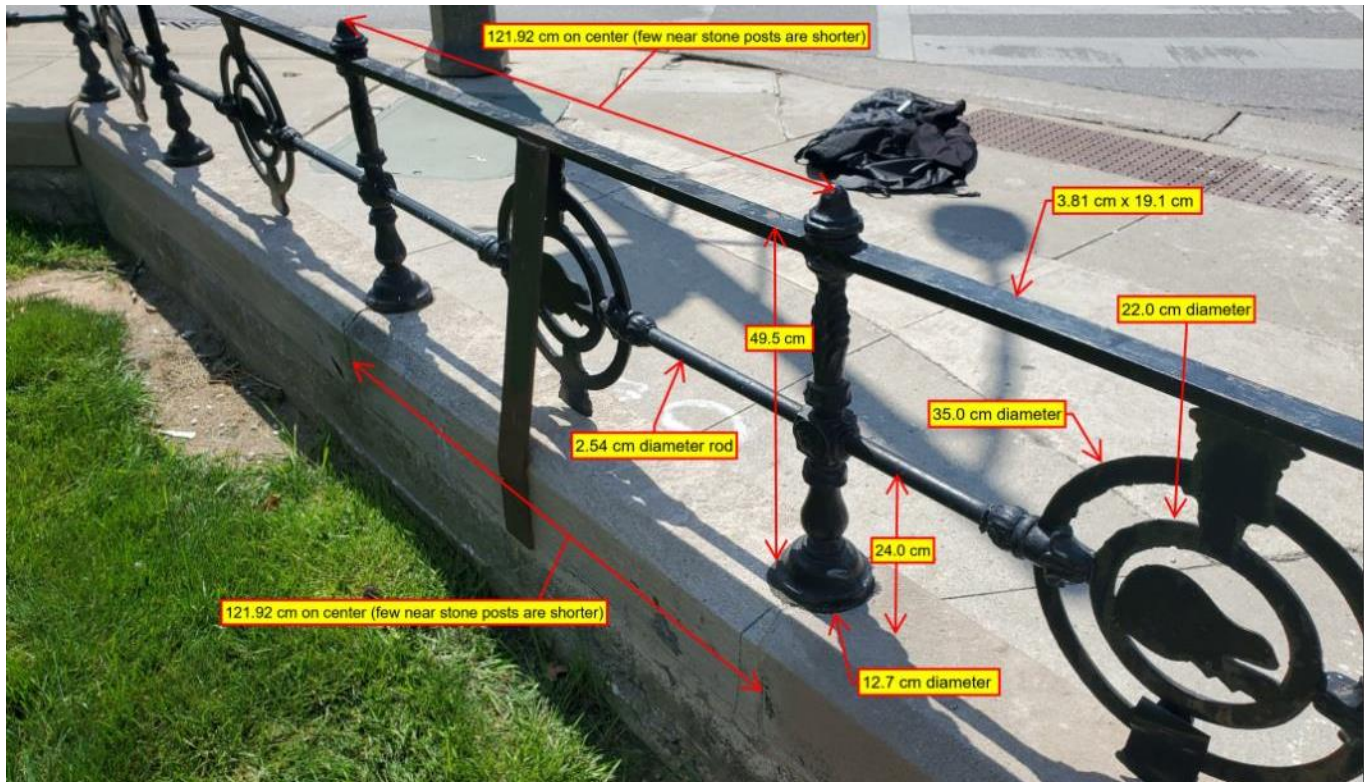
**Photograph 39:** Section of fence on Richmond Street with a modified top horizontal bar (AECOM, May 2021)



**Photograph 40:** Example of the back-support brace (AECOM, February 2021)



Photograph 41: Measurements of the end posts documented on July 20, 2021 (AECOM, July 2021)



Photograph 42: Sketch of the dimensions of the cast-iron railing system based on the July 20, 2021 site visit (AECOM, July 2021)

## 12. Qualifications

This Conservation Plan has been prepared by an accredited, qualified, multidiscipline team of professionals with demonstrated experience in the field of heritage conservation.

### **Tara Jenkins, M.A., CAHP**

Tara Jenkins holds a Master's Degree in Anthropology and a Graduate Professional Certificate in Cultural Heritage Studies- Heritage Planning Option. As part of the Graduate Professional Certificate program, Tara completed a Conservation Plan course which included the completion of a Conservation Plan for the Fugitive Slave Chapel, located at 432 Grey Street, in the City of London. Tara has over 20 years of experience working in cultural resource management (CRM) and is a member of the Canadian Association of Heritage Professionals (CAHP). She has gained practical experience as a Cultural Heritage Specialist and has been the acting Project Manager for various projects including Cultural Heritage Evaluation Reports, Heritage Impact Assessments, and Cultural Heritage Resource Assessments. In her role as a Project Manager, Tara provides specialized advice and expertise to clients and stakeholders on heritage matters. She is also a voting member on London's Advisory Committee on Heritage. Project work includes the application of legislation, policy framework, and tools such as the *Ontario Heritage Act*, Provincial Policy Statement, the *Ontario Heritage Tool Kit*, Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*, and other policies and processes outlined by the Ontario Ministry of Heritage, Sport, Tourism, and Culture Industries. Recently, Tara has completed applications for heritage alteration permits for municipalities and the Ontario Heritage Trust, as well as prepared Minister's Consent packages for properties of provincial significance.

### **John Pucchio, P. Eng.**

John Pucchio is a Senior Structural Engineer at AECOM and member of the National Trust for Canada, with a broad range of civil engineering design experience with bridges, heavy civil, dams, building structures, marine facilities and water-retaining structures, including inspection / rehabilitation of heritage / historically significant structures such as Memorial Gardens historic wall in the City of Guelph and the historic Meadowlily Footbridge in the City of London.

### **Liam Ryan, B.A.**

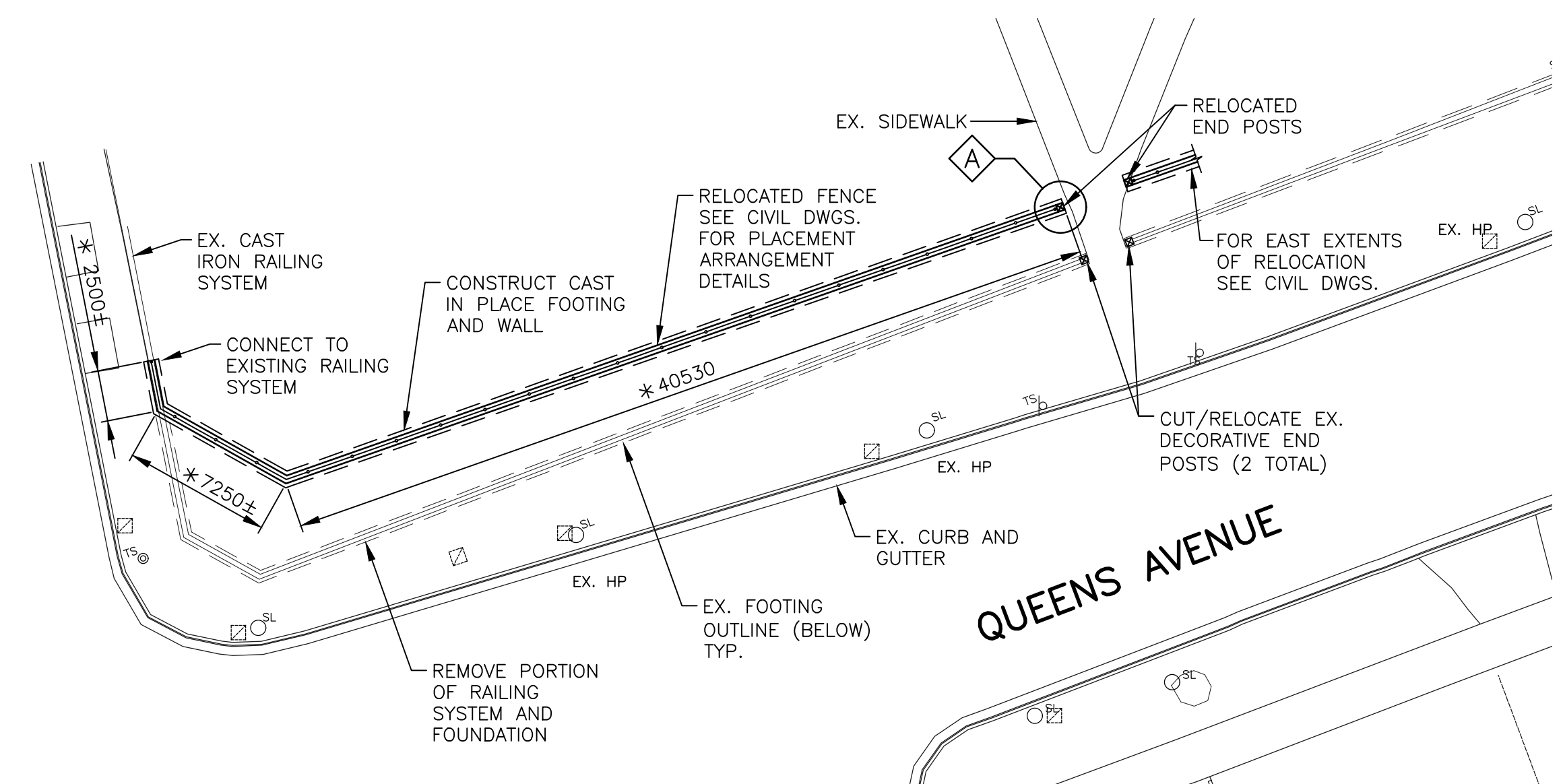
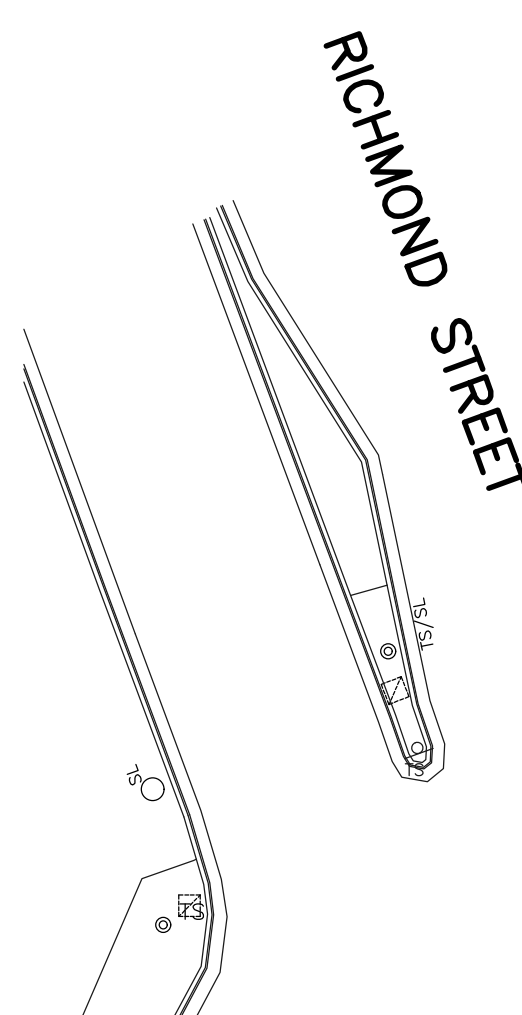
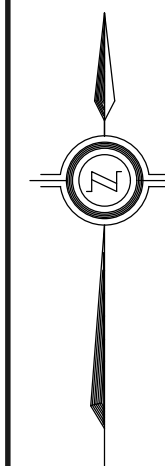
Liam Ryan holds a Bachelor of Arts Degree in Anthropology from the University of Waterloo and is currently pursuing a Master's in Environmental Studies: Planning at York University. He has two years of experience in cultural resource management (CRM) as a Field Archaeologist for Archaeological and Cultural Heritage Services (ASI). He is now working at AECOM as a Junior Cultural Heritage Specialist. In his role as a Cultural Heritage Specialist, Liam has completed Cultural Heritage Assessment Reports, Cultural Heritage Evaluation Reports and contributed to Heritage Impact Assessments.

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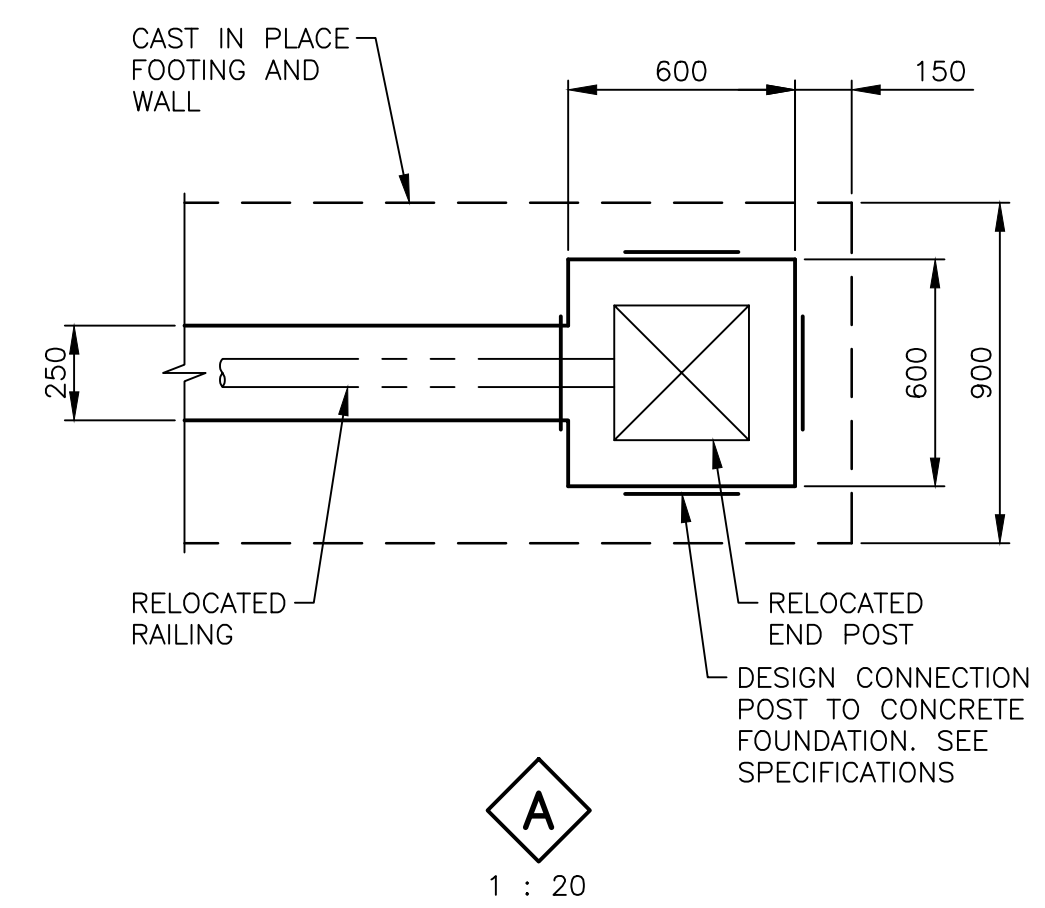
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**Appendix A: Construction Level Drawings**

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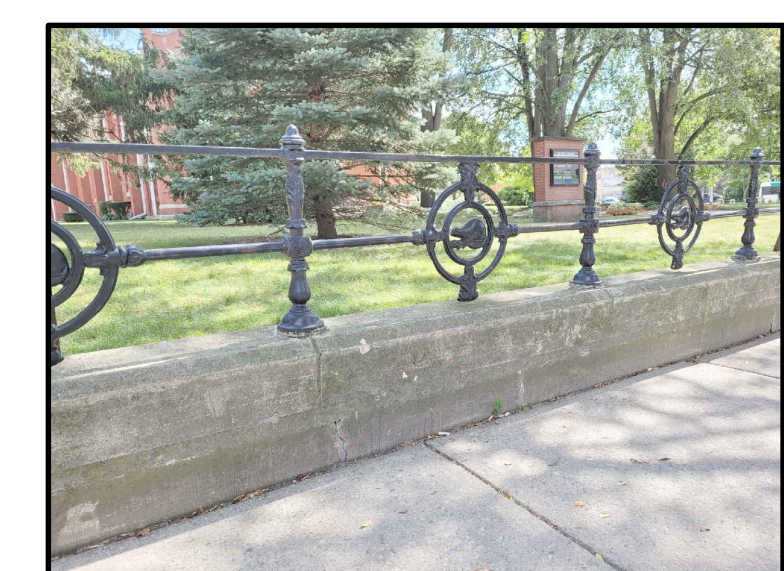
**PLAN** (\* FOR REFERENCE ONLY SEE CIVIL DRAWINGS FOR DETAILS)  
N. T. S. (FIELD VERIFY ALL DIMENSIONS)



**A**  
1 : 20



**EXISTING END POST**



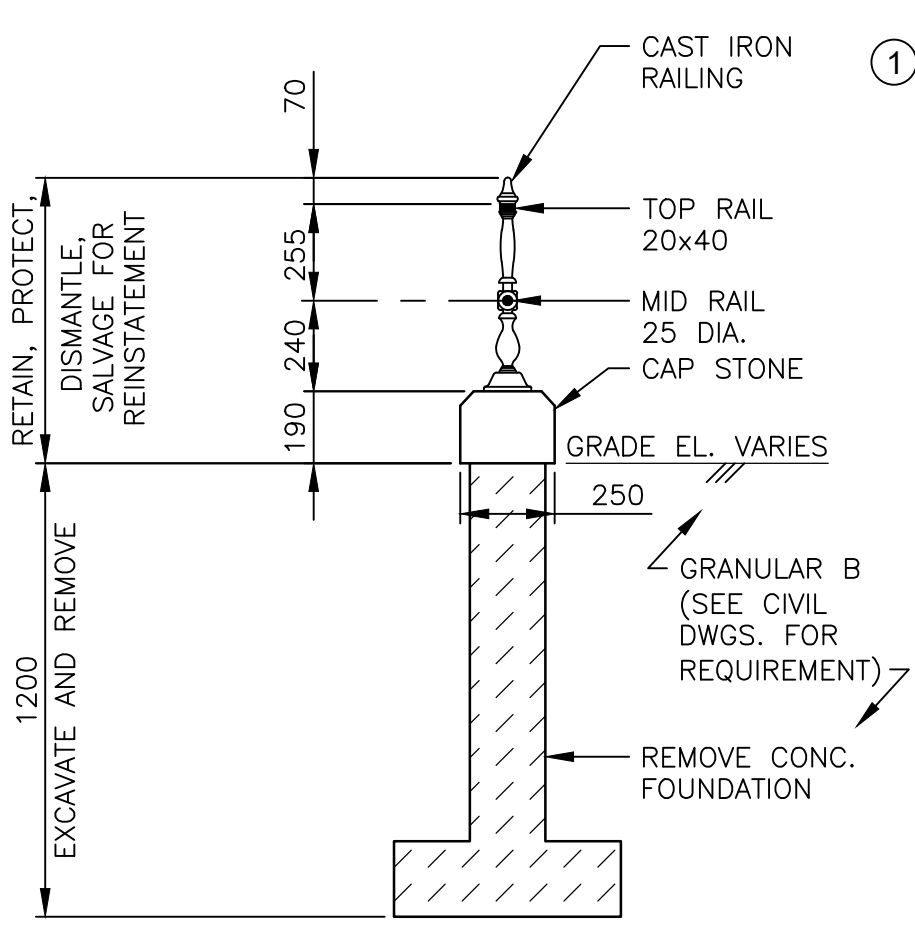
**EXISTING RAILING ELEVATION**



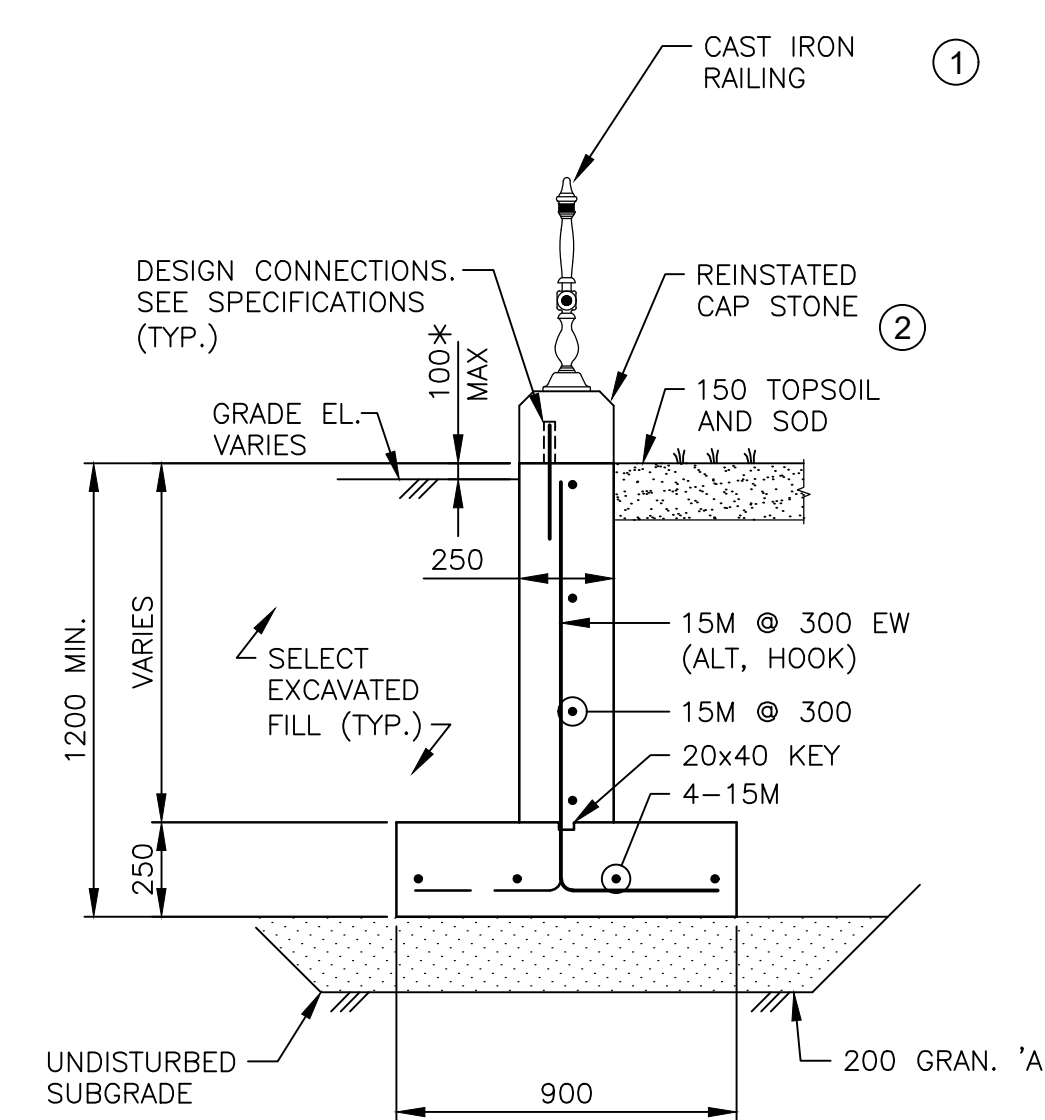
**EXISTING RAILING POST**



**EXISTING BEAVER MEDALLION**



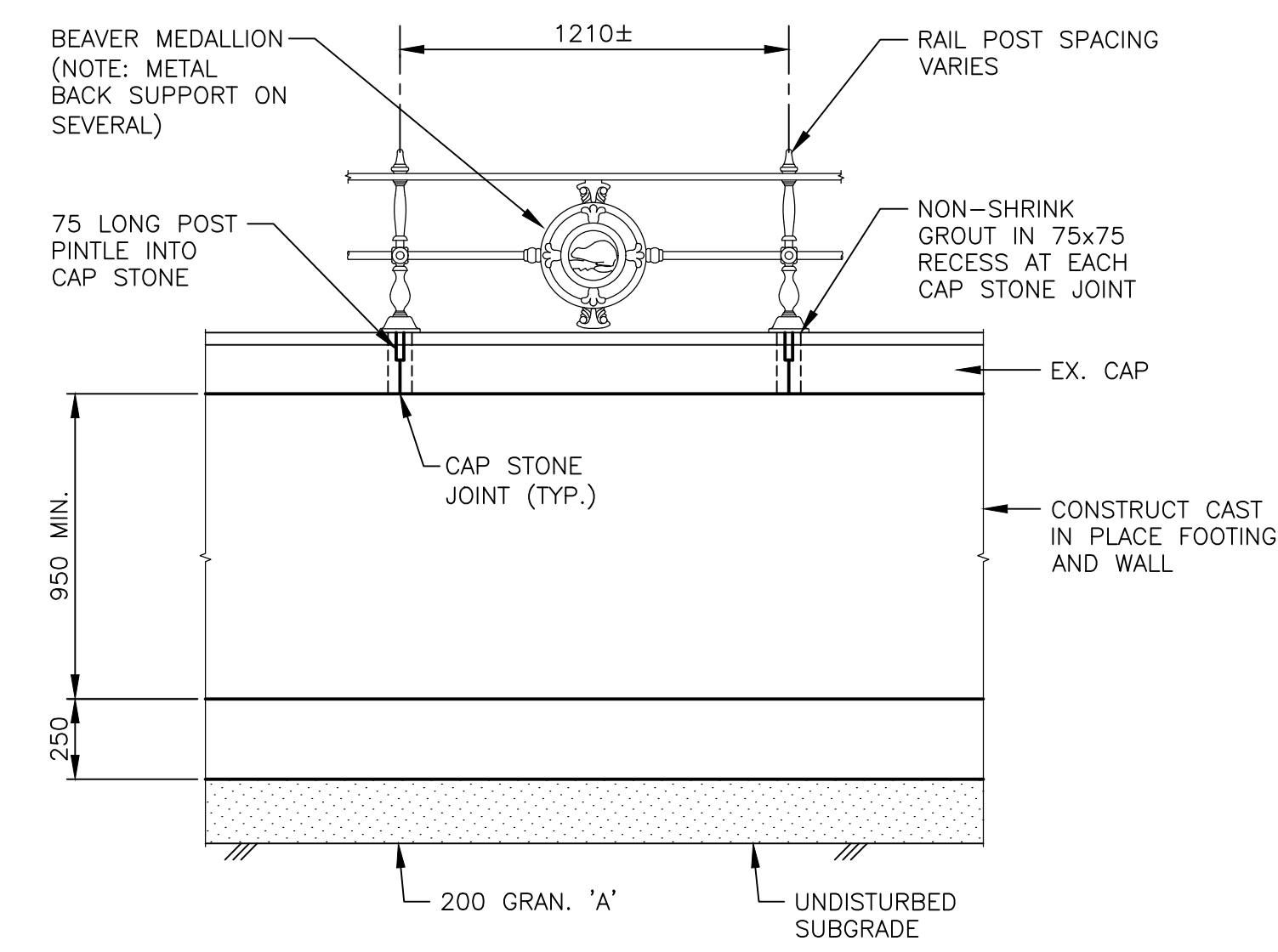
**EXISTING AND REMOVALS SECTION**



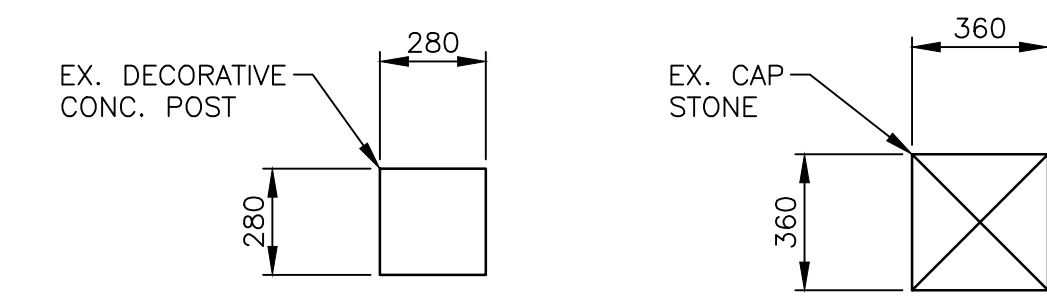
**REHABILITATED SECTION**

\* SURVEY EXISTING AND NEW GRADES. VERTICALLY ALIGN TOP OF WALL TO SUIT. CONSTRUCT THE TOP OF WALL IN A STRAIGHT LINE BETWEEN CORNERS AND MINIMIZE SIGNIFICANT ELEVATION CHANGES. REVIEW WITH CONTRACT ADMINISTRATOR.

**CAST IRON RAILING DETAILS**  
1 : 20

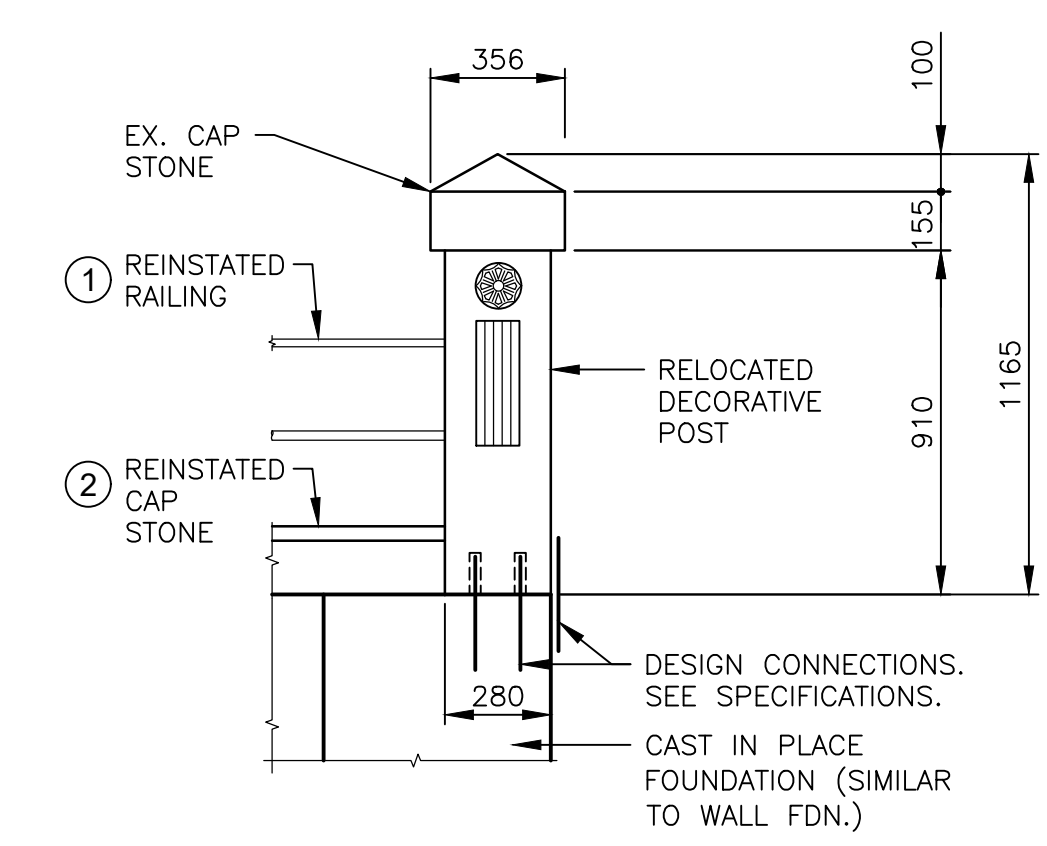


**REHABILITATED ELEVATION**



**POST PLAN**

**CAP STONE PLAN**



**ELEVATION**  
**END POST DETAILS - REHABILITATED**  
1 : 20

- GENERAL NOTES :**
- THIS DRAWING TO BE READ IN CONJUNCTION WITH CIVIL DRAWINGS.
  - THE CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES AND SERVICES, PRIOR TO CONSTRUCTION.
- MATERIAL NOTES :**
- CLASS OF CONCRETE : CSA-A23.1 EXPOSURE CLASS, C1, 32 MPa.
  - REINFORCING STEEL : CSA -G30.18, GRADE 400W. CLEAR COVER 60mm ± 20mm.
- CONSTRUCTION NOTES :**
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS THAT ARE RELEVANT TO THE WORK SHOWN ON THE DRAWINGS PRIOR TO COMMENCEMENT OF THE WORK. ANY DISCREPANCIES SHALL BE SUBMITTED TO THE CONTRACT ADMINISTRATOR AS WELL AS THE PROPOSED ADJUSTMENT REQUIRED TO MATCH CONDITIONS FOR REVIEW.
  - PROVIDE ADEQUATE MEANS OF DEWATERING TO ENSURE EXCAVATIONS ARE DRY AT ALL TIMES. PLACEMENT OF CONCRETE SHALL ONLY BE MADE IN DRY EXCAVATIONS.
  - REMOVE TOPSOIL, ORGANIC AND OTHER POOR MATERIAL FROM THE PROJECT AREA. BACKFILL WALL WITH SELECT SUITABLE NATIVE MATERIAL AND GRANULAR B.
- SEQUENCE OF WORK :**
- REVIEW SITE CONDITIONS. MEASURE ALL DIMENSIONS AND SURVEY ELEVATIONS.
  - CAREFULLY REMOVE AND DISMANTLE EXISTING FENCE, PILLARS AND CAP STONES IN SECTIONS. SAWCUT HORIZONTAL AND VERTICAL MORTARED JOINTS OF THE CAP STONE TO FACILITATE REMOVALS. STRATEGICALLY CUT HORIZONTAL RAILS IN LOCATIONS FOR LATER REINSTATEMENT BUT MINIMIZE TOTAL NUMBER OF CUTS.
  - BACKFILL EXISTING LOCATIONS WITH GRANULAR B AND ACCORDING TO ROADWAY DRAWINGS.
  - MOVE RAILING SYSTEM AND REHABILITATE ALL CONNECTIONS AND JOINTS TO ENSURE COMPETENCY OF FENCING SYSTEM. RECOAT RAILING SYSTEM.
  - REVIEW COMPETENCY AND CONDITIONS OF CAP STONES AND REPLACE DAMAGED STONES WITH SIMILAR PIECES OF SIMILAR STONE, WHERE REQUIRED.
  - MEASURE REHABILITATED RAILING / CAP STONES. MARK/STAKE ON SITE THE PRELIMINARY LAYOUT ARRANGEMENT IN THE NEW RAILING LOCATION. REVIEW ARRANGEMENT WITH CONTRACT ADMINISTRATOR. MODIFY ARRANGEMENT AS REQUIRED TO SUIT CONDITIONS.
  - CONSTRUCT REINFORCED CONCRETE FOUNDATION FOOTING AND WALLS. EXCAVATE AND BACKFILL TO SUIT.
  - INSTALL AND CONNECT CAP STONE TO FOUNDATION WALLS.
  - INSTALL AND CONNECT RAILING SYSTEM TO CAP STONE.
  - RESTORE AREA AND INSTALL TOPSOIL AND SOD.

- SCOPE OF HERITAGE RESTORATION WORK :**
- CAST IRON BEAVER RAILING SYSTEM :**
    - REMOVE, REHABILITATE AND REINSTATE.
    - SHOP REVIEW CONDITION OF COMPONENTS. REHABILITATE ALL CONNECTIONS AND UTILIZE EXTRA AVAILABLE COMPONENTS AS REQUIRED. FABRICATE EXTRA COMPONENTS AS REQUIRED TO REPLACE DETERIORATED COMPONENTS.
    - REMOVE EXISTING COATING FINISH AND SHOP RECOAT WITH BLACK FINISH. (MINIMUM PRIMER AND FLAT TOP COAT).
    - COORDINATE LAYOUT OF REINSTATE FENCE WITH SITE CONDITIONS AND CAP STONE. MATCH CORNERS IN WALL ALIGNMENT TO MATCH TYPICAL RAILING POST SPACING. PLUMB AND REINSTATE FENCE SECURELY INTO GROUT BASE.
  - NATURAL CAP STONE :**
    - REMOVE, REHABILITATE AND REINSTATE.
    - CAREFULLY CUT CAP STONE AT MORTARED JOINTS TO FACILITATE REMOVAL. REMOVE, GRIND AND CLEAN OLD MORTAR FROM CAP STONE AS POSSIBLE.
    - CATALOGUE EXISTING CAP STONES INCLUDING EXISTING PIECES NOT SUITABLE FOR REUSE. CUT/MODIFY CAP STONES TO SUIT. FABRICATE NEW CAP STONE PIECES TO SUIT RECONSTRUCTED LAYOUT.
    - REVIEW CONDITION OF COMPONENTS. REHABILITATE ALL CONNECTIONS AND UTILIZE EXTRA AVAILABLE COMPONENTS AS REQUIRED. FABRICATE EXTRA COMPONENTS AS REQUIRED TO REPLACE DETERIORATED COMPONENTS.
    - REVIEW, DESIGN AND IMPLEMENT ATTACHMENT REQUIREMENTS OF THE CAP STONE TO THE CONCRETE FOUNDATION. UTILIZE A LIME MODIFIED MORTAR FOR ALL JOINTS. INSTALL NON-SHRINK GROUT FOR ALL RAILING POST ATTACHMENTS.
    - COORDINATE LAYOUT OF REINSTATE CAP STONE WITH SITE CONDITIONS AND RAILING SYSTEM.

EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT
					DESIGN	J.P.	A	ISSUED FOR	09-XX-2021
					DRAWN BY				AECOM/DILLON
					CHECKED				
					APPROVED				
					DATE	SEPT. 2021			

CONSULTANT OR DIVISION

AECOM  
London, Ontario  
519-870-0510

DILLON CONSULTING

ENGINEER'S PROFESSIONAL SEAL

J. PUCCHIO  
22/09/2021  
PROVINCE OF ONTARIO

CORPORATION OF THE CITY OF LONDON

London CANADA

SCALE AS NOTED

DOWNTOWN LOOP AND MUNICIPAL INFRASTRUCTURE IMPROVEMENTS - PHASE 1

STRUCTURAL

**QUEENS AVENUE RAILING (QUEENS AND RICHMOND ST. INTERSECTION) GENERAL ARRANGEMENT**

PROJECT No.

SHEET No.

**S100**

PLAN FILE No.

**City of London**

Conservation Plan: 472 Richmond Street, St. Paul's Cathedral - the "Beaver Fence"  
Downtown Loop Bus Rapid Transit and Infrastructure Improvements

**Appendix B: Special Provisions**

## Suggested Tender Items

1.1	Beaver Fence	
	a) Removals	LS
	b) Refinish / Reinstall Fence	LS
	c) Modify / Reinstall Cap Stone	LS
	d) Concrete Foundations	LS

### ITEM x.xx BEAVER FENCE

- a) Removals
- b) Refinish / Reinstall Fence
- c) Modify / Reinstall Cap Stone
- d) Concrete Foundations

### SCOPE

This specification covers the removals, refinishing, and reinstatement of the Beaver Fence around the private property at 472 Richmond Street, including general design requirements and new concrete foundations.

The work shall be undertaken by skilled workers in the field of metal fence fabrication, masonry and concrete, with more than 10 years experience in their fields.

### REFERENCES

This specification refers to the following standards, specifications or publications:

Ontario Provincial Standard Specifications, Construction:

OPSS 510	Removals
OPSS 902	Excavating and Backfilling for Structures
OPSS 904	Concrete Structures
OPSS 905	Reinforcement for Concrete

### SUBMISSIONS AND DESIGN REQUIREMENTS

Identify the names and experience of staff proposed for the work, as well as the location of the shop undertaking the metal work.

Three (3) weeks prior to the commencement of work for each segment of the work, the Contractor shall provide the following submissions.

1. Removals Plan:
  - Outline the methodology, equipment, cutting details, protection of components, transportation, extents of removal and equipment.
2. Refinishing/Refurbishment Plan:
  - Fencing: Outline methodologies for all work, connection details, welding details, shop details, coating systems and staff experience (who are undertaking the work).
  - Cap Stone and end posts: Outline methodologies for all work, new materials (including samples), connections, shop and staff undertaking the work.
3. Concrete Placement Plan:
  - Reinforcing steel shop drawings, formwork details, concrete mix design.



The Contractor is responsible for the connections and methodology of working with the cast iron fence work. Utilized staff who are experienced working with cast iron.

Design Intent: Although the railing system will not perform the function as a “guard” as defined in the OBC, the railing system should provide a suitable lateral strength to prevent injury to the public. The intention of the refurbished design and reinstated posts is to provide a similar lateral point load capacity (as possible) to the OBC, or 1 kN (225 lbs).

With assistance provided by the Contract Administrator, the Contractor shall obtain approval from the property owner to enter the property.

## **MATERIALS**

Reuse existing fence materials. Addition pieces of the fence will be provided to the contractor for use in the refurbishment. New components may be fabricated to suit deteriorated / missing pieces and shall be cast iron to match the existing fencing.

Concrete shall have a compressive strength of 32 MPa according to OPSS 1350 (exposure class C-1). Reinforcing steel for concrete shall be Grade 400W according to OPSS 905.

As applicable, dowels into the stone cap units shall be chemical adhesive type (according to the MTO designated sources list) and stainless steel dowels.

Non-shrink grout shall be non-gassing.

Mortar used bedding and pointing for stonework shall conform to CSA A179, consisting of Type SA Hydrated Lime.

Grout for post to cap connections shall be non-shrink, cementitious grout, non-metallic, with no chlorides (SikaGrout-212 or equal).

## **CONSTRUCTION**

Adequate access shall be provided to the work area for general construction, inspection of work (by the Contract Administrator), and in the performance of the Contractor’s work.

Provide to removals, review site conditions, measure all dimensions and survey elevations of the cap stone. Modify proposed methodologies to suit the conditions.

Carefully remove and dismantle existing fence, pillars and cap stones in sections. Sawcut horizontal and vertical mortared joints of the cap stone to facilitate removals. Strategically cut horizontal rails in locations for later reinstatement but minimize total number of cuts. Catalogue all components of the fencing and cap stone. Clean old mortar from the caps by grinding or other means which will not damage the stone.

Excavate according to OPSS 902 and remove the existing concrete wall according to OPSS 510.

Mark and stake on site the proposed layout arrangement of the new railing location. Modify arrangement as required to suit conditions. Schedule a meeting with the Contract Administrator and property owner to review and signoff on the arrangement. Elevations shall be based on a survey of existing grades and suit straight vertical alignment between end sections.

Undertake rehabilitation of the railing system (in a shop setting) including all connections and joints to ensure overall competency of the fencing system. Remove the existing coating system by abrasive blast cleaning or mechanical means. Modify (by utilizing extra railing, extra owner supplied pieces and new fabrications), the existing railing to ensure that each section contains the beaver emblem and provides a

consistent / similar aesthetic appearance. Recoat railing system with a durable prime and top cop suitable for the material and surface.

Review competency of cap stones and replace damaged stones with similar stone pieces where required. Modify existing cap stone as required to suit the new arrangement and post locations. Cut new cap stone pieces to the same geometry as the existing piece.

Construct reinforced concrete foundation walls according to OPSS 904 and 905. Dowel ends of wall into existing walls with 15M@300 dowels placed vertically in the centre of the wall. Cure concrete wall. Backfill wall according to OPSS 902.

Install and connect cap stone to foundation walls according to the proposed and accepted Refinishing/Refurbishment Plan. Install and connect railing system to cap stone with pintles placed at the cap stone joints. according to the proposed and accepted Refinishing/Refurbishment Plan. Install all components plumb.

### **MEASUREMENT FOR PAYMENT**

There will be no measurement for these lump sum tender items.

Payment shall be in accordance with the following schedule, subject to any applicable holdbacks:  
Payment shall be according to the percentage complete at any progress draw.

### **BASIS OF PAYMENT**

Payment at the contract price for the above item shall be full compensation for all labour, equipment and material to do the work, including all design and quality control activities.

**City of London**

Conservation Plan: 472 Richmond Street, St. Paul's Cathedral - the "Beaver Fence"  
Downtown Loop Bus Rapid Transit and Infrastructure Improvements

## **Appendix C: Eight Guiding Principles in the Conservation of Built Heritage Properties**



## Eight Guiding Principles in the Conservation of Built Heritage Properties

The following guiding principles are ministry statements in the conservation of built heritage properties and are based on international charters which have been established over the century. These principles provide the basis for all decisions concerning good practice in heritage conservation around the world. Principles explain the "why" of every conservation activity and apply to all heritage properties and their surroundings.

