

Agenda Including Addeds

Community Advisory Committee on Planning

1st Meeting of the Community Advisory Committee on Planning

May 26, 2022, 12:00 PM

Advisory Committee Virtual Meeting - during the COVID-19 Emergency

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

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

Pages

1. Call to Order

- 1.1. Disclosures of Pecuniary Interest
- 1.2. Election of Chair and Vice Chair

2. Scheduled Items

- 2.1. 12:00 PM Kyle Gonyou and Michael Greguol, Heritage Planners - Heritage Planning Orientation 3
- 2.2. 12:30 PM Demolition Request for Heritage Listed Property located at 180 Simcoe Street by Richmond Corporate Centre Inc. 24
 - a. Kyle Gonyou, Heritage Planner
 - b. Carlos Ramirez, Richmond Corporate Centre Inc.
 - c. Rachel Redshaw, MHBC
- 2.3. 12:45 PM Demolition Request for Non-Designated Built Resources on the Heritage Designated Property located at 850 Highbury Avenue North - the former London Psychiatric Hospital Lands by Old Oak Properties 139
 - a. Laura Dent, Heritage Planner
 - b. Ben McCauley, Old Oak Properties Inc.

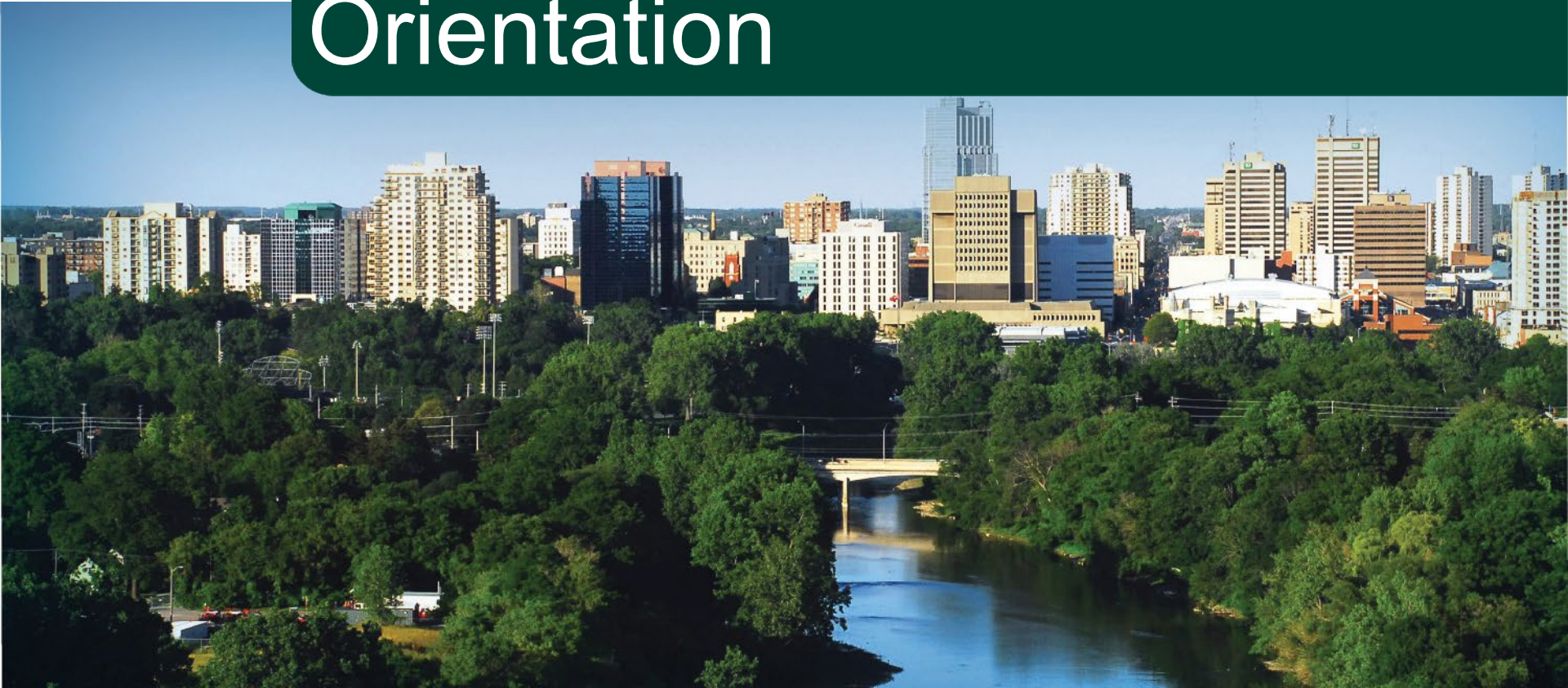
3. Consent

- 3.1. Public Meeting Notice - Official Plan Amendment - 850 Highbury Avenue North 178
- 3.2. Public Meeting Notice - Zoning By-law Amendment - 537 Crestwood Drive 184
- 3.3. Public Meeting Notice - Zoning By-law Amendment - 258 Richmond Street 189
- 3.4. Notice of Planning Application - Zoning By-law Amendment - 6092 Pack Road 192

3.5.	Revised Notice of Planning Application - Zoning By-law Amendment - 599-601 Richmond Street	267
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4.	Sub-Committees and Working Groups	
4.1.	Stewardship Sub-Committee Report	321
5.	Items for Discussion	
5.1.	Heritage Alteration Permit Application by E. Placzek at 525 Dufferin Avenue, East Woodfield Heritage Conservation District	322
5.2.	Heritage Planners' Report	
	a. <i>(ADDED) Heritage Planners' Report</i>	332
5.3.	Future Meeting Dates of the Community Advisory Committee on Planning - Discussion	
6.	<i>Deferred Matters/Additional Business</i>	
6.1.	<i>(ADDED) Notice of Planning Application - Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments - 954 Gainsborough Road</i>	333
6.2.	<i>(ADDED) Notice of Public Meeting - Kensington Bridge Environmental Assessment</i>	339
6.3.	<i>(ADDED) Notice of Study Commencement - Meadowlily Road Area - Municipal Class Environmental Assessment</i>	341
7.	Adjournment	



Heritage Planning Orientation



Community Advisory Committee on Planning
Kyle Gonyou, Laura Dent, Michael Greguol
May 26, 2022

Community Advisory Committee on Planning

“The CACP shall serve as the City’s municipal heritage committee, pursuant to Section 28 of the *Ontario Heritage Act*, RSO 1990, c O.18. As part of their decision-making process, Municipal Council shall consult with the London Planning Community Advisory Committee in accordance with the *Ontario Heritage Act* as specified through the passing of a by-law or policy, or as set out in this mandate.” (CACP TOR)





Heritage Planning in Practice

- *Provincial Policy Statement*
- *Ontario Heritage Act*
 - Part IV and Part V
 - Ontario Regulation 9/06
 - Ontario Regulation 385/21

provincial

municipal

- *The London Plan*
- Register of Cultural Heritage Resources
- Archaeological Management Plan
- Heritage Conservation District Plans
- Heritage Places
- Secondary Plans
- Heritage Designating By-laws

Provincial Policy Statement

ontario.ca/PPS

Provincial Policy Statement, 2020

Under the *Planning Act*

Ontario 

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

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

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

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

Ontario Heritage Act

- Established 1975
- Major Revisions 2002, 2005, 2021
- Municipal implementation
 - Cannot designate Federal or Provincial property
- Values-based conservation (Statement of Cultural Heritage Value)
- Real property
- Owner consent not required
- Objections and Appeals to Ontario Land Tribunal
- Designation is registered on title



The London Plan



THE LONDON PLAN

EXCITING. EXCEPTIONAL. CONNECTED.

CONSOLIDATED MAY 28, 2021
COUNCIL ADOPTED, JUNE 23, 2016
MINISTER APPROVED, DECEMBER 28, 2016

 Policies subject to LPAT Appeal PL170100
(see separate table for policies subject to site specific appeal)



Cultural Heritage

WHAT IS CULTURAL HERITAGE?

551_ Cultural heritage is the legacy of both the tangible and the intangible attributes that our community has inherited from past generations. Our cultural heritage resources include tangible elements such as buildings, monuments, streetscapes, landscapes, books, artifacts and art, and intangible aspects such as folklore, traditions, language, and knowledge.

552_ These cultural heritage resources, both publicly and privately-owned, and those of the three neighbouring First Nation communities (Chippewas of the Thames First Nation, Munsee-Delaware Nation and Oneida Nation of the Thames) define the city's unique identity and contribute to its continuing prosperity. 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. Our heritage resources are assets that cannot easily be replicated and they provide a unique living environment and quality of life. By conserving them for future generations, and incorporating, adapting, and managing them, London's cultural heritage resources define London's legacy and its future.

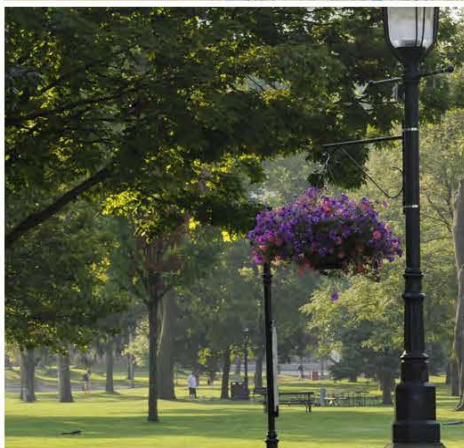
WHY IS CULTURAL HERITAGE IMPORTANT TO OUR FUTURE?

553_ Our cultural heritage is a record that tells a story about how our city has been modified by human activity and how it continues to evolve. It tells us who we are and where we came from and, in doing so, gives us a sense of our city's past so that we can better understand our future. Heritage planning allows the City opportunities to provide direction, in accordance with provincial legislation, regulations and policies, to guide our efforts to understand and conserve this record.

Register



**REGISTER OF
CULTURAL
HERITAGE
RESOURCES**





CityMap

London City Map

City of London, Ontario, Canada

Find address or place

Layer List

Layers

- Bike Routes and Walking Trails
- Business Improvement Areas
- City and Neighbourhood Facilities
- Cultural Heritage
- Electoral Wards
- Emergency Services
- Environmental Programs
- Heritage Inventory and Conservation Districts
- Planning Application Sites - Open Applications
- Planning Districts
- Recycling and Garbage Collection
- Road Construction
- Schools
- Street Lights
- Street of Honour
- Street Sweeping Schedule
- Subdivision Assumption Status
- Traffic Volume (1000s Per Day)
- Tree Protection Area
- Truck Routes

Listed vs. Designated

Listed

- Section 27, *Ontario Heritage Act*
- Recommendation of CACP, added by Municipal Council
- Notice
- Objections to Council
- No HAP required
- 60-day delay in issuance of demo permit

Designated

- Part IV or Part V, *Ontario Heritage Act*
- Recommendation of CACP, Notice of Intention to Designate by Municipal Council
- Objections to Council
- Designating By-law
- Appeals to OLT
- Registered on title
- HAP required for alterations
- 90-day review timeline

Individual Designations

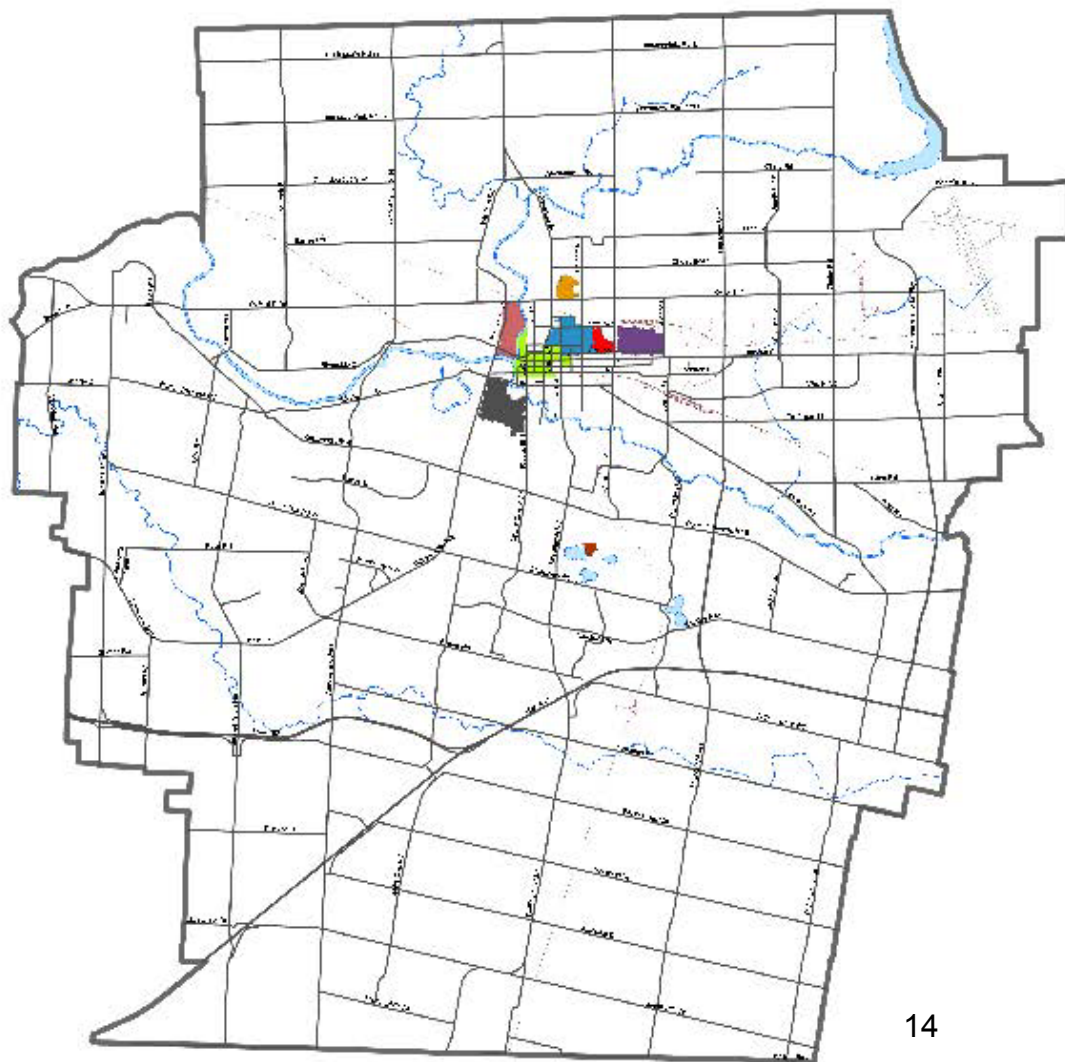
- Designating by-laws
 - Registered on title
- Eligible for City of London “Blue Plaque”
- First: Eldon House (1977)
- Most Recent: 370 South Street (Health Services Building)