### 1. RESPECT FOR DOCUMENTARY EVIDENCE:

**Do not base restoration on conjecture.**

Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.

### 2. RESPECT FOR THE ORIGINAL LOCATION:

**Do not move buildings unless there is no other means to save them.**

Site is an integral component of a building or structure. Change in site diminishes cultural heritage value considerably.

### 3. RESPECT FOR HISTORIC MATERIAL:

**Repair/conservate - rather than replace building materials and finishes, except where absolutely necessary.**

Minimal intervention maintains the heritage content of the built resource.

### 4. RESPECT FOR ORIGINAL FABRIC:

**Repair with like materials.**

Repair to return the resource to its prior condition, without altering its integrity.

### 5. RESPECT FOR THE BUILDING'S HISTORY:

**Do not restore to one period at the expense of another period.**

Do not destroy later additions to a building or structure solely to restore to a single time period.

### 6. REVERSIBILITY:

**Alterations should be able to be returned to original conditions. This conserves earlier building design and technique.**

e.g. When a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.

### 7. LEGIBILITY:

**New work should be distinguishable from old.**

Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.

### 8. MAINTENANCE:

**With continuous care, future restoration will not be necessary.**

With regular upkeep, major conservation projects and their high costs can be avoided.

For more information, please call the Ministry of Culture at (416) 212-0644 or Toll Free at 1-866-454-0049 or refer to the website at [www.culture.gov.on.ca](http://www.culture.gov.on.ca).

Spring 2007

*Disponible en français*

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The information contained in this InfoSheet should not be relied upon as a substitute for specialized legal or professional advice in connection with any particular matter.

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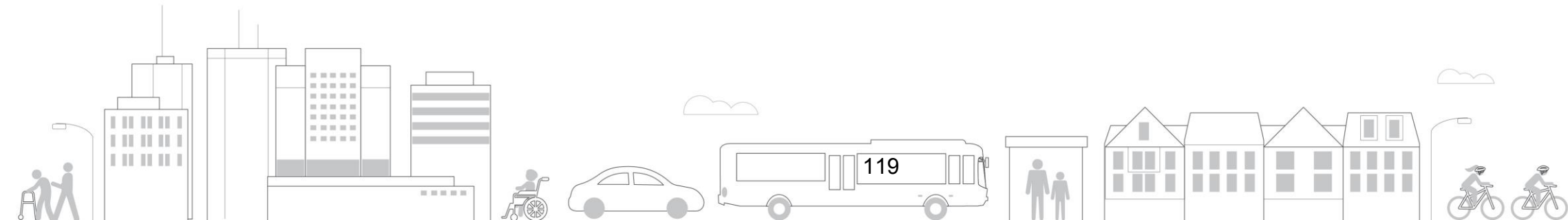
# Mobility Master Plan

London Advisory  
Committee on Heritage  
February 9, 2022



# Presentation Overview

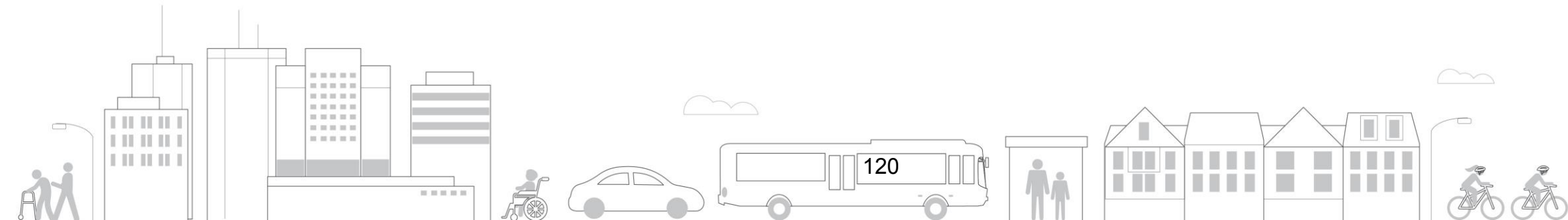
- Context
- Scope
- Schedule
- Engagement
- Draft Vision & Guiding Principles





“Mobility is the movement of people and goods through, and beyond, the city from one location to another in a safe, accessible, convenient, and affordable manner”

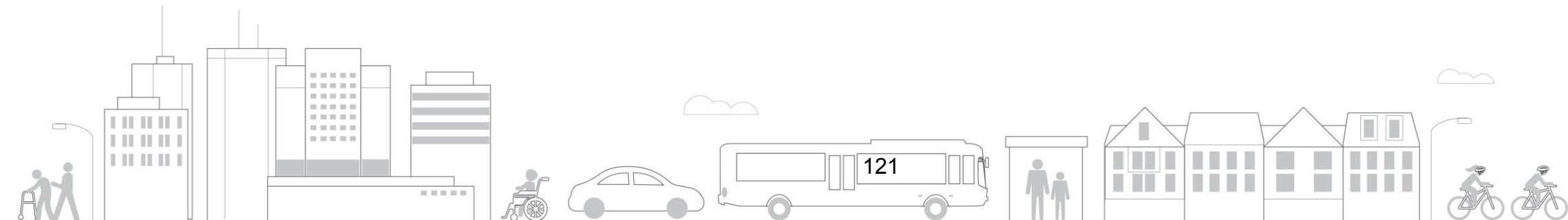
-The London Plan (2016)





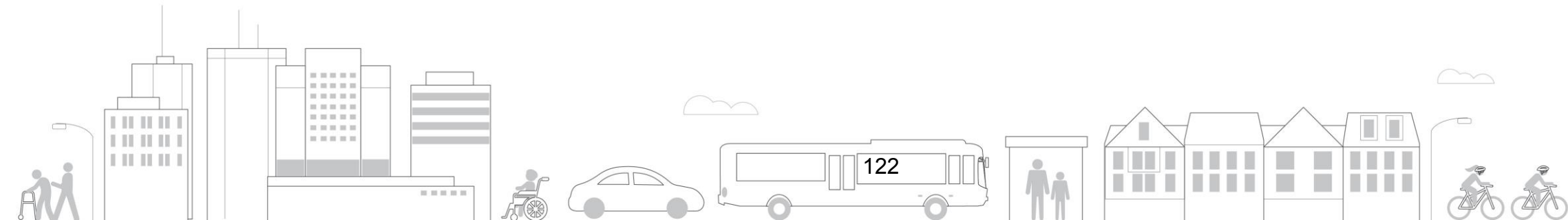
# Context

- Smart Moves Transportation Master Plan (2013)
- London Road Safety Strategy (2014)
- The London Plan (2016)
- London ON Bikes Cycling Master Plan (2016)
- Rapid Transit Master Plan (2017)
- Complete Streets Design Manual (2018)
- Council Strategic Plan (2019 – 2023)
- Community Diversity and Inclusion Strategy (2019)
- Safe Cities London Action Plan (2020)
- Multi-Year Accessibility Plan (in development)
- Climate Emergency Action Plan (in development)

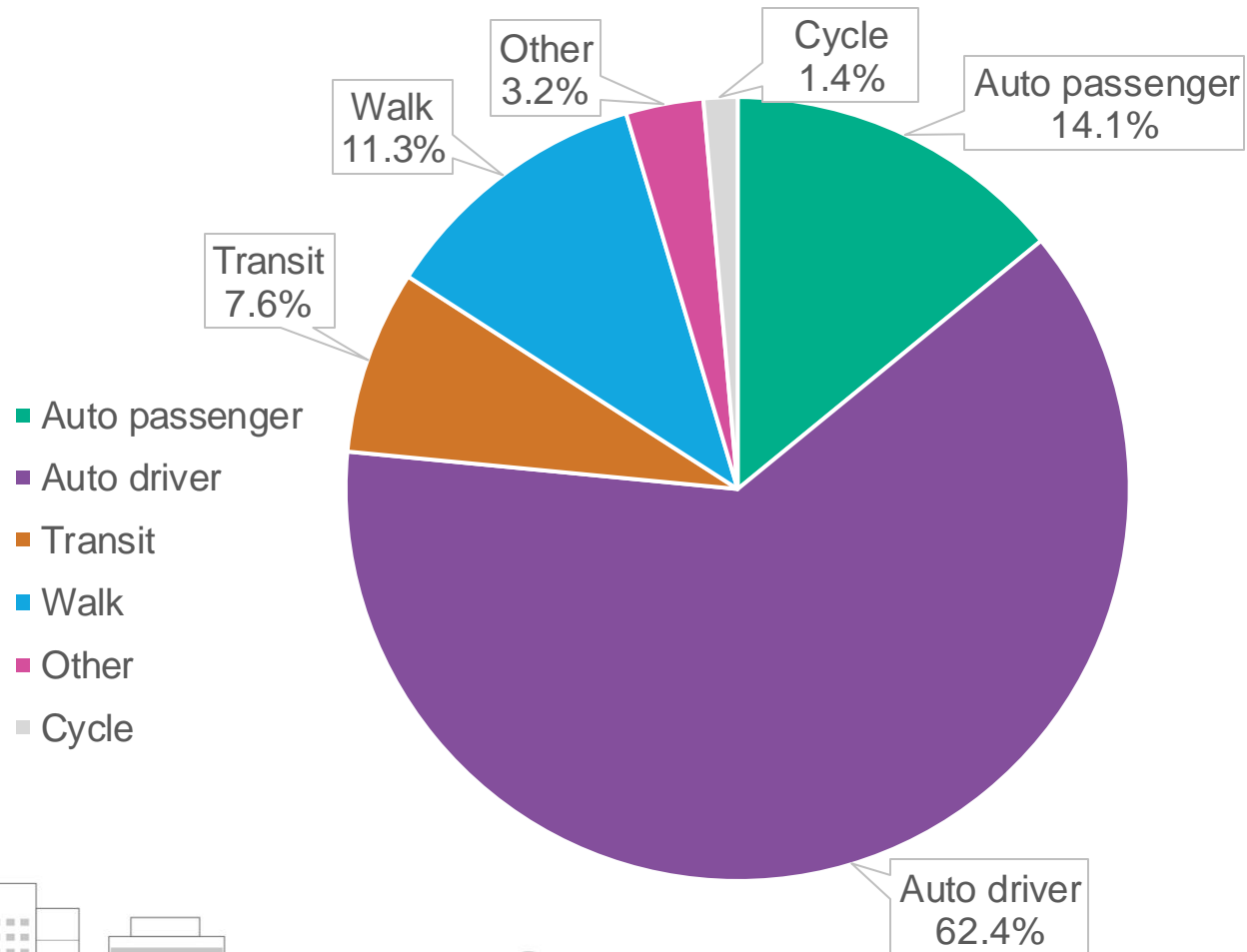


# Mobility Facts

- Londoners make an average of 3.4 trips per day; that adds up to 1.63 million trips each day
- 5.2 km is the average trip distance within London
- 273,000 vehicles are registered in London (almost one per adult)
- COVID-19 has resulted in reduced transit and automobile travel and increased walking and cycling
- Automobile use has declined but still generates more than 1/3 of greenhouse gas emissions
- Access to transportation is linked to low London labour market participation

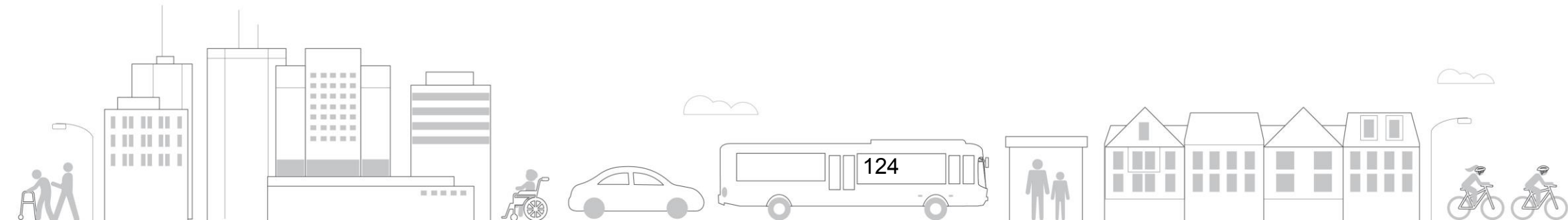
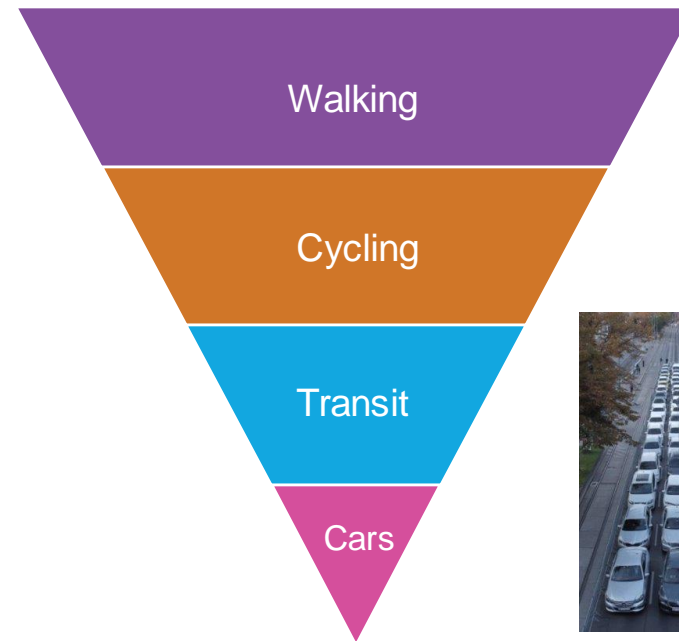


# 2016 Daily Mode Share



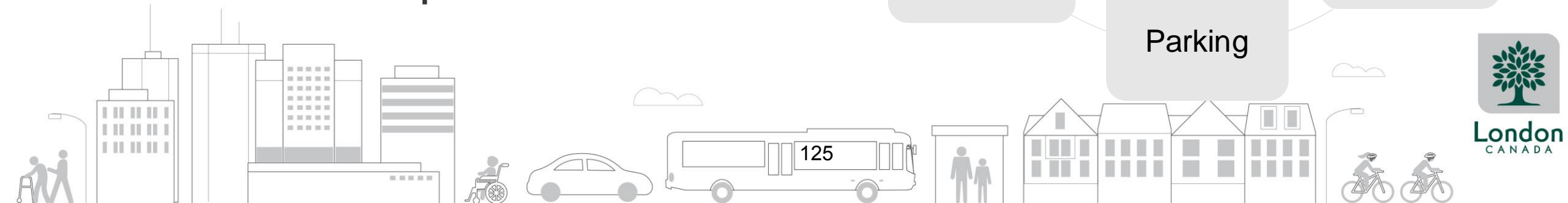
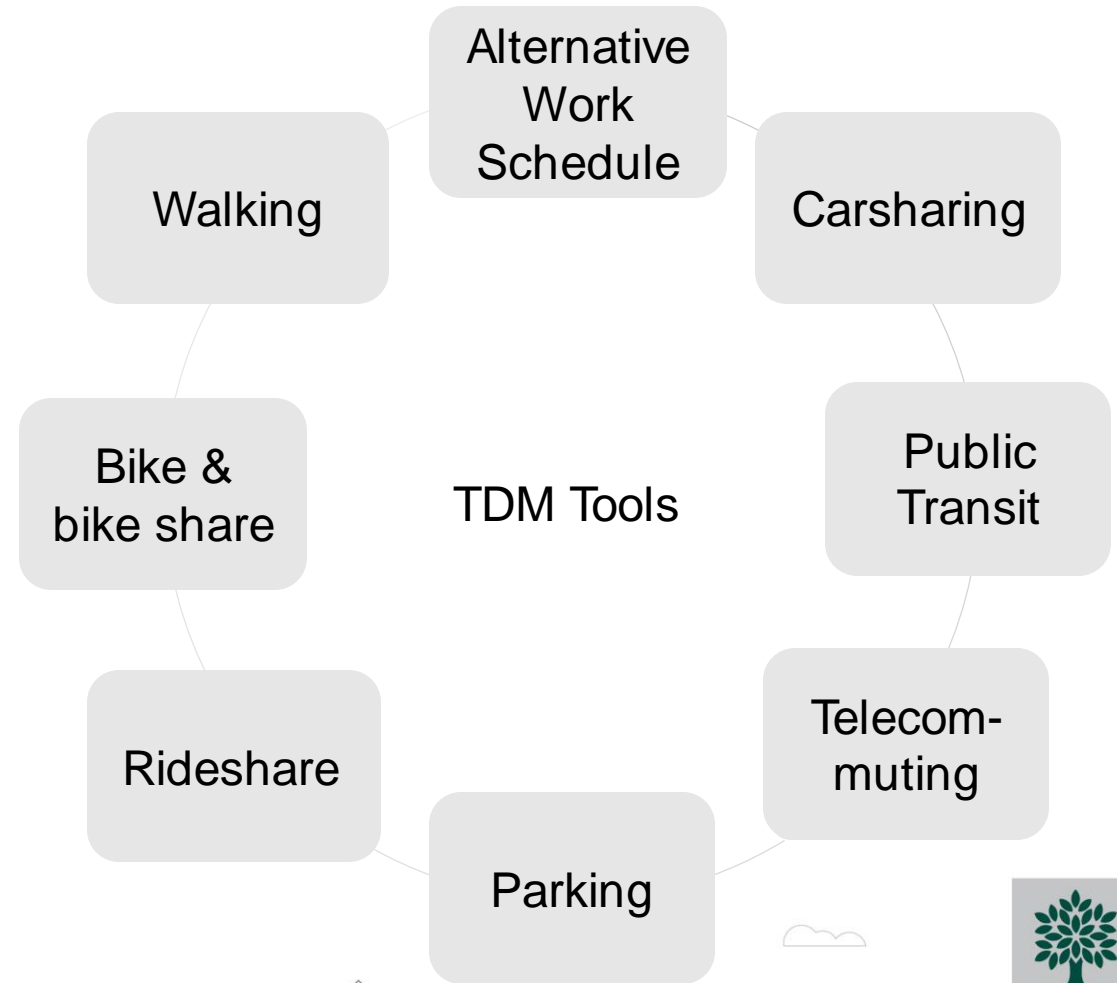
# Scope Considerations

- Moving people
- Multi-modal level of service
- Cycling
- Equity and inclusion
- Link to land use
- Reducing auto-dependency



# Scope Considerations

- Climate lens
- Transportation Demand Management (TDM)
- Data collection and modelling
- Operations & winter maintenance
- Financial implications



# Schedule



## Phase 1: Establish shared vision & understand needs

**Fall 2021 – Spring 2022**

- Establish community connections
- Provide education opportunities
- Consult on vision and guiding principles
- Learn about mobility experiences, goals, and barriers

## Phase 2: Explore solutions & make connections

**Summer 2022 – Winter 2023**

- Identify opportunities and challenges
- Link feedback to existing policies, plans and programs and identify gaps
- Collect people-trip information
- Develop options for future mobility networks
- Identify opportunities for community empowerment

## Phase 3: Confirm & refine path forward

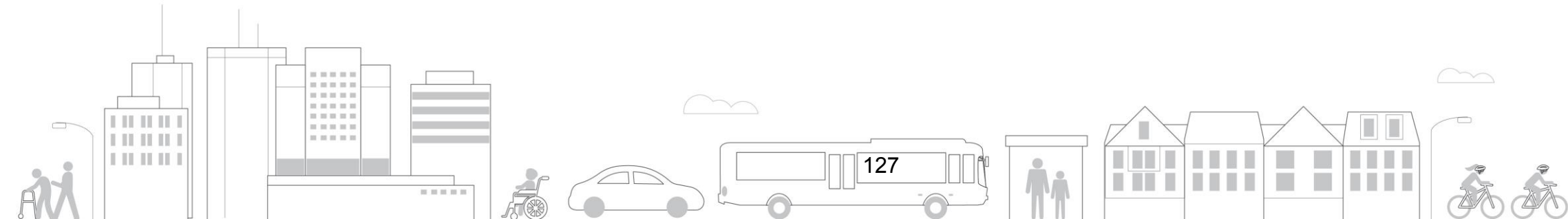
**Spring 2023 – Winter 2024**

- Begin drafting Mobility Master Plan
- Forecast budgets needed to carry out the plan
- Revisit recommendations with most impacted groups
- Present & publish final plan



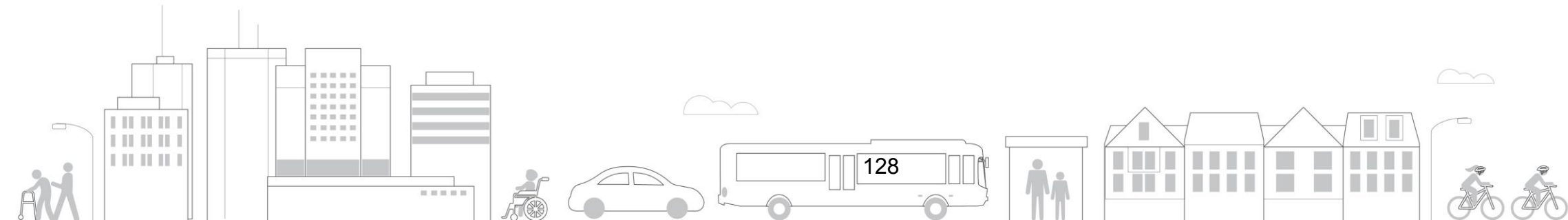
# Engagement Framework

- Follow equitable engagement best practices
- Use IAP2 Spectrum of Public Participation
- Leverage existing networks (e.g., Advisory Committees)
- Form a Community Engagement Panel
- Recruit Community Connectors
- Complete a demographics data analysis
- Ensure representation from Indigenous people, Black people, people of colour and other equity-deserving groups
- Identify and address engagement barriers
- Establish clear feedback loops



# Draft Vision Statement

“In 2050, Londoners of all identities, abilities and means will have viable mobility options to allow them to move throughout the city safely and efficiently. The movement of people and goods will be environmentally sustainable, affordable, and supportive of economic growth and development.”







### **Environmentally sustainable:**

Take bold action to address climate change and design and move in ways that protect and enhance the natural environment.

### **Integrated, connected and efficient:**

Strengthen community and the economy with better access to people, places, goods and services as London grows.

## **Mobility Master Plan Guiding Principles**

### **Financially sustainable:**

Ensure mobility and its infrastructure is affordable for current and future generations.

### **Equitable:**

Recognize diverse mobility needs and embed equity into decision making to enable everyone to move through the city.

### **Healthy and safe:**

Promote and protect the physical, mental and social wellbeing of all and encourage active living.



**London**  
CANADA

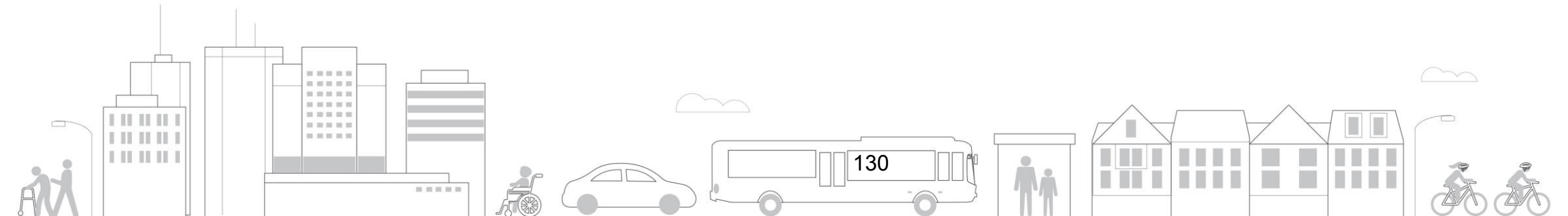
# Staying Connected

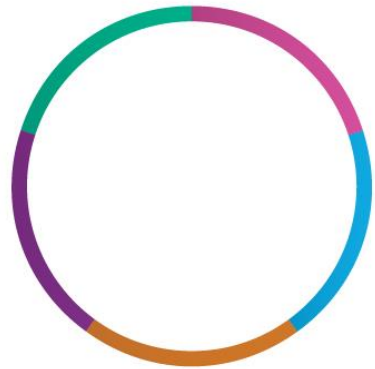
For project updates:

- Subscribe to email list
- Visit web page:  
[getinvolved.london.ca/mobility-master-plan](http://getinvolved.london.ca/mobility-master-plan)

To contact the team:

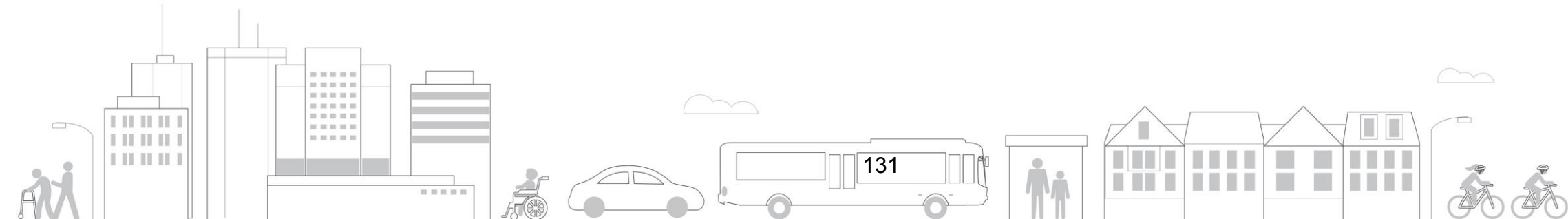
- [mmp@london.ca](mailto:mmp@london.ca)
- 519-661-4580





# A Better London For All

↓  
Mobility Master Plan



London  
CANADA

# London Advisory Committee on Heritage

## Report

1st Meeting of the London Advisory Committee on Heritage

December 8, 2021

Advisory Committee Virtual Meeting - during the COVID-19 Emergency

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

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

ALSO PRESENT: L. Dent, K. Gonyou, M. Greguol, L. Jones, B. O'Hagan, M. Schulthess and P. Yanchuk

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

### 1. Call to Order

#### 1.1 Disclosures of Pecuniary Interest

L. Jones discloses a pecuniary interest in Item 4.3 of the 1st Report of the London Advisory Committee on Heritage, having to do with a Cultural Heritage Assessment Report - Windermere Road Improvements - City of London, by indicating that her employer is involved in this matter.

### 2. Consent

#### 2.1 11th Report of the London Advisory Committee on Heritage

That it BE NOTED that the 11th Report of the London Advisory Committee on Heritage, from its meeting held on November 10, 2021, was received.

#### 2.2 Notice of Planning Application - Zoning By-law Amendment - 4519, 4535, 4557 Colonel Talbot Road

That it BE NOTED that the Notice of Application, dated November 15, 2021, from A. Riley, Senior Planner, with respect to a Zoning By-law Amendment related to the properties located at 4519, 4535 and 4557 Colonel Talbot Road, was received.

#### 2.3 Notice of Planning Application - Official Plan and Zoning By-law Amendments - 952 Southdale Road West

That it BE NOTED that the Notice of Planning Application, dated November 10, 2021, from B. Debbert, Senior Planner, with respect to Official Plan and Zoning By-law Amendments related to the property located at 952 Southdale Road West, was received.

#### 2.4 Notice of Planning Application - Official Plan and Zoning By-law Amendments - 3207 Woodhull Road

That it BE NOTED that the Notice of Planning Application, dated November 10, 2021, from B. Debbert, Senior Planner, with respect to Official Plan and Zoning By-law Amendments related to the property located at 3207 Woodhull Road, was received.

### **3. Sub-Committees and Working Groups**

#### **3.1 Stewardship Sub-Committee Report**

That it BE NOTED that the Stewardship Sub-Committee Report, from its meeting held on November 24, 2021, was received.

### **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**

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 located 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:

- 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;
- 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;
- 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;
- a security for landscape be taken to ensure the condition above is implemented within an appropriate timeframe;
- 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; and,
- 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;

it being further 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.

4.2 Heritage Alteration Permit Application by K. and C. Siemens for the property located at 59 Albion Street, Blackfriars/Petersville Heritage Conservation District

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 located at 59 Albion Street, within the Blackfriars/Petersville Heritage Conservation District, BE APPROVED with the following term and condition:

- any future repair, alterations, or replacement to the railing system require the implementation of the squared wooden spindles approved through HAP21-018-D;

it being noted that the communication, as appended to the Added Agenda, from C. Siemens, with respect to this matter, was received.

4.3 Cultural Heritage Assessment Report - Windermere Road Improvements - City of London

That it BE NOTED that the London Advisory Committee on Heritage supports the research and recommendations of the revised Cultural Heritage Assessment Report (CHAR), dated December 3, 2021, from Stantec Consulting Ltd., with respect to the Windermere Road Improvements in the City of London, as appended to the Added Agenda; it being noted that the above-noted CHAR, the Memo, dated December 6, 2021, from P. Yanchuk, Transportation Design Engineer, and the verbal delegations from K. Welker and F. Smith, Stantec, with respect to this matter, were received.

4.4 Heritage Planners' Report

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

**5. Additional Business**

5.1 (ADDED) Notice of Study Commencement - Kensington Bridge Environmental Assessment

That it BE NOTED that the Notice of Study Commencement, dated November 30, 2021, from K. Grabowski, City of London and J. Pucchio, AECOM Canada Ltd., with respect to the Kensington Bridge Environmental Assessment, was received.

**6. Adjournment**

The meeting adjourned at 6:30 PM.



# MEMO

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

**From:** Kyle Gonyou, Heritage Planner  
Laura Dent, Heritage Planner  
Michael Greguol, Heritage Planner

**Date:** February 2, 2022

**Re:** **2021 Heritage Planning Program**

---

## Overview

The following provides a summary of the 2021 Heritage Planning Program.

At the end of 2021, the City of London has:

- 3,947 heritage designated properties, including:
  - 3,612 properties in London's seven Heritage Conservation Districts designated pursuant to Part V of the *Ontario Heritage Act*
  - 102 properties designated pursuant to Parts IV and V of the *Ontario Heritage Act*
  - 233 individual properties designated pursuant to Part IV of the *Ontario Heritage Act*
- 2,223 heritage listed properties, including:
  - One cultural heritage landscape

In total, 6,170 heritage listed and designated properties are included on the City's Register of Cultural Heritage Resources.

## London Advisory Committee on Heritage

The LACH, and its sub-committees, continued to meet virtually during COVID-19 to meet its mandate and the City's obligations under the *Ontario Heritage Act*. The LACH continued to fulfill its mandate by commenting on cultural heritage matters, including demolitions, Heritage Alteration Permit application, designations, and planning and development applications.

Due to the global pandemic and limitations on in-person events, London's bid for the Ontario Heritage Conference has been shifted to 2023.

## Amendments to the *Ontario Heritage Act*

On July 1, 2021, amendments to the *Ontario Heritage Act* in Bill 108 were proclaimed in force and effect. The new Ontario Regulation 385/21 also came into force and effect.

These amendments and new requirements in regulation affect decision-making processes for cultural heritage resources, including:

- Limiting Municipal Council's ability to designate a property during a "prescribed event" (application for an Official Plan amendment, application for a Zoning By-law amendment, or an application for a Plan of Subdivision)
- Introducing new objection process, in addition to appeal process, for heritage designation
- Eliminating the Conservation Review Board and directing all *Ontario Heritage Act* appeals to the Ontario Land Tribunal
- Changing the process to add a property to a Register by introducing a notice requirement

The Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) is expected to provide updated guidance on these amendments through revisions to the Ontario Heritage Toolkit.

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

In 2021, no properties were added to the Register of Cultural Heritage Resources. Following evaluation of their potential cultural heritage value or interest, 44 properties were removed from the Register of Cultural Heritage Resources by resolution of Municipal Council (see List 1).

### **Individually Designated Heritage Properties**

The following properties were designated pursuant to Part IV of the *Ontario Heritage Act* by Municipal Council in 2021:

- 75 Langarth Street East, By-law No. L.S.P.-3488-36
- 3303 Westdel Bourne, By-law No. L.S.P.-3490-112

In 2021, Municipal Council issued its Notice of Intent to Designate the following properties:

- Health Services Building, 346 South Street
- War Memorial Children's Hospital, 392 South Street
- Clarke House, 1903 Avalon Street
- 44 Bruce Street
- 46 Bruce Street

Following the objection period and should no objections be received, heritage designating by-laws will be brought forward for passage and registered following the appeal period (should no appeals be received) in 2022.

The Conservation Review Board hearing regarding the heritage designation of the property at 247 Halls Mill Road has not yet been resolved.



## Heritage Conservation Districts

Staff continued to implement the Heritage Conservation District Street Sign program. Heritage Conservation District Street Signs were installed in the Wortley Village-Old South Heritage Conservation District in late 2021.



Image 1: New Wortley Village-Old South Heritage Conservation District street sign installed at the intersection of Askin Street and Wortley Road.

## Heritage Alteration Permits (HAPs)

Eight-six (86) Heritage Alteration Permit applications were processed in 2021 (see List 2). Of those, 16 Heritage Alteration Permit applications required consultation with the LACH and a decision by Municipal Council. This is consistent with the number of Heritage Alteration Permit applications requiring LACH consultation in 2019 and 2020.

The remaining 70 Heritage Alteration Permit applications were processed pursuant to the Delegated Authority By-law. This is reasonably consistent with the number of Heritage Alteration Permit applications processed in 2020 (64 HAPs) but fewer Heritage Alteration Permit application than in 2019 (127 HAPs).

Both charges laid in 2020 for violation of the *Ontario Heritage Act* were resolved in 2021, resulting in guilty pleas and fines. Enforcement of the requirements of the *Ontario Heritage Act* with respect to heritage designating by-laws and Heritage Alteration Permits for properties continues to be a challenge.

## Demolition Requests

Three demolition requests were received for heritage listed properties in 2021. Municipal Council did not designate these properties pursuant to the *Ontario Heritage*

Act and these properties were removed from the Register of Cultural Heritage Resources in 2021:

- 126 Price Street
- 88 Wellington Road
- 92 Wellington Road

A demolition request was received for the Anne Eadie Park Stage at Western Fair (900 King Street), a heritage listed property. Following consultation with the LACH, Municipal Council consented to the demolition but retained the property on the Register of Cultural Heritage Resources.

Demolition requests were received for 2 heritage designated properties in 2021. Following consultation with the LACH, Municipal Council refused the demolition request for the building on the individual heritage designated property at 93-95 Dufferin Avenue. A subsequent Heritage Alteration Permit was approved with terms and conditions, which incorporates the north (main) and west façades into a development at the property.

Following consultation with the LACH, Municipal Council approved the demolition request for the building at 50 King Street, in the Downtown Heritage Conservation District, with terms and conditions. The property at 50 King Street was the former County Administration Building (1959, with major alteration/addition in 1986), later home to the Middlesex London Health Unit. It was sold, with the old Court House (399 Ridout Street North), by Middlesex County to the current property owner in 2019.

The refusal of the demolition request for 183 King Street, located in the Downtown Heritage Conservation District, was appealed to the Ontario Municipal Board (OMB) in 2015 and has not yet been resolved.

Staff complete Step 2 of the Required Clearances for Demolition Permit form for 103 properties in 2021.

### **Municipally Owned Heritage Properties**

Restoration work continued on the City's municipally owned heritage properties while the Conservation Master Plans are underway to guide capital investments over the next 10 years.

In 2021, the restoration of the porch at Grosvenor Lodge was finished and restoration work on the windows was largely completed. This work included the removal of all of the windows of Grosvenor Lodge, including their storm windows, for off-site restoration. The windows are now operable, with spring bronze weather stripping installed. "Cathedral style" storm windows were installed on the upper windows of the main façade, which allow a better view of the Tudor arch windows.



*Image 2: Work underway to install the recently restored storm windows at Grosvenor Lodge.*



*Image 3: Inspecting the new "Cathedral style" storm windows on the upper front windows at Grosvenor Lodge.*



*Image 4: Detail of the window opening hardware, security, and spring bronze weather stripping installed on one of the windows at Grosvenor Lodge.*

In addition, a small plaster restoration project was completed at Eldon House. Security updates were also completed at Grosvenor Lodge and Elsie Perrin Williams Estate.

Following extensive consultation and local consensus building, an application to nominate Labatt Park as a National Historic Site of Canada was submitted to the Historic Sites and Monuments Board of Canada in December 2021.

### **Ontario Land Tribunal Appeals**

Two decisions of Municipal Council on planning applications on-site or adjacent to heritage designated properties were appealed to the Ontario Land Tribunal in 2021:

- Z-9155, 725-735 Dundas Street
- OZ-9157, 435-451 Ridout Street North

**List 1: Properties Removed from the Register of Cultural Heritage Resources by resolution of Municipal Council in 2021**

1. 1033-1037 Dundas Street
2. 1 Kennon Place
3. 126 Price Street
4. 19 Raywood Avenue
5. 32 Wellington Road
6. 34 Wellington Road
7. 88 Wellington Road
8. 90 Wellington Road
9. 92 Wellington Road
10. 98 Wellington Road
11. 118 Wellington Road
12. 120 Wellington Road
13. 122 Wellington Road
14. 124-126 Wellington Road
15. 134 Wellington Road
16. 136 Wellington Road
17. 138 Wellington Road
18. 140 Wellington Road
19. 142 Wellington Road
20. 166 Wellington Road
21. 220 Wellington Road
22. 247 Wellington Road
23. 249 Wellington Road
24. 251 Wellington Road
25. 253-255 Wellington Road
26. 261 Wellington Road
27. 263 Wellington Road
28. 265 Wellington Road
29. 269 Wellington Road
30. 267 Wellington Road
31. 271 Wellington Road
32. 273 Wellington Road
33. 275 Wellington Road
34. 285 Wellington Road
35. 287 Wellington Road
36. 289 Wellington Road
37. 297 Wellington Road
38. 301 Wellington Road
39. 303 Wellington Road
40. 327 Wellington Road
41. 331 Wellington Road
42. 333 Wellington Road
43. 72 Wellington Road
44. 44 Wellington Road

## List 2: Heritage Alteration Permit applications in 2021 by Approval Type

### Municipal Council Approval

1. HAP21-001-L, 330 St James Street, Bishop Hellmuth HCD – refusal
2. HAP21-007-L, 179 Dundas Street, Downtown HCD
3. HAP21-014-L, 181 Dundas Street, Downtown HCD
4. HAP21-026-L, 16 Cummings Avenue, Blackfriars/Petersville HCD
5. HAP21-027-L, 574 Maitland Street, East Woodfield HCD
6. HAP21-028-L, 426 St James Street, Part IV
7. HAP21-030-L, 40-42 Askin Street, Part IV and Wortley Village-Old South HCD – refusal
8. HAP21-031-L, 2096 Wonderland Road North, Part IV
9. HAP21-039-L, 330 St James Street, Bishop Hellmuth HCD
10. HAP21-042-L, 827 Elias Street, Old East HCD – refusal
11. HAP21-049-L, 329 Richmond Street, Downtown HCD
12. HAP21-056-L, 40- 42 Askin Street, Part IV and Wortley Village-Old South HCD
13. HAP21-059-L, 228-230 Dundas Street, Downtown HCD
14. HAP21-070-L, 64 Duchess Avenue, Wortley Village-Old South HCD
15. HAP21-076-L, 466-468 Queens Avenue, West Woodfield HCD
16. HAP21-079-L, 59 Albion Street, Blackfriars/Petersville HCD

### Delegated Authority Approval

1. HAP21-002-D, 123 Dundas Street, Downtown HCD
2. HAP21-003-D, 789 Lorne Avenue, Old East HCD
3. HAP21-004-D, 304 Oxford Street East, Bishop Hellmuth HCD
4. HAP21-005-D, 129-131 Wellington Street, Part IV
5. HAP21-006-D, 550 Dufferin Avenue, East Woodfield HCD
6. HAP19-104-D-a, 27 Kensington Avenue, Blackfriars/Petersville HCD
7. HAP21-008-D, 106 Askin Street, Wortley Village-Old South HCD
8. HAP21-009-D, 560 English Street, Old East HCD
9. HAP21-010-D, 51 Albion Street, Blackfriars/Petersville HCD
10. HAP21-011-D, 181 Dundas Street, Downtown HCD
11. HAP21-012-D, 841 Elias Street, Old East HCD
12. HAP21-013-D, 353 Richmond Street, Part IV and Downtown HCD
13. HAP21-015-D, 107 Bruce Street, Wortley Village-Old South HCD
14. HAP21-016-D, 211 Dundas Street, Downtown HCD
15. HAP21-017-D, 815 Talbot Street, Part IV
16. HAP21-018-D, 59 Albion Street, Blackfriars/Petersville HCD
17. HAP21-019-D, 93-95 Dufferin Avenue, Part IV
18. HAP21-020-D, 21 Palace Street, East Woodfield HCD
19. HAP21-021-D, 352-358 Talbot Street, Downtown HCD
20. HAP21-022-D, 307 Hyman Street, West Woodfield HCD
21. HAP21-023-D, 14 Mount Pleasant Avenue, Blackfriars/Petersville HCD
22. HAP21-024-D, 316 Grosvenor Street, Bishop Hellmuth HCD
23. HAP22-025-D, 318 Grosvenor Street, Bishop Hellmuth HCD
24. HAP21-029-D, 562 Dufferin Avenue, East Woodfield HCD

25. HAP21-019-D-a, 93-95 Dufferin Avenue, Part IV
26. HAP20-018-D-a, 115 Dundas Street, Downtown HCD
27. HAP21-032-D, 272 Dundas Street – ROW, Downtown HCD
28. HAP21-033-D, 216 York Street, Downtown HCD
29. HAP21-034-D, 893 Elias Street, Old East HCD
30. HAP21-035-D, 875 Hellmuth Avenue, Bishop Hellmuth HCD
31. HAP21-036-D, 380 Wellington Street, Downtown HCD
32. HAP21-037-D, 63 Thornton Avenue, Part IV
33. HAP21-038-D, 498 Dufferin Avenue, East Woodfield HCD
34. HAP21-040-D, 275 Dundas Street, Downtown HCD
35. HAP21-041-D, 392 Richmond Street, Downtown HCD
36. HAP21-043-D, 252 Dundas Street, Downtown HCD
37. HAP21-044-D, 109 Duchess Avenue, Wortley Village-Old South HCD
38. HAP21-045-D, 469 Princess Avenue, East Woodfield HCD
39. HAP21-046-D, 187 Dundas Street, Downtown HD
40. HAP21-047-D, 489 Dufferin Avenue, East Woodfield HCD
41. HAP21-048-D, 577 Maitland Street, West Woodfield HCD
42. HAP21-050-D, 256 Dundas Street, Downtown HCD
43. HAP21-006-D-a, 550 Dufferin Avenue, East Woodfield HCD
44. HAP21-051-D, 215 Dundas Street, Downtown HCD
45. HAP21-052-D, 325 Victoria Street, Part IV
46. HAP21-051-D-a, 215 Dunas Street, Downtown HCD
47. HAP21-053-D, 16 Cathcart Street, Wortley Village-Old South HCD
48. HAP21-054-D, 355 Clarence Street, Downtown HCD
49. HAP21-055-D, 256 Dundas Street, Downtown HCD
50. HAP21-057-D, 706 Princess Avenue, Old East HCD
51. HAP21-058-D, 42 Albion Street, Blackfriars/Petersville HCD
52. HAP21-060-D, 498 Dufferin Avenue, East Woodfield HCD
53. HAP21-061-D, 62 Albion Street, Blackfriars/Petersville HCD
54. HAP21-062-D, 20 Grosvenor Street, Part IV
55. HAP21-063-D, 9 Napier Street, Blackfriars/Petersville HCD
56. HAP21-064-D, 16 Cathcart Street, Wortley Village-Old South HCD
57. HAP21-065-D, 779 Queens Avenue, Old East HCD
58. HAP21-066-D, 304 Talbot Street, Downtown HCD
59. HAP21-067-D, 518 William Street, East Woodfield HD
60. HAP21-068-D, 12 Brighton Street, Wortley Village-Old South HCD
61. HAP21-069-D, 112 Elmwood Avenue East, Wortley Village-Old South HCD
62. HAP21-071-D, 877 Waterloo Street, Bishop Hellmuth HCD
63. HAP21-072-D, 527 Quebec Street, Old East HCD
64. HAP21-074-D, 39 Ridout Street South, Wortley Village-Old South HCD
65. HAP21-075-D, 169-173 Dundas Street, Downtown HCD
66. HAP21-077-D, 275 Dundas Street, Downtown HCD
67. HAP21-078-D, 516 Elizabeth Street, Old East HCD
68. HAP21-080-D, 473 Colborne Street, West Woodfield HCD
69. HAP21-081-D, 1 Rogers Avenue, Blackfriars/Petersville HCD
70. HAP21-082-D, 916 Queens Avenue, Old East HCD

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# Insurance and Heritage Properties

In the past year, the National Trust has received numerous reports of insurance policies on heritage properties are being cancelled with 24-hour notice, not being renewed, or being rejected with no clear rationale. This is putting buildings at risk and putting inappropriately large financial burden on the owners of these buildings. Why is this happening, and what can be done?