How to determine *significance?*

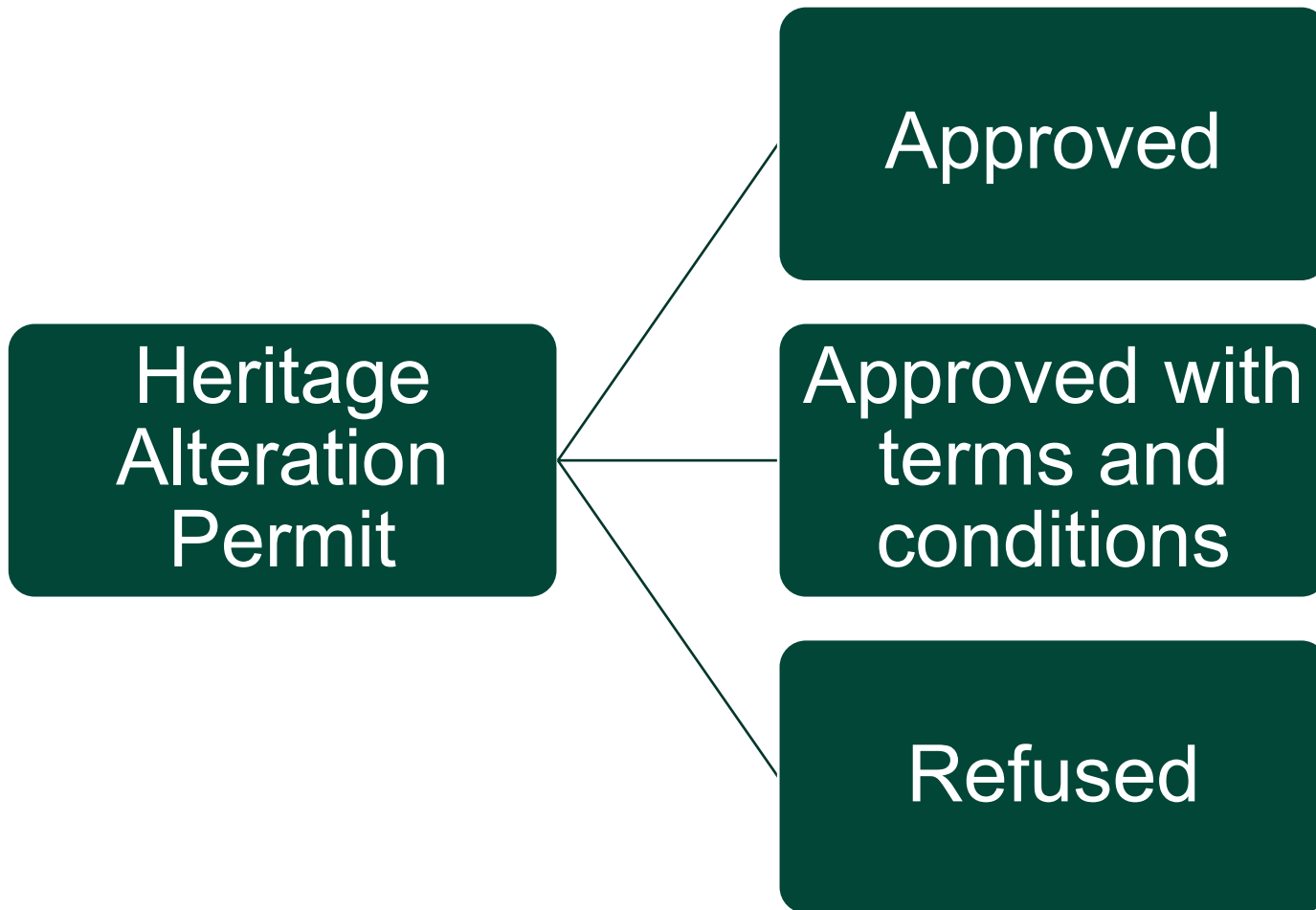
- Part IV: Individual Property
 - Ontario Regulation 9/06, Policy 573_ *The London Plan*
 - Property may be designated if it meets one or more criteria
 - The property has design value or physical value,
 - The property has historical value or associative, or
 - The property has contextual value
- Part V: Heritage Conservation District
 - Policy 576_ *The London Plan*

Heritage Conservation Districts



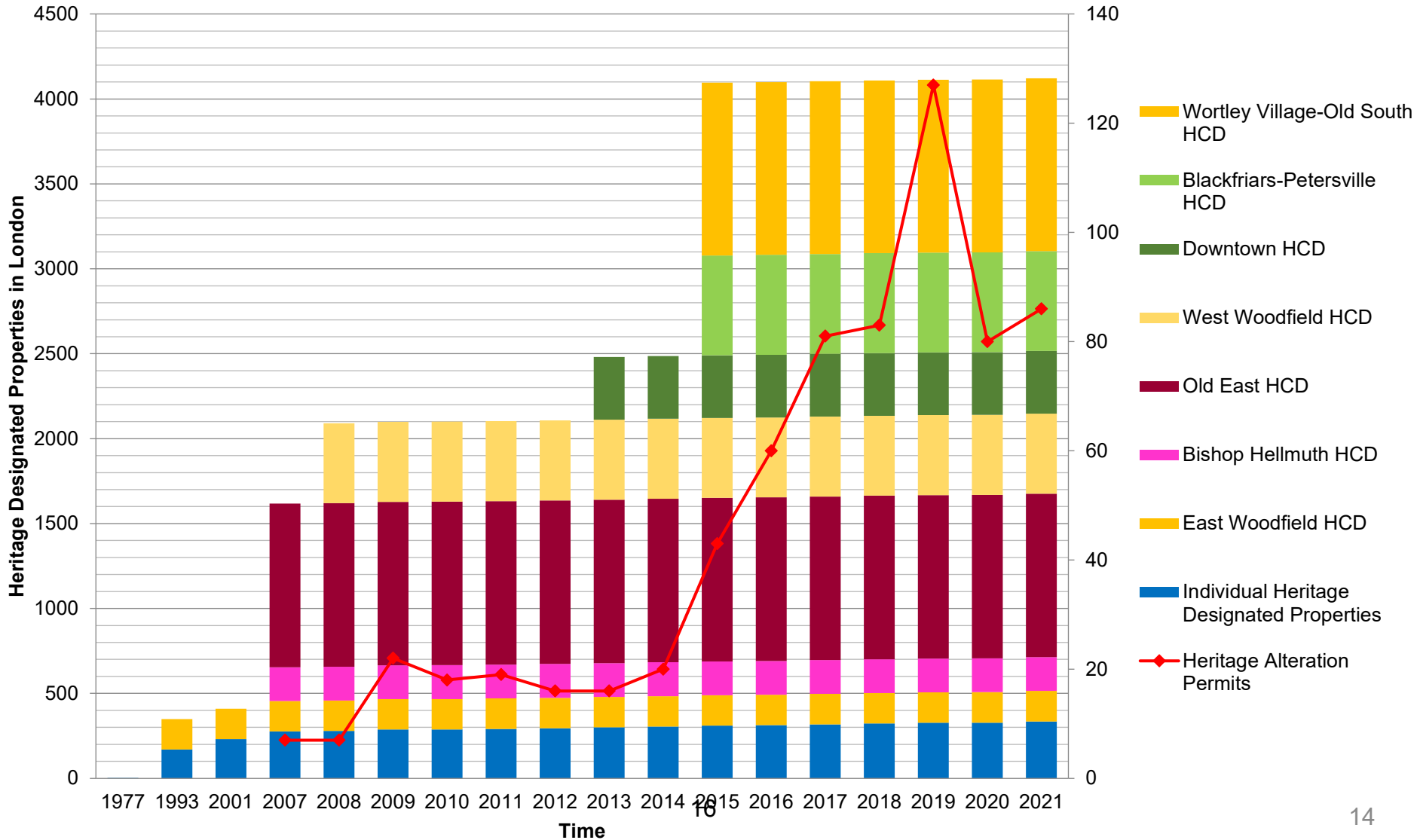
- East Woodfield HCD (1993)
- Bishop Hellmuth HCD (2001)
- Old East HCD (2006)
- West Woodfield HCD (2008)
- Downtown HCD (2012)
- Blackfriars/ Petersville HCD (2015)
- Wortley Village-Old South HCD (2015)

Heritage Alteration Permit





Heritage Alteration Permits



Heritage Impact Assessments (HIA)

- Negative impacts can include:
 - **Destruction** of significant heritage attributes or features
 - **Alteration** that is not sympathetic/incompatible, with the historic fabric and appearance
 - **Shadowing**
 - **Isolation** of heritage attribute and **obstruction** of views/vistas
 - **Change** in land use and land disturbances
- Demonstrate how heritage attributes will be conserved
- Appropriate, compatible, and sensitive design can mitigate negative impacts of development

CACP Comments on HIAs

- Is the CACP satisfied by the research, assessment, and conclusions of the HIA?
- Is the proposed development or change appropriate to conserve the cultural heritage value of the on site resource?
 - Will there be adverse impacts or positive impacts to the cultural heritage resource?
 - Are these impacts mitigated?
 - Are the heritage attributes conserved?
- Is the proposed development appropriate to conserve adjacent cultural heritage resources?
 - Will there be adverse impacts or positive impacts to the cultural heritage resources?
 - Are these impacts mitigated?
 - Are the heritage attributes conserved?

Sub-Committees



Stewardship Sub-Committee



Education Sub-Committee



Planning & Policy Sub-Committee



Archaeology Sub-Committee



Ad-Hoc Working Groups



Heritage Planning Terms

AMP: Archaeological Management Plan

CACP: Community Advisory Committee on Planning

CHER: Cultural Heritage Evaluation Report

CHL: Cultural Heritage Landscape

HAP: Heritage Alteration Permit

HCD: Heritage Conservation District

HIA: Heritage Impact Assessment

LACAC: Local Architectural Conservation Advisory Committee

LACH: London Advisory Committee on Heritage

Listed: Listed on the Register of Cultural Heritage Resources

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

OHA: *Ontario Heritage Act*

OLT: Ontario Land Tribunal

Part IV: Individually Designated Property (Section 29, *OHA*)

Part V: Heritage Conservation District (HCD) (Section 41, *OHA*)

PEC: Planning & Environment Committee

PPS: *Provincial Policy Statement*



Ontario Heritage Toolkit

http://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml

- **Your Community, Your Heritage, Your Committee**
http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_Your_community_Eng.pdf
- **Heritage Property Evaluations**
http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_HPE_Eng.pdf
- **Designating Heritage Properties**
http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_DHP_Eng.pdf
- **Heritage Conservation Districts**
http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_HCD_English.pdf
- **Heritage Resources in the Land Use Planning Process**
http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_Heritage_PPS_infoSheet.pdf
- **Heritage Places of Worship**
http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_POW.pdf

MHSTCI – Info-sheets

- Why Designate?
http://www.mtc.gov.on.ca/en/publications/InfoSheet_Why_Designate.pdf
- Insurance and Heritage Properties
http://www.mtc.gov.on.ca/en/publications/Heritage_Insurance.pdf
- Heritage Cemeteries
<http://www.mtc.gov.on.ca/en/cemeteries/cemetery.shtml#designating>
- Provincial Powers to Conserve Properties of Cultural Heritage Value or Interest of Provincial Significance
http://www.mtc.gov.on.ca/en/publications/InfoSheet_Provincial_Powers.pdf
- Listing Cultural Heritage Properties on the Municipal Register
http://www.mtc.gov.on.ca/en/publications/InfoSheet_Listing_Final.pdf



Contact

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Report to Community Advisory Committee on Planning

To: Chair and Members
Community Advisory Committee on Planning

From: Scott Mathers, MPA, P. Eng.,
Deputy City Manager, Planning and Economic Development

Subject: Demolition Request for Heritage Listed Property at 180
Simcoe Street by Richmond Corporate Centre Inc.

Date: Thursday May 26, 2022

Recommendation

That, on the recommendation of the Director, Planning and Development, the property at 180 Simcoe Street **BE REMOVED** from the Register of Cultural Heritage Resources.

Executive Summary

The property at 180 Simcoe Street has been identified as a potential cultural heritage resource since at least 2006. As Municipal Council must believe a property to be of potential cultural heritage value or interest to be added to the Register of Cultural Heritage Resource, it must therefore be satisfied that a property is not of cultural heritage value or interest, through the completion of a comprehensive evaluation, prior to removing a property from the Register.

A Heritage Impact Assessment (MHBC, 2022) was submitted as part of the demolition request for the heritage listed property at 180 Simcoe Street in advance of a Site Plan Application for the property. The Heritage Impact Assessment found that the property at 180 Simcoe Street does not meet the criteria for designation under the *Ontario Heritage Act*. Staff agree with the evaluation of the property. As the property at 180 Simcoe Street does not meet the criteria for designation, it should be removed from the Register of Cultural Heritage Resources.

Additionally, the property at 180 Simcoe Street is adjacent to a heritage designated property at 224-226 Richmond Street. The Heritage Impact Assessment has demonstrated to staff's satisfaction that the heritage attributes of the heritage designated property at 224-226 Richmond Street will be conserved. Cautionary mitigation measures can be implemented through the Site Plan Approval process for the new EMS building proposed at 180 Simcoe Street.

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 property at 180 Simcoe Street is located on the north side of Simcoe Street between Richmond Street and Clarence Street (Appendix A). The property at 180 Simcoe Street is in London's SoHo neighbourhood.

1.2 Cultural Heritage Status

The property at 180 Simcoe Street is a heritage listed property. The property was included on the Inventory of Heritage Resources prior to 2006, which was adopted in its

entirety as the Register of Cultural Heritage Resources in 2007. The property at 180 Simcoe Street is a heritage listed property.

1.3 Description

The existing building at 180 Simcoe Street is situated prominently on the property, set near to Simcoe Street (Appendix B). The two-storey building has a light-coloured brick façade with a rusticated block-clad side and rear facades. The nearly rectangular plan of the building is constructed on a concrete foundation with a shallow or low-pitched hipped roof. The building has a traditional relationship of solids and voids on the front façade, with four bays – the main entrance door is located at the westerly bay on the ground storey, which is accessed via concrete steps with metal railings.

Most of the property is paved with asphalt and used as a parking area. There are one-storey detached garage structures located at the rear of the property.

1.4 History

The property at 180 Simcoe Street is in the oldest part of the City – part of the original colonial survey of the town plot of London which was completed by Colonel Mahlon Burwell in 1826. The original town site was bounded by North Street (later Queens Avenue), Wellington Street, and the Thames River.

Given the proximity to the Thames River, this area developed with a mixture of industrial and residential properties. Nearby industrial landmarks include the Labatt Brewery and the former Hunt Mills, both located along the Thames River just west of Richmond Street. The Labatt Brewery (150 Simcoe Street) is still extant and physically dominant in the area, with the large brewery, ancillary sites, and other properties owned by Labatt's.

The existing building at 180 Simcoe Street was constructed in 1989 (Building Permit 89-089213). It replaced an earlier two-storey frame building. The building appears to have been constructed for Rogolino Electric, the property owner at the time of construction.

In 2002, two-storey brick Italianate residential-type building municipally numbered as 178 Simcoe Street was demolished following consultation with the London Advisory Committee on Heritage (LACH) (see Image 5, Appendix B). The one-storey residential-type building at 182 Simcoe Street was also demolished in 2002.

1.5 Adjacent Cultural Heritage Resources

The property at 224-226 Richmond Street is adjacent to the heritage listed property at 180 Simcoe Street. The rear yards of these properties abut each other.

The property at 224-226 Richmond Street is designated pursuant to Part IV of the *Ontario Heritage Act* by By-law No. L.S.P.-3375-332. The heritage designating by-law describes the historical, architectural, and contextual reasons for the property's designation, including elements which are understood to be the property's heritage attributes.

The property at 224-226 Richmond Street is a semi-detached or "double house," painted brick house built on a fieldstone foundation. The symmetrical building demonstrates elements of the vernacular Italianate style and was built in the 1880s.

Historically, the property at 224-226 Richmond Street is associated with the development of the urban economy and local industry in what became known as the SoHo neighbourhood. The property is associated with the Agnos family and the Greek community in London.

1.6 Proposed Development

Redevelopment of the property at 180 Simcoe Street has been proposed for an Emergency Medical Service (EMS) station for the Middlesex-London EMS.

In addition to the demolition of the existing building, Site Plan Approval is required. A Minor Variance (A.054/22) is also required to accommodate the proposed design.

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*).

Additionally, Policy 2.6.3 of the *Provincial Policy Statement (2020)* 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 has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

“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, *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), *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 Community Advisory Committee on Planning (CACP)* is consulted, and a public participation meeting is held at the Planning & Environment Committee. This process is used when a property owner requests the removal of their property from the Register.

Section 29, *Ontario Heritage Act* enables municipalities to designate properties to be of cultural heritage value or interest. Section 29, *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).

2.1.2.1 **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 heritage listed property should be removed from the Register. These same criteria are in Policy 573_ of *The London Plan*.

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.

Policies 565_ and 586_ of *The London Plan* require a Heritage Impact Assessment to ensure that the impacts of a proposed development or site alteration have been evaluated and it has been demonstrated that the heritage attributes of the heritage designated property or property listed on the Register will be conserved.

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. If a property is evaluated and found to not meet the criteria for designation, it should be removed from the Register of Cultural Heritage Resources.