The bigger picture is that the Canadian insurance industry is in near-crisis mode, and heritage properties are playing a small but significant role in the turmoil. As in the mid-2000s when there were similar insurance pressures, the industry is currently in a very “hard” market: it is having to pay out massive claims due to extreme weather events and is now going to great lengths to minimize any other risks it can. The result is that any property that has unknown factors or risks – whether real, perceived or misunderstood – are being questioned or rejected. Older buildings, especially designated heritage buildings, appear to have become a target of this approach.

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## **National Advocacy Opportunity! – NEW Heritage Property Owner Insurance Survey**

The National Trust for Canada and its partner organizations across the country are seeking solutions to the insurance problems currently being faced by many owners of heritage buildings. In some parts of Canada, insurance policies are being cancelled with 24-hour notice, not being renewed, or being rejected with no clear rationale.

Please fill in our 5-minute survey if you own a building or property, regardless of its age, type, use or heritage designation status. All responses will be completely anonymous. **Survey deadline: Thursday, February 17.** <https://www.surveymonkey.com/r/KLWHGD6>



**Why Fill it Out?** Your survey responses will contribute to a better understanding of the issues, provide quantitative data on the scope of the problem, and help us attract the attention of the insurance industry and governmental regulatory bodies.

**Our goal** is to work with all stakeholders (the insurance industry, property owners, governments at all levels, the heritage sector) to develop the information and training resources required to address misconceptions and prejudices against heritage buildings, and advocate for their fair and transparent treatment.

Please pass this survey along to friends, family, and neighbourhood organizations! Please contact us if you have distribution suggestions, for any questions or concerns:

[info@nationaltrustcanada.ca](mailto:info@nationaltrustcanada.ca)

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## BACKGROUND:

### Spotlight on the Problem (Present and Past):

- National Trust Gatherings (Video) – [Insurance Issues at Historic Sites](#) (December 3, 2021); [The COVID-19 Crisis and Insurance Issues at Historic Sites](#) (May 27, 2020)
- [Assurer notre patrimoine, un enjeu collectif](#) Renée Genest et Frédérique Lavoie (Continuité Été 2021 • Numéro 169)
- [Amis et propriétaires de maison anciennes du Québec \(APMAQ\)](#) – Articles on Insurance Issue
- [Getting Insurance for your Heritage Property](#) (National Trust – *Héritage*, Winter, 2005)
- [“What’s Your Policy? Owners Face Insurance Woes On Older Homes,”](#)(National Trust – *Héritage*, Spring 2004)

### Guidance and Advice Documents:

Jurisdictions and the insurance industry have resources online to inform owners how to deal with obtaining insurance for historic buildings, but the environment is rapidly evolving and the advice (while sound) may not reflect the current industry context.

- [Heritage Properties](#) (Insurance Bureau of Canada)
- [Insuring your Heritage Home](#) (Insurance Bureau of Canada)

- [Insuring Heritage Buildings](#) (Ecclesiastical)
- [Maintaining Your Heritage Property](#) (Ecclesiastical)
- [Insurance and Heritage Properties](#) (2012) Ontario Ministry of Tourism, Culture and Sport
- [Insuring Old Homes in Nova Scotia](#) (Nova Scotia Tourism, Culture, and Heritage)

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**From:** Derek Dudek

**Sent:** Wednesday, November 24, 2021 10:36 AM

**To:** Bunn, Jerri-Joanne <jbunn@London.ca>; Gonyou, Kyle <kgonyou@london.ca>; Greguol, Michael <mgreguol@london.ca>; Dent, Laura <ldent@london.ca>

**Subject:** [EXTERNAL] LACH - December Meeting

Hello Jerri, Kyle, Michael, and Laura,

I just wanted to let you know that the December meeting of LACH will be my last. I've decided that a decade (or close to it) is a long enough time to be involved, and am going to look at some new avenues for volunteering.

I have thoroughly enjoyed my time on the committee and it has been a pleasure working with you all. I think we've done some amazing work over the years and will be excited to see where things go next...albeit from a distance.

If I recall correctly, we elect a new chair at the December meeting. Can you confirm? I'd like to reach out to a potential person to nominate.

Thanks all and don't hesitate to contact me if you have any questions or concerns.

Hi Jerri,

When Derek announced that the December 2021 meeting would be his last, it reminded me that Municipal Council had made a special appointment at their meeting on June 11, 2019 for both Derek and I to remain on LACH despite being beyond the maximum length of service (see the attached letter). This additional term ended on June 30, 2021.

So considering this agreement, I am retiring from the LACH effective immediately.

I am thankful for the opportunity to have served on the committee and wish it much success with its recommendations concerning London's cultural heritage.

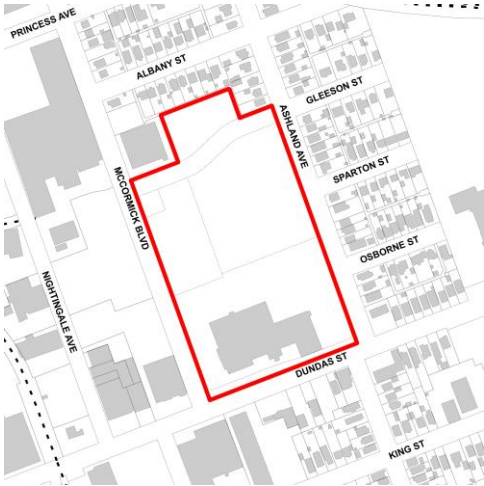
Best wishes,

John

# NOTICE OF PLANNING APPLICATION

## Draft Plan of Subdivision

### 1156 Dundas Street



**File: 39T-21508**

**Applicant: McCormick Villages Inc.**

#### What is Proposed?

Draft Plan of Subdivision to allow:

- one (1) medium density residential/commercial block
- three (3) medium density residential blocks
- one (1) park block
- one (1) future road block
- one (1) road reserve block
- all serviced by the extension of Gleeson Street

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **January 14, 2022**

Mark Johnson

mjohnson@london.ca

519-661-CITY (2489) ext. 6276

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

File: 39T-21508

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

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

Jesse Helmer

jhelmer@london.ca

519-661-CITY (2489) ext. 4004

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

# Application Details

## Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of one (1) medium density residential/commercial block, three (3) medium density residential blocks, one (1) park block, one (1) future road block, and one (1) road reserve block serviced by the extension of Gleeson Street.

**This property may also be subject to a future Zoning By-law Amendment application to facilitate the proposed development.**

## Planning Policies

These lands are currently designated as Low Density Residential, Multi-Family, Medium Density Residential, and Main Street Commercial Corridor in the 1989 Official Plan, which permits single detached, semi-detached, duplex and 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; small-scale retail uses, service and repair establishments, food stores, convenience commercial uses, personal and business services, pharmacies, restaurants, financial institutions, small-scale offices, small-scale entertainment uses, galleries, studios, community facilities such as libraries and day care centres, correctional and supervised residences, residential uses (including secondary uses) and units created through the conversion of existing buildings, or through the development of mixed-use buildings as the main uses.

The subject lands are in the Rapid Transit Corridors Place Types in The London Plan, permitting a range of residential, retail, service, office, cultural, recreational, and institutional uses, and Neighbourhoods Place Type, permitting a range of uses including single detached, townhouses and low rise apartments.

## How Can You Participate in the Planning Process?

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

### See More Information

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

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

### Reply to this Notice of Application

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

### Attend a Future Public Participation Meeting

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

# What Are Your Legal Rights?

## Notification of Approval Authority's Decision

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

## Right to Appeal to the Ontario Land Tribunal

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

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

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

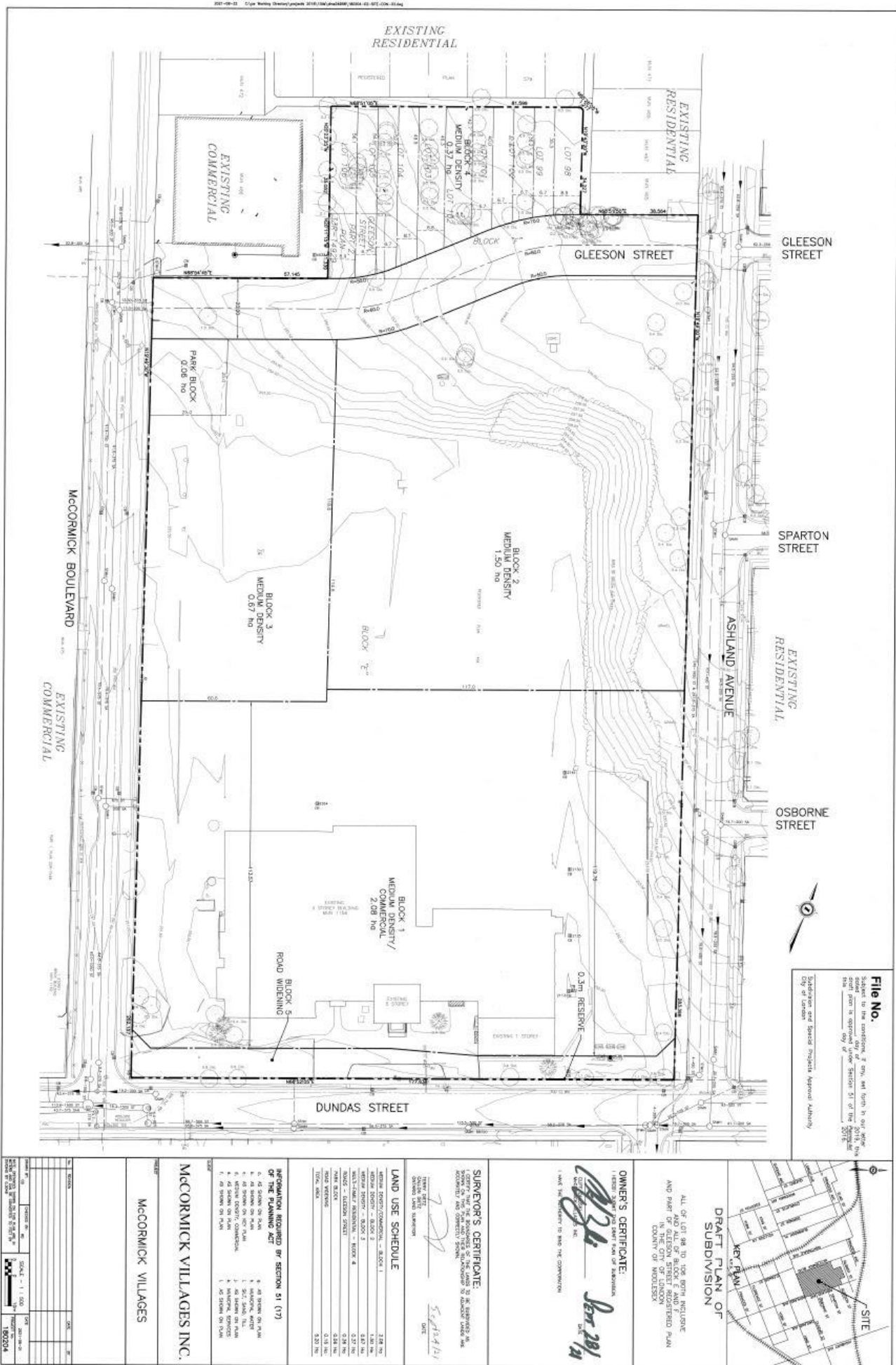
## Notice of Collection of Personal Information

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](mailto:developmentsservices@london.ca) for more information.

# Requested Draft Plan of Subdivision



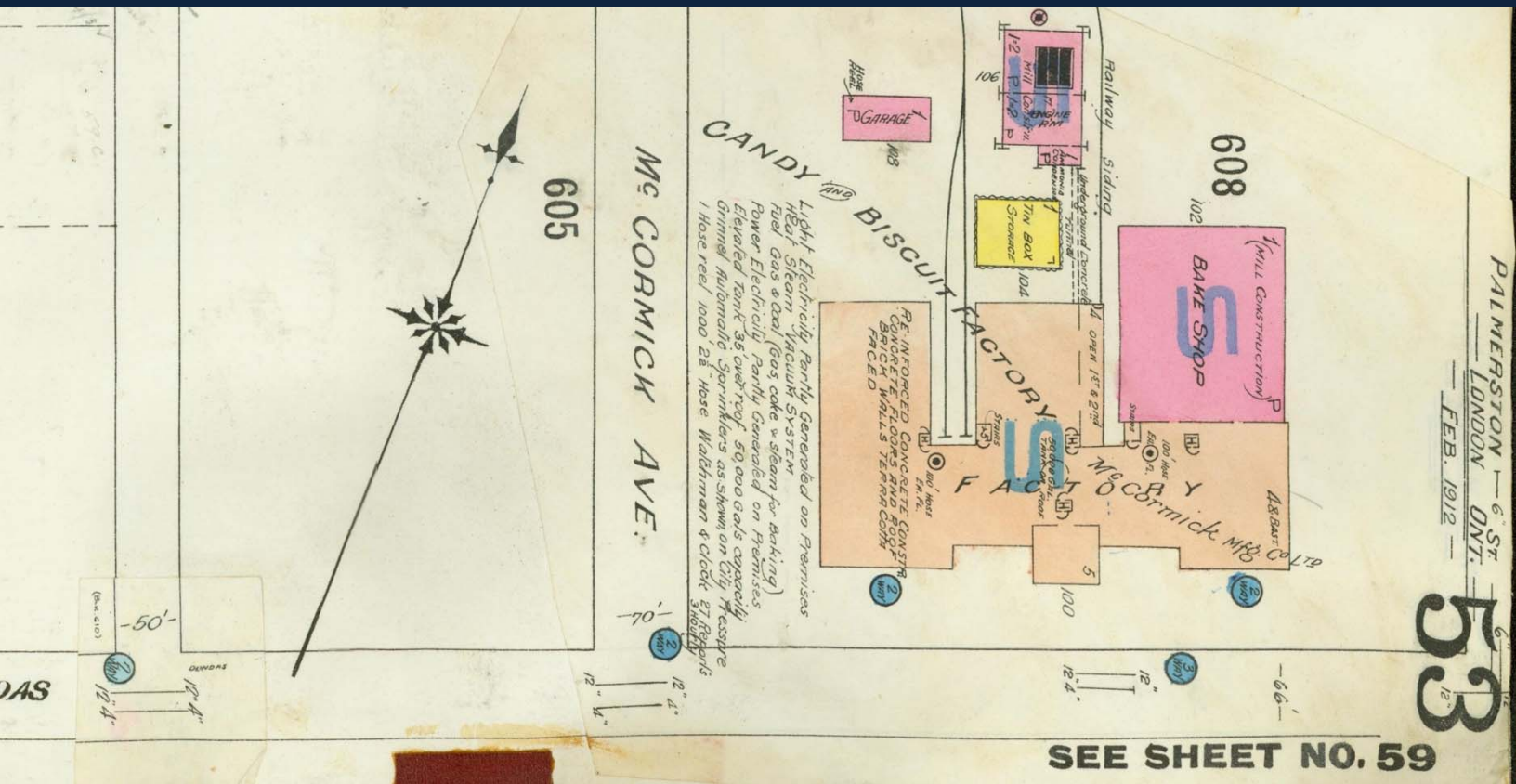
The above image represents the applicant's proposal as submitted and may change.



# Heritage Impact Statement

McCormick's Biscuit Company - 1156 Dundas Street

City of London



September 27, 2021

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#### **AUTHORS CV**

## **SECTION 1 - INTRODUCTION**

### **1.1 Purpose of Heritage Impact Statement**

The subject lands are located at 1156 Dundas Street, designated under Part IV of the Ontario Heritage Act and are adjacent to eight (8) non-designated properties listed on the Register of Cultural Heritage Resources ("Register").

The purpose of this Heritage Impact Statement (HIS) is to support the proposed Plan of Subdivision.

At this stage, there are no physical changes proposed to the subject lands, which includes exterior changes to the existing McCormick's factory building.

Any future development of the subject lands that results in physical change to the lands including to the exterior of the former McCormick's building, will required addition heritage studies.

## **SECTION 2 – PROPOSED PLAN OF SUBDIVISION**

### **2.1 Proposed Development**

The subject lands are located on Dundas Street at McCormick Boulevard and is municipality known as 1156 Dundas Street.

The proposed Plan of Subdivision has been done in conjunction with the McCormick Area Secondary Plan 20.8 (May 2017), which set the uses for each area of the site, along with the extension of Gleeson Street. The site will be divided into four blocks as shown in Appendix 1.

Proposed Block 1 is a 2.24 ha medium density residential mixed commercial block that utilizes the existing factory building, and fronts onto Dundas. The block will be transit-oriented as per the McCormick Area Secondary Plan, and residential density is currently zoned to accommodate 150 units per hectare.

Proposed Blocks 2 and 3 are medium density 1.50 and 0.72 ha residential blocks respectively. The two blocks are both bordered by the proposed Gleeson extension, Block 2 has access off of Ashland Avenue, and Block 3 has access off of McCormick Boulevard. The zoning for the blocks allows for a density of 75 units per hectare.

Block 4 is a 0.37 ha low density residential block. The block is enclosed on three sides by existing residential/commercial, and fronts onto the proposed Gleeson Street extension. The propose low density block is in-keeping with the McCormick Area Secondary Plan. The block is currently zoned for single dwelling residential, and will need a zoning by-law amendment to accommodate the proposed townhomes.

The proposed extension of Gleeson Street will be aligned with the existing Gleeson/Ashland intersection, and will terminate at the intersection of McCormick. As outlined in the McCormick Area Secondary Plan, the road will support and connect neighbourhoods to the established open space system. The proposed street will emphasize active transportation, with a focus on pedestrians and cyclists.

## 2.2 Amendment of Designating By-law No. L.S.P. -3441-366

The property as a whole is designated under the Ontario Heritage Act, however, all the cultural heritage value and interest on the property is located entirely on the portion of the lands that contains the existing five story, "E" shaped, factory building built in 1913.

The designating By-law specifically states "...additions have been made to the original structure but the designation statement does not apply to these with respect to architectural features."

As such, the additions at the rear of the existing factory building were demolished and the remainder of the lands (Block 2, 3 and 4) do not have cultural heritage value or interest.

The heritage attributes listed in the designating by-law embody the key exterior attributes of the "E" shaped main building. The By-law does not identify a specific parcel size, or landscaping features, such as, pathways, recreation areas, vegetation as heritage attributes. The by-law does speak to the former baseball park, bowling greens, tennis court and croquet ground; however, these features no longer exist.

Once the Plan of Subdivision is approved, it is intended a formal request to Council will be submitted to amend the designating By-law to only pertain to Block 1. Development on Blocks 2 and 3 will be subject to adjacent policies in the Provincial Policy Statement and the London Plan which would require a Heritage Impact Statement to demonstrate the cultural heritage value and interest of the Block 1 will be conserved.

## 2.3 Heritage Alteration Permit (HAP)

As per the Ontario Heritage Act, a Heritage Alteration Permit (HAP) is required for any alterations that would impact the property's cultural heritage value and attributes.

It is assumed a HAP will be a condition of the Plan of Subdivision approval and any future physical changes to the subject lands, which includes exterior changes to the existing McCormick's factory building, would require additional HAPs.

## SECTION 3 – REGISTER OF CULTURAL HERITAGE RESOURCES

The municipal register of heritage resources must list all properties in the municipality that are designated under Part IV (individual property designation) and Part V (within a designated heritage conservation district) of the Ontario Heritage Act.

### 3.1 Designating By-law No. L.S.P. -3441-366

The subject lands are designated under Part IV of the Ontario Heritage Act for its historic association with Thomas McCormick and its early modern industrial style. The following outlines the details of the designating By-law:

#### *Description of Property*

*The property consists of a five story, "E" shaped, main building built in 1913 located at 1156 Dundas Street, between McCormick Boulevard on the west and Ashland Avenue on the east in the City of London on Lots 98-106, Part Blocks B and F on Plan 494. Subsequent*

*additions have been made to the original structure but the designation statement does not apply to these with respect to architectural features.*

### **Statement of cultural Heritage Value and Interest**

*Built as the McCormick's Biscuit Company, this structure retains importance for its historic association with Thomas McCormick and family who played significant roles in London's economic and cultural development. Architecturally, it is one of the few remaining examples of the early modern industrial style in London with some unique features adding to its importance. Contextually, the former factory illustrates the relationship of the building to the industrial growth of the city and the role the factory played for the east London community.*

*Thomas McCormick came to London from Ireland as a young man. In 1858, he opened a small shop on Clarence Street and began to make and sell candy. Success forced a move to larger premises on Dundas Street and then to Wellington and Dundas, the site, later, of Hotel London. McCormick Senior founded the McCormick Retirement Home in London. In 1906, Thomas McCormick Sr. died and the business was taken over by his sons, including Thomas Jr. By 1912, a larger and more efficient plant was needed. Thomas McCormick Jr. largely designed the new plant after visiting over a hundred biscuit and candy factories in Europe and the United States. What he, and the London architectural firm of Watt and Blackwell, created was considered to be one of the finest and most sanitary factories in North America. In 1914, the new plant was opened in East London on more than 100 acres of farmland, called Priests Swamp on old maps.*

*Constructed by the firm of Frost and Winchester, Windsor, the building featured the early use of the Kahn System of reinforced steel encased in concrete in the London area. Albert Kahn was one of the great industrial architects of the early 20<sup>th</sup> century and his brother, Julius, established the Trussed Concrete Steel Company in Walkerville. Considered fireproof, its outside walls were faced with white glazed terra cotta, also relatively unique in London. With windows making up about 68 per cent of the outside walls the plant was exceptionally well lit and ventilated. It was described by the London Free Press as a "sunshine palace" and a company brochure "Palace of Sweets". The total floor space of almost 10 acres was occupied by as many as 1000 workers producing 135, 000 pounds of candy and 100, 000 pounds of biscuits in a regular working day.*

*The McCormick's Factory was meant to be a model factory illustrating state of the art features of factory design and included features such as the provision of a baseball park, bowling greens, a tennis court and croquet ground for the enjoyment of the workers.*

*In 1927, McCormick's Ltd. amalgamated with D. S Perrin to form the Canada Biscuit Company. Thereafter the ownership changed several times. Regardless of ownership, the factory remained a notable landmark in Old East London and is one of several district structures exemplifying the industrial growth of the city into this area.*

### *Heritage Attributes (Draft Revisions to the Previous Statement)*

*Key exterior attributes that embody the cultural heritage value of the former McCormick's factory as a unique example of early 20<sup>th</sup> century industrial architecture in London include:*

- *Rectangular massing set back approximately 18 m. from Dundas Street, with east and west pavilions of four stories and the central projection of five stories; dimensionally, its length across the front, Dundas Street, façade is approximately 109 metres, with a depth of varying dimensions, from 43 metres on the west, to 34 metres in the centre. (Later additions to the original factory are not identified as having heritage interest worthy of preservation.)*
- *White cladding has been applied to define and delineate façade features including a pilaster like effect from ground level to parapet line and to frame window openings on the front, east and west facades. The pattern of the cladding is worthy of preservation in the event a substitute material is applied. Beneath the window sills are rectangular panels with slightly raised border.*
- *Along the Dundas façade, window openings on each floor form a pattern of five opening on the east and west bays, four between each bay, three in the central bay. One full opening is present on the sides of each projecting bay with a smaller single window at the point where the bay meets the main structure.*
- *A main entrance canopy is supported by chains; Box like pendants on the canopy feature the letters M and C on outer faces; secondary entrances to the east and west on the front façade have similar, but smaller, canopies.*

### **3.2 Adjacent Listed (non-designated) Properties**

The subject lands are also adjacent to the following eight (8) listed (non-designated) properties:

- 1152 Dundas Street – Ruggles Truck Company c. 1920 Neo-Classical;
- 1153 - 1155 Dundas Street – Jones Box & Label c. 1919;
- 1173 Dundas Street
- 1195 Dundas Street
- 1205 Dundas Street
- 414 Ashland Avenue - 1923
- 416 Ashland Avenue - 1904
- 418 Ashland Avenue - 1940

The Ontario Heritage Act (subsection 27(1.2)) allows a municipality to include properties of cultural heritage value or interest that have not been designated in its municipal register.

Listing a property of cultural heritage value or interest is the first step a municipality should take in the identification and evaluation of a property that may warrant some form of heritage conservation, recognition and/or long-term protection such as designation. In many cases, listed (non-designated) properties are candidates for protection under Section 29 of the Ontario Heritage Act.

Non-designated properties require further research and an assessment using a more comprehensive evaluation criteria that is consistent with Ontario Regulation 9/06 for determining

cultural heritage value or interest. Although listing non-designated properties does not offer any protection under the Ontario Heritage Act, Section 2.6.1 of the Provincial Policy Statement of the Planning Act acknowledges listed properties.

See Appendix 2 for location of listed (non-designated) properties.

### 3.3 Potential Heritage Conservation District

The subject lands are also within an area that has been identified as a potential heritage conservation district within the Heritage Places 2.0: A Description of Potential Heritage Conservation Areas in the City of London.

The proposed "Smoke Stack District" comprises of the industrial area situated south of the Canadian Pacific Railway lines and east of Ashland Avenue. Florence Street, Kellogg Lane and Burbrook Place loosely form the southern and western edges of the area.

A district plan study has not been completed for this area, and it is unknown when one would be completed.

## SECTION 4 – POLICY REVIEW

### 4.1 Provincial Policy Statement 2020 (PPS)

The Provincial Policy Statement (PPS), issued under the authority of Section 3 of the Planning Act "provides policy direction on matters of provincial interest related to land use planning" in order to ensure efficient, cost-efficient development and the protection of resources. All planning applications are required to be consistent with these policies.

Policies in the 2020 PPS relevant to the subject lands are as follows:

*"Significant built heritage resources and significant cultural heritage landscape shall be conserved." Section 2.6.1*

*"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." Section 2.6.3*

#### PPS Definitions:

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

**Significant** (e) 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.

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

**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 Site.*

**Heritage attributes** means *the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).*

## 4.2 The London Plan

The following Cultural Heritage policies within the London Plan apply to the subject lands:

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 protect the heritage attributes and character of those resources, to minimize visual and physical impact on these resources. A heritage impact assessment will be required for new development on and adjacent to heritage designated properties and properties listed on the Register to assess potential impacts, and explore alternative development approaches and mitigation measures to address any impact to the **cultural heritage resource** and its heritage attributes."*

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

### London Plan Terms:

**Adjacent when considering potential impact on cultural heritage** 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.*

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



*cultural heritage landscapes, archaeological resources, paleontological resources and both documentary and material heritage.*

#### 4.3 Ontario Heritage Tool Kit

The tool kit provides guidelines for the preparation of heritage studies, such as Heritage Impact Statements and provides a list of possible negative impacts on a cultural heritage resource. These include, but are not limited to, the following impacts:

1. Destruction of any, part of any, significant heritage attributes or features;
2. Alteration that is not sympathetic, or is incompatible with the historic fabric and appearance;
3. Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
4. Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
5. Direct or indirect obstruction of significant views or vistas within, from, or of, built and natural features;
6. A change in land use where the change in use negates the property's cultural heritage value; and
7. Land disturbances, such as change in grade that alters soils and drainage patterns that adversely affect cultural heritage resources.

### **SECTION 5 – ANALYSIS AND MITIGATION**

#### 5.1 Provincial Policy Statement 2021 (PPS)

The proposed development is consistent with the policies of the 2020 Provincial Policy Statement.

The proposed Plan of Subdivision will conserve the property's cultural heritage value and interest. The heritage attributes listed in the designating by-law that represent the key exterior attributes of the factory building will be entirely located on proposed Block 1. There are no exterior changes proposed to the exterior attributes of the former McCormick's factory building at this time.

There are no designated properties adjacent to the subject lands and the adjacent listed (non-designated) properties are not considered protected properties as per the PPS definition of "protected heritage property".

#### 5.2 The London Plan

The proposed Plan of Subdivision is consistent with the policies of the London Plan. The McCormick Area Secondary Plan 20.8 (May 2017) defined the decisions for the proposed Block delineations. However, the proposed Block 1 has been made larger to accommodate such items as, required parking, which is required to keep the re-use of the existing McCormick building efficient and viable. The proposed size of Block 1 is a sufficient size and will be able to accommodate the preservation needs of the existing factory building.

The remainder of the property is vacant and do not have cultural heritage value or interested.

There are no heritage designated properties adjacent to the subject lands and the eight (8) potential cultural heritage resources within the vicinity of the subject lands will not be negatively impacted by the proposed.

There is no statement explaining the cultural heritage value or interest of the individual or collective properties, however, they will not be negatively affected by the reduction in size. The factory building will maintain its prominent location along Dundas Street and will continue to be a contributing property to the streetscape. The views to the existing building within the immediate area will remain unobstructed as the proposed development is at the rear of the property.

Future development proposals on any of the proposed Blocks will be subject to adjacent policies in the Provincial Policy Statement and the London Plan.

### 5.3 Ontario Heritage Tool Kit

An impact assessment as outlined in the *Ontario Heritage Tool Kit, Info sheet #5 Heritage Impact Assessments and Conservation Plans (2006)* is provided as follows:

- Destruction of any, part of any, significant heritage attributes or features:
  - The proposed Plan of Subdivision will conserve the property's cultural heritage value and interest.
  - There are no exterior changes proposed to the exterior attributes of the former McCormick's factory building.
  - The proposed Plan of Subdivision allots a significant amount of land for Block 1 that contains the former McCormick's factory building.
- Alteration that is not sympathetic, or is incompatible with the historic fabric and appearance:
  - The proposed Block delineations are not unsympathetic or incompatible to the existing historic fabric and appearance of the area. The McCormick's factory building prominent location on the Dundas Street streetscape will remain intact.
- Shadows created that alter the appearance of a heritage attribute or change the visibility of an associated natural feature, plantings, such as a garden:
  - There are no physical changes proposed on the subject lands. Any future physical changes to the subject land would require additional Heritage Impact Statements.
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship:
  - The proposed Plan of Subdivision does no isolate any of the heritage attributes of the McCormick building from its surrounding environment, context or its significant relationship to the industrial area. The "grandeur" of the factory building on Dundas Street will not be negatively affected by the proposed block delineations.

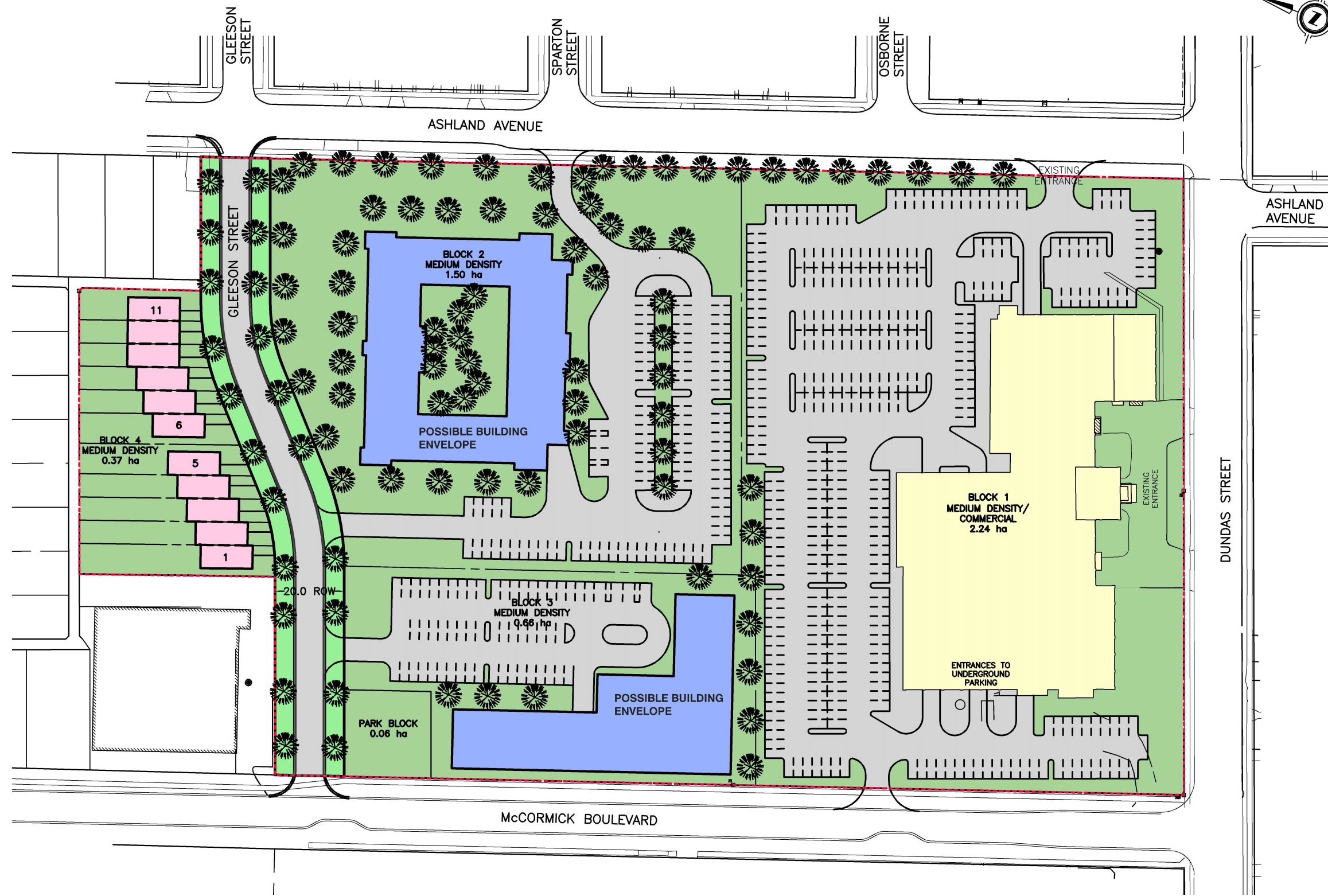
- Direct or indirect obstruction of significant views or vistas within, from, or of, built and natural features:
  - There are no significant views or vistas identified as heritage attributes in the designating By-law for the subject lands.
- A change in land use where the change in use negates the property's cultural heritage value:
  - The proposed land use changes are as per the McCormick Area Secondary Plan 20.8 (May 2017). The proposed mixed-use Zoning preserves the property's cultural heritage value and attributes.
- Land disturbances such as change in grade that alters soils, and drainage patterns that adversely affect cultural heritage resources:
  - Measures will be assessed at a later time when land disturbances may have an adverse affect on the cultural heritage resource.

#### **SECTION 6 – CONCLUSION**

It is our opinion the proposed Plan of Subdivision will not negatively impact the preservation of the property's cultural heritage value and attributes.








At this stage, there are no physical changes proposed to the subject lands, which includes exterior changes to the existing McCormick's factory building. Any concept plans are preliminary and are subject to further heritage studies through the Site Plan Approval process.

Appendix 1 and 2



**SIERRA CONSTRUCTION**  
McCORMICK VILLAGES

**CONCEPT PLAN**

- |  |   |   |   |
|--|---|---|---|
|  SUBJECT SITE<br>± 5.2 ha (± 12.8 ac) |  PROPOSED LANDSCAPE AREA |  PROPOSED BUILDING |  EXISTING BUILDING TO REMAIN |
|  PROPOSED TOWNHOMES                   |  PROPOSED RIGHT OF WAY   |  PROPOSED PAVEMENT |   |

MAP/DRAWING INFORMATION  
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.  
CREATED BY: CMD  
CHECKED BY: JLP  
DESIGNED BY: RJD

SCALE: 1:1250



PROJECT: 18-0204  
STATUS: DRAFT  
DATE: 04/06/2021

TOWNHOUSES

LONG TERM CARE HOME

McCORMICK BUILDING



PERSPECTIVE VIEW - 001

OPEN SPACE: PARK

SENIORS APARTMENTS



PERSPECTIVE VIEW - 002



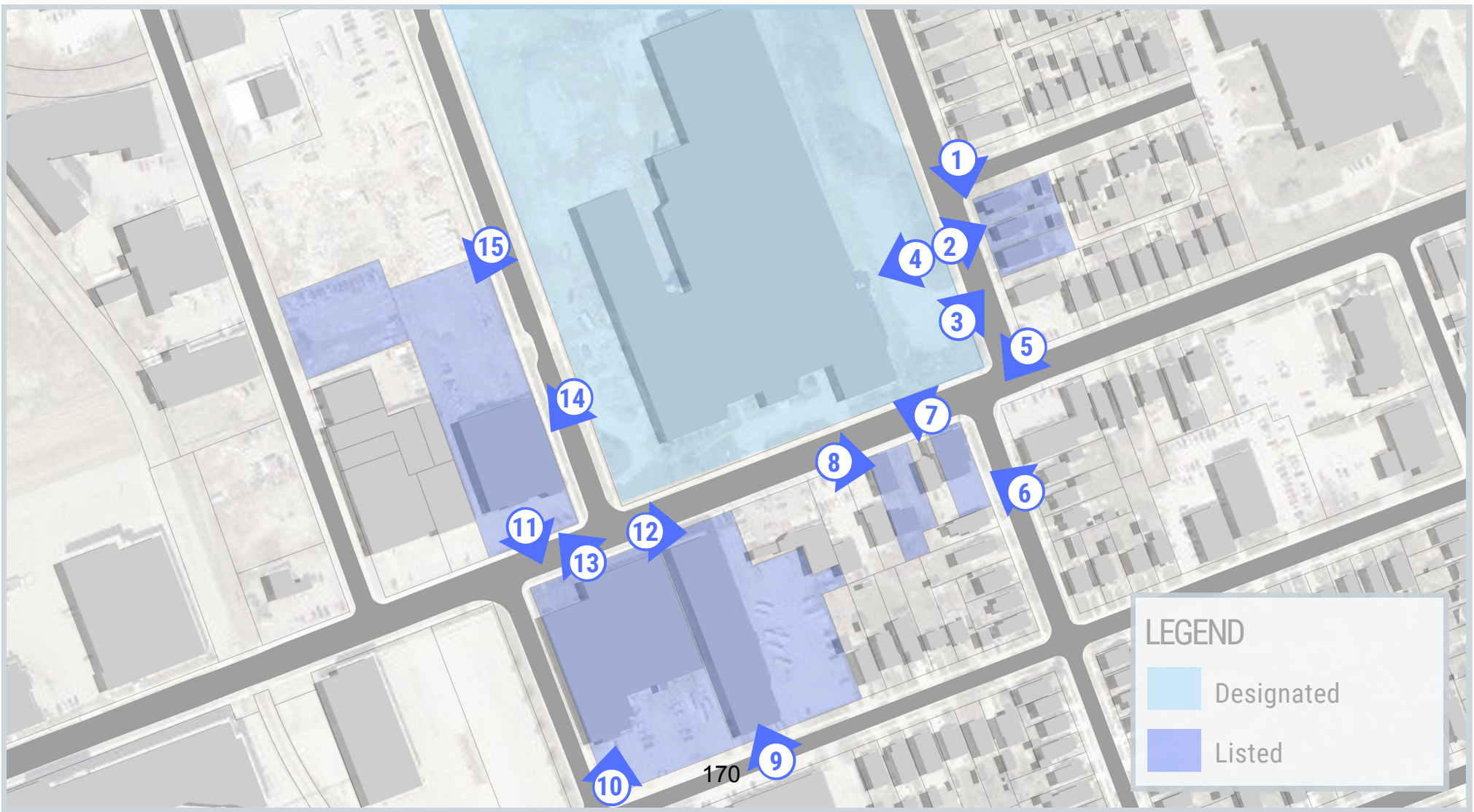
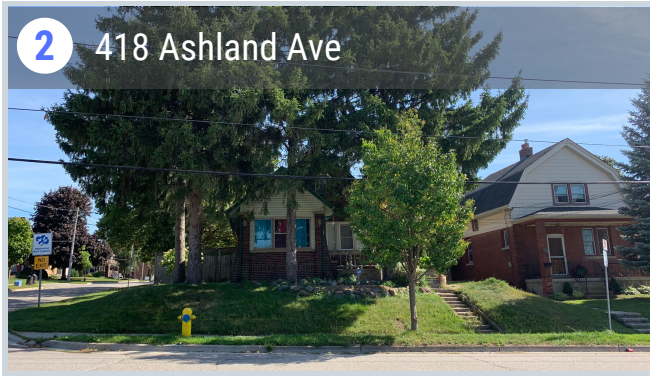
PERSPECTIVE VIEW - 003





PERSPECTIVE VIEW - 004

# SURROUNDING CONTEXT



**SOURCES**

Fire Insurance Mapping, Western Libraries Map and Data Centre;  
Inventory of Heritage Resources 2006, City of London; and  
Ontario Heritage Tool Kit, Ministry of Tourism, Culture and Sport.

**HEATHER GARRETT, *Dipl. Urban Design, B.A., CPT***

**PROFESSIONAL ASSOCIATIONS**

Member, Canadian Association of Certified Planning Technicians (CACPT)

**EDUCATION**

Bachelor of Arts, Urban Planning, University of Windsor, 2000;  
Diploma Urban Design, Fanshawe College of Applied Arts and Technology, 1998.

**PROFESSIONAL EXPERIENCE**

September 2003 to Present: - Zelinka Priamo Ltd. London, Ontario – Senior/Heritage Planner  
May 2000 to September 2003 - Prince and Associates Ltd., Kingsville, Ontario – Assistant Planner

**SELECT PROJECT EXPERIENCE**

**Municipal Planning**

Consulting Planner for the Township of Pelee

- reporting to the office of the Chief Administrative Officer (CAO) with duties including: responding to inquiries from the public; providing advice and opinion on a range of planning topics to the CAO's Office; providing pre-consultation opinion on planning applications; preparing planning reports with recommendations on applications predominantly for consents, for amendments to the Zoning By-law, for applications to the Committee of Adjustment and for site plans; preparing By-laws; attending Council meetings and make presentations as required.

Preparation of new Official Plan and new Zoning By-law for the Township of Pelee

- preparation of documentation in support of the Official Plan and the Zoning By-law; attend public consultation meetings and respond to questions from Council, staff and the public; negotiate with the Ministry of Municipal Affairs and Housing and other Ministries in preparing modifications to the Official Plan and concurrent amendments to the Zoning By-law.

**Community Master Plans & Urban Design Guidelines**

Town of Amherstburg Urban Design Guidelines

**Land Use Planner for Commercial Development**

Loblaw Properties Limited Seasonal Garden Centre program for Ontario – Obtain municipal approvals for approximately 300 sites across Ontario;  
Cara Operations Limited – Due Diligence Reports for various properties across British Columbia, Alberta, and Ontario.

**Development Planning**

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

- Official Plan Amendments

- Zoning By-Law Amendments
- Minor Variance
- Site Plan Approval
- Land Use Planning Analyses

### **Appeals to the Ontario Municipal Board (OMB)**

Expert Witness – Minor Variance Application, 297 Eramosa Road, City of Guelph

Expert Witness – Conditions of Minor Variance Application, 487 Queens Street South, Town of Caledon

### **Appeals to the Ontario Municipal Board – Heritage (OMB)**

Researcher – Non-designated property on Registry – 265 St. David Street, Town of Stratford;

Researcher – Heritage Conservation District – City of Windsor.