The property at 180 Simcoe Street is included on the Register of Cultural Heritage Resources as a heritage listed property.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

4.1. Request to Remove from the Register of Cultural Heritage Resources

A demolition request was submitted by the property owner of the heritage listed property at 180 Simcoe Street on April 28, 2022. The demolition request was submitted in advance of a Site Plan Application for the redevelopment of the property.

Municipal Council must respond to remove a heritage listed property from the Register of Cultural Heritage Resources within 60 days, or the request is deemed consented. During this 60-day period, the Community Advisory Committee on Planning (CACP) 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 request to remove the heritage listed property at 180 Simcoe Street from the Register of Cultural Heritage Resources expires on June 27, 2022.

4.1.1 Heritage Impact Assessment

A Heritage Impact Assessment (MHBC, April 2022) was submitted as part of the demolition request for the heritage listed property at 180 Simcoe Street. The Heritage Impact Assessment (HIA) addresses both the on-site heritage listed property at 180 Simcoe Street as well as the adjacent heritage designated property at 224-226 Richmond Street. The Heritage Impact Assessment is attached as Appendix C.

4.2 Consultation

Pursuant to intent of the Council Policy, notification of the request to remove the heritage listed property from the Register of Cultural Heritage Resources request was sent to property owners within 120m of the subject property on May 10, 2022, as well as community groups including the Architectural Conservancy Ontario – London Region Branch, London & Middlesex Historical Society, the Urban League of London, and the SoHo Community Association. Notice was also published in *The Londoner* and on the City's website.

4.3 Evaluation of Heritage Listed Property at 180 Simcoe Street

An evaluation of the heritage listed property at 180 Simcoe Street was completed using the criteria of Ontario Regulation 9/06 in the HIA (MHBC, April 2022). The HIA also included historical research, including a survey of accessible historical mapping and aerial photographs. See Appendix C.

The property at 180 Simcoe Street is located within the SoHo area, which has been identified for future study as a potential Heritage Conservation District in *Heritage Places 2.0*. No Heritage Conservation District Study of the SoHo area has been initiated.

Staff have reviewed the HIA and its evaluation of the property at 180 Simcoe Street. Staff agree with the evaluation of the property at 180 Simcoe Street, finding that the property does not meet the criteria for designation under the *Ontario Heritage Act*.

4.4 Adjacency Concerns for Heritage Designated Property at 224-226 Richmond Street

In addition to evaluating the heritage listed property at 180 Simcoe Street, the HIA assessed the potential impacts of the proposed development on the adjacent heritage designated property at 224-226 Richmond Street (see Appendix C).

There are no direct impacts to any of the heritage attributes of the heritage designated property at 224-226 Richmond Street. The HIA did not make any recommendations to avoid potential indirect impacts to the heritage designated property at 224-226 Richmond Street. However, the HIA recommended,

...that construction equipment and material not be stored at the rear of the property line within the vicinity of the adjacent designated properties and that drainage be monitored to ensure that excavation and changes in grading do not negatively impact the adjacent properties during construction.

These concerns can be addressed during the Site Plan Approval required for the proposed development at 180 Simcoe Street.

Staff have a concern about the extensive length and un-articulation of the wall backing onto the rear yards of 224-226 Richmond Street. To articulate the potential impacts on the adjacent heritage designated property at 224-226 Richmond Street, renderings of the proposed building have been prepared (see Figures 2-3, Appendix B). The

proposed EMS building is anticipated to be visible from Richmond Street, however it is not anticipated to overwhelm the significant cultural heritage resource at 224-226 Richmond Street or result in any direct impacts to its heritage attributes. The potential indirect impact, mainly view, can be mitigated through landscape features such as a landscape buffer (hedge) or fence.

Staff are satisfied that there are no direct adverse impacts to the heritage designated property at 224-226 Richmond Street, or its heritage attributes, because of the proposed redevelopment of the property at 180 Simcoe Street.

Conclusion

The evaluation of the property at 180 Simcoe Street, using the criteria of Ontario Regulation 9/06, found that the property does not meet the criteria for designation. As the property does not merit designation, it should be removed from the Register of Cultural Heritage Resources.

The proposed redevelopment of the property at 180 Simcoe Street has the potential to affect the heritage attributes of the adjacent heritage designated property directly or indirectly at 224-226 Richmond Street. A Heritage Impact Assessment was prepared and submitted in consideration of Policies 565_ and 586_ of *The London Plan* and Policy 2.6.3 of the *Provincial Policy Statement* (2020). Staff are satisfied that the heritage attributes of the heritage designated property at 224-226 Richmond Street will be conserved.

Prepared by: Kyle Gonyou, RPP, MCIP, CAHP
Heritage Planner

Submitted by: Jana Kelemen, M.Sc.Arch., MUDS, RPP, MCIP
Manager, Urban Design, and Heritage

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

Submitted by: Scott Mathers, MPA, P. Eng.
Deputy City Manager, Planning and Economic
Development

Appendices

Appendix A Property Location

Appendix B Images

Appendix C Heritage Impact Assessment (MHBC, dated April 18, 2022)

Selected Sources

Corporation of the City of London. *2019-2023 Strategic Plan*.

Corporation of the City of London. *Heritage Places 2.0*. 2019.

Corporation of the City of London. Property file.

Corporation of the City of London. *Register of Cultural Heritage Resources*. 2020.

Corporation of the City of London. *The London Plan*. 2021 (consolidated).

MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC). *Heritage Impact Assessment, 180 Simcoe Street, City of London, Ontario*. April 18, 2022.

Ministry of Culture. *Ontario Heritage Toolkit: Heritage Property Evaluation*. 2006.

Ontario Heritage Act. 2019, c. 9. Sched. 11.

Appendix A – Property Location

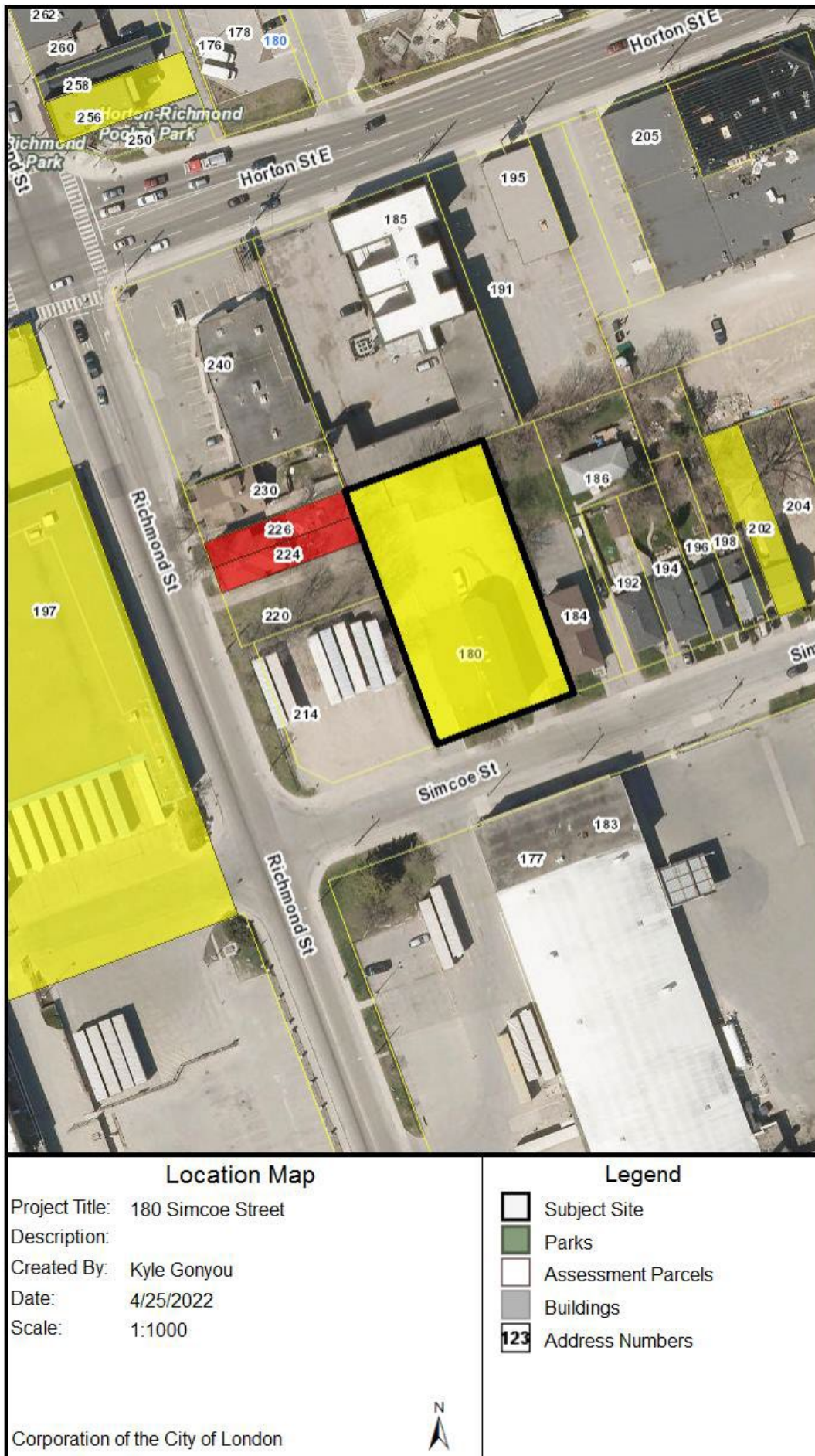


Figure 1: Location Map showing the heritage listed property (shaded in yellow) at 180 Simcoe Street (outlined in black). The adjacent heritage designated property at 224-226 Richmond Street is shaded in red.

Appendix B – Images



Image 1: Streetscape view of the north side of Simcoe Street, including the property at 180 Simcoe Street.



Image 2: View of the front façade of the property at 180 Simcoe Street.



Image 3: View of the east and north (rear) façades of the property at 180 Simcoe Street.



Image 4: View of the detached one-storey garage structures at the rear of the property at 180 Simcoe Street.



Image 5: View of the properties at 178 Simcoe Street (left), 180 Simcoe Street, and 182 Simcoe Street in 2002. The buildings on 178 Simcoe Street and 182 Simcoe Street were demolished in 2002.



Image 6: Photograph of the heritage designated property at 224-226 Richmond Street.



Figure 2: Rendering showing the view looking east towards the heritage designated property at 224-226 Richmond Street, with the proposed new EMS building at 180 Simcoe Street in the background.



Figure 3: Rendering showing the view looking east towards the heritage designated property at 224-226 Richmond Street, with the proposed new EMS building at 180 Simcoe Street in the background.

Appendix C – Heritage Impact Assessment

Heritage Impact Assessment (MHBC, dated April 18, 2022) – *attached separately*

HERITAGE IMPACT ASSESSMENT

180 Simcoe Street,
City of London, Ontario

Date:
April 18, 2022

Prepared for:
York Developments Inc.

Prepared by:
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Project No. 1094BT



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*Heritage Impact Assessment
180 Simcoe Street. London, ON*

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

Project Personnel

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Rachel Redshaw, MA, HE Dipl., CAHP	<i>Heritage Planner</i>	Author, Research, Fieldwork and Review
Robyn McIntyre	<i>Junior Planner</i>	Historical Research

Glossary of Abbreviations

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

Acknowledgement of Indigenous Communities

This Heritage Impact Assessment acknowledges that the subject property is located at 180 Simcoe Street, City of London, Ontario which is situated within territory of the Mississauga, Attiwonderonk and Anishinabewaki ᐱᐱᐱᐱᐱᐱᐱᐱ. These lands are acknowledged as being associated with the following treaties (accessed from Ministry of Indigenous Affairs):

- *London Township Purchase, Treaty 6 signed on September 7, 1796*

This document takes into consideration the cultural heritage of indigenous communities including their oral traditions and history when available and related to the scope of work.

Other Acknowledgements

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

Executive Summary

MHBC Planning, Urban Design and Landscape Architecture (“MHBC”) was retained in September 2021 by York Developments to undertake a Heritage Impact Assessment (HIA) for the proposed redevelopment of 180 Simcoe Street, City of London, Ontario hereafter referred to as the ‘subject property’ (see **Appendix ‘A’**). The proposed redevelopment of the subject property includes the construction of a two storey EMS Station with a gross floor area of 724m².

This report determined that the subject property does not have cultural heritage value or interest and therefore, the proposed development will not result in impacts to cultural heritage resources on site. Furthermore, the analysis did not identify significant adverse impacts for the adjacent designated properties at 224-226 Richmond Street, London, Ontario.

As a precautionary measure, it is recommended that construction equipment and material not be permitted to be stored along the rear property line of the adjacent designated properties and that drainage be monitored to ensure that excavation and changes in grading do not negatively impact the building during construction.

It is recommended that the property at 180 Simcoe Street (identified as 178-180 Simcoe Street in the *City of London’s Register of Cultural Heritage Resources*) be removed from the municipal heritage register to allow for demolition of the existing building on-site, which is determined not to be of cultural heritage value or interest, and permit redevelopment of the site.

1.0 Introduction

MHBC Planning, Urban Design and Landscape Architecture (“MHBC”) was retained by York Developments to undertake a Heritage Impact Assessment (HIA) for the proposed redevelopment of 180 Simcoe Street, City of London, Ontario hereafter referred to as the ‘subject property’ (see **Appendix ‘A’**). The proposed redevelopment of the subject property includes the construction of a two storey EMS Station with a GFA of 724m².

The subject property is identified on the *City of London’s Register of Cultural Heritage Resources* (2019) as a “listed” property. The subject property is not designated under Part IV or V of the *Ontario Heritage Act* (“OHA”). In addition to being listed on the municipal register, the subject property is adjacent to 224 Richmond Street and 226 Richmond Street, two properties which are designated under Part IV of the OHA (By-law L.S.P. 3375-332)¹.

As per Policy 565 of the *London Plan*, the City of London has requested a Heritage Impact Assessment be completed to form part of the complete planning applications required for the redevelopment of the site. The City requires that the assessment for the adjacent designated properties at 224 Richmond Street and 226 Richmond Street, London, Ontario.

1.1 Description of Subject Property

The subject property is identified by the following civic address: 180 Simcoe Street, London, Ontario²; this location is shown in Figure 1 and **Appendix ‘A’** of this report. The site is located north of Simcoe Street, east of Richmond Street, south of Horton Street East, and west of Clarence Street. Legally, the subject property can be identified by the legal address Pt Lt 9, N/w Simcoe Street Designated as Part 4, Plan 33r-18593, City of London.

¹ Note that 220, 224, 226 and 230 Richmond Street are consolidated into one property.



Figures 1 & 2: (above) An aerial photo of the sites surrounding the subject property with the subject property outlined in a red dashed box (below) Photograph of front façade of main building on subject property.

1.2 Description of Surrounding Area

The properties surrounding the subject property vary greatly in both their size and their composition. Some sites are large, accommodating both commercial space and parking areas. Other sites are smaller, accommodating just their frontage and a driveway accessing the houses thereon. Uses include a mix of commercial, residential, vacant, and storage. To the west of the subject property is vacant land and across the street is Labatt's Brewery which includes parking and a complex of industrial buildings. To the north are primarily commercial buildings and to the south parking and industrial buildings. East of the subject property on the north side of Simcoe Street is a row of residential buildings.



Figures 3 & 4: (above) View of surrounding area looking westward from subject property along the north side of Simcoe Street; (below) View of surrounding area looking eastward from subject property (MHBC, 2022).

1.3 Heritage Status

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

Based on the review of the above mentioned databases, it was confirmed that the subject property is listed on the City of London's Register of Cultural Heritage Resources (2019). The listing identifies 178-180 Simcoe Street as the "Rogolino Property" constructed in 1879 in the Italianate Style. The property was added to the register March 26, 2007. There are two adjacent properties located at 224-226 Richmond Street that are designated under Part IV of the Ontario Heritage Act (By-law L.S.P. 3375-332); the properties were designated October 24, 2005. The subject property and adjacent properties are not located in a designated Heritage Conservation District.



Figure 5: Map figure identifying listed subject property and adjacent designated properties (Source: MHBC, 2022).

1.4 Land Use and Zoning

The subject property is zoned RO1 which is designated 'restricted office zone'. The zone is intended to provide for and regulate new office uses outside of the Downtown area in small-scale office buildings. The RO1 zone permits medical/ dental office and offices.

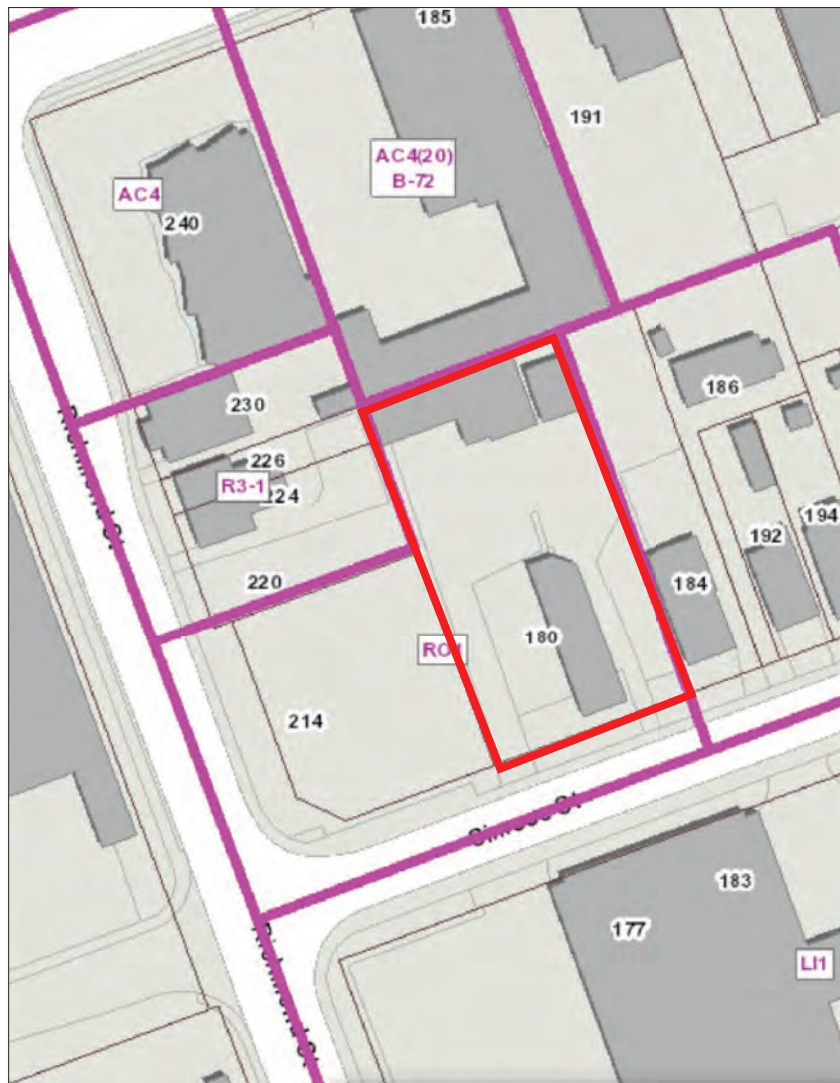


Figure 6: Excerpt from the City of London Interactive Zoning City Map; red box identifies the subject property (Source: City of London and City of London Zoning By-law, Section 18).

2.0 Policy Context

2.1 The Ontario Planning Act

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

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

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

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

2.2 Provincial Policy Statement (2020)

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

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

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

The PPS defines the following terms

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

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

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

2.3 Ontario Heritage Act

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

criteria to evaluate the adjacent (non-contiguous) listed heritage property located at 530 Ridout Street North, City of London as requested by City Staff.

2.4 City of London Official Plan

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

Adjacent when considering potential impact on cultural heritage resources means sites that are contiguous; sites that are directly opposite a cultural heritage resource separated by a laneway, easement, right-of-way, or street; or sites upon which a proposed development or site alteration has the potential to impact identified visual character, streetscapes or public views as defined within a statement explaining the cultural heritage value or interest of a cultural heritage resource.

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

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

Thus, it is the purpose of this report to analyze the potential impact(s) to the subject property and adjacent protected properties at 224 and 226 Richmond Street.

2.5 City of London Terms of Reference

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

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

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

3.0 Historical Background

3.1 Indigenous Communities and Pre-Contact History

The pre-contact period of history in Ontario specifically refers to the period of time prior to the arrival of Europeans in North America. The prehistory of Ontario spans approximately 11,000 years from the time the first inhabitants arrived in the Paleo-lithic period to the late Woodland period, just before the arrival of Europeans and the “contact” period, in the 16th and 17th centuries. The periods (and sub-periods) of Indigenous history in Ontario includes the Paleo period (beginning approximately 11,500 B.P.), the Archaic Period (9,500 B.P. to 2,900 B.P.), and the Woodland period (900 B.C. to approximately the 16th century). There are several registered archaeological sites in London dating to the Paleo period, the Early, Middle and Late Archaic period, as well as Early, Middle, and Late Woodland period. This includes Iroquoian longhouse settlements during the Early and Late Ontario Iroquoian period (*Archaeological Management Plan* (2017)). The Region included the Anishnaabeg, Haudenosaunee, and Lenni-Lenape Nations (City of London, 2020).

On September 7, 1796, an agreement was made between representatives of the Crown and certain Anishinaabe peoples called the *London Township Purchase* also known as Treaty #6. The territory included in the agreement was approximately 30km² and included payments of “-calico and serge cloths, cooking implements, rifles and flint, and vermilion” (Ministry of Indigenous Affairs, Government of Ontario).

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

3.2 City of London

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

It was not until more than three decades later, in 1826, that London was founded as the district town of the area. The town was surveyed by Colonel Thomas Talbot in 1824 and later Colonel Mahlon Burwell, “which covered the area now bounded on the south and west by the two branches of the Thames” (City of London, 2020) (see Figure 6 below; red outline identifies vicinity of subject property).

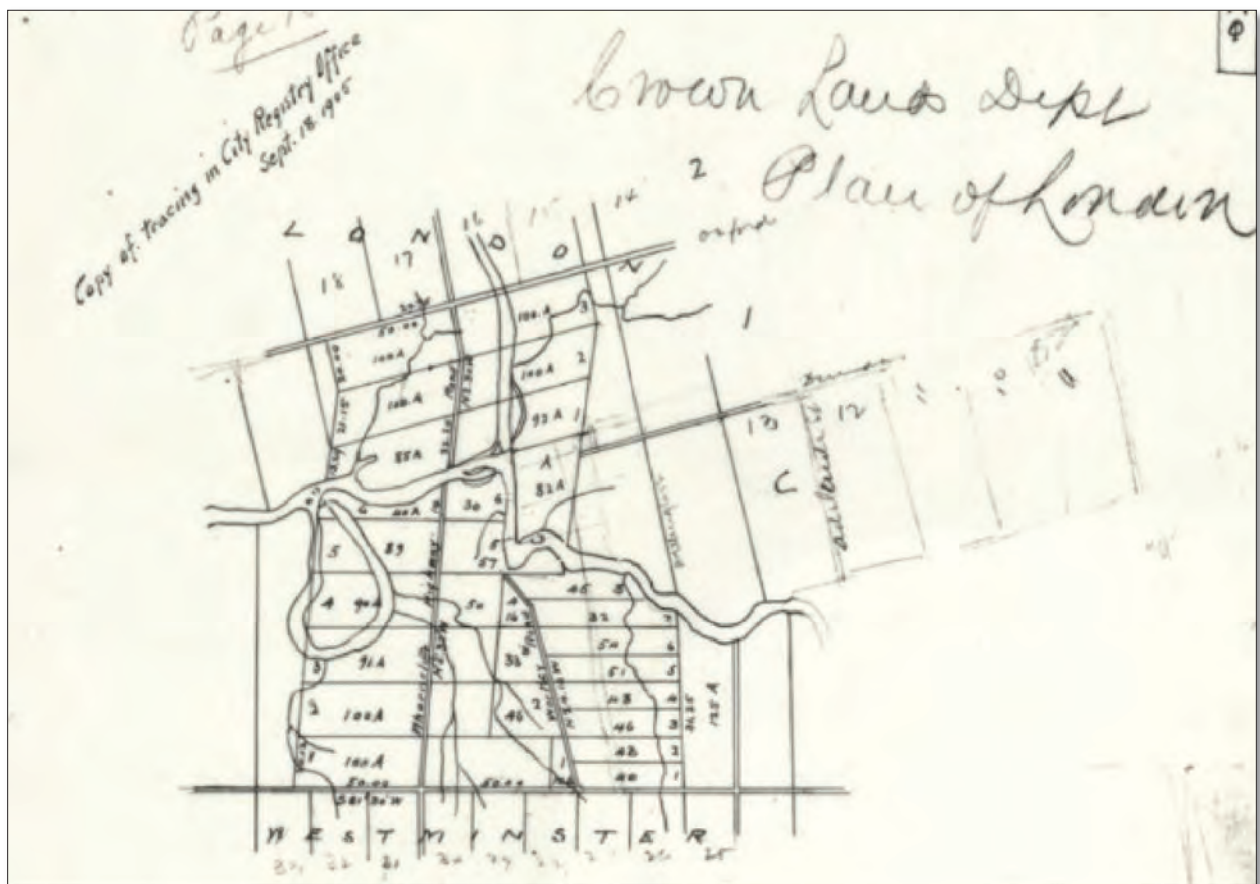


Figure 7: Crown Lands Department Plan of London of 1824 (Courtesy of Western University).

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

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



Figure 8: Artist's illustration of London, entitled “London, Canada West” painted between 1847 and 1852 by Richard Airey (Courtesy of the McIntosh Collection, Purchase, Library Collections, 1957).

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

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

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

3.3 Historical Overview of Subject Property

The subject property was originally part of Concession C, Lot 15. By 1862, the area in which the subject property is located was identified as being part of the urban area of the City of London.

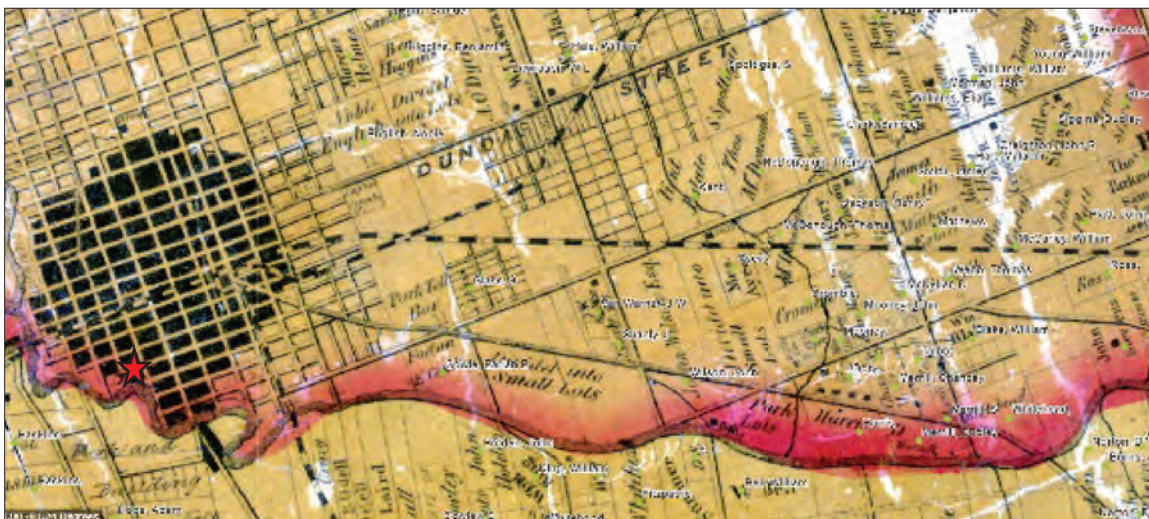
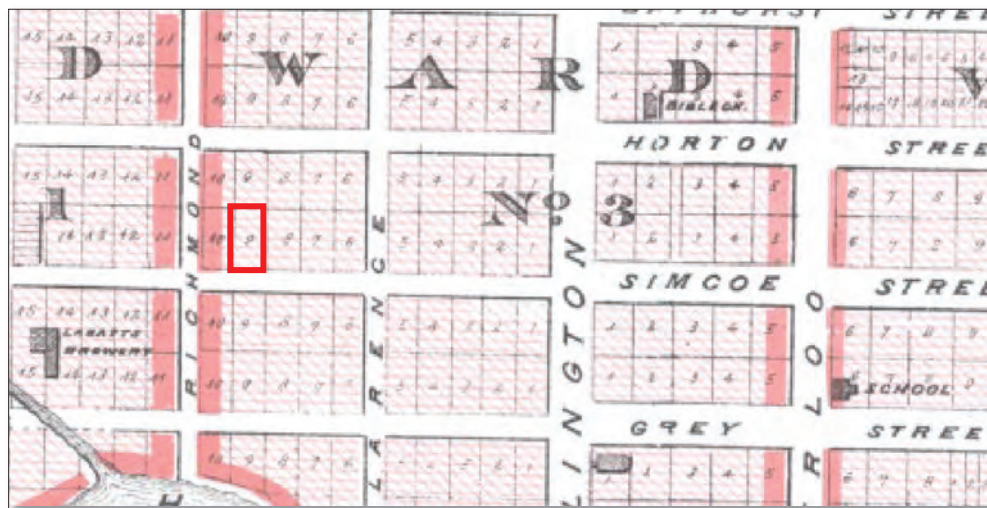
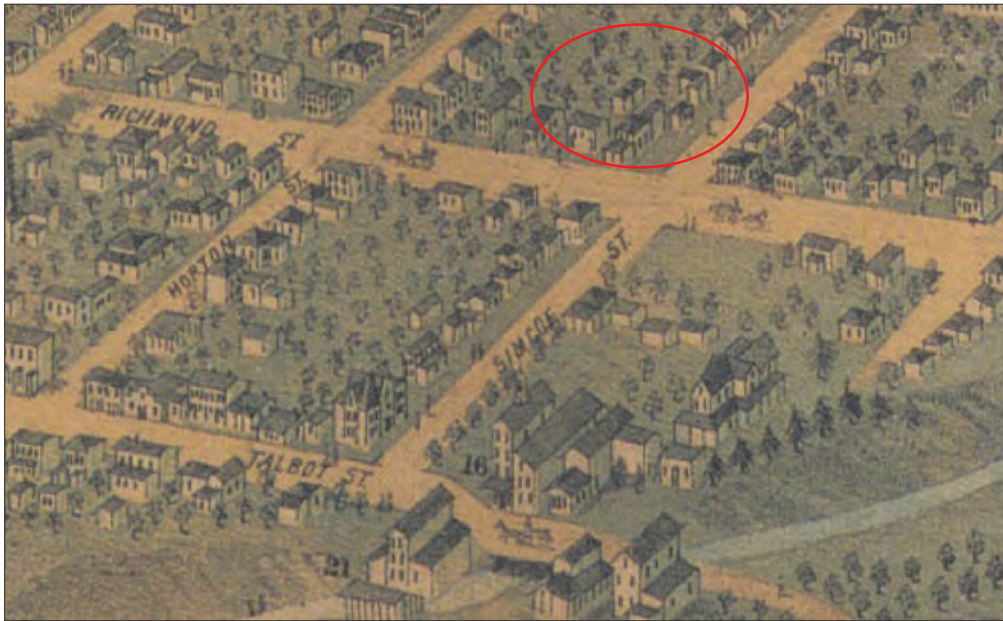


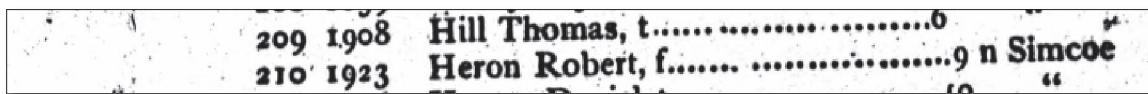
Figure 9: Excerpt of the 1862 Map by George Tremaine of the Historical County Map of Middlesex County; red star indicates approximate location of subject property (Courtesy of the Ontario Historical County Maps Project).