### **Appeal(s) to Ontario Superior Court of Justice**

Preparation of Affidavit to Ontario Superior Court of Justice – 769 Borden Avenue, City of Peterborough

### **Heritage Impact Statements (HIS)**

Heritage Impact Statement – Redevelopment Part IV Property

- 13305 Coleraine Drive, Town of Caledon;
- 1040 Waterloo Street (St. Peter's Seminary), City of London;
- 1656 Hyde Park Road, City of London.

Heritage Impact Statement – Removal of a Heritage Attribute - Part IV Property

- 2722 County Road 42 (Saint Joachim Church) Town of Lakeshore.

Heritage Impact Statement – Redevelopment Part V Property

- 764/754 Waterloo Street, City of London;
- 195 Dundas Street, City of London.

Heritage Impact Statement – Adjacent to Part IV Property

- 809 Dundas Street, City of London.

Heritage Impact Statement – Adjacent to Heritage Conservation District;

- 515 Richmond Street, City of London.

Heritage Impact Statement – Non-designated property on Local Register and/or adjacent to non-designated properties on Local Register

- 651 Talbot Street, City of London;
- 83 Sandwich Street, Town of Amherstburg;
- 653 Talbot Street, City of London;
- 147 Wellington Street, City of London;
- 100 Kellogg Lane, City of London;
- 3270 Colonel Talbot Road, City of London;
- 1018 Gainsborough Road, City of London.

Heritage Impact Statement – Alteration to non-designated property on Local Register

- 493 Springbank Drive (Woodland Cemetery), City of London;
- 1635 & 1629 Bradley Avenue, City of London;
- 1076 Gainsborough Road, City of London;
- 462-472 Springbank Drive, City of London;
- 124 St. James Street, City of London.

### **Cultural Heritage Evaluation Report (CHERs)**

- 875 St. David Street, Fergus.

### **Due Diligence Reports - Heritage**

Due Diligence Report – Redevelopment Opportunities – Part IV Property:

- 1180 Western Road, City of London;
- 83 Rolph Street, Town of Tillsonburg;
- 497 Richmond Street West, City of Toronto;
- Boblo Island, Town of Amherstburg.

Due Diligence Report - Redevelopment Opportunities – Part V Property, 723 Lorne Avenue, City of London:

- 272 Queen Street West, City of Toronto.

Due Diligence Report - Redevelopment Opportunities – Non-designated property on Local Register:

- 20 Balaclava Street, City of St. Thomas;
- 43 Myrtle Street, City of St. Thomas;
- 4402 Colonel Talbot Road, City of London;
- 255 Delacourt Road, City of London.

### **Other Heritage Consulting Services**

Supervised the review of heritage status of LCBO properties and adjacent properties – LCBO, Ontario.

Monitor the Transit Project Assessment Process (London Bus Rapid Transit) for impact on cultural heritage resources – Various Clients.

Advisor – Development of former London Psychiatric Hospital Lands, City of London.

Advisor – Redevelopment of Part V Property - 556 Wellington Street, City of London.

### **PROFESSIONAL DEVELOPMENT**

Workshop, Walking Tour Stratford Heritage Conservation District, Ontario Professional Planners Institute (OPPI), October 2016;

Lecture, International Archeology Day, City of London, Archaeology Master Plan presentation, October, 2016;

Workshop, Walking Tour Downtown Detroit, Michigan, Ontario Professional Planners Institute (OPPI), November 2014;

Workshop, Heritage Conservation District, Old East Industrial Area, City of London, October, 2014;

Workshop, Heritage Conservation, Archaeology and Land Use Planning, Ministry of Tourism, Culture and Sport, November 2012;

Workshop, Provincial Policy Review, Ministry of Municipal Affairs and Housing, October 2012;

Certificate, Heritage Conservation District Workshop, The Heritage Resources Centre, University of Waterloo, March 2012;

Urban Design Charrette, Woodstock's Hospital Site, Ontario Professional Planners Institute, Woodstock, September 2009;

Conference, Preserving Our Past, Canadian Association of Certified Planning Technicians, October 2009;

Course Work, Statement of Significant Heritage Writing Workshop, Province of Ontario, 2007;

Course Work, Past Perfect: The Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2006;

Certificate, Heritage Planning, Urban and Regional Planning, University of Waterloo, January – April 2002.

### **COMMITTEES AND VOLUNTEER WORK**

London Area Planning Consultants (LAPC) - Member - January 2011 to Present;

London Advisory Committee on Heritage (LACH) - Committee Member - October 2012 to May 2019.

- Vice Chair – December 2015 – December 2016,
- Education sub-committee – Past Chair,
- Planning and Policy sub-committee – Past Chair,
- Archaeology sub-committee – Past member.

Archaeology Master Plan Steering Committee, City of London - Committee Member - 2016 and 2017;

Municipality of Chatham-Kent Municipal Heritage Committee - Committee Member – 2005 to 2007;

Amherstburg Architectural Conservation Advisory Committee - Committee Member - 2000 to 2003;

Amherstburg Revitalization Committee (A.R.C.), Amherstburg Chamber of Commerce - Member - 2000 to 2003;

Mayor's Task Force, Redevelopment of Olde East London, Ontario - Member – 1999;

The Park House Museum, Amherstburg Ontario - Assistant to the Curator/Volunteer - 1994 to 2005.

# NOTICE OF PLANNING APPLICATION

## Draft Plan of Vacant Land Condominium REVISED

**346, 370 and 392 South Street  
351, 373, 385 Hill Street**



**File: 39CD-21522**

**Applicant: SoHo Alliance**

### What is Proposed?

Draft Plan of Vacant Land Condominium to allow:

- 6 Stratified Vacant Land Condominium units
- Each units will contain one (1) low rise or one (1) mid-rise residential apartment building
- Common element includes driveways, above-ground shared parking areas, underground parking facilities and at-grade outdoor amenity areas

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **January 14, 2022**

Alison Curtis

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

519-661-CITY (2489) ext. 4497

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

File: 39CD-21522

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

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

John Fyfe-Millar

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

519-661-CITY (2489) ext. 4013

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



# Application Details

## Requested Draft Plan of Vacant Land Condominium

Consideration of a Draft Plan of Vacant Land Condominium consisting of 6 Stratified Vacant Land Condominium Units, each containing one (1) low rise or one (1) mid-rise apartment building. Common elements include driveways, above-ground shared parking areas, underground parking facilities and at-grade outdoor amenity areas. The property is also the subject of the following applications: Official Plan Amendment (OZ-9418, O-9223), Zoning By-law Amendment (Z-9224) and Site Plan Approval (SPA21-081).

## Planning Policies

These lands are currently designated as Multi-Family, High Density Residential in the 1989 Official Plan, which permits: low and high-rise apartment buildings; apartment hotels; multiple-attached dwellings; emergency facilities; nursing homes; rest homes; homes for the aged; and rooming and boarding houses as the main uses.

The subject lands are in the Neighbourhood Place Type in The London Plan, permitting townhouses, triplexes, low-rise apartments and mixed-use buildings.

## How Can You Participate in the Planning Process?

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

## See More Information

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

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

## Reply to this Notice of Application

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

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

## Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Draft Plan of Vacant Land Condominium 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](http://Neighbourgood) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting. The Council Decision will inform the decision of the Director, Planning & Development, who is the Approval Authority for Draft Plans of Vacant Land Condominium.

## What Are Your Legal Rights?

### Notification of Approval Authority's Decision

If you wish to be notified of the Approval Authority's decision in respect of the proposed draft plan of vacant land condominium, you must make a written request to the Director, Planning & Development, City of London, 300 Dufferin Ave., P.O. Box 5035, London ON N6A 4L9, or at

[developmentsservices@london.ca](mailto:developmentsservices@london.ca). You will also be notified if you provide written comments, or make a written request to the City of London for conditions of draft approval to be included in the Decision.

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

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

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

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

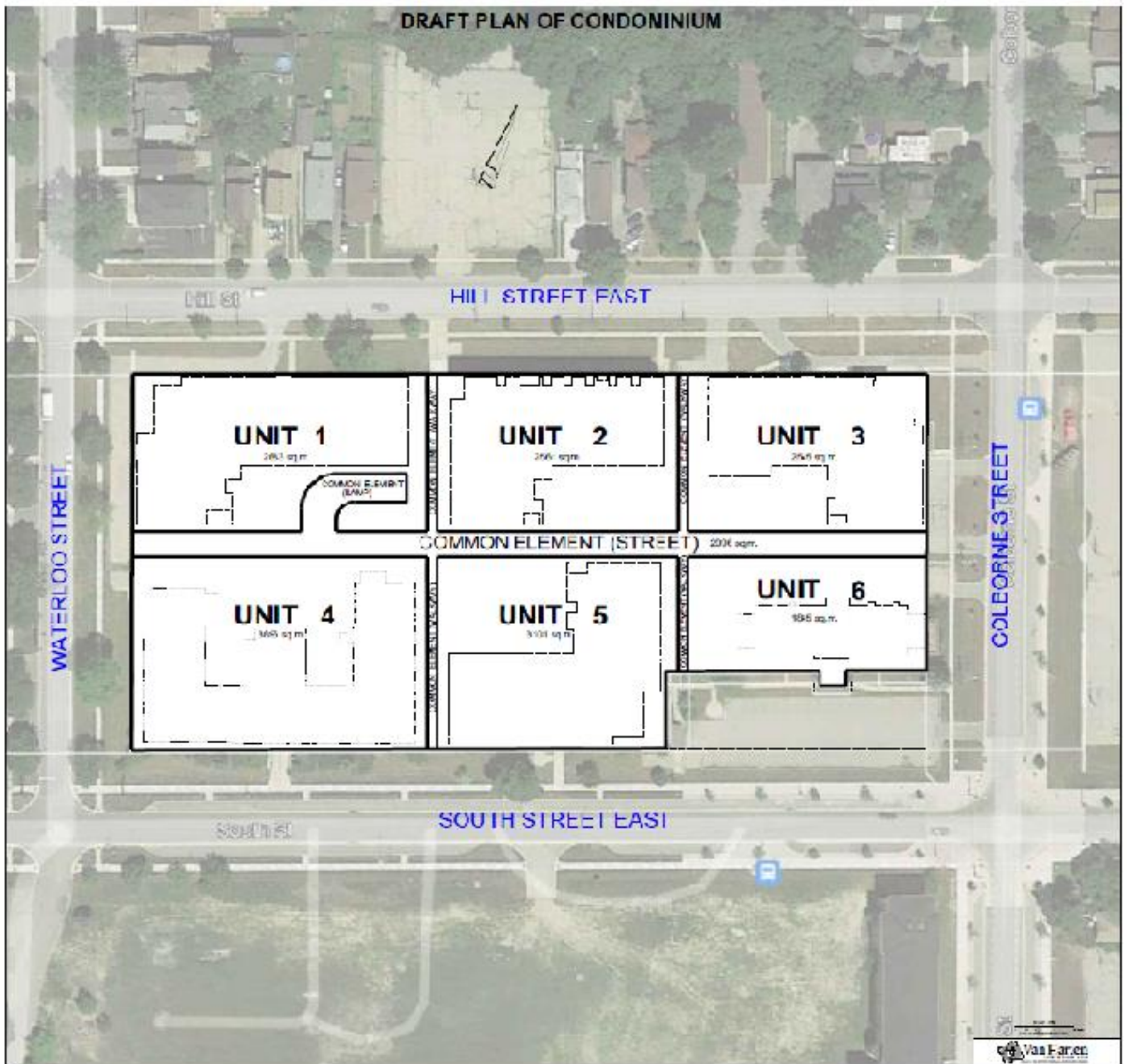
### **Notice of Collection of Personal Information**

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](mailto:developmentsservices@london.ca) for more information.

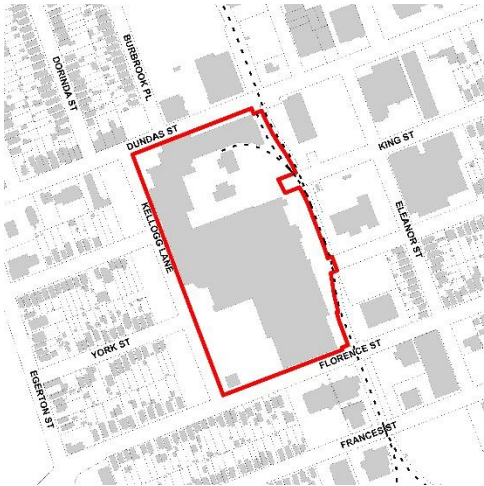
# Requested Draft Plan of Vacant Land Condominium



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

## Zoning By-Law Amendment

### 100 Kellogg Lane



**File: Z-9408**

**Applicant: E & E McLaughlin Ltd.**

#### What is Proposed?

Zoning amendment to allow:

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

## YOU ARE INVITED!

Further to the Notice of Application you received on October 8, 2021, you are invited to a public meeting of the Planning and Environment Committee to be held:

**Meeting Date and Time:** Thursday, January 10, 2022, no earlier than 4:00 p.m.

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

For more information contact:

Barb Debbert  
bdebbert@london.ca  
519-661-CITY (2489) ext. 5345  
Planning & Development, City of London  
300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO Box 5035 N6A 4L9  
File: Z-9408

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

To speak to your Ward Councillor:

Jesse Helmer  
jhelmer@london.ca  
519-661-CITY (2489) ext. 4004

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

# Application Details

## Requested Zoning By-law Amendment

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

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

### Current Zoning

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

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

**Special Provision(s):** maximum height – 15.0 metres; a minimum of 400 parking spaces is required for the entirety of 100 Kellogg Lane and can be provided in combination with parking spaces on site and lands zoned to permit accessory parking lots in favour of 100 Kellogg Lane; a Maximum Gross Floor Area of 8,361m<sup>2</sup> shall be permitted for Office uses within the existing building, in combination with the Office uses permitted in the LI1(18) zone on 100 Kellogg Lane

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

### Requested Zoning

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

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

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

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

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

## Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Main Street Commercial Corridor Place Type in the 1989 Official Plan, permitting a broad range of retail, service, entertainment, office, studio, community facility, and residential uses.

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

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

# How Can You Participate in the Planning Process?

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

## See More Information

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

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

## Attend This Public Participation Meeting

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

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

**Please refer to the enclosed Public Participation Meeting Process insert.**

## What Are Your Legal Rights?

### Notification of Council Decision

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

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

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

## **Public Participation Meeting (PPM) Process**

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

## **Public Participation Meeting (PPM) Process – At the meeting**

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

## **Council Chambers**

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

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



# NOTICE OF PLANNING APPLICATION

## Intent to Remove Holding Provision

### 695 and 585 Sovereign Road



**File:** H-9461

**Applicant:** Southwest Sun Property Corporation

#### What is Proposed?

Removal of Holding Provision(s) regarding:

- Orderly development of the lands and adequate provision on municipal services
- Tree management plan



## LEARN MORE & PROVIDE INPUT

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Please provide any comments by **February 19, 2022**

Alison Curtis

acurtis@london.ca

519-661-CITY (2489) ext. 4497

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

File: H-9461

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

Shawn Lewis

slewis@london.ca

519-661-CITY (2489) ext. 4002

# Application Details

## Request to Remove Holding Provision(s)

Possible change to Zoning By-law Z.-1 by deleting the “h” and “h-148” Holding Provisions from the subject lands. The removal of the holding provision(s) is contingent on:

- h: the required security being provided for the development agreement or subdivision agreement, and that the Council is satisfied that the conditions of the approval of the plans and drawings for a site plan, or the conditions of the approval of a draft plan of subdivision, will ensure a development agreement or subdivision agreement is executed by the applicant and the City prior to development; and,
- h-148: the owners of 585 and 613 Sovereign Road have a tree management plan prepared by a Registered Professional Forester (R.P.F.) that includes the supervision of the removal of trees on the subject lands and that the removal and movement of topsoil and other materials are in accordance with the City-led Forest Management plan, which includes revegetation for the area on the east side of Sovereign Road

## See More Information

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

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

## Reply to this Notice of Application

The Planning and Environment Committee will not hear representations from the public on this matter; however, inquiries about the amendment may be made by contacting the City’s Planner listed on the first page of this Notice. The Planning and Environment Committee will consider removing the holding provision as it applies to the lands described above, no earlier than February 28, 2022.

## Notice of Collection of Personal Information

Personal information collected 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 this Notice, will be made available to the public, including publishing on the City’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 [developmentservices@london.ca](mailto:developmentservices@london.ca) for more information.

**Stewardship Sub-Committee  
Report**

Wednesday January 26, 2022

Location: Zoom  
6:30pm

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

**Agenda Items**

**1. Demolition Request for the Heritage Listed Property at 493 Springbank Drive (Woodland Cemetery)**

A demolition request for any building or structure on a heritage listed property triggers the review process of Section 27(9), *Ontario Heritage Act*, including consultation with the Stewardship Sub-Committee and the LACH.

The Stewardship Sub-Committee received a brief verbal report and photographs from M. Greguol on the Gate House and garage at 493 Springbank Drive. The Stewardship Sub-Committee had a discussion on potential heritage attributes of the Woodland Cemetery.

Motion: The Stewardship Sub-Committee does not recommend the designation of the Gate House and garage pursuant to the *Ontario Heritage Act* but notes the significant cultural heritage value or interest of other cultural heritage resources on the Woodland Cemetery property at 493 Springbank Drive. Moved: T. Regnier; Seconded: K. Waud. Passed.

**2. Request to Remove from the Register of Cultural Heritage Resources at 2631 Hyde Park Road/1521 Sunningdale Road West**

The property at 2631 Hyde Park Road/1521 Sunningdale Road West was planned as the future Fox Hollow of Mount Pleasant Cemetery. All cemeteries in London are included on the Register of Cultural Heritage Resources.

The property was not used as a cemetery, has no interments and will not be used as a cemetery. The current property owner has requested that the property be removed from the Register of Cultural Heritage Resources.

Motion: The Stewardship Sub-Committee recommends that the property at 2631 Hyde Park Road/1521 Sunningdale Road West be removed from the Register of Cultural Heritage Resources. Moved: M. Whalley; Seconded: J. Cushing. Passed.

## LACH Planning and Policy Sub-Committee Meeting AND 1156 Dundas Street Working Group

Thursday January 27, 2022

Location: Zoom

Present: S. Bergman, E. Wrath, M. Whalley, K. Waud

### Agenda Items:

1. Motion from LACH – October 20, 2021: “the matter of updating Public Meeting Notices and Notices of Planning Applications to include heritage notifications BE REFERRED to the Planning and Policy Sub-Committee for review.”
  - a. The Sub-Committee reviewed the *Planning Act* (O.Reg. 543/06 (15)) requirements for planning notices, as well as a number of sample notices from other jurisdictions, and identified the following:
    - i. While not explicitly required in the *Planning Act*, the Sub-Committee believes the identification of designated heritage status on applicable notices would benefit the City’s overall engagement and communications strategy. This would give the public important information on planning applications and would allow more meaningful and informed public participation.
    - ii. The Sub-Committee understands that City staff may have an existing template used for planning notices, but would like to encourage consideration of including designated heritage status on notices during the next review of this template.
    - iii. The Sub-Committee recommends, for simplicity, identifying heritage designated status (e.g. Part IV or Part V designations and associated Heritage Conservation District) and not properties listed on the City’s heritage register. Additional criteria may also be considered.
    - iv. The Sub-Committee notes that the *Planning Act* requirements are minimums, and the City can choose to go above and beyond on notice requirements. This is consistent with London Plan Policies 1615-16 which emphasize the importance of meaningful dialogue, and empowering residents to participate in the planning process.
  - b. Suggested Motion for LACH: That the above recommendations regarding the identification of heritage designation status (if applicable) on planning notices be forwarded to Planning and Environment Committee and/or City staff for consideration during the next review of planning notice contents.
2. National Trust Survey on Insurance for Heritage properties - <https://nationaltrustcanada.ca/what-you-can-do/advocacy-action/insurance-and-heritage-properties>.
  - a. The Sub-Committee discussed some of the ongoing challenges associated with insurance for heritage homes, and new resources available from the Insurance Board of Canada: <https://communityheritageontario.ca/heritage-property-insurance-information>
  - b. The Sub-Committee recommends the following:
    - i. All members share the link to the National Trust survey to their networks to help advocate for change (**survey responses due Feb 17**).

- ii. Suggest LACH, as a member of the CHO, formally request support and advocacy to help address the growing challenges associated with insurance for heritage homes.
  - c. Suggested Motion for LACH: That as a member of the Community Heritage Ontario (CHO) the LACH support any efforts by the Association to address the insurance-related challenges facing the owners of heritage designated homes and request to be copied on any CHO resolution of correspondence in relation to this matter for consideration by LACH.
- 3. 1156 Dundas Street (McCormick Lands) Notice of Draft Plan of Subdivision and Heritage Impact Assessment.
  - a. The Working Group has reviewed the Heritage Impact Assessment (HIA) for 1156 Dundas Street (McCormick Lands) Draft Plan of Subdivision, and provide the following comments:
    - i. The Group acknowledges the work that has been done to-date with respect to this significant development and is encouraged to see it progressing.
    - ii. Based on the current stage of this development (draft plan of subdivision), the HIA focuses on future changes to the designating bylaw which will be required to acknowledge the new block plan. The Working Group identified no concerns with this approach.
    - iii. The Working Group recommends that the proponent be invited as a delegation before LACH early in the site design process to ensure meaningful consultation on design elements associated with the adaptive reuse of the former McCormick Biscuit Factory structure.
  - b. Suggested Motion for LACH: The LACH does not object to the conclusions and recommendations of the Heritage Impact Assessment, with it being noted that the proponent is encouraged to attend a meeting of LACH early in the site design process to ensure meaningful consultation on the adaptive reuse of the former McCormick Biscuit Factory structure.

## 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 R. Gilmore at 516 Elizabeth Street, Old East Heritage Conservation District  
**Date:** Wednesday February 9, 2022

## Recommendation

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking retroactive approval for the removal and replacement of the windows on the heritage designated property at 516 Elizabeth Street, within the Old East Heritage Conservation District, **BE PERMITTED** with the following terms and conditions:

- a) The installation of the proposed exterior grilles be installed in a manner that replicates the muntins of the former wood windows;
- b) The windows and exterior grilles be painted to match the existing trim work on the building;
- c) The installation of the proposed exterior grilles be completed within six months of Municipal Council's decision on this Heritage Alteration Permit; and,
- d) The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

## Executive Summary

During a compliance inspection, unapproved alterations were identified to the heritage designated property at 516 Elizabeth Street, in the Old East Heritage Conservation District. The front windows of the house were removed and replaced without Heritage Alteration Permit approval. To bring the replacement windows into better compliance with the policy and guideline direction of the *Old East Heritage Conservation District Plan and Guidelines*, exterior grilles should be applied to better replicate the muntins of the former wood windows and painted to match the existing trim work. The application of the exterior grilles should be completed by September 22, 2022 (i.e. within six-months of Municipal Council's decision on this Heritage Alteration Permit application).

## 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 516 Elizabeth Street is located on the east side of Elizabeth Street, between Lorne Avenue and Dufferin Avenue/Queens Avenue (Appendix A).

#### 1.2 Cultural Heritage Status

The property at 516 Elizabeth Street is located within the Old East Heritage Conservation District, which was designated pursuant to Part V of the *Ontario Heritage Act* by By-law No. L.S.P.-3383-111. The Old East Heritage Conservation District came

into force and effect on September 10, 2006. The property is noted as a C-ranked property within the *Old East Heritage Conservation District Plan*. C-ranked properties are described as being “of value as part of the environment” (Section 4.2, *Old East Heritage Conservation District Study*).

### **1.3 Description**

The house located at 516 Elizabeth Street was built circa 1885. The house is a one-storey vernacular buff brick cottage (Appendix B). It follows the side hall plan type, which features a doorway to one side of the front façade with two window openings on the other side.

The front door was previously replaced. The transom was recently reinstated (Heritage Alteration Permit HAP21-078-D). The front windows were segmented arch two-over-two painted wood sash windows.

## **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* and the *Official Plan (1989 as amended)*.

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

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

##### **2.1.2.1 Contravention of the Ontario Heritage Act**

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

##### **2.1.2.2 Heritage Alteration Permit**

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*).

### **2.1.3 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 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 Old East Heritage Conservation District**

The *Old East Heritage Conservation District Conservation and Design Guidelines* provides direction for alterations and replacement of and installation of windows within the Old East Heritage Conservation District.

Section 4.2, Alteration, *Old East Heritage Conservation District Plan*:

- *Avoid "new" materials and methods of construction if the original is still available.*
- *"Restore" wherever possible rather than "replace," particularly for features such as windows, doors, porches, and decorative trim.*
- *Where replacement features (e.g. doors, windows, trim) is unavoidable, the replacement components should be of the same general style, size and proportion.*

Section 3.6 Doors and Windows, *Old East Heritage Conservation District Guidelines*:

*The replacement of original wood framed windows by vinyl or aluminum clad windows is discouraged. If this is the only reasonable option, the replacement windows should mimic the original windows with respect to style, size and proportion, with a frame that is similar in colour, or can be painted, to match other windows.*

Section 4.3.1.f Guidelines for Alterations, *Old East Heritage Conservation District Guidelines*:

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



## **2.2 Heritage Alteration Permit (HAP22-006-L)**

During a compliance inspection for the transom (HAP21-078-D), staff identified non-compliant alterations. The two front windows were removed and replaced without Heritage Alteration Permit approval.

Staff contacted the property owner and advised of the non-compliance. The property owner subsequently submitted a Heritage Alteration Permit application which was received on January 25, 2022. The property owner has applied for a Heritage Alteration Permit for:

- Retroactive approval of the removal of the painted wood sash windows;
- Retroactive approval for the installation of vinyl sash windows;
- Installation of exterior grilles, to replicate the muntins (fenestration) pattern of the former windows.

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

Per Section 42(4) of the *Ontario Heritage Act*, the 90-day timeline for this Heritage Alteration Permit application will expire on April 25, 2022.

## **3.0 Financial Impact/Considerations**

None.

## **4.0 Key Issues and Considerations**

Window removal, replacement or additions on street facing facades are identified as a class of alterations that requires Heritage Alteration Permit approval in Table 7.1 of the *Old East Heritage Conservation District Plan*.

It is unfortunate that the wood windows were removed and replaced without Heritage Alteration Permit approval, particularly as wood windows can be repaired and restored. Restoration, as opposed to replacement, is the preferred approach for windows, doors, porches, decorative trim, and other important elements, identified in the policies and guidelines of the *Old East Heritage Conservation District Plan*.

When considering a Heritage Alteration Permit application for window replacement, the style, size, and proportion are important consideration in accordance with the direction of Section 4.2 of the *Old East Heritage Conservation District Plan* and Section 4.3.1.f of the *Old East Heritage Conservation District Guidelines*. Further, material considerations are pertinent for compliance with Section 3.6 of the *Old East Heritage Conservation District Guidelines*, where vinyl is discouraged as a replacement material.

The replacement windows are similar to the former windows in general size, but not shape as the replacement windows do not replicate the segmented arch of the former wood windows. The replacement windows are the same in style as the former windows, maintaining the sash or hung style which is predominant in the Old East Heritage Conservation District. The replacement windows are somewhat similar in proportion as the former windows, but the faux grilles between the glass panes are of limited success in replicating the two-over-two proportions of the former windows.

The application of exterior grilles replicating the muntin pattern of the former windows as “simulated divided lights,” will bring the replacement windows of the house at 516 Elizabeth Street into better compliance with the policy and guideline direction of the *Old East Heritage Conservation District Plan and Guidelines*. The windows and the exterior grilles should be painted to match the existing trim work of the house. The application of the exterior grilles should be completed within six months of Municipal Council’s approval (anticipated on March 22, 2022), with a deadline of September 22, 2022.

## Conclusion

Wood windows should be restored and retained as important heritage attribute of the Old East Heritage Conservation District.

To bring the replacement windows installed on the heritage designated property at 516 Elizabeth Street into better compliance with the policy and guideline direction of the *Old East Heritage Conservation District Plan and Guidelines*, exterior grilles should be applied to the replacement windows to replicate the two-over-two fenestration pattern of the former windows. The exterior grilles should be installed within six months.

**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 Images

Appendix C Heritage Alteration Permit application details

## Sources

Corporation of the City of London. *Old East Heritage Conservation District Conservation Plan* 2005.

Corporation of the City of London. *Old East Heritage Conservation District Conservation and Design Guidelines*. 2005.

Corporation of the City of London. *Register of Cultural Heritage Resources*. 2019.

Corporation of the City of London. *The London Plan*. 2019 (consolidated).

*Ontario Heritage Act*. 2019, c.9, Sched. 11. Retrieved from <https://www.ontario.ca/laws/statute/90o18>.

# Appendix A – Property Location

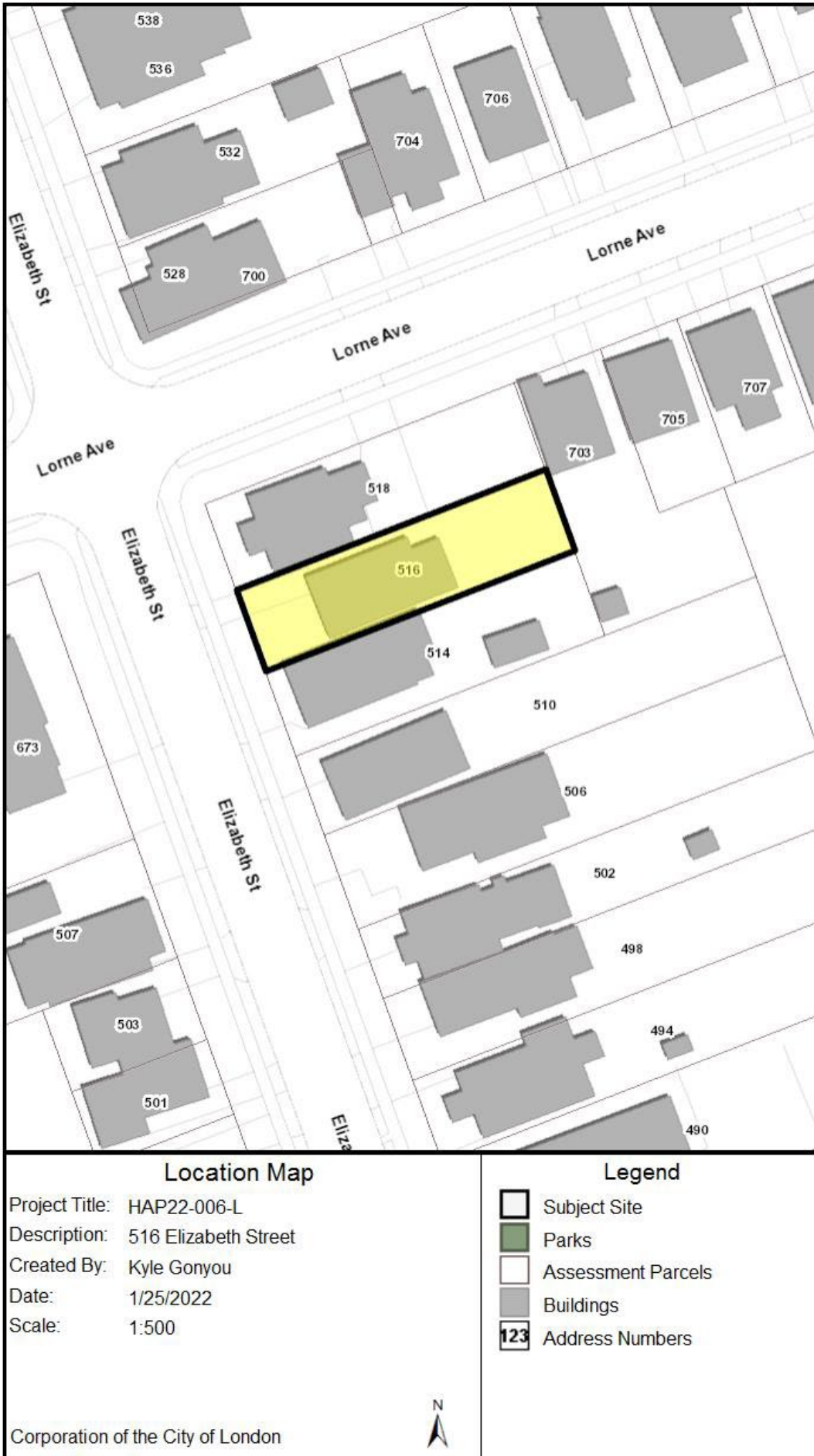


Figure 1: Property location map showing the subject property at 516 Elizabeth Street, located within the Old East Heritage Conservation District.

**Appendix B – Images**



*Image 1: Photograph of the house at 516 Elizabeth Street in 2019.*



*Image 2: Photograph of the house at 516 Elizabeth Street on April 24, 2020. Note the painted wood, two-over-two wood windows.*



*Image 3: Photograph of the house at 516 Elizabeth Street on January 13, 2022. Note the reinstated transom and replacement of the front windows.*

## Appendix C – Heritage Alteration Permit application details

House pre-windows



House with new windows



Exterior grilles added to two cross style windows



Two cross style windows installed

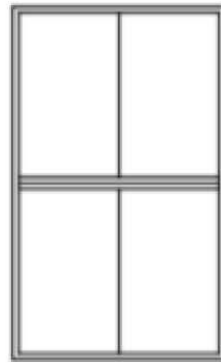


Figure 2: Details submitted as part of the Heritage Alteration Permit application showing the proposed exterior grilles for the replacement windows.

## Report to London Advisory Committee on Heritage

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

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

**Subject:** Demolition Request by Woodland Cemetery for the former Gate House and Maintenance Garage on the Heritage Listed Property at 493 Springbank Drive

**Date:** Wednesday February 9, 2022

## Recommendation

That, on the recommendation of the Director, Planning and Economic Development, with the advice of the Heritage Planner, with respect to the demolition request for the former gate house and maintenance garage on the heritage listed property at 493 Springbank Drive, that:

- a) The Chief Building Official **BE ADVISED** that Municipal Council consents to the demolition of the former gate house and maintenance garage on the property.

**IT BEING NOTED** that the property located at 493 Springbank Drive should remain on the Register of Cultural Heritage Resources as it is believed to be of cultural heritage value or interest.

## Executive Summary

All cemeteries in the City of London are listed on the Register of Cultural Heritage Resources. A demolition request was received from Woodland Cemetery to demolish the former gate house and maintenance garage on the property. When received, a demolition request for a building or structure on a heritage listed property triggers a formal review process pursuant to the requirements of the Ontario Heritage Act and the Council Policy Manual. A preliminary evaluation of the property was completed using the criteria of Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest for the purposes of considering this demolition request. Although the property's cultural heritage value or interest is apparent, the former gate house and maintenance garage were not identified as potential heritage attributes of the property.

The demolition request for the former gate house and maintenance garage on the property would not result in adverse impacts to the potential cultural heritage value or interest of the property.

## 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 Property Location

The Woodland Cemetery property at 493 Springbank Drive is an irregularly shaped lot located on the north side of Springbank Drive between Wonderland Road South and Trowbridge Avenue (Appendix A).

## **1.2 Cultural Heritage Status**

The property at 493 Springbank Drive is a heritage listed property. All cemeteries in the City of London have been included on the Register of Cultural Heritage Resources (the Register). The listing of the property on the Register came into force and effect on March 26, 2007, however, the property was included on earlier versions of the Register including the *Inventary of Heritage Resources* (2006).

## **1.3 Description**

The property at 493 Springbank Drive consists of the Woodland Cemetery. The cemetery was first established in 1878 when the former St. Paul's Anglican Cemetery, which was previously located in what is now Queen's Park, was closed. The Woodland Cemetery property includes the burial grounds, private and public mausoleum structures, a crematorium, an administrative office, as well as the former gate house (and administration office), and maintenance garage.

### **1.3.1 Former Gate House**

The former gate house is located just within the gates to Woodland Cemetery, accessed from Springbank Drive. The original portion of the building has a footprint of approximately 32' by 32' with a small rear addition, and a front addition also with a footprint of approximately 32' x 32'.

The original portion of the gate house is a vernacular two storey dwelling with a hipped roof with a buff brick exterior on the first storey, and aluminum siding on the second storey. The small rear addition is also clad with buff brick. The front addition consists primarily of buff brick exterior cladding with the exception of the east (front) elevation which includes vertically arranged wood siding as well as a large entryway including a door flanked by sidelights and a transom, as well as a bay window. The front addition has a noticeably more "office"-like appearance compared to the original portion of the former gate house.

Most of the windows in the former gate house, including the original portion of the building as well as the front and rear additions, consist of wood sash windows with red brick lintels and sills. Most exterior doors have been replaced. The roofing materials on the building consist of asphalt shingles.

### **1.3.2 Maintenance Garage**

The maintenance garage is located immediately north of the former gate house and had a footprint of approximately 52' x 60'. The building is a single storey with buff brick cladding, and a flat roof. The east (front) elevation includes three bay (or garage) doors, as well as a small casement window, and an access door. The west (rear) elevation is also characterized by the large bay doors to provide access to the cemetery's maintenance equipment. The north and south elevations consist primarily of solid brick walls punctuated with small casement windows.

The on-going repair and maintenance of the building is evident in the use of various types of brick on the side and rear elevations of the building. The building's design is as a utilitarian structure, expressive of its function as a maintenance garage.

## **1.4 History**

### **1.4.1 Woodland Cemetery History**

Woodland Cemetery was first established in 1878, however its history is rooted in a longer narrative of St. Paul's Cathedral's numerous cemeteries and burial grounds in London in the mid-19<sup>th</sup> century. Early graveyards associated with St. Paul's Cathedral existed within the vicinity of the cathedral itself. However, by the 1840s the burial grounds at St. Paul's Cathedral had become overcrowded and the Town of London prohibited the burial of human remains within town limits. As a result, St. Paul's obtained approximately 20 acres of land outside of the town for a new cemetery.

The new St. Paul's Cemetery located outside of town limits, was located within what is now Queen's Park, known commonly as the Western Fairgrounds. The first recorded



interment at that location was in 1852. In the following years, the burials and gravestones from the cathedral burial grounds were relocated to the new St. Paul's Cemetery.<sup>1</sup>

By the 1870s, St. Paul's Cemetery was forced to close and relocate again due to growing town limits. The boundaries of London continued to extend eastwards towards St. Paul's Cemetery and bylaws still prohibited cemeteries within town limits. In the summer of 1879 St. Paul's Cathedral formed a committee to find a new site for the cemetery resulting in the purchase of a 56-acre lot outside of town known as "Woodland Park". The property was previously owned by William Blinn and Eli Griffith<sup>2</sup> (Appendix B).

The first burial at Woodland Cemetery took place on December 5, 1879, for Charles Dunn, a harness maker. In 1880 St. Paul's Cathedral sold the old cemetery lands and began the difficult task of relocating nearly 4,500 burials to the newly-established Woodland Cemetery. Most of the burials were transferred to Woodland Cemetery, however in some instances family members requested that their loved ones remain be relocated to Mount Pleasant Cemetery. When family members could not be located or reached, St. Paul's relocated the burials to a portion of Woodland Cemetery known as the Potter's Fields. By 1886, the relocation of nearly 4,440 remains to Woodland Cemetery was complete.<sup>3</sup>

Woodland Cemetery was established towards the end of a period known as the "cemetery beautification movement" in the 19<sup>th</sup> century. The movement originated in Europe and was characterized by the shift away from urban graveyards and fenced family plots towards more "park style" burial grounds and cemeteries. Starting in France and England in the early-19<sup>th</sup> century, the movement resolved many of the urbanization and public health concerns associated with burial grounds within urban settings. The movements played on the romanticized ideas of the countryside landscape. The cemetery beautification era reached the United States first in the founding of Mount Auburn, near Boston where the cemetery was established on a hilly, marshy landscape with a weaving network of roads and pathways within a picturesque natural setting. Woodland Cemetery was established later in this movement, but reflected the "park-style" cemetery with its mature trees, fountains, and winding paths along with its north edge overlooking the Thames River.<sup>4</sup>

Woodland Cemetery is the resting place of many notable figures from London's past. Notable Londoners buried at Woodland Cemetery include John Harris and Ameila Harris, John Hayman, Henry Hayman, Charles Hyman, John Kinder Labatt, Bishop Benjamin Cronyn, John McClary, and John W.C. Meredith.

In addition, the cemetery is the burial site for the unfortunate victims of various tragedies in London's history. Woodland Cemetery is the resting place of 52 of the victims who lost their lives on Victoria Day, May 24, 1881 during the sinking of the *Victoria* in the Thames River. The cemetery is also the resting places of many of the Londoners who lost their lives in the Flood of 1883 and the City Hall collapse of 1898.<sup>5</sup>

The design and construction of various monuments and commemorative structures are also woven into the history of Woodland Cemetery, many of which are "firsts" in London. The Pixley-Fulford Mausoleum was constructed in 1895 and was the first private mausoleum in London. Designed by the London architectural firm of Moore and Henry, the structure is set on a 50' by 100' plot purchased by Robert Fulford, the husband of Annie Pixley, a famous American stage actress. Though not from London, the son of

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<sup>1</sup> MacKenzie Brash et. al. *Life and Death at Woodland Cemetery*". Unpublished manuscript. London: Western University, 2020 p. 43-48; Woodland Cemetery, "Historical Walking Tours" <https://woodlandcemetery.ca/63/History.html>; Zelinka Priamo, Heritagae Impact Assessment, Woodland Cemetery, July 2016.

<sup>2</sup> *Life and Death at Woodland Cemetery*, p. 50.

<sup>3</sup> *Life and Death at Woodland Cemetery* p.51; L.A. Hope Atkinson, et al, *Finding Those Once Lost: The Analysis of the Potter's Field at Woodland Cemetery, London, ON*, London: Western University, 2020.

<sup>4</sup> *Life and Death at Woodland Cemetery*, p.43-46; *Finding Those Once Lost*.

<sup>5</sup> *Life and Death at Woodland Cemetery*, p.73-80.

Annie and Robert tragically drowned in Port Stanley in 1886 and was buried at Woodland Cemetery. Annie was seriously affected by the death of her son, herself passing away in 1893 at the age of 38. Robert Fulford had the mausoleum commissioned in her honour, and together her remains were interred within the mausoleum along with her son Tommy. The intricate design and detailing of the mausoleum also includes three statues representing “Music”, “Drama”, and “Victory”, sculpted by Walter Seymour Allward, one of Canada’s greatest monumental sculptors known most for his Canadian National Vimy Memorial in Vimy, France.

In 1920, Woodland retained Windsor architect Albert H. McPhail to design London’s first public mausoleum. The mausoleum was constructed and is composed of a granite exterior, white marble interior and includes many stained-glass windows along with its large brass doors.<sup>6</sup>

A veteran’s plot was laid out in 1939 in a quiet sloped area of the cemetery, located northwest of the maintenance garage.

London’s first crematorium was designed to look like a historic English chapel and was built at Woodland Cemetery, operating by 1964. By the 1990s with the rise in cremations, a new crematorium was constructed and the old stone crematorium was turned into an indoor columbarium, now known as Woodland Sanctuary.

#### **1.4.2 Gate House and Maintenance Garage History**

The mid-20<sup>th</sup> century marks a period of facility and infrastructure upgrades for Woodland Cemetery. In 1939, the trustees of Woodland Cemetery began to contemplate the replacement of a former gatehouse and barn on the property with a newer residence with on-site offices and a garage. The former gatehouse and barn are visible on a 1922 aerial photograph, located within the same vicinity as the existing gate house and garage.

In 1947, the cemetery retained Frank Wilson of R.G. Wilson and Sons Ltd. to construct the new gate house with offices and a garage. Aerial photography indicates that a front addition had been constructed onto the gate house by the 1960s. Woodland Cemetery continued to use the gate house for administrative office purposes until its new administrative building was opened in 2004. The maintenance garage continues to be used.