By 1872, a Bird's Eye View depicts buildings at the corner of Richmond and Simcoe Streets. There are buildings illustrated in the vicinity of the subject property and appear to be one to two storeys in height. South-east of this corner is the block bound by Simcoe, Richmond and Talbot and Grey Streets where Labatt's brewery was and continues to be located (see Figure 10). In the 1878 Map of the City of London and Suburbs, the subject property is identified as Lot 9 on the north-west side of Simcoe Street.

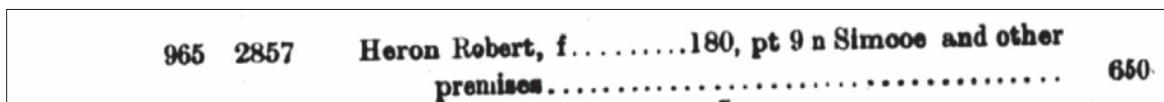


Figures 10 & 11: (above) Excerpt from the 1872 Bird's Eye View of London, Ontario; red circle indicates the area in which the subject property are located; (below) Excerpt of the 1878 Map of the City of London and Suburbs; red box identifies Lot 9 which includes 180 Simcoe Street (Courtesy of Western University Libraries).

In the 1876 Voter's List, Robert Heron is identified as a freeholder owning Lot 9 on the north side of Simcoe Street. Robert was an emigrant of Ireland and was born around 1823 (ancestry.ca). In the 1871 Census of Canada, he was married to Jane and together they had a son William. In the 1884 Voter's List, Robert Heron is associated with 182 Simcoe Street; this address is later identified as 180 Simcoe Street in the 1887 Voter's List.



209 1908 Hill Thomas, t.....6
210 1923 Heron Robert, f.....9 n Simcoe



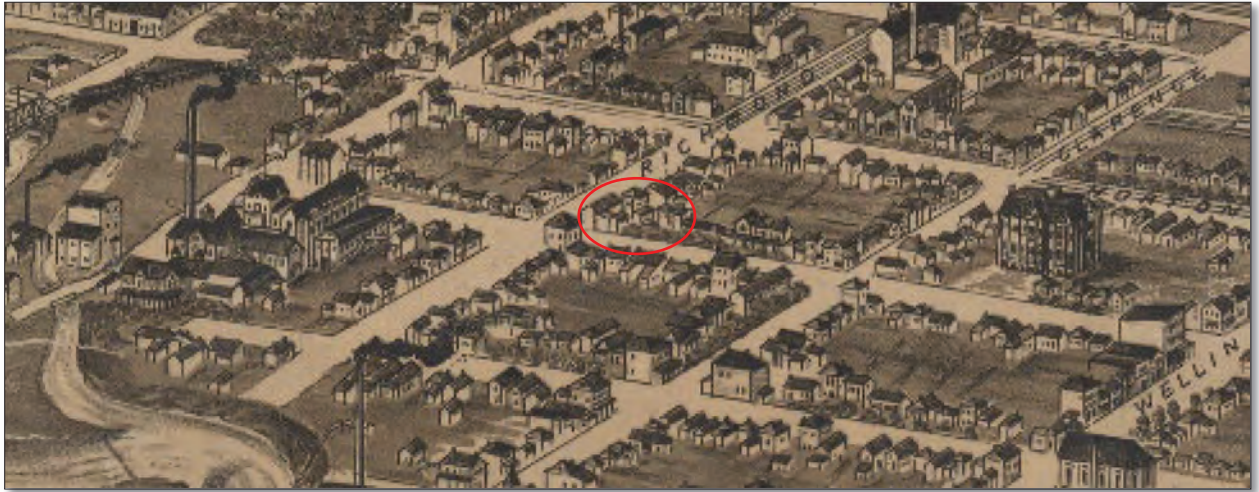
965 2857 Heron Robert, f.....180, pt 9 n Simcoe and other
premises..... 650

Figures 12 & 13: (above) Excerpt from the 1876 Voter's List; (below) Excerpt from the 1887 Voter's List (Library and Archives Canada).

In the 1890 *Bird's Eye View of London, Ontario, Canada*, the illustration depicts buildings concentrated at the corner of Richmond and Simcoe Street. There appears to be a building in the vicinity of the subject property, however, it is setback from the street.

In the 1893 *Bird's Eye View of London, Ontario, Canada*, the illustration depicts buildings concentrated at the corner of Richmond and Simcoe Street. A series of two storey buildings are represented along the north of Simcoe Street in the location of the subject property. However, none of the buildings in either of the 1890 or 1893 *Bird's Eye View* appear to resemble the existing building on the subject property.

See following page for 1890 and 1893 Bird's Eye View of London, Ontario, Canada.



Figures 14 & 15: (above) Excerpt from the 1890 Bird's Eye View of London, Ontario from Hobb's Manufacturing; red circle indicates the area in which the subject property is located; (below) Excerpt of the 1893 Bird's Eye View of London; red circle indicates the area in which the subject property and is located (Courtesy of Western University Libraries).

The 1881 (revised 1888) Fire Insurance Plan, shows buildings at 178 and 182 Simcoe Street. The property at 178 Simcoe Street included a two storey brick dwelling with two storey brick rear wing and one storey wood frame addition; there was a one storey outbuilding to the rear of the property. The property at 182 Simcoe Street includes a one storey wood frame building with two (2) one storey outbuildings.

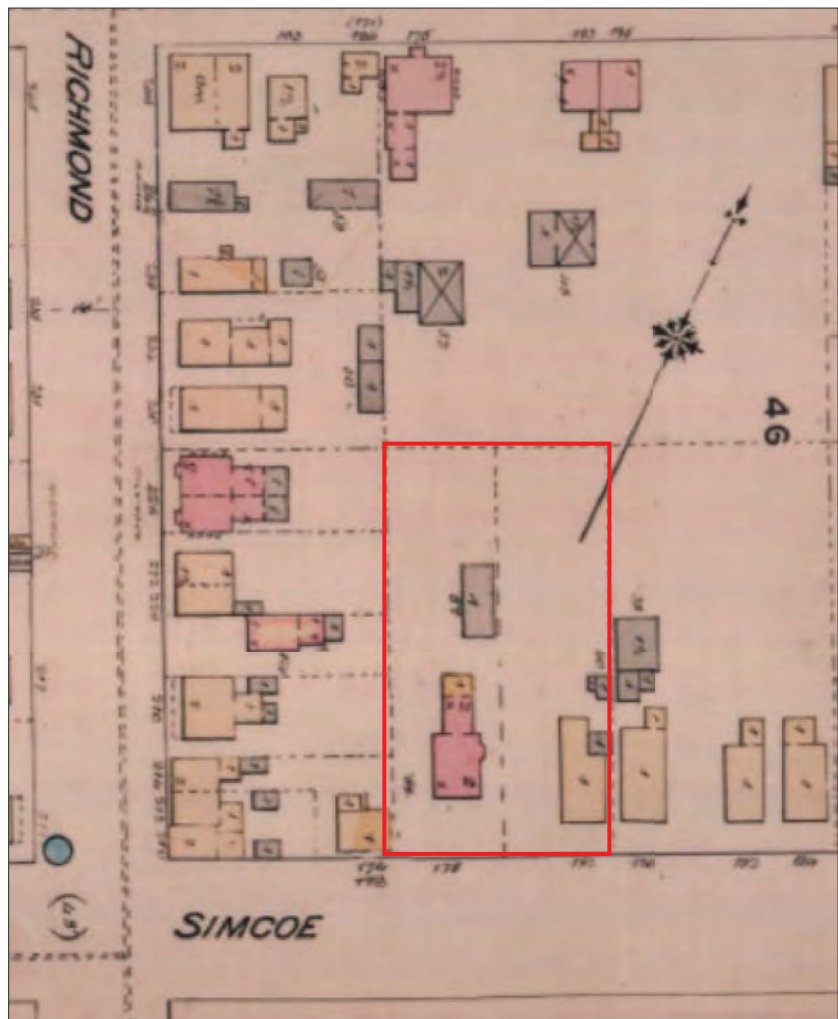


Figure 16: Excerpt of the 1881 revised 1888; red outlined indicates location of 178 and 182 Simcoe Street (180 Simcoe Street is not present) (Courtesy of Western University Libraries).

The 1892 (revised 1907) Fire Insurance Plan demonstrates that between 1892 and 1907 a two storey wood frame building with a one storey wood frame wing was constructed between the two existing buildings and addressed as 180 Simcoe Street.

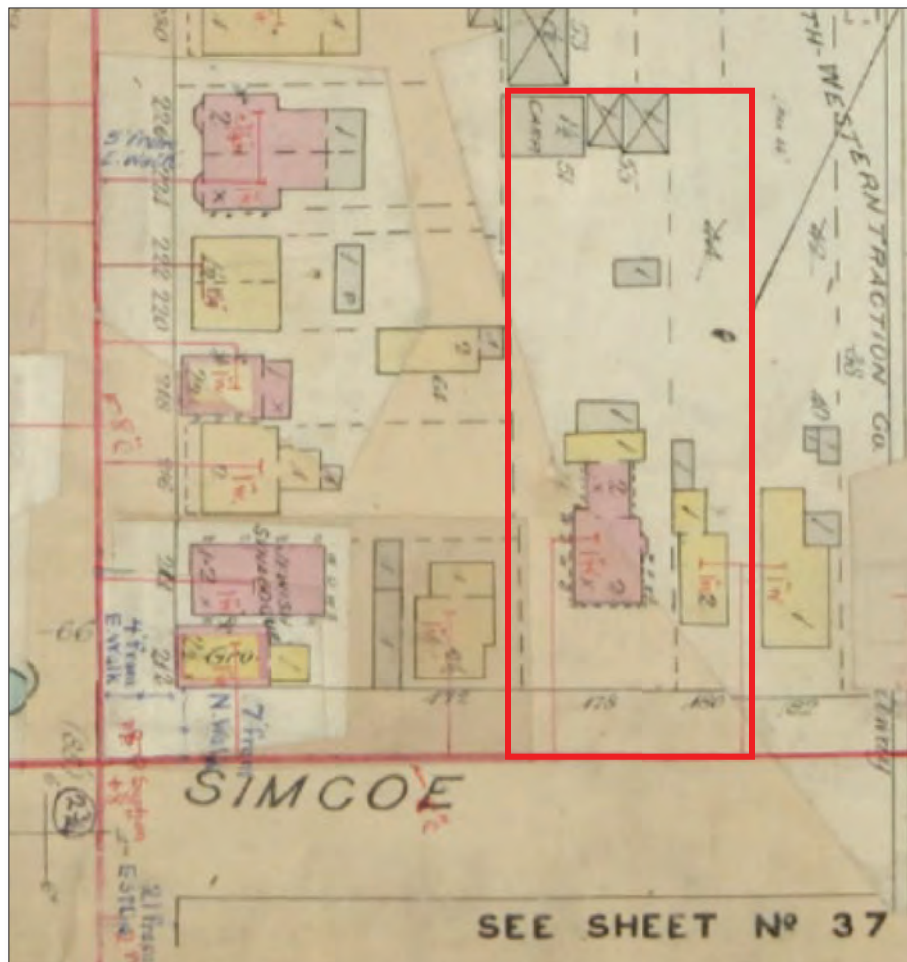


Figure 17: Excerpt of the 1892 revised 1907; red outlined indicates location of 178-180 Simcoe Street, London (Courtesy of Western University Libraries).

The 1912 (revised 1915) Fire Insurance Plan (FIP) shows limited change from the 1892 revised 1907 Fire Insurance Plan. This Plan identifies the buildings at 178, 180 and 182 Simcoe Street as “Dwellings”. The outbuildings to the rear of the property are wood frame and include a stable; it appears that the two stables appearing in the earlier FIP were consolidated into one (see Figure 19).

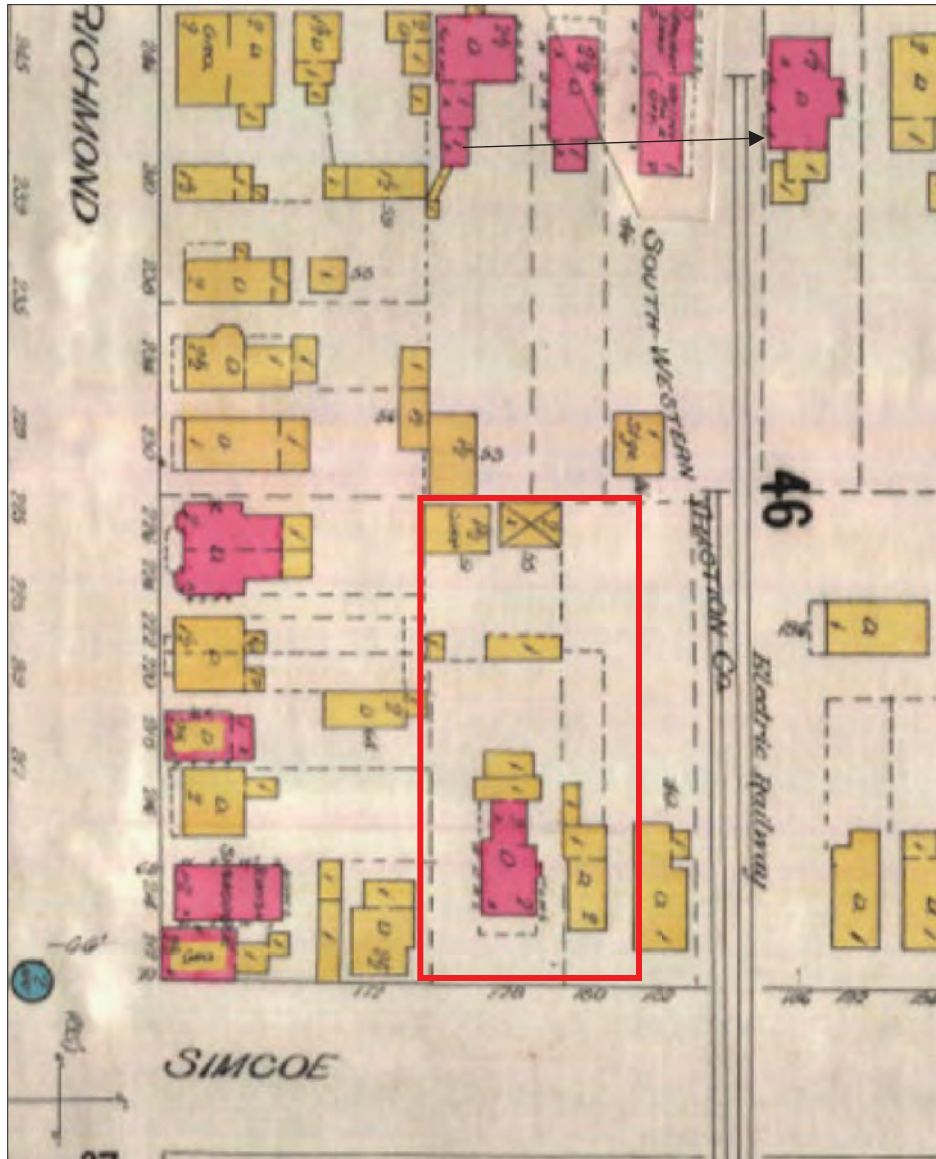


Figure 18: Excerpt of the 1912 revised 1915; red outlined indicates location of subject property (Courtesy of Western University Libraries).