## **2.0 Discussion and Considerations**

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

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

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

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

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

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

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<sup>6</sup> Woodland Cemetery, “Historical Walking Tours”; *Life and Death at Woodland Cemetery*, p. 110.

### **2.1.2 Ontario Heritage Act**

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

The only cultural heritage protection afforded to heritage listed properties is a 60-day delay in the issuance of a demolition permit. During this time, Council Policy directs that the London Advisory Committee on Heritage (LACH) is consulted, and a public participation meeting is held at the Planning & Environment Committee.

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

### **2.1.3 The London Plan**

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

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. *Heritage Places 2.0* is a guideline document as a part of the Cultural Heritage Guidelines. The document describes potential heritage conservation districts and assigns a priority to these districts for consideration as heritage conservation districts.

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

Municipal Council may include properties on the Register of Cultural Heritage Resources that it “believes to be of cultural heritage value or interest.” These properties are not designated, but are considered to have potential cultural heritage value or interest.

The Register of Cultural Heritage Resources states that further research is required to determine the cultural heritage value or interest of heritage listed properties. The subject property is included on the Register of Cultural Heritage Resources.

## **3.0 Financial Impact/Considerations**

None.

## **4.0 Key Issues and Considerations**

### **4.1. Demolition Request**

Written notice of intent to demolish the gate house and maintenance garage on the Woodland Cemetery property at 493 Springbank Drive was submitted to the City on January 24, 2022.

Municipal Council must respond to a notice of intention to demolish a building or structure on a heritage listed property within 60 days, or the request is deemed consented. During this 60-day period, the London Advisory Committee on Heritage

(LACH) is consulted and, pursuant to Council Policy, a public participation meeting is held at the Planning and Environment Committee (PEC).

The 60-day period for the demolition request for the property at 126 Price Street expires on March 25, 2022.

## 4.2 Cultural Heritage Evaluation

### 4.2.1 Criteria for Determining Cultural Heritage Value or Interest

*Ontario Heritage Act* Regulation 9/06 establishes criteria for determining the cultural heritage value or interest of individual properties. These criteria are:

1. Physical or design value:
  - i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
  - ii. Displays a high degree of craftsmanship or artistic merit; or,
  - iii. Demonstrates a high degree of technical or scientific achievement.
2. Historical or associative value:
  - i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
  - ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or,
  - iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. Contextual value:
  - i. Is important in defining, maintaining or supporting the character of an area;
  - ii. Is physically, functionally, visually or historically linked to its surroundings; or,
  - iii. Is a landmark.

A property is required to meet one or more of the abovementioned criteria to merit protection under Section 29 of the *Ontario Heritage Act*. Should the property not meet the criteria for designation, the demolition request should be granted.

The evaluation of the property using the criteria of *Ontario Heritage Act* Regulation 9/06 can be found below.

### 4.3 Evaluation

A preliminary evaluation of the property at 493 Springbank Drive was completed using the criteria of O.Reg. 9/06. The preliminary evaluation was completed for the purposes of evaluating the gate house and maintenance garage that are the subject of this demolition request.

Cultural Heritage Value	Criteria	Evaluation
The property has design value or physical value because it,	Is a rare, unique, representative or early example of a style type, expression, material, or construction method	The property at 493 Springbank Drive includes various buildings and structures that can be considered rare, unique, or early examples of commemorative or monumental structures associated with cemetery grounds. The Pixley-Fulford Mausoleum, the public mausoleum, the various hillside monuments, and the lay-out of the cemetery itself may be understood as meeting these criteria in their own respective ways.  The former gate house and maintenance garage on the property are vernacular and utilitarian structures that are not rare, unique, representative or early examples of a style, type, expression, material, or construction method.
	Displays a high degree of	Many of the buildings and structures on the Woodland Cemetery property display a high

	craftsmanship or artistic merit	degree or craftsmanship and artistic merit, however the former gate house and maintenance garage at Woodland Cemetery do not meet the criteria.
	Demonstrates a high degree of technical or scientific achievement	The former gate house and maintenance garage on the property at 493 Springbank Drive do not demonstrate a high degree of technical or scientific achievement.
The property has historical value or associative value because it,	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	<p>The Woodland Cemetery is the resting place of many notable individuals, as well those who lost their lives in some of London's historic tragedies. The cemetery has direct associations with themes, events, and individuals significant to London's history.</p> <p>The former gate house and maintenance garage are not directly associated with a theme, event, belief, person, activity, organization or institution that is significant to London.</p>
	Yields, or has the potential to yield information that contributes to an understanding of a community or culture	The property does not appear to yield, or, have the potential to yield information that contributes to an understanding of a community or culture.
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	<p>Many of the buildings and monuments in Woodland Cemetery were designed by well-known architects and artists in London's history. The Pixley-Fulford Mausoleum was designed by the London firm of Moore and Henry, and includes the early sculpting work of Walter S. Allward, one of the most prominent sculptors in Canada's history. In addition, the public mausoleum was designed by Albert McPhail of Windsor.</p> <p>The former gate house and maintenance garage do not reflect the work or ideas of an architect, builder, designer or theorist who is significant to London.</p>
The property has contextual value because it,	Is important in defining, maintaining, or supporting the character of an area	The Woodland Cemetery property is a large park-style cemetery located on the north side of Springbank Drive. The former gate house and maintenance garage do not contribute to the contextual value of the cemetery's size and park-like character.
	Is physically, functionally, visually, or historically linked to its surroundings	<p>As a large, park-style cemetery located on Springbank Drive, the Woodland Cemetery is physically, functionally and historically linked to its surroundings in that it was established in this particular area in 1878 in order to address historic administrative and spatial needs in late-19<sup>th</sup> century London.</p> <p>The former gate house and maintenance garage are not physically, functionally, visually, or historically linked to the surroundings.</p>

	Is a landmark	<p>Woodland Cemetery includes many monuments and structures that may be understood as landmarks.</p> <p>The former gate house and maintenance garage are not landmarks.</p>
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It is apparent that the Woodland Cemetery property 493 Springbank Drive has potential cultural heritage value or interest. The potential heritage attributes of the property are represented primarily in the park-style landscape of the burial grounds, as well as in many of the structures on the property including the Pixley-Fulford Mausoleum, and the public mausoleum. The former gate house and maintenance garage that are the subject of this demolition request are not understood to be heritage attributes.

Given the short legislative timelines for Municipal Council to consider a demolition request for buildings or structures on a heritage listed property, the evaluation of the property according to O. Reg. 9/06 above should be considered preliminary. A more comprehensive evaluation of the property should be undertaken should designation pursuant to Part IV of the *Ontario Heritage Act* be considered.

#### 4.4 Consultation

Pursuant to Council Policy for the demolition of buildings or structures on heritage listed properties, notification of the demolition request was sent to property owners within 120m of the subject property on February 9, 2022, as well as community groups including the Architectural Conservancy Ontario – London Region Branch, London & Middlesex Historical Society, and the Urban League of London. Notice was also published in *The Londoner*.

## Conclusion

All cemeteries in the City of London are listed on the Register of Cultural Heritage Resources. A demolition request was received from Woodland Cemetery to demolish the former gate house and maintenance garage on the property. When received, a demolition request for a building or structure on a heritage listed property triggers a formal review process pursuant to the requirements of the *Ontario Heritage Act* and the Council Policy Manual. A preliminary evaluation of the property was completed using the criteria of Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest for the purposes of considering this demolition request.

The demolition request for the former gate house and maintenance garage on the property would not result in adverse impacts to the potential cultural heritage value or interest of the property. Municipal Council should consent to the demolition request for the former gate house and maintenance garage. Given the property still retains potential cultural heritage value or interest, the property should remain on the Register of Cultural Heritage Resources.

**Prepared by:** Michael Greguol, CAHP  
Heritage Planner

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

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

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

## Appendices

Appendix A Property Location

Appendix B Images

## Sources

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# Appendix A – Property Location

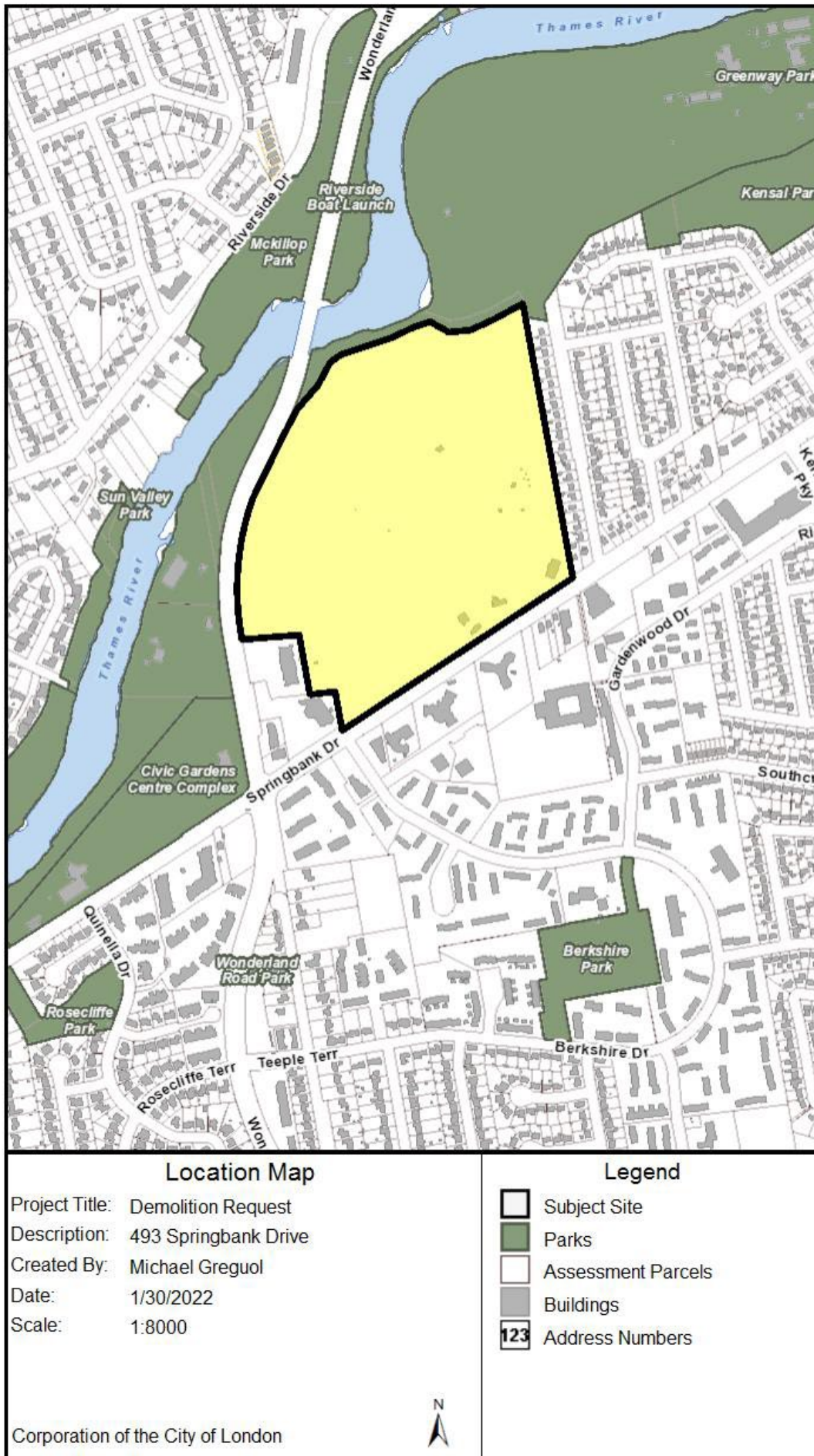


Figure 1: Location Map showing the subject property at 493 Springbank Drive.



## Appendix B - Images

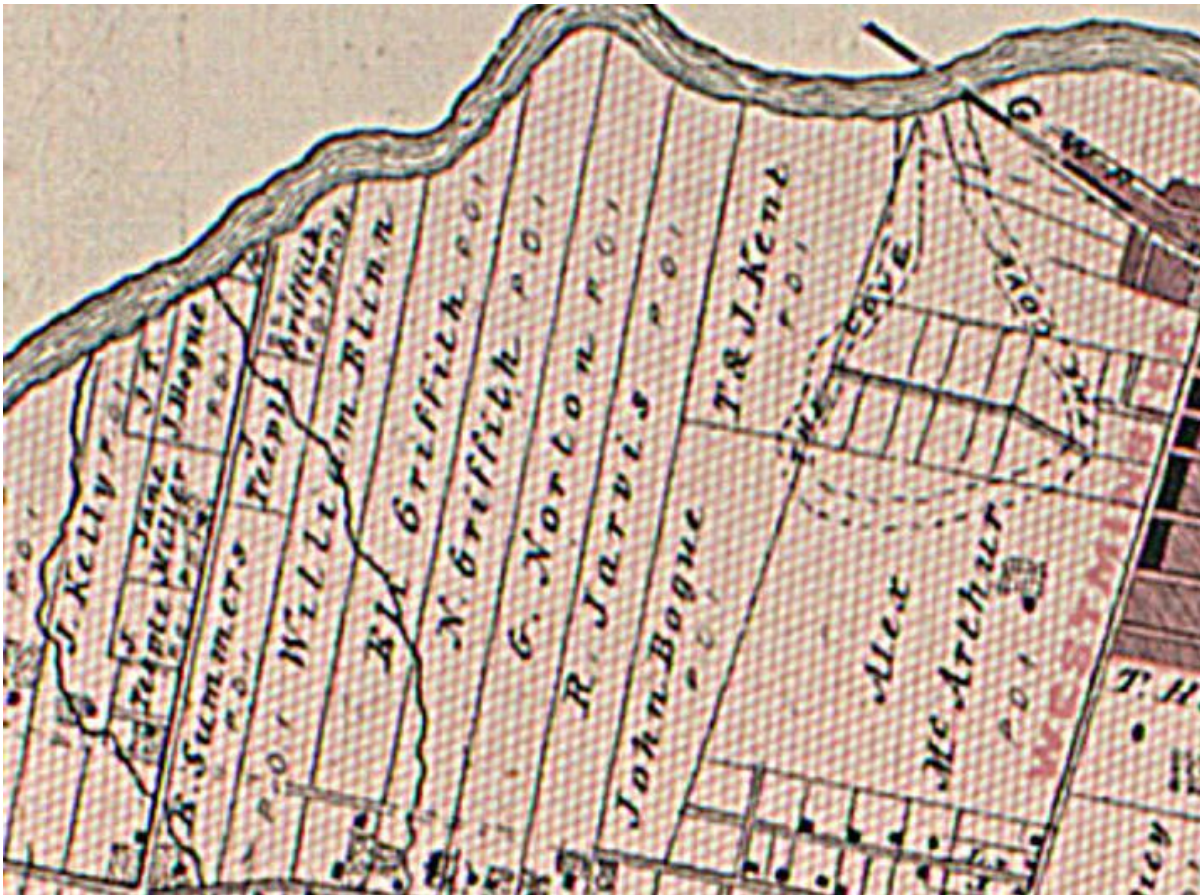


Image 1: Excerpt from the 1878 Illustrated Atlas of Middlesex County, showing the properties under the ownership of William Blinn and Eli Griffith prior to the purchase of Woodland Cemetery by St. Paul's Cathedral.



Image 2: 1922 Aerial photograph of the south portion of Woodland Cemetery showing a previous gate house and barn at bottom left, the recently completed public mausoleum at bottom right and the Pixley-Fulford Mausoleum at centre-right (Western University Aerial Photograph Collection).



Image 3: 1965 aerial photograph of the south portion of Woodland Cemetery showing the subject gate house and maintenance garage at bottom (Western University Aerial Photograph Collection).



Image 4: Pixley-Fulford Mausoleum as depicted in an 1897 copy of the *Canadian Architect and Builder*.



*Image 5: East (front) elevation of the former gate house at Woodland Cemetery (2022).*



*Image 6: South elevation showing front addition and original portion of the former gate house (2022).*



*Image 7: Photograph showing the west (rear) elevation of the former gate house (2022).*



*Image 8: Photograph showing north elevation of the former gate house (2022).*



*Image 9: Photograph showing the front elevation of the maintenance garage (2022).*



*Image 10: Photograph showing the side elevation of the maintenance garage and the new administrative office at left (2022).*



*Image 11: Photograph showing the rear elevation of the maintenance garage (2022).*



*Image 12: Photograph of the Pixley-Fulford Mausoleum (2022).*

**FINAL REPORT**

# Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment

*Schedule 'B' Municipal Class Environmental Assessment for the Oxford Street West and Gideon Drive Intersection Improvements, part of Lots C and D, Broken Front Concession, former Township of Delaware, County of Middlesex, now the City of London, Ontario*

Submitted to:

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**Golder Associates Ltd.**

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20391051-3000-R01-Rev1

01 February 2022

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## Acknowledgements

**R.V. Anderson Associates Ltd.** Henry Huotari, PEng, Senior Project Manager



## Executive Summary

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

In February 2021, R.V. Anderson Associates Limited (Ltd.; the Client) retained Golder Associates Ltd. (Golder) to conduct a Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment (CHR) to support the Schedule ‘B’ Municipal Class Environmental Assessment (EA) for the Oxford Street West and Gideon Drive Intersection Improvements in the City of London, Ontario (the Project).

The Project footprint consists of approximately 4.2 hectares (ha) of the municipal rights-of-way (ROW) for Oxford Street West, Gideon Drive, and Kains Road, located on part of Lots C and D of the Broken Front Concession in the former Township of Delaware, County of Middlesex, now the City of London, Ontario. For the purposes of this CHR, the “study area” constitutes all property parcels within or crossed by the Project footprint as well as all adjacent properties.

Following guidance provided by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI), the City of London, and Canada’s Historic Places’ (CHP) 2010 *Standards and Guidelines for the Conservation of Historic Places in Canada* (CHP *Standards and Guidelines*) this CHR summarizes the applicable heritage policies, details the study area’s geography and history, identifies known and potential built heritage resources (BHRs) and cultural heritage landscapes (CHLs), and assesses at a preliminary level the potential BHRs and CHLs for cultural heritage value or interest (CHVI). Based on this understanding of the study area and surrounding area, the potential impacts resulting from the Project are assessed and future actions recommended.

Historical research and field investigations conducted for this report identified three listed (not designated) properties, one designated CHL, and three properties with potential BHRs within the study area. These are listed in the table below in order from east to west (roughly) with recommendations for mitigation or alternatives to avoid or reduce negative effects from the Project. Note that these recommendations are based on Golder’s current understanding of the Project and may need to be revisited if components are moved or altered.

Identified BHR or CHL	Summary of Impact and Mitigation Recommendations
Listed (not designated) in the City of London’s <i>Register of Cultural Heritage Resources</i> : <b>1976 Oxford Street West</b>	<ul style="list-style-type: none"> <li>■ As currently proposed, the Project will be directly adjacent to the property but is not anticipated to directly or indirectly impact the property, nor adversely affect the property’s potential CHVI and heritage attributes, which are linked to its BHR.</li> <li>■ As no direct or indirect impacts are anticipated, no further cultural heritage study or mitigation is recommended.</li> <li>■ As the property was previously evaluated (using Ontario Regulation 9/06 [O. Reg. 9/06]) to have CHVI (Stantec 2020), if design alterations or conditions require adjacent excavation or construction to extend into the property, conduct a project specific Heritage Impact Assessment (HIA) during detailed design to determine the appropriate mitigation.</li> </ul>

Identified BHR or CHL	Summary of Impact and Mitigation Recommendations
<p>Listed (not designated) in the City of London's <i>Register of Cultural Heritage Resources</i>: <b>2012 Oxford Street West</b></p>	<ul style="list-style-type: none"> <li>■ As currently proposed, the Project will be directly adjacent to the property and is anticipated to indirectly impact the property, potentially adversely affecting the property's potential CHVI and heritage attributes, which are linked to its BHR.</li> <li>■ As a potential indirect impact to 2012 Oxford Street West is predicted, it is recommended to: <ul style="list-style-type: none"> <li>■ Conduct a pre-construction survey during detailed design to determine whether the BHR will be vulnerable to vibration impacts during adjacent excavation and construction, as well as whether construction activities will require extending into the property.</li> <li>■ If the survey determines the BHR will be vulnerable, monitor for vibration impacts during adjacent excavation and construction and immediately cease work if vibration thresholds are exceeded. Continuous ground vibration monitoring should be carried out near the foundations of the building using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g., 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified (such as 8.0 mm/s). In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.</li> <li>■ As the property was previously evaluated (using O. Reg. 9/06) to have CHVI (Stantec 2020), if design alterations or conditions require adjacent excavation or construction to extend into the property, conduct a project specific HIA during detailed design to determine the appropriate mitigation.</li> </ul> </li> </ul>
<p>Potential BHR: <b>14 Gideon Drive</b></p>	<ul style="list-style-type: none"> <li>■ As currently proposed, the Project will be directly adjacent to the property and is anticipated to indirectly impact the property, potentially adversely affecting the property's potential CHVI and heritage attributes, which are linked to its BHR.</li> <li>■ As a potential indirect impact to 14 Gideon Drive is predicted, it is recommended to: <ul style="list-style-type: none"> <li>■ Conduct a pre-construction survey during detailed design to determine whether the potential BHR will be vulnerable to vibration impacts during adjacent excavation and construction, as well as whether construction activities will require extending into the property.</li> </ul> </li> </ul>

Identified BHR or CHL	Summary of Impact and Mitigation Recommendations
	<ul style="list-style-type: none"> <li>■ If the survey determines the potential BHR will be vulnerable, monitor for vibration impacts during adjacent excavation and construction and immediately cease work if vibration thresholds are exceeded. Continuous ground vibration monitoring should be carried out near the foundations of the building using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g., 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified (such as 8.0 mm/s). In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.</li> <li>■ As the property was previously evaluated (using O. Reg. 9/06) to have CHVI (Stantec 2020), if design alterations or conditions require adjacent excavation or construction to extend into the property, conduct a project specific HIA during detailed design to determine the appropriate mitigation.</li> </ul>
<p>Potential BHR: <b>2085 Oxford Street West</b></p>	<ul style="list-style-type: none"> <li>■ As currently proposed, the Project will be directly adjacent to the property but is not anticipated to directly or indirectly impact the property, nor adversely affect the property's potential CHVI and heritage attributes, which are linked to its BHR.</li> <li>■ As no direct or indirect impacts are anticipated, no further cultural heritage study or mitigation is recommended.</li> <li>■ If design alterations or conditions require adjacent excavation or construction to extend into the property, a CHER is required. If required, the CHER should confirm if the property meets the criteria prescribed in O. Reg. 9/06.</li> <li>■ If the CHER determines the property has CHVI, conduct an HIA during detailed design to determine the appropriate mitigation.</li> </ul>

Identified BHR or CHL	Summary of Impact and Mitigation Recommendations
<p>Listed (not designated) in the City of London's <i>Register of Cultural Heritage Resources</i>: <b>2311 Oxford Street West</b></p>	<ul style="list-style-type: none"> <li>■ As currently proposed, the Project will be directly adjacent to the property but is not anticipated to directly or indirectly impact the property, nor adversely affect the property's potential CHVI and heritage attributes, which are linked to its BHR.</li> <li>■ As no direct or indirect impacts are anticipated, no further cultural heritage study or mitigation is recommended.</li> <li>■ If design alterations or conditions require adjacent excavation or construction to extend into the property, a CHER is required. If required, the CHER should confirm if the property meets the criteria prescribed in O. Reg. 9/06.</li> <li>■ If the CHER determines the property has CHVI, conduct an HIA during detailed design to determine the appropriate mitigation.</li> </ul>
<p>Potential BHR: <b>80 Gideon Drive</b></p>	<ul style="list-style-type: none"> <li>■ As currently proposed, the Project will be directly adjacent to the property and is anticipated to indirectly impact the property, potentially adversely affecting the property's potential CHVI and heritage attributes, which are linked to its BHR.</li> <li>■ As a potential indirect impact to 80 Gideon Drive is predicted, it is recommended to:                             <ul style="list-style-type: none"> <li>■ Conduct a pre-construction survey during detailed design to determine whether the potential BHR will be vulnerable to vibration impacts during adjacent excavation and construction, as well as whether construction activities will require extending into the property.</li> <li>■ If the survey determines the potential BHR will be vulnerable, monitor for vibration impacts during adjacent excavation and construction and immediately cease work if vibration thresholds are exceeded. Continuous ground vibration monitoring should be carried out near the foundations of the building using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g., 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified (such as 8.0 mm/s). In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.</li> <li>■ If design alterations or conditions require adjacent excavation or construction to extend into the property, a CHER is required. If required, the CHER should determine if the property meets the criteria prescribed in O. Reg. 9/06. If the CHER determines the property has CHVI, conduct an HIA during detailed design to determine the appropriate mitigation.</li> </ul> </li> </ul>

Identified BHR or CHL	Summary of Impact and Mitigation Recommendations
Designated Canadian Heritage River: <b>Thames River</b>	<ul style="list-style-type: none"> <li data-bbox="467 296 1471 401">■ As currently proposed, the Project will be directly adjacent to properties fronting on to the CHL but is not anticipated to directly or indirectly impact the CHL, nor adversely affect the CHL's potential CHVI and heritage attributes.</li> <li data-bbox="467 428 1471 491">■ As no direct or indirect impacts are anticipated, no further cultural heritage study or mitigation is recommended.</li> <li data-bbox="467 518 1471 659">■ If design alterations or conditions require adjacent excavation or construction to extend into a property fronting the CHL, a CHER is required. If required, the CHER should confirm if the property meets the criteria prescribed in O. Reg. 9/06.</li> <li data-bbox="467 686 1471 749">■ If the CHER determines the property fronting the CHL has CHVI, conduct an HIA during detailed design to determine the appropriate mitigation.</li> </ul>

Consultation with City of London heritage planning staff has determined that additional recommendations for the EA team conducting the overall Project include:

- Avoid properties of recognized or potential cultural heritage value or interest in the Project design;
- Avoid the creation of staging and/ or laydown areas on any recognized or potential cultural heritage resources; and
- Review the impact assessment of this report during the Detailed Design phase and amend or revise as needed.

## Study Limitations

Golder Associates Ltd. has prepared this report in a manner consistent with the guidelines developed by the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI), the City of London, and Canada's Historic Places' (CHP) 2010 *Standards and Guidelines for the Conservation of Historic Places* subject to the time limits and physical constraints applicable to this report. No other warranty, expressed or implied, is made.

This report has been prepared for the specific site, design objective, developments and purpose described to Golder Associates Ltd. by R.V. Anderson Associates Ltd. (the Client). The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location.

The information, recommendations and opinions expressed in this report are for the sole benefit of the Client. No other party may use or rely on this report or any portion thereof without Golder Associates Ltd.'s express written consent. If the report was prepared to be included for a specific permit application process, then upon the reasonable request of the Client, Golder Associates Ltd. may authorize in writing the use of this report by the regulatory agency as an Approved User for the specific and identified purpose of the applicable permit review process. Any other use of this report by others is prohibited and is without responsibility to Golder Associates Ltd. The report, all plans, data, drawings and other documents as well as electronic media prepared by Golder Associates Ltd. are considered its professional work product and shall remain the copyright property of Golder Associates Ltd., who authorizes only the Client and Approved Users to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. The Client and Approved Users may not give, lend, sell, or otherwise make available the report or any portion thereof to any other party without the express written permission of Golder Associates Ltd. The Client acknowledges the electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore the Client cannot rely upon the electronic media versions of Golder Associates Ltd.'s report or other work products.

Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Client in the design of the specific project.

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## APPENDIX A

### Project Preliminary Design Plan



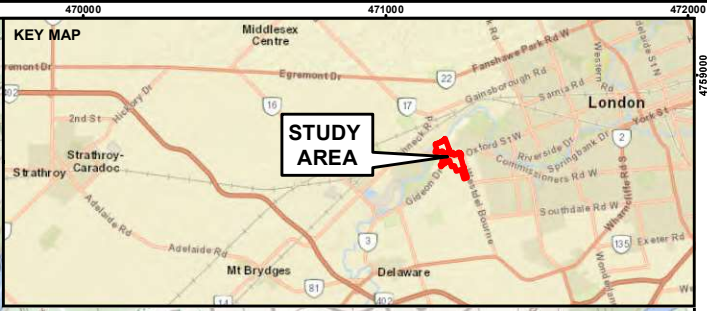
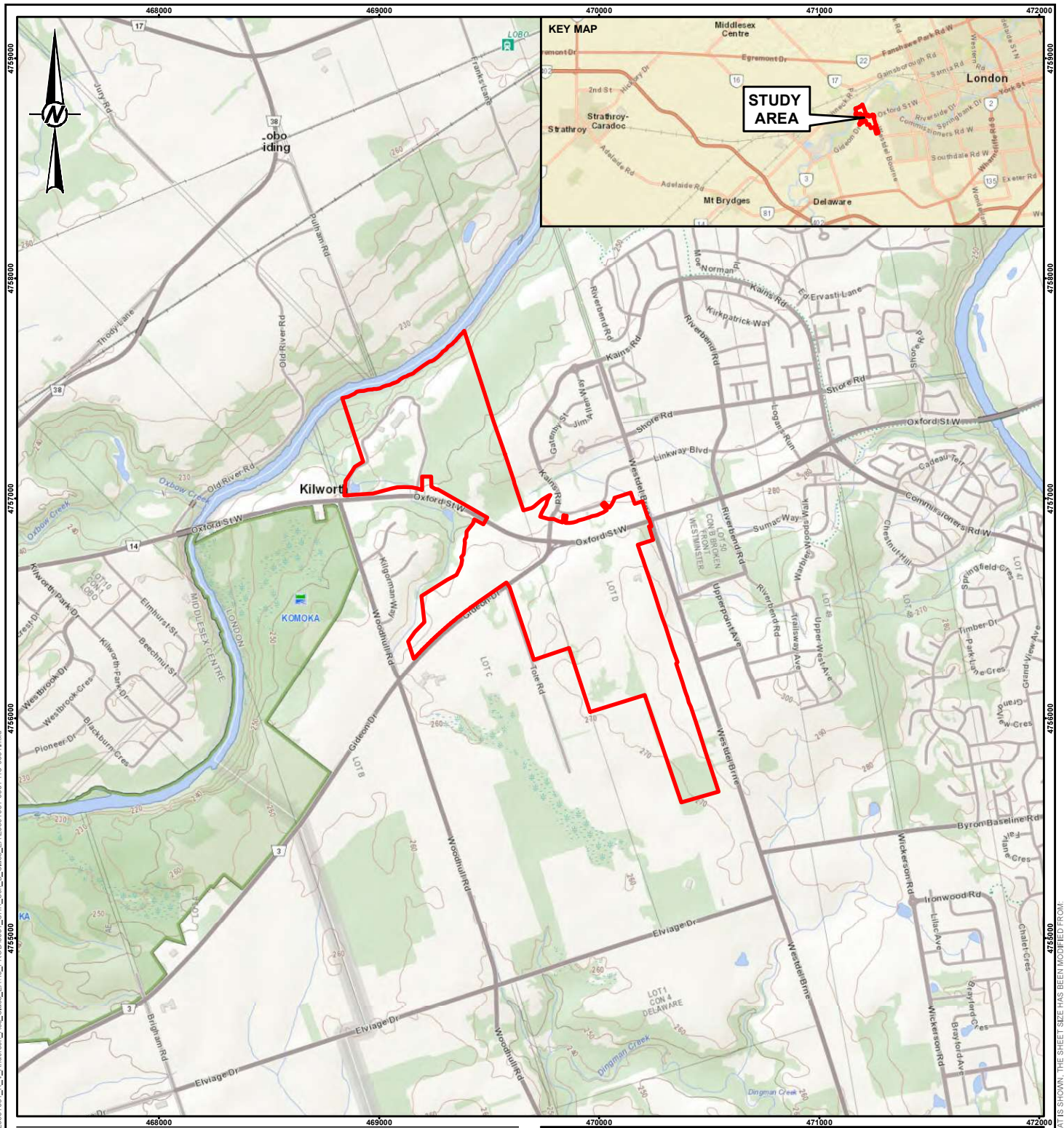
## 1.0 INTRODUCTION

In February 2021, R.V. Anderson Associates Limited (Ltd.; the Client) retained Golder Associates Ltd. (Golder) to conduct a Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment (CHR) to support the Schedule 'B' Municipal Class Environmental Assessment (EA) for the Oxford Street West and Gideon Drive Intersection Improvements in the City of London, Ontario (the Project).


The Project footprint consists of approximately 4.2 hectares (ha) of the municipal rights-of-way (ROW) for Oxford Street West, Gideon Drive, and Kains Road, located on part of Lots C and D of the Broken Front Concession in the former Township of Delaware, County of Middlesex, now the City of London, Ontario. For the purposes of this CHR, the "study area" constitutes all property parcels within or crossed by the Project footprint as well as all adjacent properties (Figure 1).

Following guidance provided by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI), municipal documents such as the City of London's official plan, known as *The London Plan*, and recognized conservation manuals such as Canada's Historic Places' (CHP) 2010 *Standards and Guidelines for the Conservation of Historic Places in Canada* (CHP *Standards and Guidelines*), this CHR includes:

- an overview of heritage legislation and policies in Ontario, and an outline of the methods that were used to investigate and assess built heritage resources (BHRs) and cultural heritage landscapes (CHLs) in the study area
- an overview of the study area's historical development and existing conditions
- an inventory of known and potential BHRs and CHLs in the study area
- a description of the proposed Project options and an assessment of their predicted impacts on known or newly identified BHRs and CHLs in the study area
- recommendations for cultural heritage mitigation or further studies where necessary



**LEGEND**

 STUDY AREA



**NOTE(S)**

1. ALL LOCATIONS ARE APPROXIMATE

**REFERENCE(S)**

1. SERVICE LAYER CREDITS: SOURCES: ESRI, HERE, GARMIN, USGS, INTERMAP, INCREMENT P, NRCAN, ESRI JAPAN, METI, ESRI CHINA (HONG KONG), ESRI KOREA, ESRI (THAILAND), NGCC, (C) OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY  
 2. PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83  
 COORDINATE SYSTEM: UTM ZONE 17 VERTICAL DATUM: CGVD28

**CLIENT**

R.V. ANDERSON ASSOCIATES LTD.

**PROJECT**

CHR: SCHEDULE 'B' CLASS EA OXFORD STREET WEST AND GIDEON DRIVE INTERSECTION IMPROVEMENTS

**TITLE**

**LOCATION OF STUDY AREA**

**CONSULTANT**



YYYY-MM-DD 2022-01-24

DESIGNED AM

PREPARED BR

REVIEWED AM

APPROVED MT

PROJECT NO. 22620391051

CONTROL 0001

REV. 0

FIGURE 1

Path: S:\Clients\Cities\_of\_London\Oxford\_St\_West\_Gideon\_Dr\_Intersection\_London09\_PROJ20391051\_051\_B\_V\_Anderson\_Assoc\_EA\_Class\_EA\_Oxford\_St\_West\_Gideon\_Dr\_Intersection\_London09\_PROJ20391051\_051-HC-0001.mxd

25mm IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM:

## 2.0 SCOPE AND METHODS

The scope of this CHR was defined by guidance outlined in the MHSTCI's 2019 Sample Tables and Language for *Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment, 2016 Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes: A Checklist for the Non-Specialist* (the MSTCI Checklist) and 2006 *Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process* (MHSTCI 2006). The MHSTCI Checklist provides a screening tool to identify all known or recognized BHRs and CHLs in the study area, as well as commemorative plaques, cemeteries, Canadian Heritage River watersheds, properties with buildings or structures 40 or more years old, or potential cultural heritage landscapes.

The study area constitutes all property parcels within or crossed by the Project footprint as well as all adjacent properties. With this scope and study area, Golder completed the following tasks:

- researched archival and published sources relevant to the historical and geographic context of the study area
- reviewed federal, provincial, and municipal heritage registers, inventories, and databases to identify known built heritage resources and cultural heritage landscapes in the study area. Sources relevant to this study include:
  - *Canadian Register of Historic Places* (<https://www.historicplaces.ca/en/pages/about-apropos.aspx>)
  - *Parks Canada Directory of Federal Heritage Designations* ([http://www.pc.gc.ca/apps/dfhd/search-recherche\\_eng.aspx](http://www.pc.gc.ca/apps/dfhd/search-recherche_eng.aspx)) and *Directory of Heritage Railway Stations* (<https://www.pc.gc.ca/en/culture/clmhc-hsmbc/pat-her/gar-sta/on>)
  - *Canadian Heritage Rivers System* list of designated heritage rivers (<https://chrs.ca/en>)
  - Ontario Heritage Trust (OHT) *Places of Worship Inventory* (<https://www.heritagetrust.on.ca/en/places-of-worship/places-of-worship-database/search>), *Plaque Database* (<http://www.heritagetrust.on.ca/en/online-plaque-guide>), web mapping application showing OHT Buildings and Easements (<https://www.heritagetrust.on.ca/en/index.php/property-types/buildings>), and *Ontario Heritage Act (OHA) Register* (<https://www.heritagetrust.on.ca/en/oha/basic-search>)
  - City of London *Register of Cultural Heritage Resources* (.pdf document and interactive map: <https://london.ca/living-london/building-renovating/heritage-designations>) and list of Heritage Conservation Districts (<https://london.ca/heritage-conservation-districts>)
- engaged with heritage planning staff at the City of London and OHT
- conducted a field investigation from the public right-of-way (ROW) to inventory and document all known and potential BHRs and CHLs within the study area and to understand the wider built and landscape context
- completed screening-level assessments of properties with buildings or structures 40 or more years old and assessed at a preliminary level their potential cultural heritage value or interest (CHVI)
- assessed the risk of impact to properties of known and potential CHVI
- where necessary, recommended mitigation and conservation measures using MHSTCI and other guidance

Primary and secondary sources, including historical maps, aerial imagery, photographs and genealogical histories were accessed from published and online sources such as the Ontario Council of University Libraries' *Historical Topographic Map Digitization Project*, the University of Toronto's Map and Data Library and *Ontario Historical County Maps Project*, the University of McGill's *Canadian County Atlas Project* and the Internet Archive's *Open Library*.

Cultural Heritage Specialist Rebecca Parry conducted the field investigation on 24 September 2021, which included recording and photographing from the public ROW all properties and roadscapes in the study area with a Samsung Galaxy S9 device camera.

Descriptions of architectural styles and elements used in this CHR employ terms provided in Blumenson (1990), Ricketts *et al.* (2004), Hubka (2013), and the *Canadian Inventory of Historic Buildings* (Parks Canada 1980). Landscape analysis and landform and vegetation description relies on terms and concepts presented in the *Historic Scotland Historic Landuse Assessment* (1999) and *Australian Soil and Land Survey Field Handbook, Third Edition* (2017).

The approach and terms for impact assessment and mitigation measures follow the MHSTCI's 2006 *Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process* (MHSTCI 2006), supplemented with other recognized federal and international guidance such as the *CHP Standards and Guidelines* and the *Guidelines for Landscape and Visual Impact Assessment, Third Edition* (Landscape Institute 2013).

## 2.1 Record of Engagement

Table 1 summarizes the results of engagement conducted this CHR.

**Table 1: Results of Engagement**

Contact	Date of Contact and Query	Response
Kyle Gonyou Heritage Planner City of London	Queries sent via email on 25 February 2021 and 02 December 2021 to confirm that the City's <i>Register of Cultural Heritage Resources</i> is up to date. Golder also provided a map of the study area, a list of the listed (not designated) properties Golder identified within the study area, and inquired if the City had any additional heritage concerns within the study area.	Responses received 25 February 2021 and 03 December 2021 indicating that the online register was the most recent published (08 December 2020) and that they were not aware of any changes to the register since that time. Golder was also provided a copy of a 2020 HIA previously completed for 14 Gideon Drive and 2012 Oxford Street West by Stantec Consulting Ltd. (Stantec) and a recommendation to consult a 2017 local historical resource written by Elizabeth A. Moyer.
Kevin DeMille Natural Heritage Coordinator Designated Contact for OHT Property and Easement Requests OHT	Query sent via email on 02 December 2021 to confirm that the OHT's <i>Places of Worship Inventory, Plaque Database</i> , web mapping application of OHT Buildings and Easements, and OHA <i>Register</i> were up to date. Golder also provided a map of the study area, a list of the listed (not designated) properties Golder identified within the study area, and inquired if the OHT had any additional heritage concerns within the study area.	Response received 07 December 2021 confirming the OHT databases were up to date and that they were not aware of other heritage concerns for the project.

## 2.2 Archaeology

Golder conducted a Stage 1 and 2 archaeological assessment for the Project under Project Information Form (PIF) P1013-0008-2021. The Stage 1 and 2 assessment was completed in 2021 and did not result in the identification of archaeological resources. The complete results of the Stage 1 and 2 assessment will be presented to the MHSTCI in a separate report for entry into the Ontario Public Register of Archaeological Reports.

## 3.0 POLICY FRAMEWORK

Management of cultural heritage is guided by provincial and municipal legislation and planning policy regimes, as well as advice developed at the federal and international levels. These policies have varying levels of authority at the local level, though generally are all considered when making decisions about heritage assets.

### 3.1 Federal and International Heritage Policies

No federal heritage policies apply to the study area, although many of the provincial and municipal policies detailed below align in approach to that of the CHP *Standards and Guidelines*. This document was drafted in response to international and national agreements such as the 1964 *International Charter for the Conservation and Restoration of Monuments and Sites (Venice Charter)*, 1983 *Canadian Appleton Charter for the Protection and Enhancement of the Built Environment*, and Australia's International Council on Monuments and Sites (ICOMOS) *Charter for Places of Cultural Significance (Burra Charter, updated 2013)*. The latter is important for pioneering “values based” evaluation and management, an approach central to Canadian federal, provincial and territorial legislation and policies for identifying and conserving cultural heritage. The CHP *Standards and Guidelines* define three conservation treatments—preservation, rehabilitation, and restoration—and outline the process and required and best practice actions relevant to each treatment.

The ICOMOS has also developed guidance on heritage impact assessments for world heritage properties, which also provide “best practice” approaches for all historic assets (ICOMOS 2011).

### 3.2 Provincial Heritage Policies

#### 3.2.1 *Environmental Assessment Act*

The *Environmental Assessment Act* (EAA) was enacted to ensure that Ontario's environment is protected, conserved, and wisely managed. Under the EAA, “environment” includes not only natural elements such as air, land, water and plant and animal life, but also the “social, economic and cultural conditions that influence the life of humans or a community”, and “any building, structure, machine or other device or thing made by humans”. To determine the potential environmental effects of new development, the EA process was created to standardize decision-making.

For municipal road, water, and wastewater projects, this decision-making is streamlined in the “Class EA Process”, which divides routine activities with predictable environmental effects into four “schedules”. For this Project, the EA falls under the Schedule ‘B’ process as it includes “improvements and minor expansions to existing facilities” with “potential for some adverse environmental effects” (Government of Ontario 2014; Ontario Municipal Engineers Association [MEA] 2015).

The phases (up to five) and associated actions required for each of these schedules are outlined in the MEA Manual. A step within Phase 2 of a Class EA is to prepare a description and inventory of the “natural, social and economic environments”, which includes built heritage resources and cultural heritage landscapes. This inventory is compiled through searching federal, provincial, and municipal registers or databases of previously identified built heritage resources and cultural heritage landscapes, but also through evaluation using criteria for significance established by the Province.

Avoidance of cultural heritage resources is the primary mitigation suggested in the manual, although other options are suggested including: “employing necessary steps to decrease harmful environmental impacts such as vibration, alterations of water table, etc.” and “record or salvage of information on features to be lost” (Appendix 2 of MEA 2015). In all cases, the “effects should be minimized where possible, and every effort made to mitigate

adverse impacts, in accordance with provincial and municipal policies and procedures.” Importantly, the Class EA provides the opportunity to integrate the requirements of the EAA with the Ontario *Planning Act* (see below), both of which must be met (MEA 2015).

### 3.2.2 *Planning Act and Provincial Policy Statement*

The Ontario *Planning Act* (1990) and associated *Provincial Policy Statement 2020* (PPS 2020) mandate heritage conservation in land use planning. Under the *Planning Act*, conservation of “features of significant architectural, cultural, historical, archaeological or scientific interest” are a “matter of provincial interest” and integrates this at the provincial and municipal levels through the PPS 2020. Issued under Section 3 of the *Planning Act*, PPS 2020 recognizes that cultural heritage and archaeological resources “provide important environmental, economic, and social benefits”, and that “encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including *built heritage resources* and *cultural heritage landscapes*” supports long-term economic prosperity (PPS 2020:6,22).

The importance of identifying and evaluating built heritage and cultural heritage landscapes is recognized in two policies of PPS 2020:

- Section 2.6.1 – *Significant built heritage resources* and *significant cultural heritage landscapes* shall be *conserved*
- Section 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*

Each of the italicised terms is defined in Section 6.0 of PPS 2020, with those relevant to this report provided below:

- **Adjacent lands:** for the purposes of policy 2.6.3, those lands contiguous to a *protected heritage property* or as otherwise defined in the municipal official plan.
- **Built heritage resource:** means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s CHVI 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 OHA, or that may be included on local, provincial, federal and/or international registers.
- **Conserved:** means the identification, protection, management and use of built heritage resources, cultural heritage landscapes, and archaeological resources in a manner that ensures their CHVI is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted, or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.
- **Cultural heritage landscape:** means a defined geographical area that may have been modified by human activity and is identified as having CHVI by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning, or association. Cultural heritage landscapes may be properties that have been determined to have CHVI under the OHA; or have been included in federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

- **Development:** means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Ontario *Planning Act*.
- **Heritage attributes:** the principal features or elements that contribute to a protected heritage property's CHVI, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., significant views or vistas to or from a protected heritage property).
- **Protected heritage property:** property designated under Parts IV, V or VI of the OHA; property subject to a heritage conservation easement under Parts II or IV of the OHA; property identified by the Province and prescribed public bodies as provincial heritage property under the MHSTCI 2014 *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (MHSTCI *Standards and Guidelines*); property protected under federal legislation, and UNESCO World Heritage Sites.
- **Significant:** means, in regard to cultural heritage and archaeology, resources that have been determined to have CHVI. Processes and criteria for determining CHVI are established by the Province under the authority of the OHA.

The definition for *significant* includes a caveat that “while some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.” The criteria for significance established by the Province as well as the need for evaluation is outlined in the following section. Municipalities implement PPS 2020 through an official plan, which may outline further heritage policies (see Section 3.3).

### 3.2.3 Ontario Heritage Act and Ontario Regulation 9/06

The OHA enables the Province and municipalities to conserve significant individual properties and areas. For municipalities, Part IV and Part V of the OHA enables council to “designate” individual properties (Part IV), or properties within a heritage conservation district (HCD) (Part V) as being of “cultural heritage value of interest” (CHVI). Evaluation for CHVI under the OHA (or *significance* under PPS 2020) is guided by Ontario Regulation 9/06 (O. Reg. 9/06), which prescribes the “criteria for determining cultural heritage value or interest”. O. Reg. 9/06 has three categories of absolute or non-ranked criteria, each with three sub-criteria:

- 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 **historic 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.

A property needs to meet only one criterion of O. Reg. 9/06 to be considered for designation under Part IV of the OHA. If found to meet one or more criteria, the property's CHVI is then described with a Statement of Cultural Heritage Value or Interest (SCHVI) that includes a brief property description, a succinct statement of the property's cultural heritage significance, and a list of its heritage attributes. In the OHA, heritage attributes are defined slightly differently to the PPS 2020 and directly linked to real property<sup>1</sup>; therefore, in most cases a property's CHVI applies to the entire land parcel, not just individual buildings or structures.

Once a municipal council decides to designate a property, it is recognized through by-law and added to a "Register" maintained by the municipal clerk. A municipality may also "list" a property on the Register to indicate it as having potential CHVI.

### 3.2.4 Provincial Heritage Guidance

#### 3.2.4.1 Ministry of Heritage, Sport, Tourism and Culture Industries

To advise municipalities, organizations, and individuals on heritage protection and conservation, the Province, through the MHSTCI, has developed a series of guidance products. One used primarily for EAs is the MHSTCI *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes: A Checklist for the Non-Specialist* (2016; the MHSTCI *Checklist*). The MHSTCI *Checklist* provides a screening tool for a study area to identify all the known or recognized built heritage resources and cultural heritage landscapes, commemorative plaques, cemeteries, Canadian Heritage River watersheds, properties with structures 40 or more years old, or potential cultural heritage landscapes. If known or potential built heritage resources and cultural heritage landscapes are identified, the MHSTCI *Checklist* then advises whether further investigation as part of a Cultural Heritage Evaluation Report (CHER) or Heritage Impact Assessment (HIA) is necessary.

Further guidance on identifying, evaluating and assessing impacts to BHRs and CHLs is provided in the *Ontario Heritage Tool Kit* series. Of these, *Heritage Property Evaluation* (MHSTCI 2006a) describes in detail the O. Reg. 9/06 criteria and methods for researching and evaluating potential cultural resources, while the *Heritage Resources in the Land Use Planning Process* (MHSTCI 2006b) provides an outline for the contents of an HIA, which it defines as:

"a study to determine if any cultural resources (including those previously identified and those found as part of the site assessment) are impacted by a specific proposed development or site alteration. It can also demonstrate how the cultural resource will be conserved in the context of redevelopment or site alteration. Mitigative or avoidance measures or alternative development or site alteration approaches may be recommended."

For large study areas, a CHR combines CHER and HIA studies at a preliminary level to identify and assess potential cultural heritage resources and assess the impacts of new development. The MHSTCI's 2019 Sample Tables and Language for *Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment*

<sup>1</sup> The OHA definition "heritage attributes means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest."

provides guidance to identify baseline cultural heritage conditions within a study area, identify preliminary potential project-specific impacts on known and potential BHRs and CHLs identified, and propose and recommend measures to avoid or mitigate negative impacts to known or potential cultural heritage resources.

For EAs, the *Ontario Heritage Tool Kit* partially, but not entirely, supersedes earlier MHSTCI advice. Criteria to identify cultural landscapes is detailed in the *Guidelines on the Man-Made Heritage Component of Environmental Assessments* (1980: 07) and recording and documentation procedures are outlined in the *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1992: 03-07). The latter document also stresses the importance of identifying and gauging the cumulative effects of a Class EA development (MHSTCI 1992: 08).

### 3.3 Municipal Heritage Policies

#### 3.3.1 The London Plan

The City's official plan, entitled *The London Plan*, was approved with modifications by the Province in 2016. *The London Plan* was implemented to guide the growth, preservation, and evolution of the City over the next 20 years and includes policies to guide the identification and conservation of cultural heritage properties and landscapes. Cultural heritage is referenced in several sections of *The London Plan* and in two of the key directions:

- Direction #3 – Celebrate and support London as a culturally rich, creative and diverse city
  - 4. Recognize and celebrate the contributions of Indigenous communities in our shared cultural heritage; and,
  - 7. Protect our built and cultural heritage to promote our unique identity and develop links to arts and eco-tourism in the London Region.
- Direction #7 – Build strong, healthy and attractive neighbourhoods for everyone
  - 5. Protect what we cherish by recognizing and enhancing our cultural identity, cultural heritage resources, neighbourhood character, and environmental features.

*The London Plan* recognizes Central London, defined by Oxford Street, Adelaide Street and Thames River as having “some of London’s most significant cultural heritage resources” (Section 93\_), and for the Thames Valley Corridor there is a commitment to “Protect, enhance and restore the natural and cultural heritage of the corridor in all the planning we do” (Policy 123\_4). “Main Streets” are identified as “some of London’s most cherished historical business areas” and are specifically “protected from development that may undermine the character and cultural heritage value of these corridors” (Policy 131\_).

Under “Urban Regeneration”, the conservation, restoration and appropriate use of cultural heritage resources will be encouraged, and community improvement plans may be used to encourage heritage conservation (Policy 154\_3 and 165\_). Heritage conservation and promotion is also to be considered when designing public facilities and public spaces (Policy 429\_ and 540\_).

The “Cultural Heritage” section of *The London Plan* defines cultural heritage as:

“the legacy of both tangible and intangible attributes that our community has inherited from past generations, including buildings, monuments, streetscapes, landscapes, books, artifacts and art, folklore, traditions, language and knowledge (Policy 551\_).”

From this, the City's overall objectives for cultural heritage are to:

- Promote, celebrate and raise awareness and appreciation of London's cultural heritage resources.
- Conserve London's cultural heritage resources so they can be passed on to our future generations.
- Ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources (Policy 554).

How these will be achieved are then focused on three areas of cultural heritage planning:

- 1) General policies for the protection and enhancement of cultural heritage resources.
- 2) Specific policies related to the identification of cultural heritage resources including individual heritage resources, heritage conservation districts, cultural heritage landscapes and archaeological resources.
- 3) Specific policies related to the protection and conservation of these cultural heritage resources (Policy 555\_).

The general policies are then discussed through Policy 556\_ to 571\_, with Policy 572\_ to 582\_ outlining the identification of cultural heritage resources. Specific heritage conservation policies are discussed through Policy 583\_ to Policy 622\_.

### 3.3.2 2019-2023 Strategic Plan

The City of London's 2019-2023 *Strategic Plan* aims to "continue to conserve London's heritage properties and archaeological resources" and "conserve London's heritage through regulation and investment." The plan also strategizes to "maintain the heritage resources of Eldon House to foster an appreciation of London's community and cultural heritage." The Eldon House is a historic house and museum located approximately 9.5 km east of the study area. The goals of the *Strategic Plan* are largely implemented through other plans, studies, policies and documents.

## 4.0 GEOGRAPHICAL AND HISTORICAL CONTEXT

### 4.1 Geographic Context

The study area spans two physiographic regions: the northwest portion is located within the Caradoc Sand Plains and London Annex while the southeast portion is located within the Mount Elgin Ridges.

The Caradoc Sand Plains and London Annex physiographic region is described by Chapman and Putnam (1984) as:

*Immediately surrounding the City and extending several miles eastward there is a basin lying between 850 and 900 feet a.s.l. Into this basin the earliest glacial spillways discharged muddy water, laying down beds of silt and fine sand. Later, when standing water had retired westward to lower levels, gravelly alluvium was spread over the lower parts of the basin.*

Chapman and Putnam 1984:146

The Mount Elgin Ridges physiographic region is described by Chapman and Putnam (1984) as:

*Between the Thames Valley and the Norfolk sand plain lies a succession of ridges and vales which are called the Mount Elgin Ridges....South of the Westminster and St. Thomas Moraines the country drains to Lake Erie by means of the tributaries of Kettle, Catfish and Otter Creeks....The two major landform components of this region provide obviously contrasting soils. The ridges are well drained while imperfect and even poor drainage characterize the hollows. The ridges are formed from clay till similar to that of the Wyoming Moraine and the Stratford plain.*

Chapman and Putnam 1984:145

The localized topography of the study area gently slopes downward toward the Thames River from elevations around 280 m above sea level (a.s.l.) in the south portion of the study area to 230 a.s.l. in the north portion. Soils within the study area are mapped as Muriel soils, which are moderately well to imperfectly drained silt loam, loam, silty clay loam. These soils support agricultural activities with improved drainage (Hagerty and Kingston 1992).

The bedrock deposits in the vicinity date to the Middle Devonian Period and consist of the Hamilton Group and Dundee Formations (Hewitt 1972). Selkirk chert, a moderate quality raw material, outcrops from the Dundee formation from the embouchure of the Grand River along the north shore of Lake Erie, and as far west as the Chatham area (Eley and von Bitter 1989; Fox 2009).

The property lies within the Mixedwood Plains ecozone of Ontario (The Canadian Atlas Online 2014). Although largely altered by recent human activity, this ecozone once supported a wide variety of deciduous trees, such as various species of ash, birch, chestnut, hickory, oak, and walnut, as well as a variety of birds and small to large land mammals, such as raccoon, red fox, white tailed deer, and black bear. Smith (1850: 90) confirms that the timber present in the vicinity of London Township during the first half of the 19<sup>th</sup> century included oak, beech, maple and chestnut, among other varieties.

The study area is located within the Thames River watershed, which drains into Lake St. Clair at Lighthouse Cove, Lakeshore, Ontario to the southwest (UTRCA 2013). The Thames River itself flows along the north periphery of the study area and two tributaries of the river intersect the east and west edges of the study area. The Thames River is approximately 273 kilometres (km) long and drains an area of land approximately 5,825 km<sup>2</sup> in size, making it the second largest watershed in southwestern Ontario.

The study area encompasses Gideon Drive, Oxford Street West and Kains Road with the surrounding properties consisting of a mix of recreational land associated with Easter Seals Camp Woodeden to the north, agricultural land and estate lots to the south, and what appears to be recently cleared for the potential expansion of the residential subdivision developments to the east and west.

In reference to current and former political boundaries, the study area is located within the City of London and comprises part of Lots C and D of the Broken Front Concession, in the former Township of Delaware, County of Middlesex, in southwestern Ontario.

## 4.2 Historical Context

### 4.2.1 Indigenous Regional History

The earliest evidence of human activity in the Great Lakes area can be traced back approximately 11,000 years. These first arrivals, known as Paleo People, moved into Ontario as the last of the glaciers retreated northward (10,950 to 9,950 Before Present [BP]). The limited available evidence suggests that Paleo People were highly mobile hunters and gatherers relying on migratory caribou, small game, fish and wild plants found in the sub-arctic environment. Their sites have been located along the former shores of glacial lakes such as Lake Algonquin and along the north shore of present-day Lake Ontario. The end of the Paleo Period was heralded by numerous technological and cultural innovations that appeared throughout the subsequent Archaic Period. These innovations may be best explained in relation to the dynamic nature of the post-glacial environment and region-wide population increases.

During the succeeding Archaic Period (9,950 to 2,900 BP), the environment of southern Ontario became more temperate, yielding larger areas suitable for human inhabitation. Archaic groups were also hunter-gatherers, yet their tool kit was more varied, reflecting a greater reliance on local food resources instead of high mobility. In the Middle to Late Archaic Periods, extensive trade networks developed and included copper from the north shore of Lake Superior among other exotic items.

The appearance of cemeteries during the Late Archaic Period has been interpreted as a response to increased population densities and competition between local groups for access to resources. These cemeteries are often located on heights of well-drained sandy/gravel soils adjacent to major watercourses.

The Woodland Period (2,900 to 350 BP) is distinguished by the introduction of ceramics into southern Ontario. Extensive trade networks continued through the early part of this period and Early Woodland populations in Ontario appear to have been heavily influenced by groups to the south, particularly the Adena people of the Ohio Valley. The Late Woodland Period is widely accepted as the beginning of agricultural life ways in south-central Ontario. Researchers have suggested that a warming trend during this time may have encouraged the spread of maize into southern Ontario, providing a greater number of frost-free days (Stothers and Yarnell 1977). The first agricultural villages in southern Ontario date to the 10th century Common Era (CE) and, unlike the riverine base camps of previous periods, were located upland on well-drained sandy soils.

The post-contact Indigenous occupation of southern Ontario was heavily influenced by the dispersal of various Iroquoian-speaking peoples, such as the Huron and closely related Petun, by the New York State Iroquois and the subsequent return of Algonkian-speaking groups from northern Ontario at the end of the 17<sup>th</sup> century and beginning of the 18<sup>th</sup> century (Schmalz 1991).

The nature of Indigenous settlement size, population distribution, and material culture shifted as settlers began to colonize the land. Despite this shift, "written accounts of material life and livelihood, the correlation of historically recovered villages to their archaeological manifestations, and the similarities of those sites to more ancient sites have revealed an antiquity to documented cultural expressions that confirms a deep historical continuity to

Iroquoian systems of ideology and thought” (Ferris 2009:114). As a result, Indigenous peoples of southern Ontario have left behind archaeologically significant resources that show continuity with past peoples, even if this connection has not been recorded in historical Euro-Canadian documentation.

Portions of southwestern Ontario were also occupied by Algonkian-speaking groups both before and after European contact. Generally, the pre-contact Indigenous presence in much of southern Ontario reflects occupation by northern Iroquoian speakers. During and following the Iroquois Wars of the mid-17<sup>th</sup> century and the dispersal of the Iroquoian-speaking Huron-Petun and Neutral, a considerable reduction in the extent of territory occupied by Algonkian speakers occurred in southern Ontario. Beginning about 1690, northern Algonkian speakers from northern Ontario began to move southwards and southern Iroquoian speakers began to push southern Algonkian-speakers further west (Ferris 2009; Schmalz 1991).

Following the Toronto Purchase of 1787, today’s southern Ontario was within the old Province of Quebec and divided into four political districts: Lunenburg, Mechlenburg, Nassau, and Hesse. These became part of the Province of Upper Canada in 1791, and renamed the Eastern, Midland, Home, and Western Districts, respectively. The study area is within the former Hesse District, then later the Western District, which originally included all lands lying to the west of a line running north from Long Point on Lake Erie to Georgian Bay. Each district was further subdivided into counties and townships, with the study area falling within Middlesex County and Delaware Township.

In 1790, Alexander McKee negotiated Treaty No. 2 with the chiefs of the Odawa, Chippewa, Pottawatomi and Huron for lands between the Detroit River and Catfish Creek south of the *Rivière à la Tranche* (Thames River), including what would become Delaware and Westminster Townships in Middlesex County. In part, the portion of the treaty pertaining to Delaware Township, witnessed 19 May 1790, read:

*“KNOWING ALL MEN BY THESE PRESENTS, that we the principal Village and War Chiefs of Ottawa, Chippawa, Pottawatomy and Huron Indians Nations of Detroit for and in consideration of the Sum of Twelve Hundred Pounds Currency of the Province of Quebec at Five Shillings per Spanish Dollar for valuable Wares and Merchandise to us delivered by the hands of Alexander McKee, Esquire, Deputy Agent of Indian Affairs the receipt whereof we do hereby acknowledge, have by and with the consent of the whole of our said Nations, given, granted, enfeoffed, alienated, and confirmed, and by these presents do give, grant, enfeoff, alien, and confirm unto His Majesty George the Third, King of Great Britain, France and Ireland, Defender of the Faith, &c., &c., &c., a certain Tract of land beginning at the mouth of Catfish Creek, commonly called Rivière au Chaudière on the North Side of Lake Erie being the Western extremity of a Tract purchased by His said Majesty from the Messesagey Indians in the year One Thousand Seven Hundred and Eighty Four and from thence running Westward along the border of Lake Erie and up the Streight to the mouth of a river known by the name of Channail Ecarté to the first fork on the south side, then due east line until it intersects the Rivière à la Tranche, and up the said Rivière à la Tranche to the Thousand Seven Hundred and Eighty Four, then following the Western boundary of said tract being a due South direction until it strikes the mouth of said Catfish Creek or otherwise Rivière au Chaudière being the first offset.”*

(Indigenous & Northern Affairs Canada 2016)

The *Indian Act* of 1876 framed the relationship between the Canadian government and Canada's Indigenous peoples as a paternalistic one where the government served as their guardian until their cultures were able to integrate into Canadian society (INAC 2011). The Department of Indian Affairs was granted the authority to make policy decisions such as determine who was classified as Indigenous, manage their lands, resources and money, and promote "civilization". The consequence was the further erosion of Indigenous rights to autonomy and self-governance. The implementation of residential schools and adoption of Indigenous children by non-Indigenous families in the mid-20<sup>th</sup> century reflected further discrimination and the disregard of rights (AOP n.d.).

## 4.2.2 Settler History

### 4.2.2.1 County of Middlesex

Official interest in the area dates to 1792 and 1793, when the Lieutenant-Governor for Upper Canada, John Graves Simcoe, and his wife Elizabeth visited the Forks of the Thames during an overland journey from Niagara to Detroit and back (Macleod 1972: 155). For Simcoe, the area was the natural strategic and administrative centre for the colony; equidistant from Detroit and Niagara and well inland from the hostile US border, it could support nearby naval bases on three of the Great Lakes and be easily defended in the event of American attack (Macleod 1972: 156). He subsequently ordered the lands of the Thames River basin be surveyed for European habitation. Two years later, London District was formed from parts of the Home and Western Districts, with the district town established at what is now Turkey Point.

In 1801, Simcoe's former private secretary Colonel Thomas Talbot sold his commission to promote British settlement of the area and hired surveyor Colonel Mahlon Burwell who began his work in 1810 (Brunger 2019; Gentilcore & Donkin 1973). Both the surveys and settlement would be disrupted by the War of 1812, which came to the London area in 1813. After advancing up the Thames, American forces faced a combined British regular, militia, and First Nation force at Moraviantown. In the ensuing Battle of the Thames, the widely respected First Nation leader Tecumseh was killed, and the British force was routed (Troughton & Quinlan 2009: 43-44). During the 1814 campaign season, the American force again met the British on the Thames, and the latter were again defeated at a skirmish on the Longwoods Road, also known as 'Battle Hill' (Troughton & Quinlan 2009:44).

After the war, settlers began arriving in Middlesex County in large numbers, concentrating first in the Township of Delaware, near the Thames River, then spreading to Westminster Township and London Township.

### 4.2.2.2 Delaware Township

Lieutenant-Governor John Graves Simcoe believed that the best way to defend the newly formed Province of Upper Canada from American expansion was to populate the area; therefore, in 1793, Simcoe ordered the lands of the Thames River basin to be surveyed for habitation. At this time, Simcoe granted 2,200 acres of the area that would later become Delaware Township, to Ebenezer Allen for his duty in the Indian department during the American Revolutionary War (Brock and Moon 1972). This grant was made with the condition that Allen would build a grist mill, sawmill, and church in the area, which he subsequently completed from 1797 to 1816.

In the years following Allen's initial settlement, several other settlers arrived in the area, including Gideon Tiffany, Daniel Springer, Thomas Sumner, McAlvan and Dudley Ladd, and Timothy and Aaron Kilbourn. By 1817, the population of Delaware Township was reportedly 80 inhabitants and one church, one school, one grist mill and two sawmills were operational in the area. By 1888, the population had reached 1,687 inhabitants, and only two notable villages, Delaware, located in the northwest portion of the Township, and Kilworth, located in the northeast portion of the Township, had appeared in the area (Brock and Moon 1972). The present study area is directly east of the village of Kilworth.

### 4.2.2.3 Kilworth Village

Formerly known as the Woodhull Settlement, the village that would become Kilworth was first settled in 1796 before the County of Middlesex was even formed. The Woodhull Settlement was named after the Woodhull family from Setauket, Long Island, New York, who migrated northward following the American Revolutionary War. Clemment and Hannah Woodhull, the daughters of Benjamin Woodhull, married Timothy and Aaron Kilbourn in Ontario County, New York, and in 1796 moved to Delaware Township (Moyer 2017:02). Their father Benjamin had worked in the area that would become Kilworth a year prior and applied for 200 acres of Crown Land before returning to the United States to accompany his family. Joseph Kilbourn, the father of Timothy and Aaron Kilbourn may have also worked in the area prior to his sons' arrival (Moyer 2017:02).

The Woodhull and Kilbourn (later spelled "Kilbourne") families became the founding families of Woodhull Settlement/ Kilworth Village. Other early pioneers include Loyalist and magistrate Daniel Springer who later served as a militia captain in the War of 1812 and Ebenezer Allan who established a mill in the area on Hough's Creek and with whom both Benjamin Woodhull and Joseph Kilbourn may have worked prior to their children's arrival. Joseph Kilbourn would eventually become the settlement's first Town Clerk (Moyer 2017:02).

### 4.2.2.4 Study Area History

A review of county maps, topographic maps and aerial photographs chart the 19<sup>th</sup> and 20<sup>th</sup> century development of the study area. The earliest cartographic resource consulted was the 1862 *Tremaine's Map of The County of Middlesex* by G.M. and G.R. Tremaine which depicted the study area with a road system similar to what is today Oxford Street West (known as Commissioners Road West until 2003) and Gideon Drive (Figure 2). Furthermore, the 1862 map illustrated that Lots C and D, Broken Front Concession, were subdivided within the study area by this time. The map presents owners/ tenants Thomas Beveridge within the west portion of Lot C north of Gideon Drive, Thomas Bateman within the east portion of Lot C north of Gideon Drive, Thomas Roadknight within the east portion of Lot C south of Gideon Drive (within the study area despite skews caused by georeferencing historical maps), Robert Kilbourn within the west portion of Lot D north of Oxford Street West, Harvey Kilbourn within the west portion of Lot D south of Oxford Street West, Andrew Elson within the east portion of Lot D north of Oxford Street West and, finally, Timothy and Robert Kilbourn within the east portions of the Lot D south of Oxford Street West (Figure 2).

Several farmsteads are shown within the study area on the 1862 map, including one north of Gideon Drive within Bateman's property, one on either side of Oxford Street West within Robert and Harvey Kilbourn's properties, and one north of Oxford Street West within Andrew Elson's property. Labels within Harvey Kilbourn's properties indicate that they were also referred to as "Fair View" (southwest quarter of Lot D) and "Spruce Creek" (southeasternmost portion of Lot D). A label is also evident within Thomas Roadknight's property but is illegible.

The second map reviewed, the 1878 *Illustrated Historical Atlas of the County of Middlesex* by H.R. Page and Co., suggests that Beveridge's property was transferred to Robert Kilbourn (north of Oxford Street West) and B. Nichol (south of Oxford Street West) by this time while Thomas Roadknight's property was transferred to B. [Burley] Kilbourn and part of Timothy Kilbourn's property was transferred to William Mair (Figure 2). The remaining properties within the study area remained within the ownership of the families listed in 1862 with Bateman and Robert Kilbourn maintaining their properties, the "Heirs" of Andrew Elson and Timothy Kilbourn maintaining their properties (minus the part transferred to Mair), and Henry Kilbourn inheriting Harvey Kilbourn's property now labeled "Fair View Farm".



Similar to the 1862 map, structures are once again illustrated along the roads within the study area on the 1878 map. These include a church north of Oxford Street West in the property of Robert Kilbourn as well as farmsteads with associated orchards in the properties of Nichol and Bateman north of Gideon Drive, Robert Kilbourn and the Heirs of Elson north of Oxford Street West, B. [Burley] Kilbourn south of Oxford Street West and the Heirs of Timothy Kilbourn south of Oxford Street West (via a large setback). Finally, two structures are also visible within the property of Henry Kilbourn south of Oxford Street West: the easternmost appears to be a large indeterminate building while the westernmost appears to be another farmstead with associated orchard.

Local historical/ genealogical research (courtesy of heritage planning staff of the City of London) sheds light on some of the above mentioned residents of Kilworth. Thomas Beveridge migrated from Scotland and purchased 150 acres in Kilworth from Josiah Woodhull in 1860 (Moyer 2017:166). His farm eventually grew to 240 acres bordering the Bateman estate and included a storey-and-a-half frame house which according to the 1860 map would have been just west of the study area.

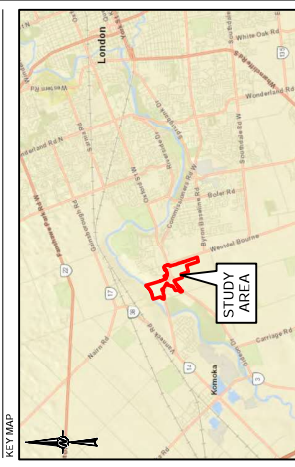
Thomas Bateman was a wealthy Englishman who built Kilworth Hall, a Georgian-styled manor, just west of the study area at present-day 1810 Woodhull Road (Moyer 2017:158). A descendent of Bateman, Thomas J. Bateman, sold 16 acres of the family's land to Samuel Frank Wood in 1910. Frank expanded his land by purchasing the adjacent property to the west from Charles Baker (Moyer 2017:190). In 1930 Wood constructed a Japanese style main house and tea house as well as a carriage house and garden on the property which would be known as the Woodholm Estate or "Woodeden" (Moyer 2017:188-189). Today these structures are repurposed and used for the Woodeden Easter Seals Camp at 2311 Oxford Street West in the north portion of the study area.

Timothy Kilbourn, the patriarch of the Kilbourn family, had five sons and three daughters with his wife Clemment (Moyer 2017:51). He owned Fairview Farm which in 1847 he sold to his fifth son Harvey (Moyer 2017:55). The farm originally housed a log cabin which circa (c.) 1865 (Moyer 2017:56) was replaced with the large brick Italianate house located at 2012 Oxford Street West in the south portion of the study area. Timothy also owned the adjacent property east of Fairview Farm which he passed on to his third son, Timothy II, and upon which the stone house at 1976 Oxford Street West (also in the south portion of the study area) was built c. 1845 (Moyer 2017:52). Timothy's fourth son Robert farmed north of Fairview Farm where a wood-sided house and a rear shed converted from the base of a windmill used to ground grain remain (Moyer 2017:53) in the central portion of the study area at 2085 Oxford Street West.

Burley Kilbourn, the eldest son of Harvey Kilbourn, resided two farms west of Fairview Farm (Moyer 2017:55) suggesting a location outside of the study area and finally James (Jim) H. Kilbourn, grandson of Harvey Kilbourn, resided at Mt. Pleasant farm at 80 Gideon Drive (in the south portion of the study area) which was previously owned by Robert Roadknight (Moyer 2017:58).

Twentieth century mapping and aerial images provide a more accurate view of the layout of the study area, showing the evolution of the Oxford Street West and Gideon Drive intersection. The 1913 to 1941 topographic maps published by the Department of Militia and Defence (later the Department of National Defence) illustrate the roadways for Oxford Street West and Gideon Drive as similar to those of the 19<sup>th</sup> century (Figure 3). A number of wood and brick structures are depicted within the study area in the topographic maps including five north of Oxford Street West, two south of Oxford Street West and two south of Gideon Drive. All nine structures appear to be extant from 1913 to 1941 (Figure 3).

Aerial photographs from 1946 and 1955 provided by the University of Western Ontario's Map Library document the realignment of the roadways in the study area as they became more identical to the present-day. At this time, Oxford Street West was transitioned into a long, sweeping curve, with Gideon Drive becoming the intersecting road (Figure 4). The 1963 and 1979 topographic maps published by National Resources Canada show the modern alignment of Oxford Street West and Gideon Drive (Figure 6) which remained unchanged until the addition of Kains Road in 2019. The name Oxford Street West was adopted in 2003 (previously known as Commissioners Road West). The maps also document the increase in structures within the study area, which by 1979 totalled 19 north of Oxford Road West, seven south of Oxford Street West and eight south of Gideon Drive (Figure 6). Ten of the structures at the north end of the study area were associated with the "Crippled Children's Camp" (present-day Easter Seals Camp Woodeden) established by 1979.



SCALE 1:200,000

LEGEND  
 [Red outline] STUDY AREA

NOTES:  
 1. ALL LOCATIONS ARE APPROXIMATE

REFERENCES:  
 1. TREMAYNE, GEO. R., 1882, TREMAYNE MAP OF THE COUNTY OF MIDDLESEX, CANADA WEST, GEO. R. AND G.M. TREMAYNE, TORONTO.  
 2. PAGE, H. R. AND CO., 1876, ILLUSTRATED HISTORICAL ATLAS OF THE COUNTY OF MIDDLESEX, GEO. R. AND G.M. TREMAYNE, TORONTO.  
 3. PHILIPS PUBLISHING, SARAJEVO.  
 4. PHILIPS PUBLISHING, SARAJEVO.  
 5. PROJECTION: TRANSVERSE MERCATOR, DATUM: NAD 83.  
 COORDINATE SYSTEM: UTM ZONE 17, VERTICAL DATUM: CGVD28



CLIENT  
 R.V. ANDERSON ASSOCIATES LTD.

PROJECT  
 CHR. SCHEDULE 'B' CLASS EA OXFORD STREET WEST AND GIDEON DRIVE INTERSECTION IMPROVEMENTS

TITLE  
 STUDY AREA OVERLAIN ON 19TH CENTURY HISTORICAL MAPS

CONSULTANT  
 YYY I AM ADD 2022-01-24

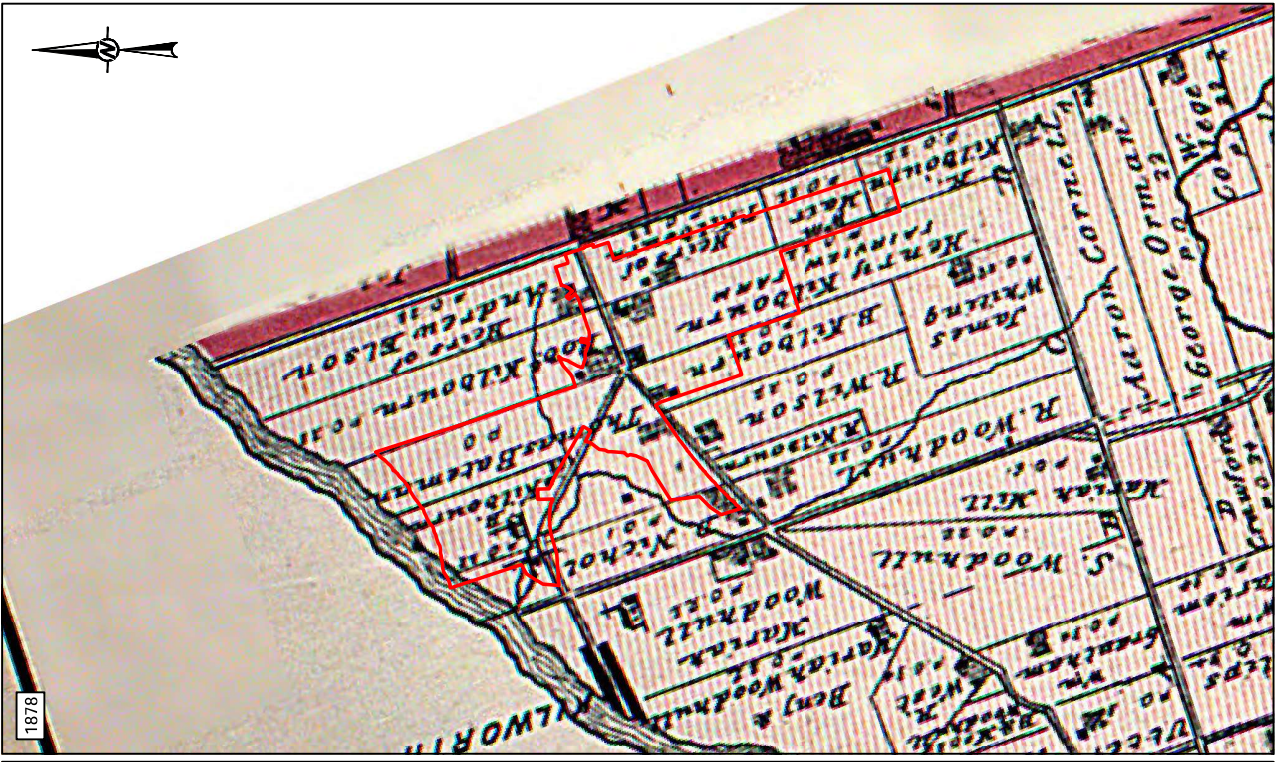


DESIGNED AM  
 PREPARED BR  
 REVIEWED AM  
 APPROVED MT

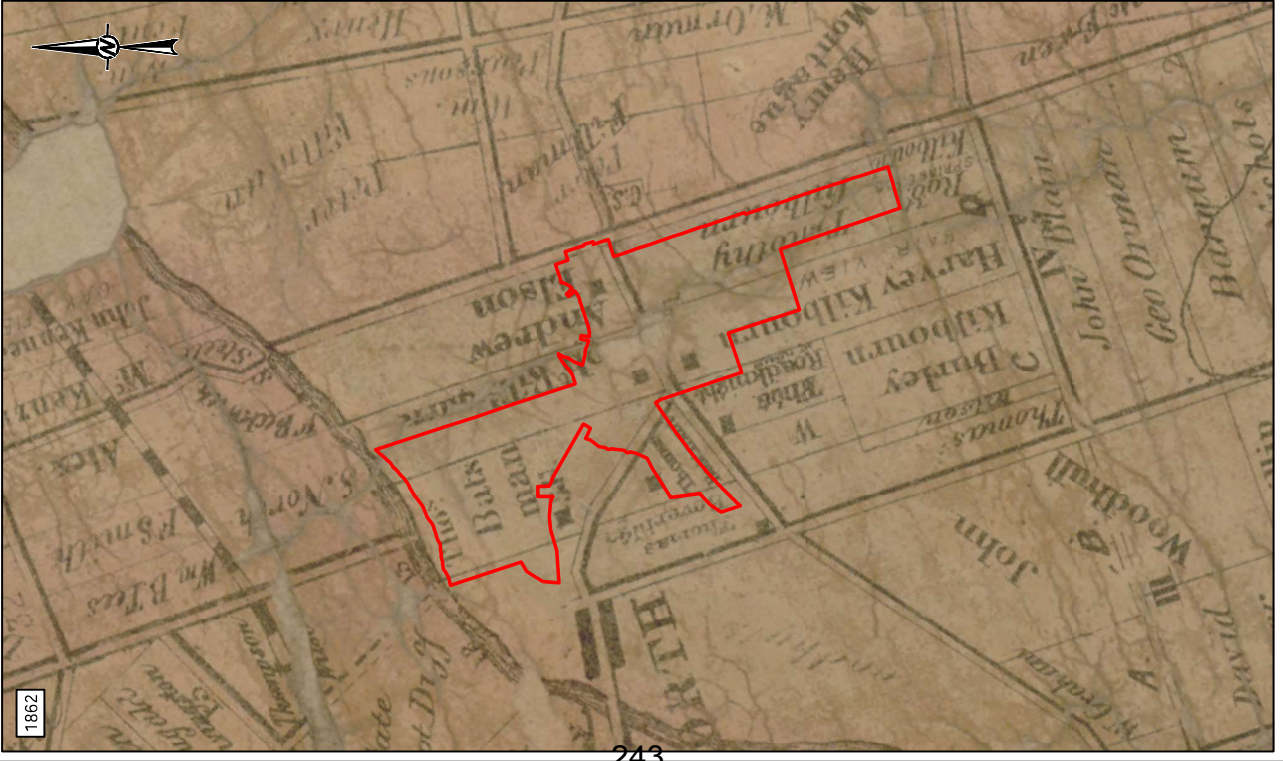
CONTROL  
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PROJECT NO.  
 20381051

REV. 0  
 FIGURE 2



1876



1862



LEGEND

STUDY AREA

NOTES

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCES

1. S1 THOMAS, ONTARIO, 1:63,360, MAP SHEET 04H14, IED, 31, 1924

2. S1 THOMAS, ONTARIO, 1:63,360, MAP SHEET 04H14, IED, 31, 1924

3. S1 THOMAS, ONTARIO, 1:63,360, MAP SHEET 04H14, IED, 31, 1924

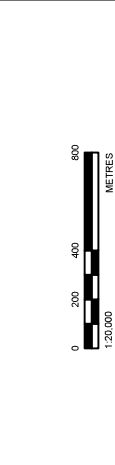
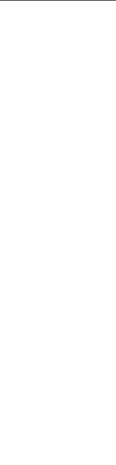
4. S1 THOMAS, ONTARIO, 1:63,360, MAP SHEET 04H14, IED, 31, 1924

5. SERVICE LAYER CREDITS: SOURCES: ESRI, HERE, GARMIN, USGS, INTERMAP INCREMENT

6. P. NISCAN, ESRI JAPAN, METI, ESRI CHINA (HONG KONG), ESRI KOREA, ESRI THAILAND, ESRI INDIA, ESRI ISRAEL, ESRI ITALY, ESRI JAPAN, ESRI POLAND, ESRI ROMANIA, ESRI RUSSIA, ESRI UKRAINE, ESRI VIETNAM, ESRI SOUTH AFRICA, ESRI SWITZERLAND, ESRI TAIWAN, ESRI THAILAND, ESRI U.S. & CANADA, ESRI AUSTRALIA, ESRI NEW ZEALAND, ESRI SOUTH AFRICA, ESRI SWITZERLAND, ESRI THAILAND, ESRI U.S. & CANADA, ESRI AUSTRALIA, ESRI NEW ZEALAND

7. PROJECTION: TRANSVERSE MERCATOR, DATUM: NAD 83

8. COORDINATE SYSTEM: UTM, ZONE 17, VERTICAL DATUM: CGVD08



CLIENT

R.V. ANDERSON ASSOCIATES LTD.