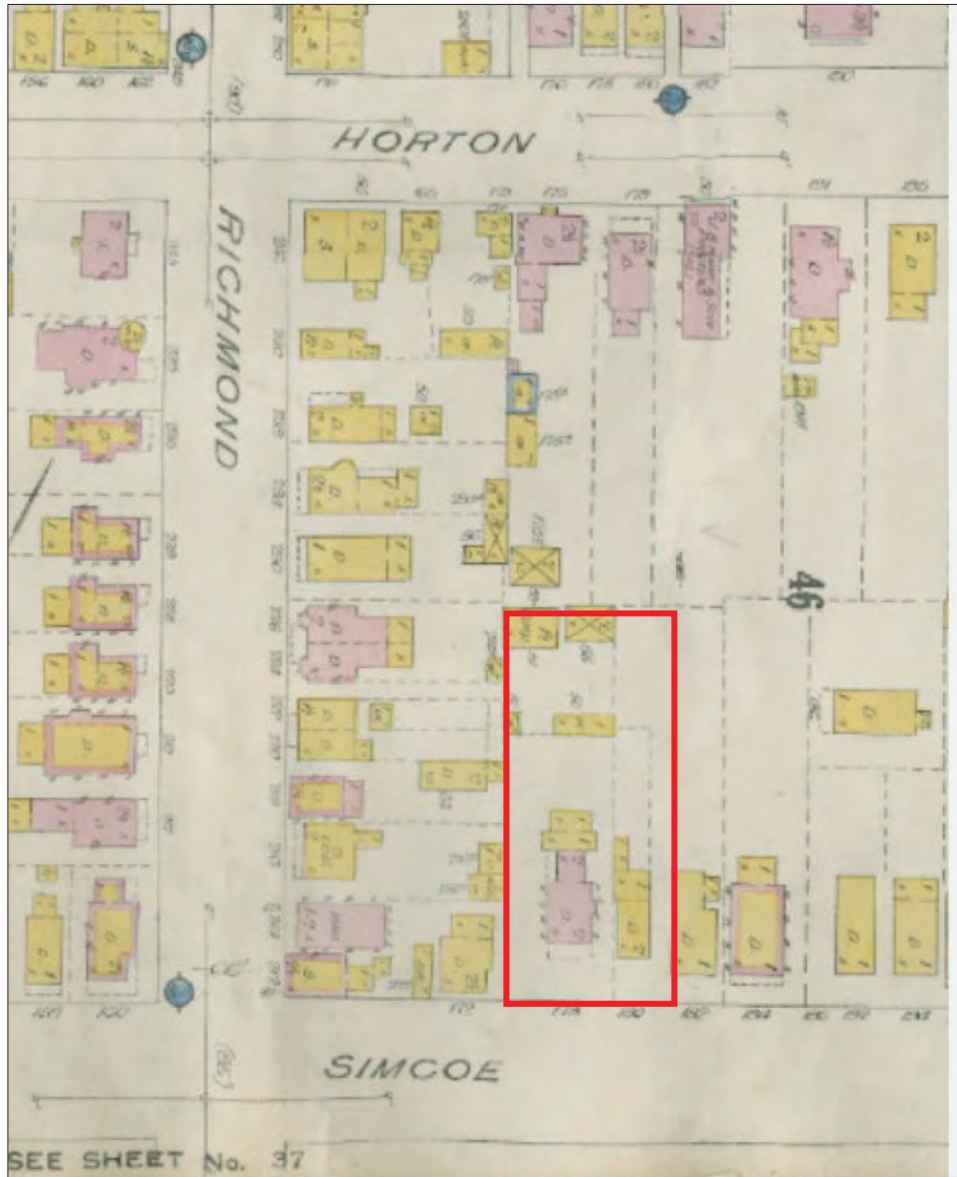


Figure 19: Excerpt of the 1912 revised 1922; red outlined indicates location of 178-180 Simcoe Street, London (Courtesy of Western University Libraries).

In 1922, the property was granted from Dora Harris to George Gleeson McCormick and Malcolm Kent (LRO). Dora and Jacob Harris immigrated to London in 1889 from Russia (1911 Census of Canada). They had four children: Myers, Samuel, Louis and Reah.

George Gleeson McCormick lived all his life in the City of London. He was born in 1860 of Irish descent and was identified as a manufacturer (Library and Archives Canada). In 1927, George and Malcolm Kent and trustees granted the property to Consolidated Trusts Corporation. Two years later, the property was granted to Wilbert Myers (LRO). Wilbert is identified as a compositor in the 1935 Voter's List. In the 1930 aerial photo, the building at 180 Simcoe Street is visible as are the adjacent buildings at 178 and 182 Simcoe Street.

Simcoe, 178, Payne, Mrs. Edward A. (W), married woman.....	210
Simcoe, 180, Myers, Wilbert, compositor.....	211
Simcoe, 180, Myers, Mrs. Wilbert (W), married woman.....	212
Simcoe, 182, Myers, Norman, cook.....	213
Simcoe, 182, Myers, Mrs. Norman (W), married woman.....	214

Figure 20: Excerpt of the 1935 Voter's List (Courtesy of the Library and Archives Canada).



Figure 21: Historical aerial from 1930; red box indicates approximate location of subject property; arrow indicates a building at 180 Simcoe Street (Courtesy of London Air Photo Collection, Western Libraries).

In 1941, the property was granted to Mary E. Moore for \$1,800.00. In 1947, the property was granted to Betty L. Moore who granted the property three years later in 1950 to Dolly Totten for \$6,100.00 (LRO). In the 1949 Voter's List, it appears that the building was being rented to four tenants including a clerk, servant, upholster and packer and that Dolly Totten resided on Talbot Street and was using the property as a rental unit. An aerial from 1950 shows the presence of buildings at 178, 180 and 182 Simcoe Street. The existing industrial building across the street is present in the photograph as well as the expansion of Labatt's brewery.

SIMCOE STREET--Cont.		
140	180 Acheson, James, clerk	218
141	180 Lott, Al, civil servant	219
142	180 Zerebecki, Alex, upholsterer	220
143	180 Bozic, Miss Anne, packer	221
144	182 Marshall, Lorne, Labatt employee	222
145	182 Marshall, Mrs. Lorne —	223
146	186 Strasser, Frank, Dennisteel employee	224

Figure 22: Excerpt of the 1949 Voter's List (Courtesy of the Library and Archives Canada).



Figure 23: Historical aerial from 1950; red box indicates approximate location of subject property; arrow indicates a building at 180 Simcoe Street (Courtesy of London Air Photo Collection, Western Libraries).

In 1961, Dolly Totten granted the property to Arthur and Elizabeth Robinson for \$6,500.00 as joint tenants (LRO). In 1962, grants were made to Arthur Robinson for portions of the property “to uses” (LRO); it is speculated that the existing outbuildings on-site were constructed at this time as they are not present in the 1950 aerial photograph and are constructed primarily of cinder block- a typical construction material used during that time period.

In 1978, the property was granted to Dale Borland for \$80,000 (LRO). A year later, the property was granted to Joseph and Catherine Rogolino (LRO). In the 1974 Census of Canada, Joseph is identified as an electrical contractor (Library and Archives Canada).

In 1990, the adjacent property at 182 Simcoe Street, was purchased by Joseph and Raymond Rogolino for \$97,500.00. In 1993, an agreement was made between Joseph, Catherine, Raymond and Joseph³ Rogolino with the City of London (LRO).

Figure 24 is the 1999 aerial photo of the subject property and shows that the change had occurred to the building at 180 Simcoe Street. The 2004 aerial photog shows that between 1999 and 2004, the adjacent buildings at 178 and 182 Simcoe Street had been demolished leaving only the existing building at 180 Simcoe Street. Comparison of the building footprint shown in the 1999 aerial photograph with the 1922 Fire Insurance Plan suggest that the original building (as show in 1922 FIP) was replaced at some point before 1999 with a larger building that is located closer to the street (see Figure 26).

Although the resolution of the 1950s aerial photograph in Figure 23 makes it difficult to see detail, it appears that the original building shown in the 1922 FIP still existed at the time. Based on the 1949 Voter’s List, the building was used as a boarding house. While the historical records, at this point⁴, do not identify the precise date of construction, the evidence suggests that the existing building on the subject property was constructed between 1950 and 1999. Based on the observations on-site, including the contemporary poured concrete foundation, it is most likely that it was constructed at the end of the 20th century around the time of ownership by the Rogolino Family.

³ There are two entries for Joseph.

⁴ Aerials photographs between 1980 and 1999 are protected under copyright law and due to Covid-19 availability to these aerials was restricted from the University of Western Archives and Research Collections Centre.



Figures 24 & 25: (above) Aerial photograph from 1999; (below) Aerial photograph from 2004 (Source: Google Earth Pro).



Figure 26: Comparison between the 1922 Fire Insurance Plan and aerial photograph from 1999 (Source: Western University Libraries & Google Earth Pro).

4.0 Description of Subject Property and Adjacent Properties

The following sub-section will describe the built features and landscape features on the subject property. A site visit was conducted by MHBC Cultural Heritage Staff on March 18, 2022.

4.1 180 Simcoe Street

The subject property includes a two storey commercial building that fronts Simcoe Street. There is a small complex of outbuildings to the rear of the property that are constructed of cinder block and brick. The remainder of the property includes surface parking and deciduous trees along the west, north and east property line.



Figure 27: Aerial photograph of subject property outlined by the red box (MHBC, 2022).

4.1.1. Description of Built Features

Main Building- Exterior

The property includes a two storey building with a rectangular floor plan. The building is constructed of masonry exterior walls and concrete foundation. The building has a low-pitched hipped roof with asphalt shingles. The front elevation includes an asymmetrical entry with a transom light and proportionately placed windows along the façade. The west elevation includes one window opening with a soldier course header. The east elevation includes four window openings along the second storey with soldier course headers. The north (rear) elevation includes two door openings and two window openings on the second level with soldier course headers.



Figure 28: South elevation looking north-east from southside of Simcoe Street (MHBC, 2022).



Figure 29: West elevation looking eastward (MHBC, 2022).



Figure 30: East elevation looking west from north-east corner of property (MHBC, 2022).



Figure 31: North (rear) elevation looking south-east (MHBC, 2022).

Main Building- Interior

The foundation is a poured concrete foundation. Based on the observation of the foundation composition and dating on the insulation, the building appears to have been constructed within the past three decades. The interior arrangement of the building indicates its use for office/ commercial spaces which include contemporary features including flooring, lighting, doors, hardware, etc.



Figures 32 & 33: (left) View of poured concrete foundation in basement; (right) View of interior of second floor (MHBC, 2022).

Outbuildings

There is a complex of one storey outbuildings to the rear of the property primarily constructed of painted cinder block with flat platform roofs. There are four vehicular entrances and several human doors.



Figure 34: Complex of one storey outbuildings to the rear of the property (MHBC, 2022).

4.1.2 Description of Landscape Features

The majority of the lot is asphalt parking. There are some trees along the western property line and a board on board fence along the west and east property lines.



Figure 35: View of deciduous trees and board on board fencing along western property line (MHBC, 2022).

4.2 224 and 226 Richmond Street

4.2.1. Description of Built Features

The subject property includes a two storey, semi-detached painted brick dwelling with a low-pitched roof composed of asphalt shingles and a fieldstone foundation. The house includes a front porch with a wooden divider to separate the entrance to each residence. The porch has dentil mouldings along its fascia.



Figure 36: View of front façade (MHBC, 2022)

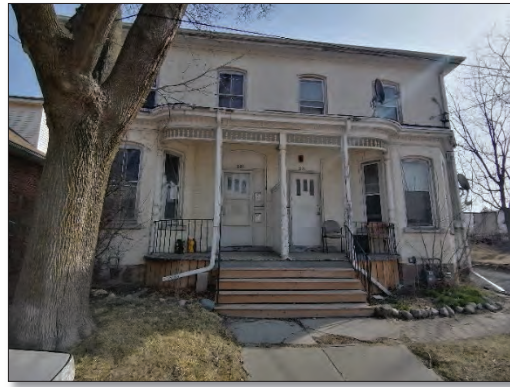


Figure 37: Detailed view of façade (MHBC, 2022)



Figure 38: View of south elevation and rear yard of property (MHBC, 2022)



Figure 39: View of rear elevation of house including addition from rear property line (MHBC, 2022).

4.2.2 Description of Landscape Features

The property has a few mature trees including one large, mature deciduous tree. There is a board on board fence along the rear of the property.



Figure 40: View of rear and side yard of 224-226 Richmond Street from the fence along western property line of subject property (MHBC, 2022).

5.0 Evaluation of Cultural Heritage Resources

5.1 Evaluation Criteria

The following sub-sections of this report will provide an analysis of the cultural heritage value of 180 Simcoe Street as per *Ontario Regulation 9/06*, which is the legislated criteria for determining cultural heritage value or interest. This criteria is related to design/physical, historical/associative and historical values as follows:

1. *The property has design or physical value because it:*
 - a. *Is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
 - b. *Displays a high degree of craftsmanship or artistic merit, or*
 - c. *Demonstrates a high degree of technical or scientific achievement.*
2. *The property has historical value or associative value because it,*
 - a. *Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
 - b. *Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
 - c. *Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
3. *The property has contextual value because it,*
 - a. *Is important in defining, maintaining or supporting the character of an area,*
 - b. *Is physically, functionally, visually or historically linked to its surroundings, or*
 - c. *Is a landmark.*

5.2 Evaluation of 180 Simcoe Street

5.2.1 Design/Physical Value

The buildings on the property are not rare, unique, representative or an early example of a style, type, expression, material or construction method, nor do they display a high degree of craftsmanship or artistic merit or high degree of technical or scientific achievement.

5.2.2 Historical/Associative Value

The main building on-site was constructed in the late 20th century and the outbuildings to the rear were constructed approximately in the 1960s. The property does not have direct or indirect historical associations nor can it yield information that contributes to the understanding of a community or culture.

5.2.3 Contextual Value

The context of the property has significantly changed over the years. Many of the former buildings within the immediate vicinity of the subject property have been removed and replaced with contemporary buildings or used as open space/ parking. As a result, the current surrounding area no longer represents the former historic context.

5.2.4 Ontario Regulation 9/06 Evaluation

Table 1.0

Ontario Regulation 9/06	180 Simcoe Street
1. Design/Physical Value	
i. Rare, unique, representative or early example of a style, type, expression, material or construction method	No.
ii. Displays high degree of craftsmanship or artistic merit	No.
iii. Demonstrates high degree of technical or scientific achievement	No.

2. Historical/Associative Value		
iv.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	No.
v.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.
vi.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	Unknown.
3. Contextual Value		
vii.	Important in defining, maintaining or supporting the character of an area	No.
viii.	Physically, functionally, visually, or historically linked to its surroundings	No.
ix.	Is a landmark	No.

5.2.5 Summary

It has been determined that the property does not warrant cultural heritage value or interest based on the evaluation under the prescribed *Ontario Regulation 9/06*.

6.0 Review of Identified Cultural Heritage Resources

6.1 Reasons for Designation of 224-226 Richmond Street, London, Ontario

The properties at 224-226 Richmond Street, London Ontario, which includes a semi-detached residence, were designated in October of 2005 under By-law L.S.P. 3375-332 (see **Appendix 'C'**). The following identifies the reasons outlined in the by-law for designation:⁵

Historical Reasons

Examination of City Directory information shows frequent changes in occupants at this semi-detached residence. Many of the occupants were workers in local businesses or were employed as laundresses, seamstresses and clerical workers. In the war years occupants had military connections. There seems to be a clear link to the developing downtown urban economy of London through these years with the residences providing, rental accommodation close to the workplaces. In 1950 William Agnos purchased 224 Richmond and his daughter, Georgia, bought 226. The Agnos family is significant for both this property and neighbouring properties with which they were associated. William Agnos, (Anagnostopoulos) himself, came to Canada in 1927 and he brought his wife, Despina, (Pinio) and their three children from Greece in 1935 to join him in London. William owned and operated for many years, until his death, the Capital Shoe Repair and Hat Cleaners business which he relocated in 1951 to 222 Richmond, another semi-detached residence which has since been damaged by fire and demolished. A shoeshine bench used in the business is now in the Museum London collection. His ties to the street were strengthened when, in 1945, he built a new home for his family at 230 Richmond.

⁵ Note that this by-law was written prior to Ontario Regulation 9/06.