PROJECT

CHR. SCHEDULE 'B' CLASS EA OXFORD STREET WEST AND GIDEON DRIVE INTERSECTION IMPROVEMENTS

TITLE

STUDY AREA OVERLAIN ON EARLY 20TH CENTURY TOPOGRAPHIC MAPS

CONSULTANT

YYT/AM/ADD 2022/01/24

DESIGNED AM

DRAWN BR

CHECKED AM

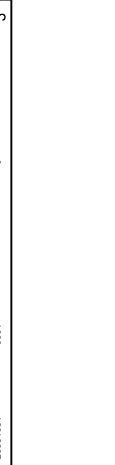
APPROVED MT

PROJECT NO. 2023/01/051

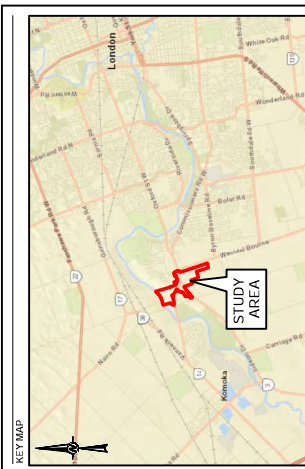
CONTROL 0001

REV. 0

FIGURE 3



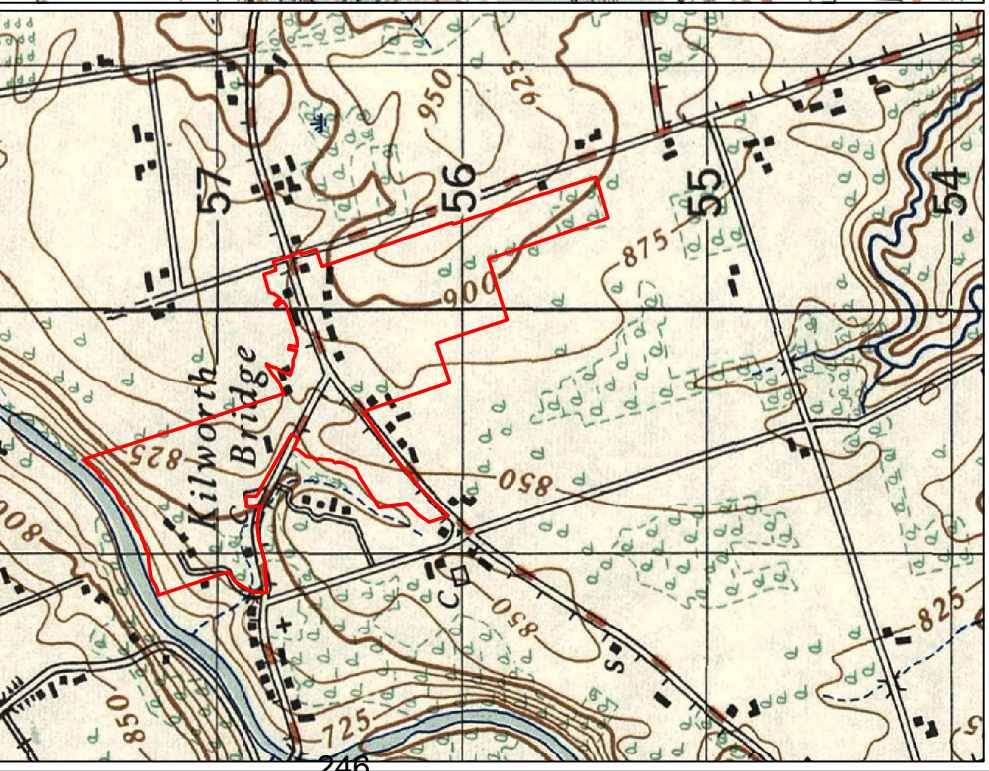
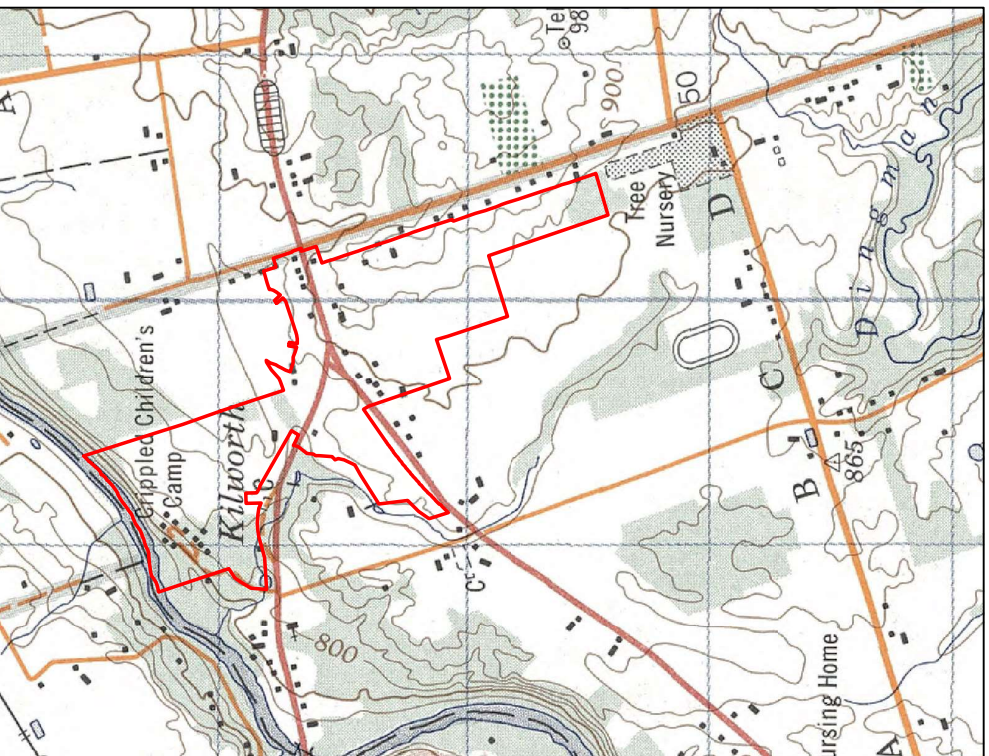
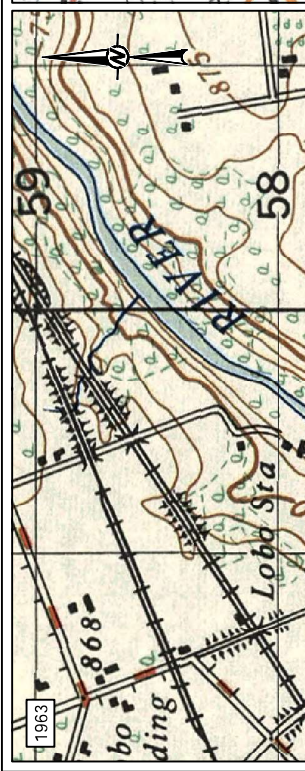
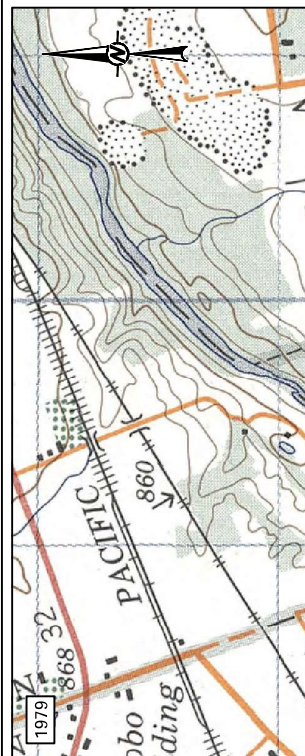




SCALE 1:200,000

LEGEND  
 [Red outline] STUDY AREA  
 (S) ALL LOCATIONS ARE APPROXIMATE

REFERENCES  
 1. ONTARIO, 1:50,000 MAP SHEET 04H14W (ED. 3), GRIDDED, 1983  
 2. ST THOMAS, ONTARIO, 1:50,000 MAP SHEET 04H14W (ED. 5), GRIDDED, 1979  
 3. SERVICE LAYER CREDITS: SOURCES: ESRI HERE, GARMIN, USGS, INTERMAP, INCREMENTAL MAPS, NAVTEQ, OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY (NGCC) (C) OPENSTREETMAP CONTRIBUTORS AND THE GIS USER COMMUNITY  
 4. PROJECTION: TRANSVERSE MERCATOR; DATUM: NAD 83  
 COORDINATE SYSTEM: UTM ZONE 17; VERTICAL DATUM: CGVD25



CLIENT  
 R.V. ANDERSON ASSOCIATES LTD.

PROJECT  
 CHR. SCHEDULE 'B' CLASS EA OXFORD STREET WEST AND GIDEON DRIVE INTERSECTION IMPROVEMENTS

TITLE  
 STUDY AREA OVERLAIN ON LATE 20TH CENTURY TOPOGRAPHIC MAPS

DESIGNED	AM
PREPARED	BR
REVIEWED	AM
APPROVED	MT

CONSULTANT  
 GOLDER  
 MEMBER OF WSP

PROJECT NO.  
 2023R1051

CONTROL  
 0001

REV.  
 0

FIGURE  
 5

IF THIS SHEET DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM 2430x3300 TO 2430x3200

## 5.0 EXISTING CONDITIONS

Oxford Street West, Gideon Drive and Kains Road are paved asphalt, two-lane roadways with wide to narrow gravelled shoulders within the study area (Figure 6 Figure 7). The properties flanking the roadways within the study area consist of a mix of recreational land associated with Easter Seals Camp Woodeden to the north, agricultural land and estate lots to the south, and what appears to be recently cleared for the potential expansion of the residential subdivision developments to the east and west.

While some of the driveways for the properties within the study area are paved, the majority are a mix of dirt and gravel, especially for the agricultural properties. The majority of the agricultural properties contain mature deciduous and coniferous trees while the majority of the estate lots within the study area contain maintained/landscaped lawns. In addition to the ongoing farming activity and industry, characteristics of the rural landscape in the study area include the large ploughed fields often delineated by hedgerows or treelines and rural roads with soft shoulders and ditches.

The Thames River flows along the north periphery of the study area and two tributaries of the river intersect the east and west edges of the study area.



**Figure 6: View of roadscape along Oxford Street, exhibiting two-lane roadway and gravel shoulders, facing west.**



**Figure 7: View of roadscape along Gideon Drive, exhibiting two-lane roadway with short gravel shoulders, facing northeast.**



## 5.1 Identified Built Heritage Resources and Cultural Heritage Landscapes

As described in Section 2.0, known and potential BHRs and cultural heritage landscapes were identified based on the MHSTCI checklist, which was supplemented by historical research and field investigations. Properties with a date of construction 40 or more years old were field documented and then assessed for potential CHVI.

The study area for this CHR constitutes all property parcels within or crossed by the Project footprint as well as all adjacent properties. Field investigations and historical research for this CHR identified that within the study area there are:

- Three (3) properties listed (not designated) in the City of London's *Register of Cultural Heritage Resources*
  - 1976 Oxford Street West
  - 2012 Oxford Street West
  - 2311 Oxford Street West
- One (1) CHL registered as a Canadian Heritage River
  - Thames River
- Three (3) properties with potential BHRs
  - 2085 Oxford Street West
  - 14 Gideon Drive
  - 80 Gideon Drive

These are listed (east to west) in detail in the inventory presented in Table 2 and are mapped in Figure 8.

Available mid-19<sup>th</sup> to late 20<sup>th</sup> century maps and photographs, as well as early 21<sup>st</sup> century satellite imagery, were consulted to assist with determining the age of buildings or structures within the study area. The above properties were either previously evaluated using O. Reg 9/06 in a 2020 HIA completed by Stantec Consulting Ltd. (Stantec), or assessed at a preliminary level in this CHR and determined to have potential CHVI since they demonstrate:

- Design or physical value
  - The structures were potentially built in an architectural style or form uncommon in their respective areas and period of construction or are executed with a high level of craftsmanship. Additionally, there is potential for rare, unique, or representative property features to be associated with the buildings or structures. This potential design/ physical value would need to be confirmed through the completion of a CHER.
- Historical or associative value
  - Based on background historical research, the properties were found to be directly associated with significant themes, events, beliefs, persons, organizations, or institutions, or had potential to contribute to the understanding of the community or culture. This potential historical/ associative value would need to be confirmed through the completion of a CHER.



- Contextual value




- The properties define or support the character of their respective areas, or are physically, functionally, visually or historically linked to their surroundings, or considered landmarks of cultural heritage significance. This potential contextual value would need to be confirmed through the completion of a CHER.


As none of the properties identified in this CHR have been designated under Part IV or V of the OHA, they are considered to have potential CHVI and heritage attributes in the following Table 2.

**Table 2: Built heritage resources and cultural heritage landscapes within the study area**


Address or Location (roughly east to west)	Cultural Heritage Status	Photograph	Description	CHVI	Heritage Attributes
1976 Oxford Street West	Listed (not designated) in the City of London's Register of Cultural Heritage Resources	 <p>(Golder Photograph 2021)</p>	<p><b>Known BHR:</b></p> <p>Described on City of London's Register of Cultural Heritage Resources as an 1850 house in the "vernacular" architectural style.</p> <p>Additional characteristics include that it is a single-detached, single-storey, stone structure with a four-bay (north/ front façade) main block, T-shaped plan and low pitch hip roof.</p> <p>The house is set back approximately 82 m from Oxford Street West and is accessed by a dirt/ gravel driveway to the east of the house.</p> <p>To the rear (south) of the house is a large ploughed agricultural tract delineated by a hedgerow/ treeline to the west.</p> <p>In 2020, an HIA was conducted for 1976 Oxford Street West and determined that the property met two (2) of nine (9) criteria for CHVI defined by O. Reg 9/06 (Stantec 2020). As such, the following SCHVI was presented for the property:</p> <p><i>The property at 1976 Oxford Street West is located in the City of London. It is bound by Oxford Street West to the north, to the east by 1962 Oxford Street West, to the south by 9070 Elviage Drive, and the west by 2012 Oxford Street West.</i></p> <p><i>The property contains a representative 19<sup>th</sup> century Ontario vernacular cottage. The residence is a stone structure, which is rare in the City of London. However, this part of the city, formerly associated with the hamlet of Kilworth contains two other 19<sup>th</sup> century stone structures within one kilometre of the Study Area. The property is historically associated with the Kilbourne family, who were prominent and early settlers in the Township of Delaware. The Kilbourne family immigrated from New York State in 1796 and operated a sawmill in the area. Timothy Kilbourne purchased Lot D from Andrew Westbrook in 1805. Timothy served as a Middlesex County Commissioner and Road Assessor and farmed the property. In 1847, Timothy divided Lot D between his sons Harvey, Horace, Robert, and Timothy Junior. The property at present-day 1976 Oxford Street West was inherited by Timothy Kilbourne Junior. The farm was passed down to his descendants until 1985, when Albert Kilbourne died" (Stantec 2020: 5.9).</i></p>	<p><b>As outlined in Stantec 2020:</b></p> <p><b>Potential design or physical value:</b></p> <ul style="list-style-type: none"> <li>The residence at 1976 Oxford Street West meets the criteria of Section 11 of O. Reg 9/06 as a representative Ontario vernacular structure and rare example of a stone structure in the City of London.</li> </ul> <p><b>Potential historical or associative value:</b></p> <ul style="list-style-type: none"> <li>The property at 1976 Oxford Street West meets the criteria of Section 21 of O. Reg 9/06 for its direct historical association with the Kilbourne family.</li> </ul> <p><b>Potential contextual value:</b></p> <ul style="list-style-type: none"> <li>The property at 1976 Oxford Street West does not meet the criteria of Section 3 of O. Reg 9/06.</li> </ul>	<p><b>As outlined in Stantec 2020:</b></p> <ul style="list-style-type: none"> <li>Property</li> <li>Historical association with the Kilbourne family</li> <li>Residence</li> <li>One-storey structure</li> <li>Stone exterior</li> </ul>

Address or Location (roughly east to west)	Cultural Heritage Status	Photograph	Description	CHVI	Heritage Attributes
2012 Oxford Street West	Listed (not designated) in the City of London's Register of Cultural Heritage Resources	 <p>Timothy Kilbourne III and family at 1976 Oxford Street West c. 1912 (Moyer 2017:52)</p>  <p>(Golder Photograph 2021)</p>	<p><b>Known BHR:</b></p> <p>Described on City of London's Register of Cultural Heritage Resources as the "Fairview Farm" property consisting of a c. 1865 house in the "Georgian" architectural style.</p> <p>Additional characteristics include that it is a single-detached, two-storey, brick clad structure with a three-bay (north/ front façade) main block, rectangular plan and low pitch hip roof.</p> <p>The house is set back approximately 45 m from Oxford Street West and is accessed by a paved asphalt driveway to the west of the house.</p> <p>To the west of the house and driveway is a gable roof board and batten barn (50 m from Oxford Street West) and to the rear (south) of the house and barn is a large ploughed agricultural tract delineated by a hedgerow/ tree line to the east.</p>		
				<p><b>As outlined in Stantec 2020:</b></p> <p><b>Potential design or physical value:</b></p> <ul style="list-style-type: none"> <li>The residence and outbuilding at 2012 Oxford Street West meet the criteria of Section 11 of the O. Reg 9/06 as a representative Ontario Vernacular Italianate residence and representative Ontario Vernacular gable roof outbuilding.</li> </ul>	<p><b>As outlined in Stantec 2020:</b></p> <ul style="list-style-type: none"> <li>Property</li> <li>Backyard landscaped with mature trees and black walnut grove</li> <li>Historical association with the Kilbourne family as part of Fairview Farm</li> <li>Residence</li> <li>Two-storey structure</li> <li>Low pitched hip roof</li> </ul>



Address or Location (roughly east to west)	Cultural Heritage Status	Photograph	Description	CHVI	Heritage Attributes
		 <p>(Golder Photograph 2021)</p>  <p>(Golder Photograph 2021)</p>  <p>(Moyer 2017:57)</p>	<p>In 2020, an HIA was conducted for 2012 Oxford Street West and determined that the property met two (2) of nine (9) criteria for CHVI defined by O. Reg 9/06 (Stantec 2020). As such, the following SCHVI was presented for the property:</p> <p>"The property at 2012 Oxford Street West is located in the City of London. It is bounded by Oxford Street West to the north, 14 Gideon Drive to the west, 1976 Oxford Street West to the east, and 9150 Elwiage Drive to the south. The property contains a residence, outbuilding, grove of mature walnut trees, and agricultural fields.</p> <p>The residence at 2012 Oxford Street West is a representative Ontario Vernacular Italianate farmhouse influenced by Georgian style. The residence is a symmetrical two storey structure with a low-pitched hip roof, buff brick exterior, and stone foundation. It contains decorative brick scalloping, brick banding, segmental arch window openings, brick voussoirs, and brick keystones. The outbuilding is a representative 19<sup>th</sup> century gable roof structure with a timber frame, stone foundation, and hand-hewn beams.</p> <p>The property is historically associated with the Kilbourne family, who were prominent and early settlers in the Township of Delaware. The Kilbourne family immigrated from New York State in 1796 and operated a sawmill in the area. Timothy Kilbourne purchased Lot D from Andrew Westbrook in 1805. Timothy served as a Middlesex County Commissioner and Road Assessor and farmed the property. In 1847, Timothy divided Lot D between his sons Harvey, Horace, Robert, and Timothy Junior. The property at present-day 2012 Oxford Street West was inherited by Harvey Kilbourne, who built the present-day residence at 2012 Oxford Street West. The property retains direct historical association with the Kilbourne family through the residence constructed by Harvey and the Black Walnut Grove in the backyard planted by the Kilbourne family. Descendants of the Kilbourne family lived on the property until 1973 and called the property "Fairview Farm" (Stantec 2020: 5.3).</p>	<p><b>Potential historical or associative value:</b></p> <ul style="list-style-type: none"> <li>The property at 2012 Oxford Street West meets the criteria of Section 21 of O. Reg 9/06 for its direct historical association with the Kilbourne family.</li> </ul> <p><b>Potential contextual value:</b></p> <ul style="list-style-type: none"> <li>The property at 2012 Oxford Street West does not meet the criteria of Section 3 of O. Reg 9/06.</li> </ul>	<ul style="list-style-type: none"> <li>Symmetrical front façade with three bays</li> <li>Buff brick exterior</li> <li>Stone foundation</li> <li>Brick scalloping below roofline</li> <li>Brick banding between first and second storey</li> <li>Segmental arch window openings</li> <li>Buff brick voussoirs and keystones</li> <li>Outbuilding</li> <li>Gable roof</li> <li>Timber frame</li> <li>Hand hewn beams</li> <li>Stone foundation</li> </ul>

Address or Location (roughly east to west)	Cultural Heritage Status	Photograph	Description	CHVI	Heritage Attributes
14 Gideon Drive	Property of Potential CHVI	 <p>(Golder Photograph 2021)</p> <p>(Golder Photograph 2021)</p>	<p><b>Potential BHR:</b></p> <p>A single-detached, single-storey, horizontal siding clad structure with a stone foundation main block. The main block also has a T-shaped plan and medium pitch gable roof. To the east and west of the main block are identical horizontal siding clad single-storey extensions but with poured concrete foundations.</p> <p>The house is set back approximately 35 m from Gideon Drive and is accessed by a gravel driveway to the west of the house which leads to a detached horizontal cladding garage.</p> <p>Farmstead at approximate location visible as early as 1862 county map. Brick house at location visible as early as 1913 topographic map.</p> <p>In 2020, an HIA was conducted for 14 Gideon Drive and determined that the property met two (2) of nine (9) criteria for CHVI defined by O. Reg 9/06 (Stantec 2020). As such, the following SCHVI was presented for the property:</p> <p><i>The residence at 14 Gideon Drive is located in the City of London. The property is bound to the north by Gideon Drive, to the west by 36 Gideon Drive, and the east and south by 2012 Oxford Street West.</i></p> <p><i>The property is historically associated with the Kilbourne family, who were prominent and early settlers in the Township of Delaware. The Kilbourne family immigrated from New York State in 1796 and operated a sawmill in the area. Timothy Kilbourne purchased Lot D from Andrew Westbrook in 1805. Timothy served as a Middlesex County Commissioner and Road Assessor and farmed the property. In 1847, Timothy divided Lot D between his sons Harvey, Horace, Robert, and Timothy Junior. The property at present-day 14 Gideon Drive was inherited by Harvey Kilbourne who lived and farmed on the lands known as "Fairview Farm", including the adjacent present-day 2012 Oxford Street West. The property was severed from Fairview Farm sometime before 1954.</i></p> <p><i>The property contains a highly modified single storey residence that dates to the mid-19th century as well as modern outbuildings. The residence is clad in modern siding and numerous modern additions are evident. At the centre of the north facade a stone foundation was identified, although its extent is not known. Given the presence of stone residences in close vicinity, the original construction methods of the residence are unknown. As such, the residence has the potential to yield information that contributes to an understanding of mid-19th century construction techniques in the former Delaware Township" (Stantec 2020: 5.6-5.7).</i></p>	<p><b>As outlined in Stantec 2020:</b></p> <p><b>Potential design or physical value:</b></p> <ul style="list-style-type: none"> <li>The residence at 14 Gideon Drive does not meet the criteria of Section 1 of O. Reg 9/06.</li> </ul> <p><b>Potential historical or associative value:</b></p> <ul style="list-style-type: none"> <li>The property at 14 Gideon Drive meets the criteria of Section 21 and 21i of O. Reg 9/06 for its direct historical association with the Kilbourne family and potential to contribute to an understanding of the community.</li> </ul> <p><b>Potential contextual value:</b></p> <ul style="list-style-type: none"> <li>The property at 14 Gideon Drive does not meet the criteria of Section 3 of O. Reg 9/06.</li> </ul>	<p><b>As outlined in Stantec 2020:</b></p> <ul style="list-style-type: none"> <li>Property             <ul style="list-style-type: none"> <li>Historical association with the Kilbourne family as part of Fairview Farm Residence</li> <li>Structure with stone foundation</li> </ul> </li> </ul>

Address or Location (roughly east to west)	Cultural Heritage Status	Photograph	Description	CHVI	Heritage Attributes
2085 Oxford Street West	Property of Potential CHVI	 <p>(Golder Photograph 2021)</p>	<p><b>Potential BHR:</b></p> <p>Satellite imagery suggests a single-detached structure with a rectangular plan.</p> <p>The house is set back approximately 100 m from Oxford Street West and is accessed by a dirt/ gravel driveway to the west of the house.</p> <p>Wood constructed garage/ driveway partially visible from ROW.</p> <p>Farmstead at approximate location visible as early as 1862 county map. Wood house at location visible as early as 1913 topographic map.</p> <p>Timothy Kilbourn, the patriarch of the Kilbourn family and early pioneer of Kilmouth Village, had five sons and three daughters with his wife Clement (Moyer 2017:51). His fourth son Robert farmed north of Fairview Farm where a wood-sided house and rear shed converted from the base of a windmill used to ground grain remain (Moyer 2017:53) at 2085 Oxford Street West.</p>	<p><b>To be confirmed by CHER (potential CHVI):</b></p> <p><b>Potential design or physical value:</b></p> <ul style="list-style-type: none"> <li>■ 19<sup>th</sup> to early 20<sup>th</sup> century wood-sided house and shed converted from the remains of a windmill base</li> </ul> <p><b>Potential historical or associative value:</b></p> <ul style="list-style-type: none"> <li>■ Historical association with the Kilbourn family</li> </ul> <p><b>Potential contextual value:</b></p> <ul style="list-style-type: none"> <li>■ None identified</li> </ul>	<p><b>To be confirmed by CHER (potential heritage attributes):</b></p> <ul style="list-style-type: none"> <li>■ Property</li> <li>■ Historical association with the Kilbourn family</li> <li>■ Residence</li> <li>■ Wood-sided house</li> <li>■ Outbuilding</li> <li>■ Remains of base of windmill</li> </ul>

Address or Location (roughly east to west)	Cultural Heritage Status	Photograph	Description	CHVI	Heritage Attributes
2311 Oxford Street West	Listed (not designated) in the City of London's Register of Cultural Heritage Resources	 <p>2017 photograph of 2085 Oxford Street West, Robert Kilbourn's farmstead, later occupied by Albert and Dorothy Kilbourn (Moyer 2017:66)</p>	<p><b>Known BHR:</b> Described on City of London's Register of Cultural Heritage Resources as the 1925 "Woodeden Estate".</p> <p>Additional characteristics include that it is set back approximately 325 m from Oxford Street West and is accessed by a paved asphalt driveway to the west of the estate building.</p> <p>To the east and south of the estate is a large woodlot, and to the west of the estate are smaller structures associated with Easter Seals Camp Woodeden.</p> <p>Thomas J. Bateman, a descendant of Thomas Bateman the wealthy Englishman who built Kilworth Hall (Moyer 2017:158), sold 16 acres of the family's land to Samuel Frank Wood in 1910. Frank expanded his land by purchasing the adjacent property to the west from Charles Baker (Moyer 2017:190). In 1930 Wood constructed a Japanese style main house and tea house as well as a carriage house and garden on the property which would be known as the Woodholm Estate or "Woodeden". (Moyer 2017:188-189). Today these structures are repurposed and used for the Woodeden Easter Seals Camp at 2311 Oxford Street West.</p>	<p><b>To be confirmed by CHER (potential CHVI):</b></p> <ul style="list-style-type: none"> <li>■ Potential design or physical value:                             <ul style="list-style-type: none"> <li>■ 1930 Japanese-style house and associated structures (potential CHL)</li> </ul> </li> <li>■ Potential historical or associative value:                             <ul style="list-style-type: none"> <li>■ None identified</li> </ul> </li> <li>■ Potential contextual value:                             <ul style="list-style-type: none"> <li>■ Functionally and visually linked/connected to surrounding estate structures</li> </ul> </li> </ul>	<p><b>To be confirmed by CHER (potential heritage attributes):</b></p> <ul style="list-style-type: none"> <li>■ Property</li> <li>■ Functional and visual connection between estate structures</li> <li>■ Residence</li> <li>■ Japanese-style architecture</li> </ul>



Address or Location (roughly east to west)	Cultural Heritage Status	Photograph	Description	CHVI	Heritage Attributes
		 <p>(Golder Photograph 2021)</p>			
80 Gideon Drive	Property of Potential CHVI	 <p>(Golder Photograph 2021)</p>	<p><i>Potential BHR:</i></p> <p>A single-detached, storey-and-a-half, brick clad structure in the vernacular Gothic Revival style with a stone foundation main block. The main block also has an L-shaped plan (i.e., "Gothic L" style) and medium pitch gable roof with decorative vergeboard. The roof appears to have been redone with synthetic shingles but a brick chimney remains. To the west of the main block is a vertical siding clad single-storey extension but with poured concrete foundation.</p> <p>The house is set back approximately 32 m from Gideon Drive and is accessed by a dirt/ gravel driveway to the west of the house. To the rear (south) of the house is barn (appears to be board and batten) and a small ploughed agricultural field.</p> <p>Farmstead at approximate location visible as early as 1862 county map. Brick house at location visible as early as 1913 topographic map.</p> <p>Timothy Kilbourn, the patriarch of the Kilbourn family and early pioneer of Kilworth Village, had five sons and three daughters with his wife Clementt (Moyer 2017:51). James (Jim) H. Kilbourn, grandson of Timothy's fifth son Harvey Kilbourn, resided at Mt. Pleasant farm at 80 Gideon Drive which was previously owned by Robert Roadknight (Moyer 2017:58).</p>	<p><b>To be confirmed by CHER (potential CHVI):</b></p> <p><b>Potential design or physical value:</b></p> <ul style="list-style-type: none"> <li>■ 19<sup>th</sup> to early 20<sup>th</sup> century brick house in the vernacular Gothic Revival style</li> </ul> <p><b>Potential historical or associative value:</b></p> <ul style="list-style-type: none"> <li>■ Historical association with the Kilbourn family</li> <li>■ None identified</li> </ul>	<p><b>To be confirmed by CHER (potential heritage attributes):</b></p> <ul style="list-style-type: none"> <li>■ Property                             <ul style="list-style-type: none"> <li>■ Historical association with the Kilbourn family</li> </ul> </li> <li>■ Residence                             <ul style="list-style-type: none"> <li>■ Storey-and-a-half brick structure</li> <li>■ Stone foundation</li> <li>■ Gable with decorative vergeboard</li> </ul> </li> </ul>

Address or Location (roughly east to west)	Cultural Heritage Status	Photograph	Description	CHVI	Heritage Attributes
Thames River	Designated Canadian Heritage River	 <p>(Canadian Heritage River Systems n.d.)</p>	<p><b>Known CHL:</b></p> <p>Described on Canadian Heritage River Systems inventory as:</p> <p><i>"The outstanding cultural heritage of this river includes more than 11,000 years of continuous occupancy by Canada's Aboriginal Peoples and a rich history of European exploration and settlement. Beginning with the Paleo Indians and continuing to the present day, the river has been consistently used for both sustenance and settlement. Four distinct First Nations continue to reside along the Thames: Chippewa of the Thames, Moraviantown, Munsee-Delaware Nation and Oneida Nation of the Thames.</i></p> <p>The Thames River was one of the major theatres of the War of 1812 where the legendary Shawnee Chief Tecumseh died at the Battle of Moraviantown. A peace treaty later defined the Canadian-American border in what is now southwestern Ontario.</p> <p>The Thames was the terminus for the Underground Railway for fugitive American slaves prior to the American Civil War. Recognized as the birthplace for Canadian agriculture, it remains the agricultural heartland of eastern Canada to this day" (<a href="https://chrs.ca/en/rivers/thames-river">https://chrs.ca/en/rivers/thames-river</a>)</p> <p>Additional characteristics include that the river is located approximately 650 m from Oxford Street West</p>	<p><b>To be confirmed by CHER (potential CHVI):</b></p> <p><b>Potential design or physical value:</b></p> <ul style="list-style-type: none"> <li>None identified</li> </ul> <p><b>Potential historical or associative value:</b></p> <ul style="list-style-type: none"> <li>More than 11,000 years of continuous occupancy by Indigenous and European populations.</li> <li>Significance during War of 1812 where Tecumseh died at the Battle of Moraviantown.</li> <li>Terminus for the Underground Railway for fugitive American slaves prior to the American Civil War.</li> </ul> <p><b>Potential contextual value:</b></p> <ul style="list-style-type: none"> <li>Maintenance and support of natural landscape of area (treelined banks)</li> </ul>	<p><b>To be confirmed by CHER (potential heritage attributes):</b></p> <ul style="list-style-type: none"> <li>Views of natural landscape with mix of mature coniferous and deciduous trees</li> </ul>



## 6.0 PRELIMINARY ASSESSMENT OF IMPACTS

### 6.1 Development Description

#### 6.1.1 Project Justification and Preferred Alternative

The need and justification for the Project is outlined in the Problem/ Opportunity Statement which establishes the general parameters or scope for the study. The Problem/ Opportunity Statement was developed by the City of London and presented during their Online Public Information session 17 November 2021. Key elements of the Problem/ Opportunity Statement include:

- The fact that the intersection at Oxford Street West and Gideon Drive does not balance the full range of potential users within the community, including users of all ages and abilities. Pedestrians, cyclists, transit vehicles and motorists.
- The fact that the existing Oxford Street West and Gideon Drive intersection does not accommodate projected traffic volumes.
- The need to ensure that existing watermains and sewers in the vicinity of the intersection are positioned to provide opportunities for future connection to designated development lands.

As part of the Municipal Class EA process, four alternatives were considered for the Project. These included:

- Alternative 1 – Do Nothing: This option would maintain the existing condition of the Oxford Street West and Gideon Drive Intersection
- Alternative 2 – Signalized Intersection: This option would implement improvements consisting of the installation of traffic signals, crosswalks and cycling facilities.
- Alternative 3 – Single-Lane Roundabout: This option would implement a single lane roundabout, crosswalks and cycling facilities.
- Alternative 4 – Multi-Lane Roundabout: This option would implement a multi-lane roundabout with additional lanes to accommodate heavier traffic movements as well as install crosswalks and cycling facilities.

Following an evaluation of the options, Alternative 4 was determined to be the recommended solution for the Project as it presented the least concern to the following five evaluation criteria inspired from the EAA: traffic operations and safety, socio-economic environment, natural environment and climate change, cultural heritage resources and, finally, costs. All four options scored the same in the category of cultural heritage resources which the Project described as the affects on archaeological resources, cultural heritage resources and Indigenous communities.

#### 6.1.2 Proposed Construction Activities

As currently planned, construction for Project will consist of the approximate Project footprint comprising approximately 4.2 ha of the municipal ROW for Oxford Street West, Gideon Drive, and Kains Road in the City of London, Ontario.

APPENDIX A provides a preliminary design plan for the Project. In addition to the additional lanes, crosswalks and cycling facilities planned for the multi-lane roundabout, the preliminary design plan proposes a pathway entrance feature to the west of Kains Road, a future sidewalk connection to the southeast of the roundabout, and a potential future development to the south of the roundabout where 14 Gideon Drive is currently located. The proposed construction activities will primarily be confined to the existing road allowance which based on satellite imagery ranges in width from approximately 12 to 17 m.

While the design plans for the intersection improvements are still in the preliminary phase, the proposed construction activities are anticipated to include:

- Excavation
- Soil grading
- Asphalt paving
- Relocation of utilities such as hydro
- Landscaping
- Street lighting
- Use of heavy machinery

Though not yet confirmed during the preliminary design phase of the Project, temporary working spaces and laydown areas may also be required adjacent to the road allowances to facilitate the movement and storage of equipment necessary for construction. The exact locations of these areas, if required, are not yet determined. Furthermore, potential construction activities may require the use of dump trucks and heavy traffic as well as require some vegetation removal, though these details have not yet been confirmed.

## 6.2 Assessment Methodology

When determining the impact a development or site alteration may have on known or identified built heritage resources or cultural heritage landscapes, the MHSTCI *Heritage Resources in the Land Use Planning Process* advises that the following “negative impacts” be considered:

- *Destruction* of any, or part of any, significant heritage attributes, or features<sup>2</sup>
- *Alteration* that is not sympathetic or is incompatible, with the historic fabric and appearance<sup>3</sup>
- *Shadows* created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden<sup>4</sup>
- *Isolation* of a heritage attribute from its surrounding environment, context or a significant relationship<sup>5</sup>
- *Direct or indirect obstruction* of significant views or vistas within, from, or of built and natural features<sup>6</sup>
- *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<sup>7</sup>
- *Land disturbances* such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource<sup>8</sup>

<sup>2</sup> This is used as an example of a *direct* impact in the MHSTCI *Info Bulletin 3*.

<sup>3</sup> A *direct* impact in the MHSTCI *Info Bulletin 3*.

<sup>4</sup> An *indirect* impact in the MHSTCI *Info Bulletin 3*.

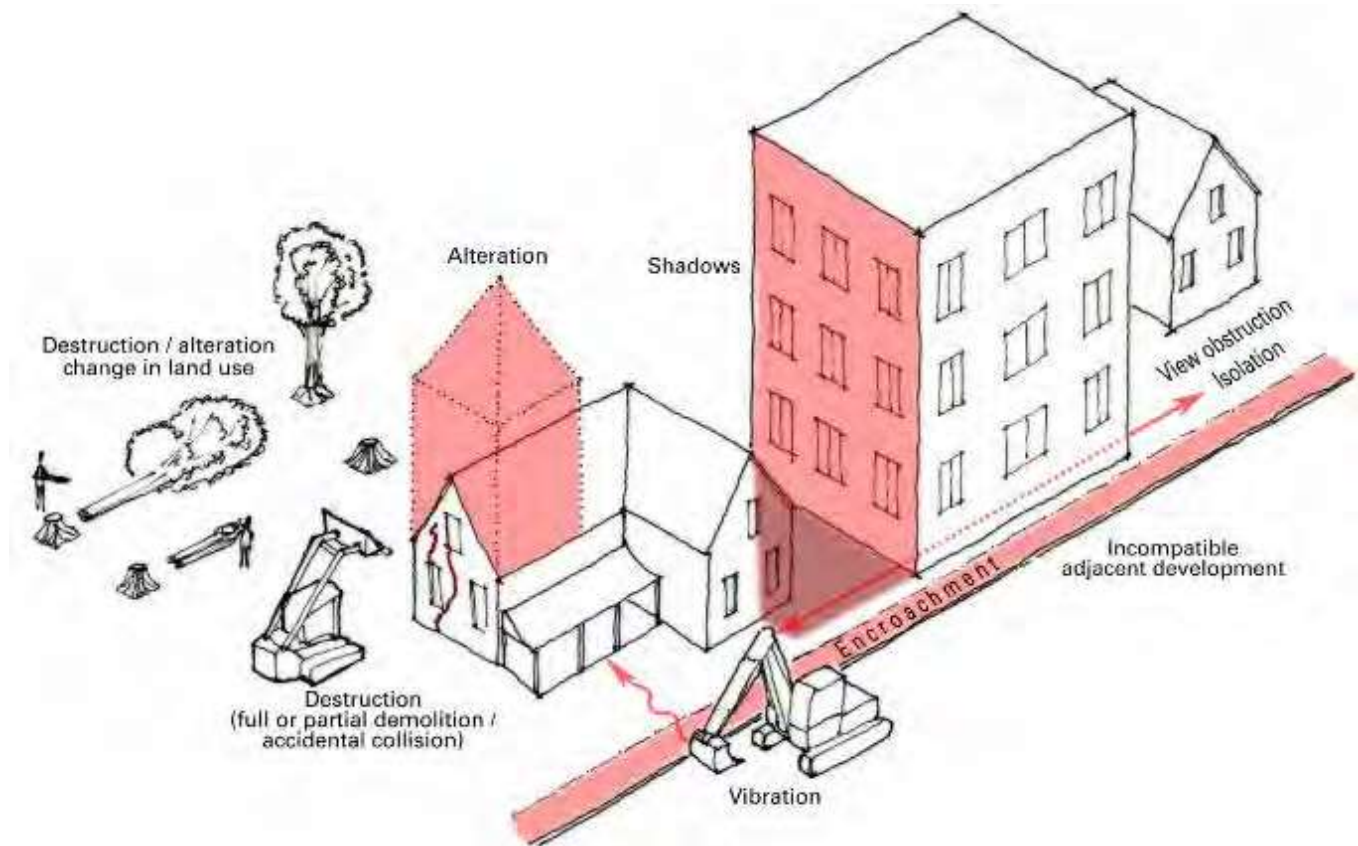
<sup>5</sup> An *indirect* impact in the MHSTCI *Info Bulletin 3*.

<sup>6</sup> An example of a *direct* and *indirect* impact in the MHSTCI *Info Bulletin 3*. It is a *direct* impact when significant views or vistas within, from or of built and natural features are obstructed, and an *indirect* impact when “a significant view of or from the property from a key vantage point is obstructed”.

<sup>7</sup> A *direct* impact in the MHSTCI *Info Bulletin 3*.

<sup>8</sup> In the MHSTCI *Heritage Resources in the Land Use Planning Process* this refers only to archaeological resources but in the MHSTCI *Info Bulletin 3* this is an example of a *direct* impact to “provincial heritage property, including archaeological resources”.

Other potential impacts may also be considered such as encroachment or construction vibration (Figure 9) particularly for heritage attributes within 60 m of proposed construction (Carmen et al. 2012: 31). Historic structures, particularly those built-in masonry, are susceptible to damage from vibration caused by pavement breakers, plate compactors, utility excavations, and increased heavy vehicle travel in the immediate vicinity. Like any structure, they are also threatened by collisions with heavy machinery or subsidence from utility line failures (Randl 2001: 03-06).



**Figure 9: Examples of negative impacts**

Although the MHSTCI *Heritage Resources in the Land Use Planning Process* identifies types of impact, it does not advise on how to describe its nature or extent. For this, the MHSTCI *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1990:8) provides criteria of:

- Magnitude (amount of physical alteration or destruction that can be expected)
- Severity (the irreversibility or reversibility of an impact)
- Duration (the length of time an adverse impact persists)
- Frequency (the number of times an impact can be expected)
- Range (the spatial distribution, widespread or site specific, of an adverse impact)
- Diversity (the number of different kinds of activities to affect a heritage resource)

Since advice to describe magnitude is not included in the MHSTCI *Guideline* or any other Canadian guidance, the ranking provided in the ICOMOS *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* (ICOMOS 2011: Appendix 3B) is adapted here. While developed specifically for World Heritage Sites, it is based on a general methodology for measuring the nature and extent of impact to cultural resources in urban and rural contexts developed for the UK Highways Agency *Design Manual for Roads and Bridges* [DMRB]: *Volume 11*, HA 208/07 (2007: A6/11) (Bond & Worthing 2016:166-167) and aligns with approaches developed by other national agencies such as the Irish Environmental Protection Agency (reproduced in Kalman & Létourneau 2020:390) and New Zealand Transport Agency (2015).

The ICOMOS impact assessment ranking is:

- **Major**
  - Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.
- **Moderate**
  - Change to many key historic building elements, such that the resource is significantly modified.
  - Changes to the setting of an historic building, such that it is significantly modified.
- **Minor**
  - Change to key historic building elements, such that the asset is slightly different.
  - Change to the setting of an historic building, such that it is noticeably changed.
- **Negligible**
  - Slight changes to historic building elements or setting that hardly affect it.
- **No impact**
  - No change to fabric or setting.

The analysis of impacts includes a summary of each impacted property's cultural heritage significance, and terms provided under conservation or mitigation recommendations are defined as follows:

- **Avoid:** A recommendation to avoid means to move project components to locations a distance from the identified built heritage resources or cultural heritage landscapes. In all cases avoidance is the preferred approach, although it is recognized that other factors may preclude selecting this option.
- **Monitor for construction vibration:** Although direct impact to built heritage resources and cultural heritage landscapes may be avoided, indirect impacts from construction vibration may still present a risk. If a vibration risk is identified, the following measures are usually recommended:
  - *Site control and communication:* The property and specifically the footprint of the building should be clearly marked on project mapping and communicated to all project personnel for avoidance during design, construction, and subsequent operation.

- **Create a physical buffer:** Temporary fencing should be erected at the nearest property line or lines to ensure that all excavation, installation, and associated vehicle traffic during construction will not accidentally impact the property.
- **Monitor for vibration impact:** Continuous ground vibration monitoring should be carried out near the foundations of the building using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g., 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified (such as 8.0 mm/s). In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.
- **Fugitive dust emissions management plan:** Fugitive dust refers to small particles that become airborne from open sources such as construction sites. In addition to health concerns, these particles may pose a risk to built heritage resources or cultural heritage landscapes if determined to impede or damage heritage attributes. If a fugitive dust emissions risk is identified, the following measure is usually recommended:
  - This plan will follow practices outlined in the *Ontario Standards Development Branch Technical Bulletin: Management Approaches for Industrial Fugitive Dust Sources* (2017).
- **Conduct a Cultural Heritage Evaluation Report (CHER) or Heritage Impact Assessment (HIA)**
  - If a potential built heritage resource or cultural heritage landscape cannot be avoided and will be directly impacted by the project, a cultural heritage evaluation report (CHER) is recommended to determine if the potential resource meets the criteria for CHVI as prescribed in O. Reg. 9/06. If the CHER determines the property has CHVI, a Heritage Impact Assessment (HIA) will be required to determine the impact of the proposed detailed design on the property's heritage attributes.
  - For recognized built heritage resources and cultural heritage landscapes, and those evaluated to have CHVI, an HIA is recommended to determine the impact of the proposed detailed design on the property's heritage attributes and recommend mitigation and conservation measures to reduce or avoid adverse effects. The HIA should follow guidance provided by the MHSTCI and any municipal terms of reference or official plan policies.

The impacts of the proposed Project on the known and potential BHRs and known CHL (east to west) are assessed in Table 3 below.



**6.2.1 Impact Assessment**

**Table 3: Impact Assessment and Conservation Recommendations for Municipally Listed Properties and Potential Cultural Heritage Landscape**

Resource Type and Location	Analysis of Impact to Identified Cultural Heritage Resources	Conservation/ Mitigation Measures	Consideration of Alternatives
<p>Listed (not designated) in the City of London's Register of Cultural Heritage Resources: <b>1976 Oxford Street West</b></p>	<p>As currently proposed, the Project will be directly adjacent to the property but is not anticipated to directly or indirectly impact the property, nor adversely affect the property's potential CHVI and heritage attributes, which are linked to its BHR.</p> <p>The proposed Project footprint, of which the proposed works include excavation, soil grading, asphalt paving, utilities relocation, landscaping, street lighting and use of heavy machinery, is approximately 82 m from the property's potential heritage attributes associated with the one-storey stone structure and is not anticipated to negatively impact the heritage attribute associated with the historical link to the Kilbourne family. Vibration during construction is not anticipated to impact the property's potential CHVI and heritage attributes because it is not within the 60-m zone suggested for vibration monitoring (Carmen et al. 2012: 31).</p> <p>Furthermore, fugitive dust emissions during construction are not anticipated to impact the property's potential CHVI and heritage attributes because they are 82 m from the proposed works.</p> <p>Shadows from the proposed construction are not anticipated to impact the property's potential CHVI and heritage attributes because they are 82 m away and there are no upstanding features proposed. Isolation of the property's potential heritage attributes is also not expected as they are 82 m away from the proposed works and will not disrupt the connection between the property's BHR and the other Kilbourne family properties in the surrounding area.</p> <p>Finally, direct or indirect obstruction of significant views or vistas is not expected as no significant views or vista were identified.</p>	<ul style="list-style-type: none"> <li>■ As no direct or indirect impacts are anticipated, no further cultural heritage study or mitigation is recommended.</li> <li>■ As the property was previously evaluated (using O. Reg. 9/06) to have CHVI (Stantec 2020), if design alterations or conditions require adjacent excavation or construction to extend into the property, conduct a project specific HIA during detailed design to determine the appropriate mitigation.</li> </ul>	<ul style="list-style-type: none"> <li>■ As no impacts to known BHRs are anticipated, no alternatives have been considered.</li> </ul>
<p>Listed (not designated) in the City of London's Register of Cultural Heritage Resources: <b>2012 Oxford Street West</b></p>	<p>As currently proposed, the Project will be directly adjacent to the property and is anticipated to indirectly impact the property, potentially adversely affecting the property's potential CHVI and heritage attributes, which are linked to its BHR.</p> <p>The proposed Project footprint, of which the proposed works include excavation, soil grading, asphalt paving, utilities relocation, landscaping, street lighting and use of heavy machinery, is approximately 45 m from the property's potential heritage attributes associated with the Italianate farmhouse and 50 m from the potential heritage attributes associated with the timber frame barn. As such, vibration during construction is anticipated to potentially impact the property's potential CHVI and heritage attributes because it is within the 60-m zone suggested for vibration monitoring (Carmen et al. 2012: 31).</p> <p>Overall, any potential vibration impacts would be indirect, temporary and site specific to the property's potential physical heritage attributes as the property parcel is directly adjacent to the proposed works but the identified BHR is located approximately 45 m from the Project footprint. Vibration impacts are not anticipated to adversely affect the property's potential heritage attributes associated with the vegetation in the rear yard or the historical link with the Kilbourne family.</p> <p>Furthermore, fugitive dust emissions during construction are not anticipated to impact the property's potential CHVI and heritage attributes because they are 45 m from the proposed works.</p> <p>Shadows from the proposed construction are not anticipated to impact the property's potential CHVI and heritage attributes because they are 45 m away and there are no upstanding features proposed.</p> <p>Isolation of the property's potential heritage attributes is also not expected as they are 45 m away from the proposed works and will not disrupt the connection between the property's BHR and the other Kilbourne family properties in the surrounding area.</p> <p>Finally, direct or indirect obstruction of significant views or vistas is not expected as no significant views or vista were identified.</p>	<p>As a potential indirect impact to 2012 Oxford Street West is predicted, it is recommended to:</p> <ul style="list-style-type: none"> <li>■ Conduct a pre-construction survey during detailed design to determine whether the BHR will be vulnerable to vibration impacts during adjacent excavation and construction, as well as whether construction activities will require extending into the property.</li> <li>■ If the survey determines the BHR will be vulnerable, monitor for vibration impacts during adjacent excavation and construction and immediately cease work if vibration thresholds are exceeded. Continuous ground vibration monitoring should be carried out near the foundations of the building using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g., 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified (such as 8.0 mm/s). In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.</li> <li>■ As the property was previously evaluated (using O. Reg. 9/06) to have CHVI (Stantec 2020), if design alterations or conditions require adjacent excavation or construction to extend into the property, conduct a project specific HIA during detailed design to determine the appropriate mitigation.</li> </ul>	<ul style="list-style-type: none"> <li>■ As the impacts to known BHRs can be mitigated, no alternatives have been considered.</li> </ul>

Resource Type and Location	Analysis of Impact to Identified Cultural Heritage Resources	Conservation/ Mitigation Measures	Consideration of Alternatives
<p>Potential BHR: <b>14 Gideon Drive</b></p>	<p>As currently proposed, the Project will be directly adjacent to the property and is anticipated to indirectly impact the property, potentially adversely affecting the property's potential CHVI and heritage attributes, which are linked to its BHR.</p> <p>The proposed Project footprint, of which the proposed works include excavation, soil grading, asphalt paving, utilities relocation, landscaping, street lighting and use of heavy machinery, is approximately 35 m from the property's potential heritage attributes associated with the stone foundation structure. As such, vibration during construction is anticipated to impact the property's potential CHVI and heritage attributes because it is within the 60-m zone suggested for vibration monitoring (Carmen et al. 2012: 31).</p> <p>Overall, any potential vibration impacts would be indirect, temporary and site specific to the property's potential physical heritage attributes as the property parcel is directly adjacent to the proposed works but the identified BHR is located approximately 35 m from the Project footprint. Vibration impacts are not anticipated to adversely affect the property's potential heritage attributes associated with the historical link with the Killobourne family.</p> <p>Furthermore, fugitive dust emissions during construction are not anticipated to impact the property's potential CHVI and heritage attributes because they are 35 m from the proposed works.</p> <p>Shadows from the proposed construction are not anticipated to impact the property's potential CHVI and heritage attributes because they are 35 m away and there are no outstanding features proposed.</p> <p>Isolation of the property's potential heritage attributes is also not expected as they are 35 m away from the proposed works and will not disrupt the connection between the property's BHR and the other Killobourne family properties in the surrounding area.</p> <p>Finally, direct or indirect obstruction of significant views or vistas is not expected as no significant views or vista were identified.</p>	<p>As a potential indirect impact to 14 Gideon Drive is predicted, it is recommended to:</p> <ul style="list-style-type: none"> <li>■ Conduct a pre-construction survey during detailed design to determine whether the potential BHR will be vulnerable to vibration impacts during adjacent excavation and construction, as well as whether construction activities will require extending into the property.</li> <li>■ If the survey determines the potential BHR will be vulnerable, monitor for vibration impacts during adjacent excavation and construction and immediately cease work if vibration thresholds are exceeded. Continuous ground vibration monitoring should be carried out near the foundations of the building using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g., 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified (such as 8.0 mm/s). In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.</li> <li>■ As the property was previously evaluated (using O. Reg. 9/06) to have CHVI (Stantec 2020), if design alterations or conditions require adjacent excavation or construction to extend into the property, conduct a project specific HIA during detailed design to determine the appropriate mitigation.</li> </ul>	<p>As the impacts to potential BHRs can be mitigated, no alternatives have been considered.</p>
<p>Potential BHR: <b>2085 Oxford Street West</b></p>	<p>As currently proposed, the Project will be directly adjacent to the property but is not anticipated to directly or indirectly impact the property, nor adversely affect the property's potential CHVI and heritage attributes, which are linked to its BHR.</p> <p>The proposed Project footprint, of which the proposed works include excavation, soil grading, asphalt paving, utilities relocation, landscaping, street lighting, and use of heavy machinery is approximately 100 m from the property's potential heritage attributes associated with the wood-sided house and rear shed converted from the remains of a windmill base, and is also not anticipated to negatively impact the potential heritage attribute associated with the historical link to the Killobourne family. Vibration during construction is not anticipated to impact the property's potential CHVI and heritage attributes because it is not within the 60-m zone suggested for vibration monitoring (Carmen et al. 2012: 31).</p> <p>Furthermore, fugitive dust emissions during construction are not anticipated to impact the property's potential CHVI and heritage attributes because they are 100 m from the proposed works.</p> <p>Shadows from the proposed construction are not anticipated to impact the property's potential CHVI and heritage attributes because they are 100 m away and there are no outstanding features proposed.</p> <p>Isolation of the property's potential heritage attributes is also not expected as they are 100 m away from the proposed works and will not disrupt the connection between the property's BHR and the other Killobourne family properties in the surrounding area.</p> <p>Finally, direct or indirect obstruction of significant views or vistas is not expected as no significant views or vista were identified.</p>	<p>As no direct or indirect impacts are anticipated, no further cultural heritage study or mitigation is recommended.</p> <ul style="list-style-type: none"> <li>■ If design alterations or conditions require adjacent excavation or construction to extend into the property, a CHER is required. If required, the CHER should confirm if the property meets the criteria prescribed in O. Reg. 9/06.</li> <li>■ If the CHER determines the property has CHVI, conduct an HIA during detailed design to determine the appropriate mitigation.</li> </ul>	<p>As no impacts to potential BHRs are anticipated, no alternatives have been considered.</p>

Resource Type and Location	Analysis of Impact to Identified Cultural Heritage Resources	Conservation/ Mitigation Measures	Consideration of Alternatives
<p>Listed (not designated) in the City of London's Register of Cultural Heritage Resources: <b>2311 Oxford Street West</b></p>	<p>As currently proposed, the Project will be directly adjacent to the property but is not anticipated to directly or indirectly impact the property, nor adversely affect the property's potential CHVI and heritage attributes, which are linked to its BHR.</p> <p>The proposed Project footprint, of which the proposed works include excavation, soil grading, asphalt paving, utilities relocation, landscaping, street lighting and use of heavy machinery, is approximately 325 m from the property's potential heritage attributes associated with the Japanese-style architecture and is not anticipated to negatively impact the potential heritage attribute associated with the function and visual link between the estate structures. Vibration during construction is not anticipated to impact the property's potential CHVI and heritage attributes because it is not within the 60-m zone suggested for vibration monitoring (Carmen et al. 2012: 31).</p> <p>Furthermore, fugitive dust emissions during construction are not anticipated to impact the property's potential CHVI and heritage attributes because they are 325 m from the proposed works.</p> <p>Shadows from the proposed construction are not anticipated to impact the property's potential CHVI and heritage attributes because they are 325 m away and there are no upstanding features proposed. Isolation of the property's potential heritage attributes is also not expected as they are 325 m away from the proposed works and will not disrupt the connection between the property's BHR and the surrounding estate structures.</p> <p>Finally, direct or indirect obstruction of significant views or vistas is not expected as no significant views or vista were identified.</p>	<ul style="list-style-type: none"> <li>■ As no direct or indirect impacts are anticipated, no further cultural heritage study or mitigation is recommended.</li> <li>■ If design alterations or conditions require adjacent excavation or construction to extend into the property, a CHER is required. If required, the CHER should confirm if the property meets the criteria prescribed in O. Reg. 9/06.</li> <li>■ If the CHER determines the property has CHVI, conduct an HIA during detailed design to determine the appropriate mitigation.</li> </ul>	<p>As no impacts to known BHRs are anticipated, no alternatives have been considered.</p>
<p>Potential BHR: <b>80 Gideon Drive</b></p>	<p>As currently proposed, the Project will be directly adjacent to the property and is anticipated to indirectly impact the property, potentially adversely affecting the property's potential CHVI and heritage attributes, which are linked to its BHR.</p> <p>The proposed Project footprint, of which the proposed works include excavation, soil grading, asphalt paving, utilities relocation, landscaping, street lighting and use of heavy machinery, is approximately 32 m from the property's potential heritage attributes associated with the storey-and-a-half brick structure. As such, vibration during construction is anticipated to impact the property's potential CHVI and heritage attributes because it is within the 60-m zone suggested for vibration monitoring (Carmen et al. 2012: 31).</p> <p>Overall, any potential vibration impacts would be indirect, temporary and site specific to the property's potential physical heritage attributes as the property parcel is directly adjacent to the proposed works but the identified BHR is located approximately 32 m from the Project footprint. Vibration impacts are not anticipated to adversely affect the property's potential heritage attributes associated with the historical link with the Kilbourne family.</p> <p>Furthermore, fugitive dust emissions during construction are not anticipated to impact the property's potential CHVI and heritage attributes because they are 32 m from the proposed works.</p> <p>Shadows from the proposed construction are not anticipated to impact the property's potential CHVI and heritage attributes because they are 32 m away and there are no upstanding features proposed. Isolation of the property's potential heritage attributes is also not expected as they are 32 m away from the proposed works and will not disrupt the connection between the property's BHR and the other Kilbourne family properties in the surrounding area.</p> <p>Finally, direct or indirect obstruction of significant views or vistas is not expected as no significant views or vista were identified.</p>	<ul style="list-style-type: none"> <li>■ As a potential indirect impact to 80 Gideon Drive is predicted, it is recommended to:                             <ul style="list-style-type: none"> <li>■ Conduct a pre-construction survey during detailed design to determine whether the potential BHR will be vulnerable to vibration impacts during adjacent excavation and construction, as well as whether construction activities will require extending into the property;</li> <li>■ If the survey determines the potential BHR will be vulnerable, monitor for vibration impacts during adjacent excavation and construction and immediately cease work if vibration thresholds are exceeded. Continuous ground vibration monitoring should be carried out near the foundations of the building using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g., 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified (such as 8.0 mm/s). In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.</li> <li>■ If design alterations or conditions require adjacent excavation or construction to extend into the property, a CHER is required. If required, the CHER should determine if the property meets the criteria prescribed in O. Reg. 9/06. If the CHER determines the property has CHVI, conduct an HIA during detailed design to determine the appropriate mitigation.</li> </ul> </li> </ul>	<p>As the impacts to potential BHRs can be mitigated, no alternatives have been considered.</p>

Resource Type and Location	Analysis of Impact to Identified Cultural Heritage Resources	Conservation/ Mitigation Measures	Consideration of Alternatives
<p>Designated Canadian Heritage River: <b>Thames River</b></p>	<p>As currently proposed, the Project will be directly adjacent to properties fronting on to the CHL but is not anticipated to directly or indirectly impact the CHL, nor adversely affect the CHL's potential CHV and heritage attributes.</p> <p>The proposed Project footprint, of which the proposed works include excavation, soil grading, asphalt paving, utilities relocation, landscaping, street lighting and use of heavy machinery, is approximately 650 m from the CHL and its potential heritage attributes associated with the views of the natural landscape and vegetation.</p> <p>Shadows from the proposed construction are not anticipated to impact the CHL's potential CHVI and heritage attributes because they are 650 m away and there are no upstanding features proposed.</p> <p>Isolation of the CHL's potential heritage attributes is also not expected as they are 650 m away from the proposed works.</p> <p>Finally, direct or indirect obstruction of significant views or vistas of the CHL is not expected.</p>	<ul style="list-style-type: none"> <li>■ As no direct or indirect impacts are anticipated, no further cultural heritage study or mitigation is recommended.</li> <li>■ If design alterations or conditions require adjacent excavation or construction to extend into a property fronting the CHL, a CHER is required. If required, the CHER should confirm if the property meets the criteria prescribed in O. Reg. 9/06.</li> <li>■ If the CHER determines the property fronting the CHL has CHVI, conduct an HIA during detailed design to determine the appropriate mitigation.</li> </ul>	<p>As no impacts to known CHLs are anticipated, no alternatives have been considered.</p>

## 7.0 SUMMARY STATEMENT AND RECOMMENDATIONS

In February 2021, R.V. Anderson Associates Limited (Ltd.; the Client) retained Golder Associates Ltd. (Golder) to conduct a CHR to support the Schedule ‘B’ Municipal Class EA for the Oxford Street West and Gideon Drive Intersection Improvements in the City of London, Ontario (the Project).

The Project footprint consists of approximately 4.2 ha of the municipal ROW for Oxford Street West, Gideon Drive, and Kains Road, located on part of Lots C and D of the Broken Front Concession in the former Township of Delaware, County of Middlesex, now the City of London, Ontario. For the purposes of this CHR, the “study area” constitutes all property parcels within or crossed by the Project footprint as well as all adjacent properties.

Following guidance provided by the MHSTCI, the City of London, and CHP’s 2010 *Standards and Guidelines for the Conservation of Historic Places in Canada* (CHP *Standards and Guidelines*) this CHR summarizes the applicable heritage policies, details the study area’s geography and history, identifies known and potential BHRs and CHLs, and assesses at a preliminary level the potential BHRs and CHLs for CHVI. Based on this understanding of the study area and surrounding area, the potential impacts resulting from the Project are assessed and future actions recommended.

Historical research and field investigations conducted for this report identified three listed (not designated) properties, one designated CHL, and three properties with potential BHRs within the study area. These are listed in the table below in order from east to west (roughly) with recommendations for mitigation or alternatives to avoid or reduce negative effects from the Project. Note that these recommendations are based on Golder’s current understanding of the Project and may need to be revisited if components are moved or altered.

Identified BHR or CHL	Summary of Impact and Mitigation Recommendations
Listed (not designated) in the City of London’s <i>Register of Cultural Heritage Resources</i> : <b>1976 Oxford Street West</b>	<ul style="list-style-type: none"> <li>■ As currently proposed, the Project will be directly adjacent to the property but is not anticipated to directly or indirectly impact the property, nor adversely affect the property’s potential CHVI and heritage attributes, which are linked to its BHR.</li> <li>■ As no direct or indirect impacts are anticipated, no further cultural heritage study or mitigation is recommended.</li> <li>■ As the property was previously evaluated (using O. Reg. 9/06) to have CHVI (Stantec 2020), if design alterations or conditions require adjacent excavation or construction to extend into the property, conduct a project specific HIA during detailed design to determine the appropriate mitigation.</li> </ul>
Listed (not designated) in the City of London’s <i>Register of Cultural Heritage Resources</i> : <b>2012 Oxford Street West</b>	<ul style="list-style-type: none"> <li>■ As currently proposed, the Project will be directly adjacent to the property and is anticipated to indirectly impact the property, potentially adversely affecting the property’s potential CHVI and heritage attributes, which are linked to its BHR.</li> <li>■ As a potential indirect impact to 2012 Oxford Street West is predicted, it is recommended to:                             <ul style="list-style-type: none"> <li>■ Conduct a pre-construction survey during detailed design to determine whether the BHR will be vulnerable to vibration impacts during adjacent excavation and construction, as well as whether construction activities will require extending into the property.</li> <li>■ If the survey determines the BHR will be vulnerable, monitor for vibration impacts during adjacent excavation and construction and immediately cease work if vibration thresholds are exceeded. Continuous ground vibration monitoring should be carried out near the foundations of the building using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g., 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to</li> </ul> </li> </ul>

Identified BHR or CHL	Summary of Impact and Mitigation Recommendations
	<p>provide a warning should the peak ground vibration level exceed the guideline limits specified (such as 8.0 mm/s). In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.</p> <ul style="list-style-type: none"> <li>■ As the property was previously evaluated (using O. Reg. 9/06) to have CHVI (Stantec 2020), if design alterations or conditions require adjacent excavation or construction to extend into the property, conduct a project specific HIA during detailed design to determine the appropriate mitigation.</li> </ul>
<p>Potential BHR: <b>14 Gideon Drive</b></p>	<ul style="list-style-type: none"> <li>■ As currently proposed, the Project will be directly adjacent to the property and is anticipated to indirectly impact the property, potentially adversely affecting the property’s potential CHVI and heritage attributes, which are linked to its BHR.</li> <li>■ As a potential indirect impact to 14 Gideon Drive is predicted, it is recommended to. <ul style="list-style-type: none"> <li>■ Conduct a pre-construction survey during detailed design to determine whether the potential BHR will be vulnerable to vibration impacts during adjacent excavation and construction, as well as whether construction activities will require extending into the property.</li> <li>■ If the survey determines the potential BHR will be vulnerable, monitor for vibration impacts during adjacent excavation and construction and immediately cease work if vibration thresholds are exceeded. Continuous ground vibration monitoring should be carried out near the foundations of the building using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g., 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified (such as 8.0 mm/s). In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.</li> <li>■ As the property was previously evaluated (using O. Reg. 9/06) to have CHVI (Stantec 2020), if design alterations or conditions require adjacent excavation or construction to extend into the property, conduct a project specific HIA during detailed design to determine the appropriate mitigation.</li> </ul> </li> </ul>
<p>Potential BHR: <b>2085 Oxford Street West</b></p>	<ul style="list-style-type: none"> <li>■ As currently proposed, the Project will be directly adjacent to the property but is not anticipated to directly or indirectly impact the property, nor adversely affect the property’s potential CHVI and heritage attributes, which are linked to its BHR.</li> <li>■ As no direct or indirect impacts are anticipated, no further cultural heritage study or mitigation is recommended.</li> <li>■ If design alterations or conditions require adjacent excavation or construction to extend into the property, a CHER is required. If required, the CHER should confirm if the property meets the criteria prescribed in O. Reg. 9/06.</li> <li>■ If the CHER determines the property has CHVI, conduct an HIA during detailed design to determine the appropriate mitigation.</li> </ul>

Identified BHR or CHL	Summary of Impact and Mitigation Recommendations
Listed (not designated) in the City of London's <i>Register of Cultural Heritage Resources</i> : <b>2311 Oxford Street West</b>	<ul style="list-style-type: none"> <li>■ As currently proposed, the Project will be directly adjacent to the property but is not anticipated to directly or indirectly impact the property, nor adversely affect the property's potential CHVI and heritage attributes, which are linked to its BHR.</li> <li>■ As no direct or indirect impacts are anticipated, no further cultural heritage study or mitigation is recommended.</li> <li>■ If design alterations or conditions require adjacent excavation or construction to extend into the property, a CHER is required. If required, the CHER should confirm if the property meets the criteria prescribed in O. Reg. 9/06.</li> <li>■ If the CHER determines the property has CHVI, conduct an HIA during detailed design to determine the appropriate mitigation.</li> </ul>
Potential BHR: <b>80 Gideon Drive</b>	<ul style="list-style-type: none"> <li>■ As currently proposed, the Project will be directly adjacent to the property and is anticipated to indirectly impact the property, potentially adversely affecting the property's potential CHVI and heritage attributes, which are linked to its BHR.</li> <li>■ As a potential indirect impact to 80 Gideon Drive is predicted, it is recommended to: <ul style="list-style-type: none"> <li>■ Conduct a pre-construction survey during detailed design to determine whether the potential BHR will be vulnerable to vibration impacts during adjacent excavation and construction, as well as whether construction activities will require extending into the property.</li> <li>■ If the survey determines the potential BHR will be vulnerable, monitor for vibration impacts during adjacent excavation and construction and immediately cease work if vibration thresholds are exceeded. Continuous ground vibration monitoring should be carried out near the foundations of the building using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g., 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified (such as 8.0 mm/s). In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.</li> <li>■ If design alterations or conditions require adjacent excavation or construction to extend into the property, a CHER is required. If required, the CHER should determine if the property meets the criteria prescribed in O. Reg. 9/06. If the CHER determines the property has CHVI, conduct an HIA during detailed design to determine the appropriate mitigation.</li> </ul> </li> </ul>
Designated Canadian Heritage River: <b>Thames River</b>	<ul style="list-style-type: none"> <li>■ As currently proposed, the Project will be directly adjacent to properties fronting on to the CHL but is not anticipated to directly or indirectly impact the CHL, nor adversely affect the CHL's potential CHVI and heritage attributes.</li> <li>■ As no direct or indirect impacts are anticipated, no further cultural heritage study or mitigation is recommended.</li> <li>■ If design alterations or conditions require adjacent excavation or construction to extend into a property fronting the CHL, a CHER is required. If required, the CHER should confirm if the property meets the criteria prescribed in O. Reg. 9/06.</li> <li>■ If the CHER determines the property fronting the CHL has CHVI, conduct an HIA during detailed design to determine the appropriate mitigation.</li> </ul>

Consultation with City of London heritage planning staff has determined that additional recommendations for the EA team conducting the overall Project include:

- Avoid properties of recognized or potential cultural heritage value or interest in the Project design;
- Avoid the creation of staging and/ or laydown areas on any recognized or potential cultural heritage resources; and
- Review the impact assessment of this report during the Detailed Design phase and amend or revise as needed.



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## Signature Page

We trust that this report meets your current needs. If you have any questions, or if we may be of further assistance, please contact the undersigned.

### **Golder Associates Ltd.**



Alisha Mohamed, MA  
*Cultural Heritage Specialist*



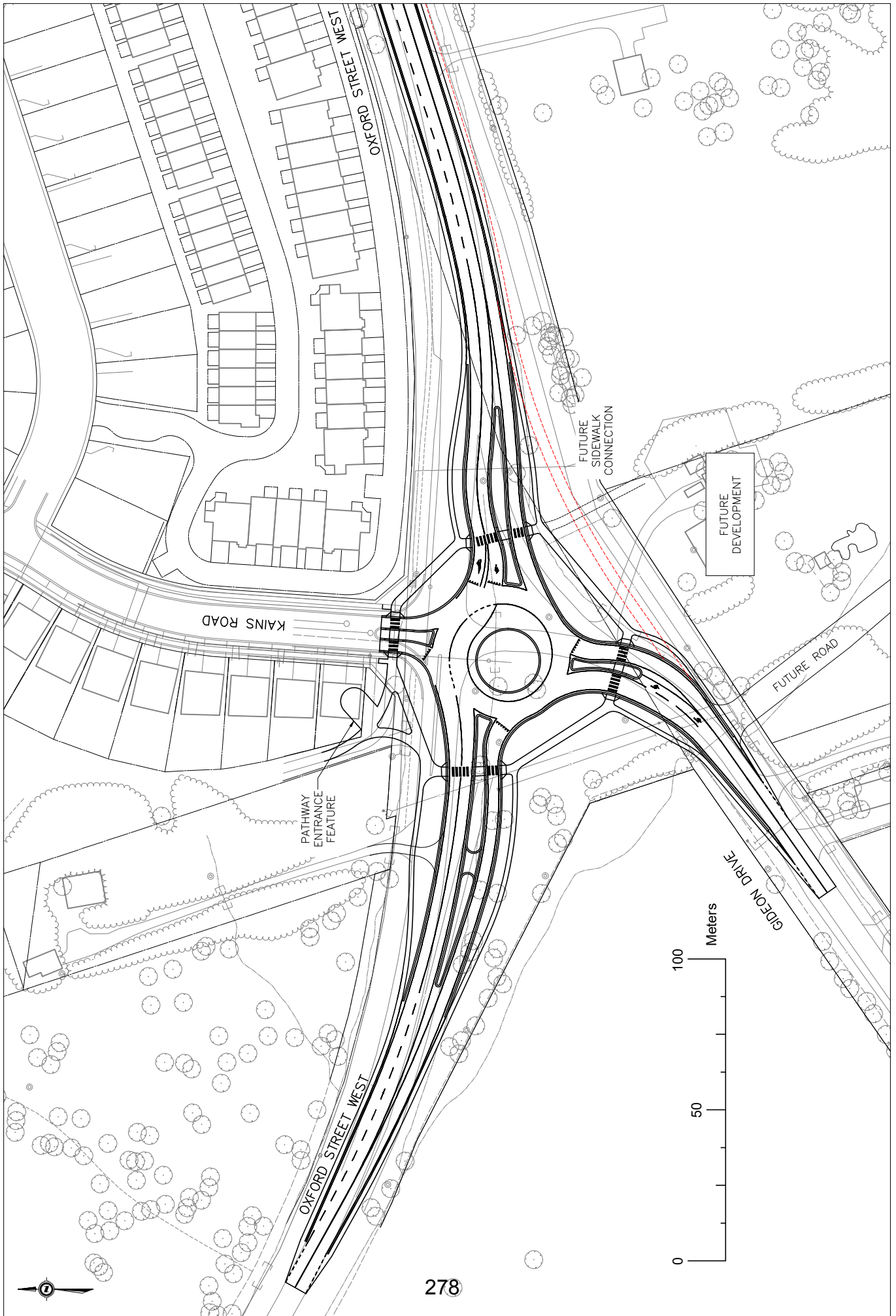
Michael Teal, MA  
*Associate, Senior Archaeologist*

AM/JK/ca

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**APPENDIX A**

**Project Preliminary Design Plan**





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## Report to London Advisory Committee on Heritage

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

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

**Subject:** Request to Remove Property from the Register of Cultural Heritage Resources by Auburn Developments Inc. for the Property at 2631 Hyde Park Road/1521 Sunningdale Road West

**Date:** Wednesday February 9, 2022

## Recommendation

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, that the property located at 2361 Hyde Park Road/1521 Sunningdale Road West **BE REMOVED** from the Register of Cultural Heritage Resources.

## Executive Summary

All cemeteries in London are included on the Register of Cultural Heritage Resources. The property at 2631 Hyde Park Road/1521 Sunningdale Road West is included on the Register of Cultural Heritage Resources, as it was intended to be used as the future Fox Hollow of Mount Pleasant Cemetery. However, it currently has no interments. Mount Pleasant Cemetery no longer owns the property and the City has received a planning application for the proposed development of the property (39T-21506). The current owner of the property has submitted a request to remove the property from the Register of Cultural Heritage Resources as it is no longer intended to be used as a cemetery.

The property at 2361 Hyde Park Road/1521 Sunningdale Road West should be removed from the Register of Cultural Heritage Resources.

## 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 2631 Hyde Park Road/1521 Sunningdale Road West is located on the northeast corner of Hyde Park Road and Sunningdale Road West (Appendix A). The property is located in the former London Township, annexed by the City of London in 1993.

#### 1.2 Cultural Heritage Status

All cemeteries in the City of London have been included on the Register of Cultural Heritage Resources (Register), and its predecessors, since 2006 to recognize their potential cultural heritage value or interest.

In 1993 the City of London annexed a large area of land in the former London Township, including the subject lands. Following the annexation and as a result of an extensive public process, Official Plan Amendment 88 established an Urban Growth



Boundary and numerous Community Plan areas which also required additional review and study prior to development.

In 1996, the Fox Hollow Community Plan review was initiated to review land and servicing needs for the areas bound by Sunningdale Road West, Hyde Park Road, Fanshawe Park Road West and Wonderland Road. At the time, the subject property was not included within the Urban Growth Boundary. However, Mount Pleasant Cemetery, the owners of the land at the time appealed the Official Plan Amendment and in 1998 the Ontario Municipal Board (OMB) provided a verbal decision to include the subject property within the Urban Growth Boundary. The lands were originally designated and zoned for the sole purpose of cemetery use.

As the future Fox Hollow of Mount Pleasant Cemetery had been intended for future use as a cemetery since the 1990s, the property was included on the Register of Cultural of Heritage Resources as a heritage listed property, pursuant to Section 27 of the *Ontario Heritage Act*.

### **1.3 Description**

The property at 2631 Hyde Park Road/1521 Sunningdale Road West was previously intended to be used as the Fox Hollow of Mount Pleasant Cemetery. The property consists primarily of cultivated fields, vacant land and a small pond. No burials or interments are currently located on the property. A number of adjacent residential properties abut the property fronting onto Hyde Park Road and Sunningdale Road West.

The subject property is approximately 51 acres in size.

## **2.0 Discussion and Considerations**

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

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

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

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

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

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

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

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

The Register of Cultural Heritage Resources states that further research is required to determine the cultural heritage value or interest of heritage listed properties. The subject property is included on the Register of Cultural Heritage Resources.

Section 27(8), *Ontario Heritage Act*, requires that when an objection to a property's inclusion on the Register is received, Municipal Council must make a decision as to whether the property should continue to be included on the Register or whether it should be removed, and provide notice of Municipal Council's decision to owner of the property within 90 day after decision.

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

### **2.1.3 The London Plan**

The Cultural Heritage chapter of *The London Plan* recognizes that our cultural heritage resources define our city's unique identity and contribute to its continuing prosperity. It notes, "The quality and diversity of these resources are important in distinguishing London from other cities and make London a place that is more attractive for people to visit, live or invest in." Policies 572\_ and 573\_ of *The London Plan* enable the designation of individual properties under Part IV of the *Ontario Heritage Act*, as well as the criteria by which individual properties will be evaluated. In addition, policies 565\_ and 586\_ of the London Plan requires that new development or site alteration 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.

## **3.0 Financial Impact/Considerations**

None

## **4.0 Key Issues and Considerations**

### **4.1. Request to Remove Property from the Register of Cultural Heritage Resources**

A request to remove the property at 2631 Hyde Park Road/1521 Sunningdale Road West from the Register of Cultural Heritage Resources was received by the City on January 24, 2022.

Pursuant to Section 27(8) of the *Ontario Heritage Act*, when considering a request to remove a property from the Register of Cultural Heritage Resources, Municipal Council must make a decision as to whether the property should continue to be included on the register or whether it should be removed and provide notice of decision to the owner of the property within 90 days after the decision.

Cemeteries are included on the Register of Cultural Heritage Resources to recognize their potential cultural heritage value or interest. The property at 2631 Hyde Park Road/1521 Sunningdale Road West was therefore included on the Register of Cultural Heritage Resources, as it was intended to be used as the future Fox Hollow of Mount Pleasant Cemetery. However, it currently has no burials and interments. As a result of high ground water levels the lands are no longer intended for use as a cemetery. A planning application has been received by the City of London (39T21-506). An Archaeological Assessment will be completed as a part of the associated planning application.

Due to the change in the planned land use, the property no longer retains potential cultural heritage value or interest. Therefore, the property at 2631 Hyde Park Road/1521 Sunningdale Road West no longer warrants inclusion on the Register of Cultural Heritage Resources.

## 4.2 Consultation

Pursuant to the Council Policy Manual, notification of the request to remove the subject property from the Register of Cultural Heritage Resources has been sent to property owners within 120m of the subject property on February 9, 2022, as well as community groups including the Architectural Conservancy Ontario – London Region Branch, London & Middlesex Historical Society, and the Urban League of London. Notice will be published in *The Londoner* on February 10, 2022.

## Conclusion

The property at 2631 Hyde Park Road/1521 Sunningdale Road West is included on the Register of Cultural Heritage Resources, as it was intended to be used as the future Fox Hollow of Mount Pleasant Cemetery. However, it currently has no interments.

As a result of high ground water levels, the physical conditions of the property were deemed not suitable for a cemetery. Mount Pleasant Cemetery has relinquished their interest in developing the property as a cemetery. The property will no longer be used for future cemetery purposes.

The subject property should be removed from the Register of Cultural Heritage Resources.

**Prepared by:** Michael Greguol, CAHP  
Heritage Planner

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

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

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

## Appendices

Appendix A Property Location  
Appendix B Images

## Sources

Corporation of the City of London. *Register of Cultural Heritage Resources*. 2019.  
Corporation of the City of London. *2019-2023 Strategic Plan*.  
Corporation of the City of London. *The London Plan*. 2019 (consolidated).  
Lincoln Environmental Consulting Corp. Stage 1-2 Archaeological Assessment of 1521 Sunningdale Road in part of Lot 24, Concession 6, Township of London, Now City of London, Middlesex County, Ontario  
Report to the Planning and Environment Committee. Auburn Developments Inc. 2361 Hyde Park Road and 1521 Sunningdale Road West Official Plan Amendment. May 2021

# Appendix A – Property Location

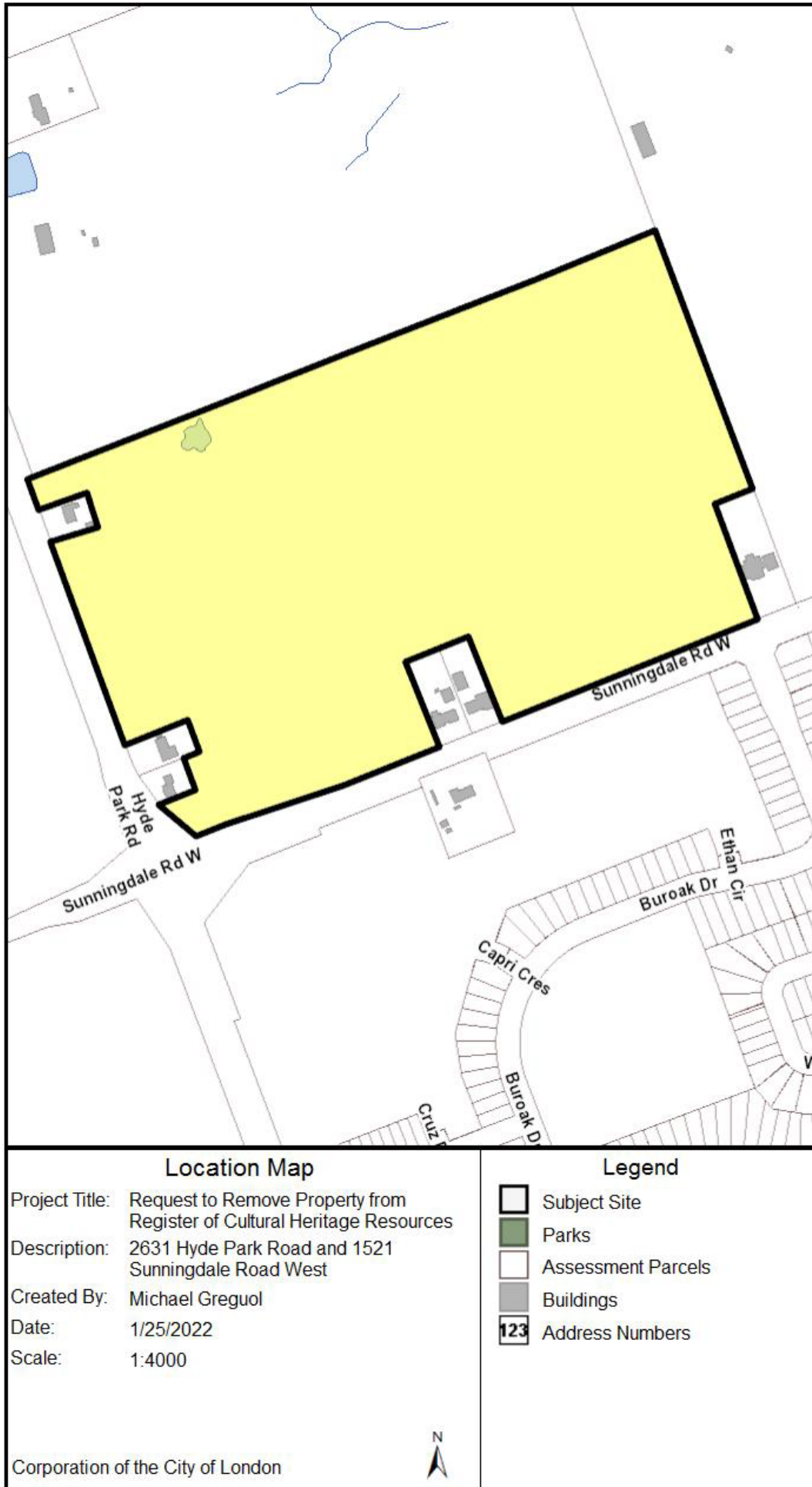


Figure 1: Location map of the subject property at 2631 Hyde Park Road/1521 Sunningdale Road West.

## Appendix B - Images



*Image 1: Photograph looking east from Hyde Park Road, showing the subject property (2022).*



*Image 2: Photograph looking north from Sunningdale Road West showing the subject property (2022).*

## Heritage Planners' Report to LACH: February 9, 2022

1. Heritage Alteration Permits processed under Delegated Authority By-law:
  - a) 808 Waterloo Street (BH HCD) – dormer addition
  - b) 593 Maitland Street (WW HCD) – removal of non-original awning
  - c) 59 Albion Street (B/P HCD) – siding replacement
  - d) 190 Wortley Road (WV-OS HCD) – signage
  - e) 340 Richmond Street (DT HCD) - signage
  
2. National Trust for Canada – Insurance and Heritage Properties
  - a) Survey: [www.surveymonkey.com/r/KLWHGD6](https://www.surveymonkey.com/r/KLWHGD6)

## Upcoming Heritage Events

- Black History Month – more information and events schedule at [www.lbhcc.ca](http://www.lbhcc.ca)
  - Saturday February 12 at 2pm, Faith and the Black Community featuring the film *100 Years of Faith* and presentation on the Chapel Project, *Faith is more than a Building – Preserving one of London's Black Heritage buildings*
- Black History Tour (new) on [www.onthisspot.ca/cities/middlesexcounty](http://www.onthisspot.ca/cities/middlesexcounty)
- Heritage Fair: Multiculturalism in Canada: 50 Years – Thursday February 17, 2022 at 7pm (via Facebook Live). More information: [www.londonheritage.ca/heritagefair](http://www.londonheritage.ca/heritagefair).
- ACO NextGen Job Shadow: [www.acontarionextgens.ca/2022/01/24/aco-nextgen-job-shadow-2022/](http://www.acontarionextgens.ca/2022/01/24/aco-nextgen-job-shadow-2022/)
- London Endowment for Heritage – accepting applications until April 5, 2022: [www.lcf.on.ca/london-endowment-for-heritage](http://www.lcf.on.ca/london-endowment-for-heritage)



**LONDON Heritage COUNCIL** **London CANADA**

10th Annual  
**HERITAGE FAIR**

**Multiculturalism in London:  
50 Years Later**

Live panel discussion on Facebook  
Thursday, February 17th, 2022. 7pm  
[www.facebook.com/HeritageCouncil](http://www.facebook.com/HeritageCouncil)

**HERITAGE FAIR**  
ENGAGE WITH LONDON'S HISTORY



Title: *The Mothers On Their Way to the Chapel*  
Artist: Tafadzwa Maposa

# BLACK HISTORY MONTH

20 Years! Respecting the Past, Embracing the Present, Impacting the Future

## EVENTS CALENDAR

Event	Date	Description
Opening Celebration- Zoom	February 5 1:00 - 2:30 pm	Special Guest Donna Paris is one of three African Canadian women who started the collective "In The Black Canada". Performers also include Sunday Ajak, John Eniolu, Helen Hibbert, and HWABARATY.
Art Workshop- Zoom (Ages 8+)	February 5 & 19 2:00 - 2:45 pm	Create your very own Lois Mailou Jones-inspired painting in this fun, interactive workshop.
Children's Celebration- Zoom (Family)	February 7, 14, 21, 28 6:30 - 7:00 pm	Join us as we showcase Black history and culture through stories, folklore, music, dance and much more.
LeFLOFRANCO en Concert - zoom	February 11 6:30 pm	Le CCFL présent: LeFLOFRANCO. Plus d'informations: culture@ccflondon.ca
Faith and the Black Community- Zoom	February 12 2 pm	Featuring the Film 100 Years of Faith with an introduction from the Film's Director, Anthony Sherwood and a presentation on the Chapel Project, Faith is more than a Building, 'Preserving one of London's Black Heritage buildings'
Black History Month Live Kahoot Trivia on Zoom! (Family)	February 14 & 28 7:15 - 8 pm	Join us for a Live Kahoot challenge on Zoom! The top-scoring player or team will win a prize!
The History of the Underground Railroad in Oxford County- Zoom	February 14 2 pm	Join Heather Rennalls and the Ingersoll 50+ Centre to learn about how Oxford County was involved with the Underground Railroad.
Lewis Coray Trailblazer Awards Evening - Zoom	February 16 7 pm	Join us to celebrate our Trailblazer Award winners and recognize youth from the African, Caribbean and Black communities. Special guest Olympic Champion, Damian Warner.
African Food Festival	February 19	Dinner will be available for pick up at Trinity Church. (76 Doulton St, London, ON). Reserve before February 14th at 4:00pm through coordination.ethnoculturelle@ccflondon.ca Text/WhatsApp 519-860-5517.
Heritage Fair-Multiculturalism in Canada: 50 Years Later - London Heritage Council's Facebook Page-live stream	February 18 7 pm	This year's fair celebrates the 50 <sup>th</sup> anniversary of the Multicultural Policy in Canada. LHC will host a one-hour moderated online panel discussion to discuss this nation-transforming phenomenon.
Essence Culture Awards	February 20	Join the London AfroCentric Community Association (LACA) to recognize the contributions of the nominees and recipients of these awards.
African Caribbean Winter Market- at Innovation Works	February 23 10 am - 3 pm	Makers, producers, and retailers from local African and Caribbean communities with retail-ready merchandise: art, jewelry, body care, recordings, and clothing.
Origins of Canadian Black Immigrants- Congress of Black Women Canada, London Chapter- Zoom	February 23 7:00 - 8:30 pm	Fireside Chat with Hon. Jean Augustine
Youth Forum- Zoom	February 25 7 - 8:30 pm	The Youth Forum will be focused on post-secondary education and employment opportunities for Black youth. Our panel of experts includes the Honourable Marcie Ien, Minister for Women & Gender Equality and Youth (to be confirmed) and London West MP, Arielle Kayabaga.
Closing Celebration- Zoom	February 26 2 - 4 pm \$16.93	Join our 2022 Class of Artists and Performers for an unforgettable, soul-filling afternoon of music, dance and storytelling. All proceeds from ticket sales will go towards supporting the activities of the London Black History Coordinating Committee.

Register at [www.lbhcc.ca](http://www.lbhcc.ca) \*All events free of charge except the African Food Fest and Closing Celebration\*