The Agnos family is notable for several reasons. William was President of the Greek community association in 1948-1949 and he played a major part in the building of Holy Trinity Orthodox Church. He also assisted in establishing a Greek language school on Saturday mornings at Beal Secondary School. Despina (Pinio) Agnos was also active in Greek cultural societies. Both parents stressed the importance of education to their children. Son, John, graduated, cum laude, in 1952 from the University of Western Ontario Medical School. His subsequent medical career in radiology saw him retire as Head of Radiology from Westminster Hospital in London. John was also an active and noted environmentalist and former President of the McIlwraith Field Naturalist Society. His interest in science and the environment led him to produce a monthly column on those mailers in the London Free Press until his death in 1991. To honour his life's achievement a memorial has been placed on the empty lot at 220-222 Richmond Street. Georgia Agnos Velos, daughter of William and Pinia, has also achieved prominence as the first Greek immigrant high-school teacher in London at H.B. Beal secondary School. She has also served as President of the Daughters of Penelope, a Greek cultural society. Georgia's daughter, Pamela, became the first Canadian-born woman of Greek ancestry from London to become a medical doctor.

Architectural Reasons

224/226 Richmond is a two-storey, semi-detached painted brick house with a front rectangular section set on a fieldstone foundation. A rear section, also rectangular is narrower than the front. The building is in the vernacular Italianate style. A notable feature of the house front is its symmetry. Below a hip roof, there are plain soffits around the building. The second storey of the Richmond St. exterior is broken by four windows evenly spaced across the façade. On the ground floor the building features a bay at each end, each containing a larger central window flanked by two 3 narrower windows. A porch joins the bays. Within the porch the two front entrances are immediately adjacent, each with a transom above. Most windows are segmental headed and trimmed with brick voussoirs. Each has simple recessed wood trim. The upper floor windows are two over two as is the central window in each lower bay. The door openings have segmental arches topped by brick voussoirs. The door casings, framed with turned mouldings, are original. The porch is open but contains a wooden divider separating the entrance to each residence. The porch roof is deeper than the bay windows allowing the roof edge to curve to meet the inside of the bay. The porch fascia has two rows of dentil mouldings extending across each bay.

Below the fascia board is a band of turned spindles. The porch is skirted with profiled vertical boards.

Contextual Reasons

224-226 Richmond, architecturally, is important as an example of an 1880's semi-detached residence stressing simplicity and functionality. It recognizes, through its occupants, the relationship of this type of residence to the central business district of the city and the work force. The Agnos family's association with this building and its neighbouring buildings illustrates, also, the emergence of the Greek ethnic community and its contributions to the fabric of London's society and culture.

6.2 Heritage Attributes

The by-law does not list heritage attributes, but based on the architectural reasons for designation, the following heritage attributes can be identified:

- Original massing and scale;
- Symmetry of front façade;
- Hipped roofline and soffits;
- Original window and door openings with brick voussoirs including original door casings and mouldings;
- Front porch including fascia with dentil mouldings; and,
- Fieldstone foundation.

7.0 Description of Proposed Development

The owner proposes to remove all buildings and structures on site and construct a two storey EMS Station with a GFA of 724m². The building consists of garage parking to facilitate the parking of ambulances of a GFA of 368m² and office space of 356m². There will be surface parking on-site to the rear of the property (see **Appendix 'B'** for detailed site plan).

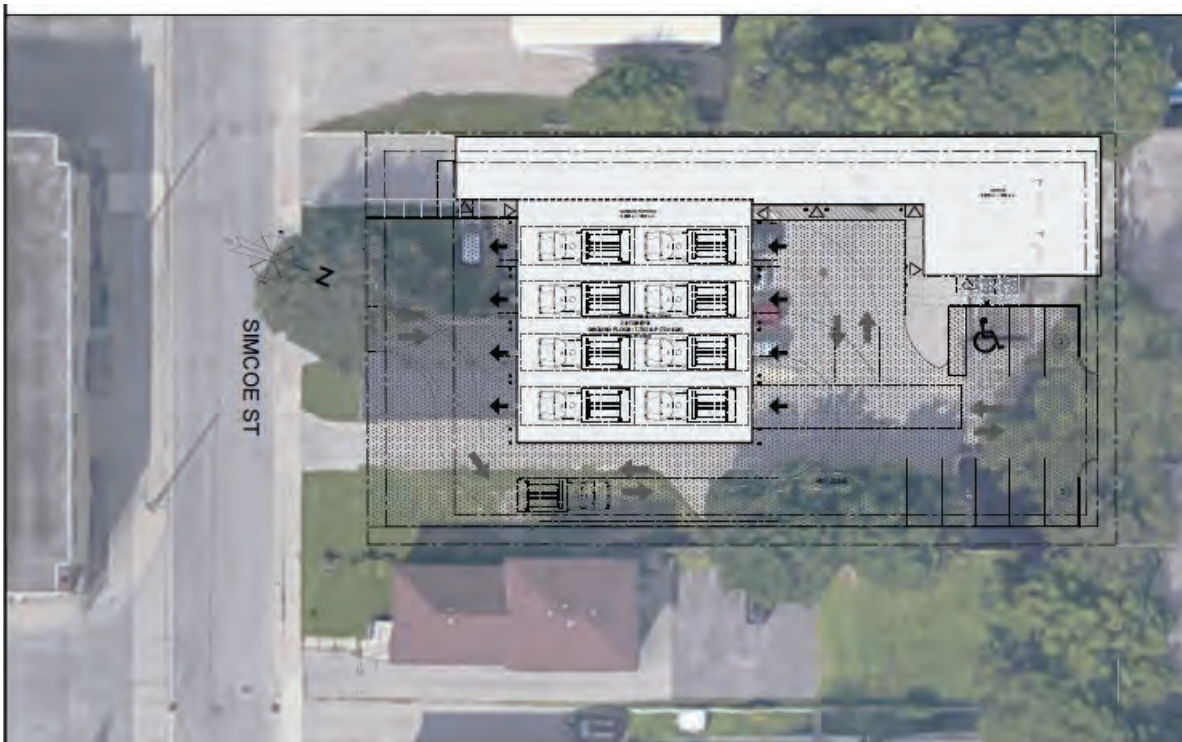
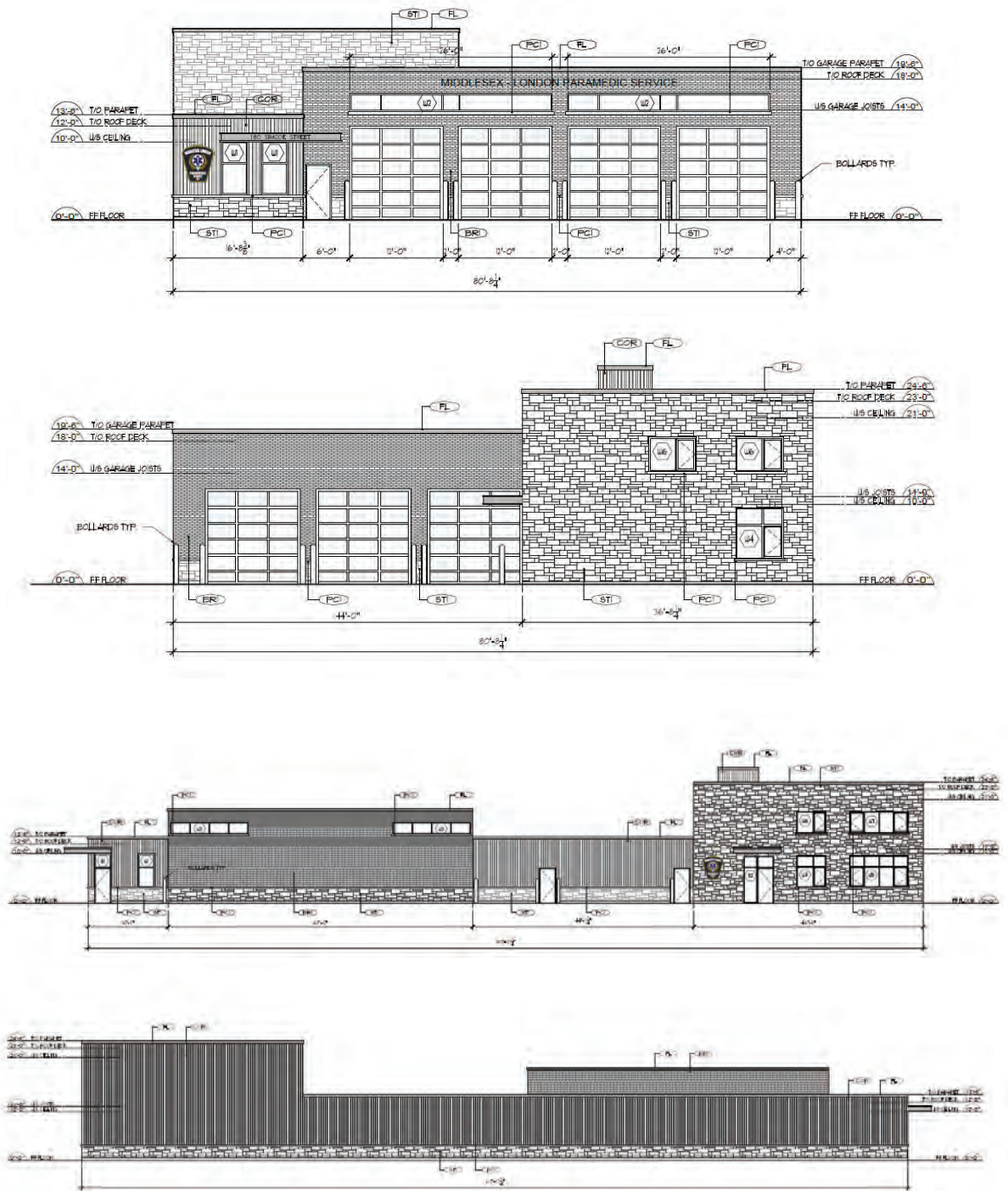


Figure 41: Architectural drawing of site plan (Source: Philip Agar Architect Inc., 2022)



Figures 42, 43, 44 & 45: (above) South (front) elevation of proposed development; (middle above) North (rear) elevation of proposed development; (middle below) West elevation of proposed development; (below) East elevation of proposed development (Agar Philip Inc., 2022).

The following **Table 2.0** identifies the proposed setbacks for the proposed redevelopment:

Table 2.0- Proposed Setback	
Setback	Proposed
Front Yard Setback	7.16m
Rear Yard Setback	1.2m
Interior Side Yard	
<i>West</i>	0.31m
<i>East</i>	8.21m



Figures 46 & 47: (above) South (front) elevation of proposed development; (below) Rear elevation of proposed development; (Source: Philip Agar Architect Inc., 2022).

8.0 Impact Analysis

8.1 Introduction

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

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

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

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

As it has been determined that the subject property located at 180 Simcoe Street is not of cultural heritage value or interest and the removal of the building will not result in negative impacts to significant cultural heritage resources.

8.2 Impact Analysis for 224-226 Richmond St

The assessment of the impact of the proposed development on the adjacent properties at 224 and 226 Richmond Street is described in **Table 3.0** below.

Table 3.0 Adverse Impacts		Impact to DHCD
Impact	Level of Impact (No, Potential, Negligible, Minor, Moderate or Major)	Analysis
Destruction or alteration of heritage attributes	No.	The proposed development will not alter or destroy the identified heritage attributes of the cultural heritage resource.

Shadows	No.	The proposed development will not result in shadows that negatively impact heritage attributes. The new construction is at its highest two storeys in height which is the same height of the cultural heritage resource.
Isolation	No.	The proposed development will not isolate heritage attributes of the cultural heritage resource.
Direct or Indirect Obstruction of Views	No.	The proposed development is along Simcoe Street and will not directly or indirectly obstruct views of the cultural heritage resource that fronts Richmond Street.
A Change in Land Use	No.	The change of land use to institutional will not negatively impact the heritage attributes of the cultural heritage resources.
Land Disturbance	No.	The proposed development will not cause land disturbances that will impact the heritage attributes of the cultural heritage resources.

8.2.1. Summary

Staff noted in preliminary design comments their concerns regarding the “extensive length and un-articulation of the wall backing on the rear yards of 224 and 226 Richmond Street” (see Appendix ‘D’). The west elevation of the proposed developed runs closely along the western property line (0.31 metre side yard setback), however, the wall will be set back approximately 15 metres from the existing building (the rear wing of the building) and approximately 36 metres from Richmond Street streetscape. The wall is also the same height of the existing building so it is not anticipated to impact any views, cause isolation or land disturbances to the cultural heritage resource.



Figure 48: Overlay of site plan on subject lands and approximate distance between the western property boundary and the existing adjacent cultural heritage resource (Source: MHBC, 2021).



Figures 49 & 50: (above) View of front façade of adjacent property from the west side of Richmond Street; red box indicates the approximate size of the proposed development as it would appear from the streetscape; (below) View of distance between board and board fence along western property line and adjacent cultural heritage resource (MHBC, 2022)



Figure 51: Coloured rendering of west elevation of proposed development, part of which is adjacent to the 224-226 Richmond Street; note the low-rise scale and use of a lighter hue of material on the first storey to the rear of the elevation (Source: Philip Agar Architect Inc., 2022).

9.0 Alternative Development Options and Mitigation Measures

9.1 Alternative Development Options

No impacts were identified in Section 7.0 of this report as a result of the redevelopment of the subject property, and therefore, alternative development options were not explored.

9.2 Mitigation and Conservation Measures

No impact was identified within the impact assessment in Section 7.0 of this report, therefore no mitigation or conservation measures are required.

As a precautionary measure, it is recommended that construction equipment and material not be stored at the rear property line within the vicinity of the adjacent designated properties and that drainage be monitored to ensure that excavation and changes in grading do not negatively impact the adjacent property.

10.0 Conclusions & Recommendations

This report determined that the subject property does not have cultural heritage value or interest and therefore, the removal of the existing building will not result in negative impacts to cultural heritage resources. Furthermore, the assessment identified that the proposed development will not result in adverse impacts to the adjacent designated properties at 224 and 226 Richmond Street, London, Ontario.

As a precautionary measure, it is recommended that construction equipment and material not be stored at the rear property line within the vicinity of the adjacent designated properties and that drainage be monitored to ensure that excavation and changes in grading do not negatively impact the adjacent properties during construction.

It is recommended that the property at 180 Simcoe Street (identified as 178-180 Simcoe Street in the *City of London's Register of Cultural Heritage Resources*) be removed from the municipal heritage register to allow for demolition of the existing building on-site, which is determined not to be of cultural heritage value or interest, and permit redevelopment of the site.

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Appendix A– Maps



Location Map

180 Simcoe St
 City of London
 County of Middlesex

LEGEND

 Subject Property

DATE: March 2022

SCALE: 1: 2,000

FILE: 1094BT

DRAWN: LC



K:\1094BT - 180 SIMCOE ST. LONDON\RPT\LOCATION.DWG



**PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE**



200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
 P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM



Listed Properties

180 Simcoe St
 City of London
 County of Middlesex

LEGEND

-  Subject Property
-  Listed Property on the City of London's Register of Cultural Heritage Resources

DATE: March 2022

SCALE: 1: 1,000

FILE: 1094BT

DRAWN: LC



K:\1094BT - 180 SIMCOE ST. LONDON\RP\LISTED PROPERTY.DWG



**PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE**


200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
 P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM



Site Plan Overlay

180 Simcoe St
 City of London
 County of Middlesex

LEGEND

 Subject Property

Note:
 Distance from building to closest construction only approximate

DATE: March 2022

SCALE: 1: 750

FILE: 1094BT

DRAWN: LC

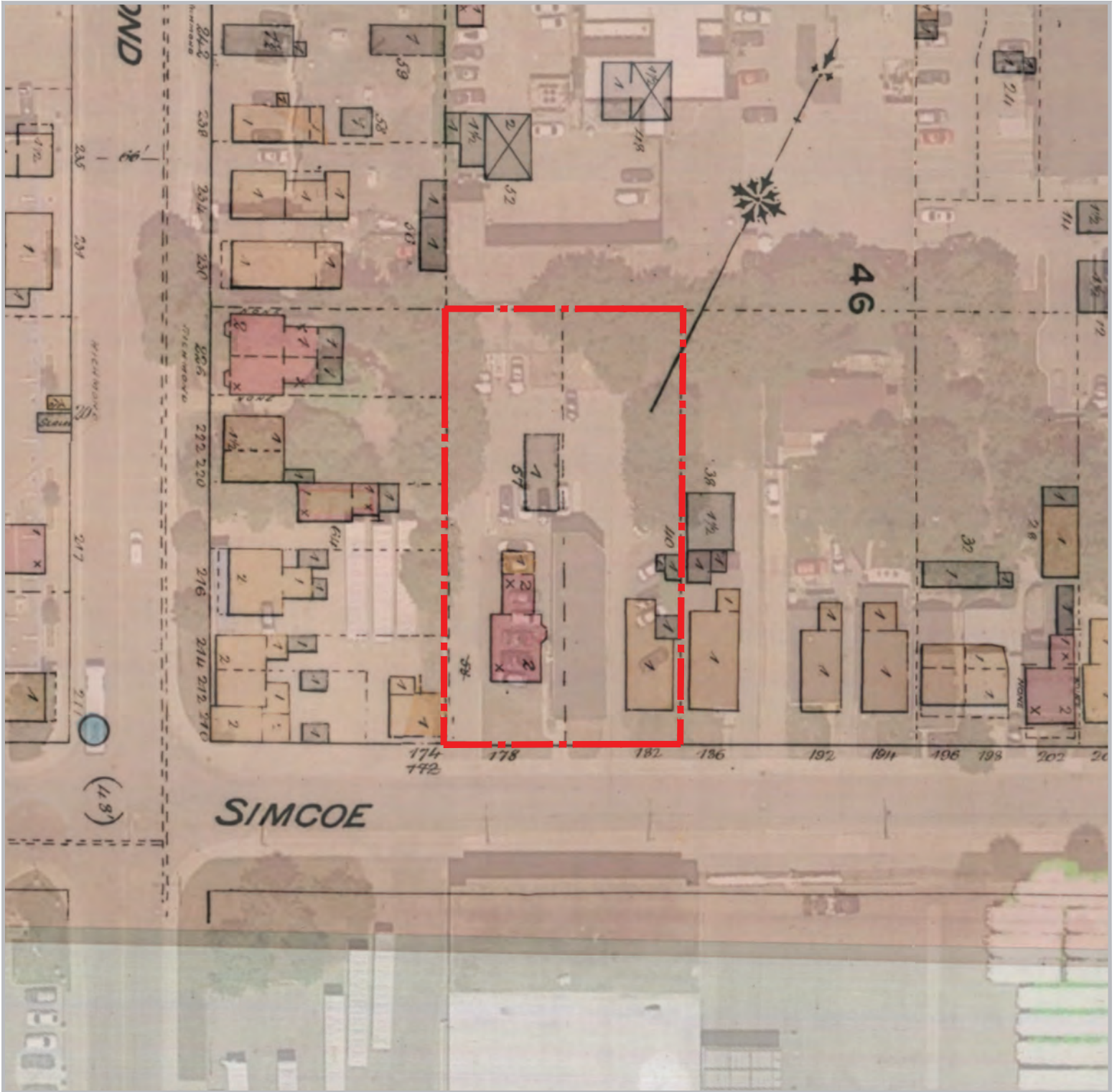


K:\1094BT - 180 SIMCOE ST. LONDON\RP\T\SITE PLAN OVERLAY.DWG



**PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE**


200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
 P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM



**Fire Insurance Plan of
London, 1881 revised
1888**

180 Simcoe St
City of London
County of Middlesex

LEGEND

 Subject Property

DATE: March 2022

SCALE: 1: 750

FILE: 1094BT

DRAWN: LC



K:1094BT - 180 SIMCOE ST. LONDON\RP\FIRE INSURANCE
PLAN.DWG


MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM



**Fire Insurance Plan of
London, 1892 revised
1907**

180 Simcoe St
City of London
County of Middlesex

LEGEND

 Subject Property

DATE: March 2022

SCALE: 1: 750

FILE: 1094BT

DRAWN: LC



K:\1094BT - 180 SIMCOE ST. LONDON\RP\FIRE INSURANCE PLAN.DWG



MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM



1922 Aerial Imagery

180 Simcoe St
 City of London
 County of Middlesex

LEGEND

-  Subject Property
-  Existing Building (2022)

DATE: March 2022

SCALE: 1: 1,500

FILE: 1094BT

DRAWN: LC



K:\1094BT - 180 SIMCOE ST. LONDON\RP\HISTORICAL AERIAL.DWG



**PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE**

200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
 P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

Appendix **B**– Site Plan and Elevations

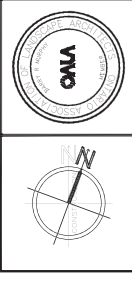


ALL DRAWINGS REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECTS. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE LANDSCAPE ARCHITECTS' WRITTEN PERMISSION. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION OR TENDER PURPOSES UNLESS SIGNED AND DATED BY THE LANDSCAPE ARCHITECT. LONDON, ON M4W 0Y9 (519) 673-3232

DATE	DESCRIPTION	BY
2022.03.18	ISSUE FOR PERMITS	2
2022.03.18	ISSUE FOR CONSTRUCTION	1

BRYAN MIPPY, O.A.L.A. C.S.L.A. DATE

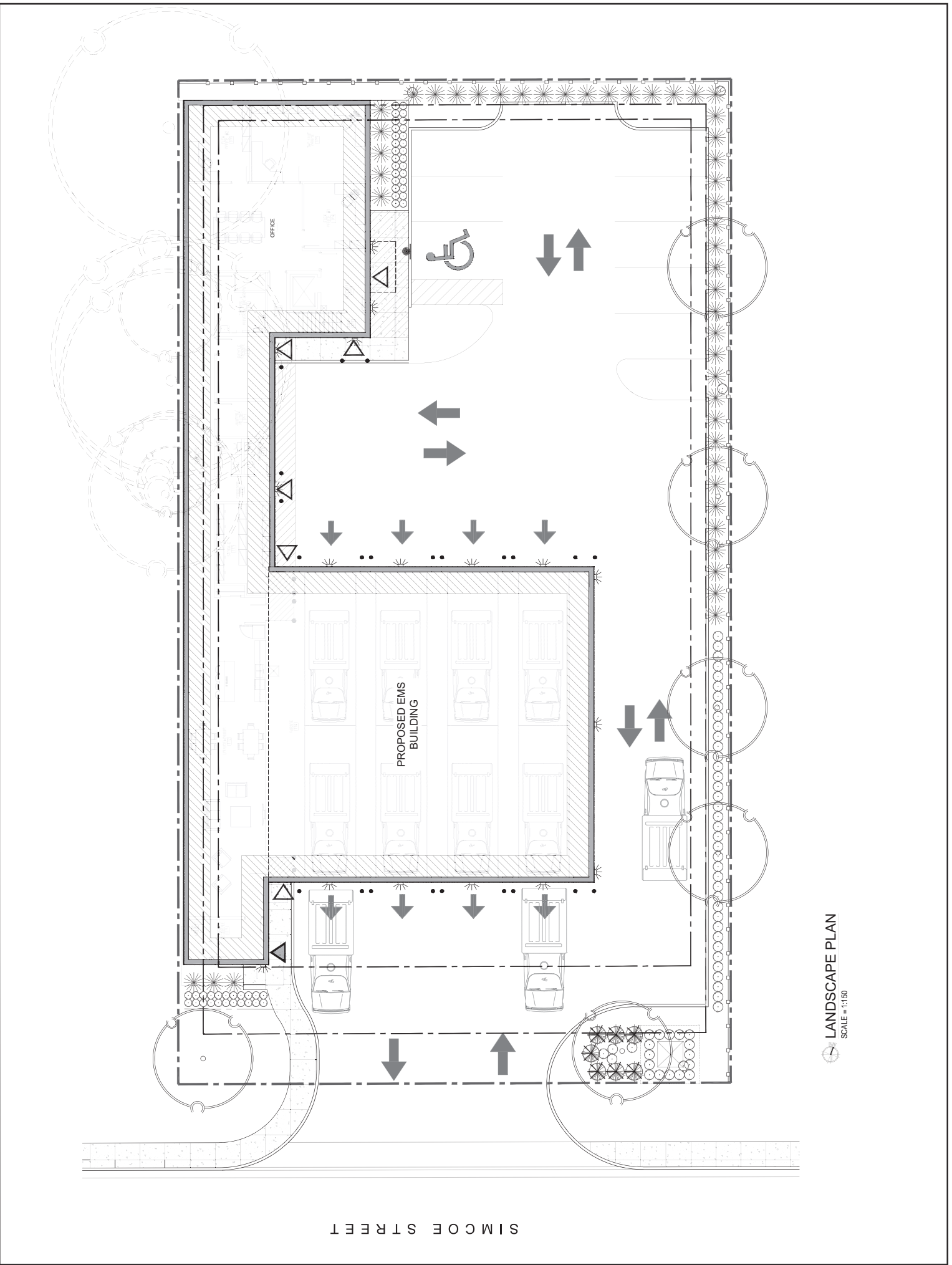
DATE	DESCRIPTION	BY
2022.03.18	ISSUE FOR PERMITS	2
2022.03.18	ISSUE FOR CONSTRUCTION	1



YORK
EMS
180 SIMCOE STREET
LONDON, ONTARIO

PRESENTATION
PLAN

DATE: MARCH 2022
SCALE: 1:125 L
DRAWING NO. P-1

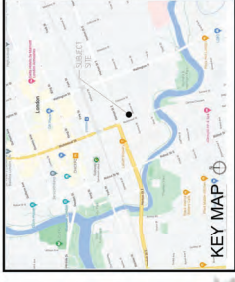


LANDSCAPE PLAN
SCALE = 1:1250



SIMCOE STREET

LANDSCAPE PLAN
SCALE = 1:150



ALL DRAWINGS REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECTS. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE LANDSCAPE ARCHITECTS' WRITTEN PERMISSION. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION OR TENDER PURPOSES UNLESS SIGNED AND DATED BY THE LANDSCAPE ARCHITECT.

RON KOUUDYS LANDSCAPE ARCHITECTS INC.

BRIT P. MURPHY O.A.L.A. C.S.L.A. DATE

NO.	DESCRIPTION	DATE	BY
1	CONCEPT PLAN	2022.03.28	RL
2	SCHEMATIC DESIGN		
3	PRELIMINARY DESIGN		
4	FINAL DESIGN		
5	CONSTRUCTION DOCUMENTS		



YORK EMS
180 SIMCOE STREET
LONDON, ONTARIO

PRESENTATION PLAN

DATE	AS NOTED	P-1
MARCH 2022		
SCALE	DATE	
1:150		

OBC DESIGNATION

BUILDING AREA: 7,792 s.f. (724 m²)

OCCUPANCY: GROUP D / F3

PART 3 BUILDING 3.2.2.55

COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION FLOOR ASSEMBLIES TO BE FIRE RESISTANT AND IF OF COMBUSTIBLE CONSTRUCTION SHALL HAVE A FIRE RESISTANCE RATING OF 45 MIN.

LOADBEARING WALLS/SUPPORTING STRUCTURE SHALL HAVE A FIRE RESISTANCE RATING OF 45 MIN. OR BE OF NON-COMBUSTIBLE CONSTRUCTION

3.4.2.5(6) MAX. TRAVEL DISTANCE FROM ANY POINT ON A FLOOR AREA TO AN EXIT 40m (131'-3")

MAX. FLAME SPREAD RATING OF 150 FOR ALL INTERIOR WALL & CEILING SURFACES

FIRESTOP PENETRATIONS IN RATED ASSEMBLIES TO ASTM E814 AND CAN1-S1.5M. PROVIDE LIST OF MATERIALS USED AND THEIR LOCATIONS TO ARCHITECT & OFFICIALS.

CONCEALED CEILING SPACES USED AS RETURN AIR AND A MAX SMOKE DEVELOPMENT CLASSIFICATION OF 50

Site Data

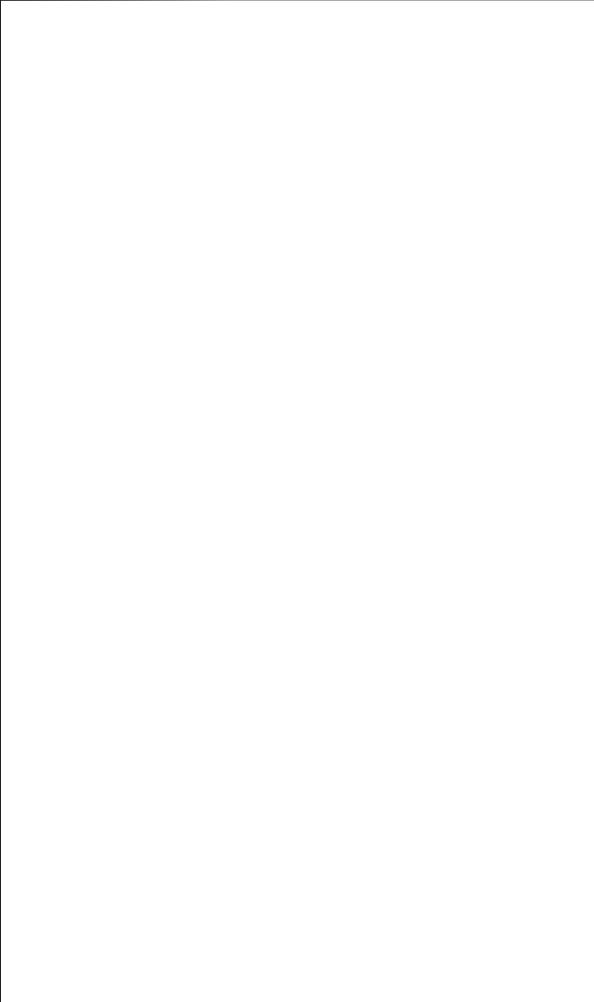
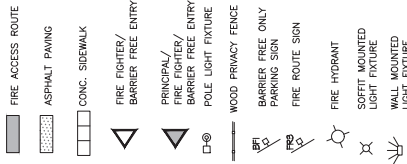
1. GROSS SITE AREA:	1,991 m ² / 21,427 s.f.
2. BUILDING AREA:	724 m ² / 7,792 s.f.
3. GROSS FLOOR AREA:	883 m ² / 9,505 s.f.
4. ASPHALT AREA:	925 m ² / 9,955 s.f.
5. PROPOSED SECOND FLOOR AREA:	159 m ² / 1,713 s.f.

ITEM	REQUIREMENTS	PROPOSED
4.	ZONES	—
5.	PERMITTED USES	EMS STATION
6.	FRONT YARD SETBACK	7.16m
7.	REAR YARD SETBACK	1.20m
8.	INTERIOR SIDE YARD SETBACK	WEST: 0.31m EAST: 8.21m
9.	EXTERIOR SIDE YARD SETBACK	N/A
10.	LANDSCAPED OPEN SPACE (5) MIN.	17%
11.	LOT COVERAGE MAX. (ON GROSS SITE)	36%
12.	MIN. LOT FRONTAGE	33m
13.	OTHER	COMPLIES
14.	BUILDING HEIGHT (MAX.)	+/- 7.47m OR 24'-6"
15.	PARKING REQUIRED	PUBLIC USE: SPACE PER 45 s.m. ² (INCLUDES SECOND FLOOR AREA) 515 s.m. ² / 45 = 12 SPACES TYPE A B/F PARKING: 7 TOTAL PARKING: 16 SPACES
16.	MIN. LOT AREA	1,991 m ² / 21,427 s.f.

LEGAL DESCRIPTION

REGISTERED PLAN No. 771, LOT 5
IN THE CITY OF LONDON
COUNTY OF MIDDLESEX

LEGEND



1	11/06/2021	ISSUED FOR CLIENT REVIEW
2	02/02/2022	ISSUED FOR SFC
3		
4		

As a party to this contract, the contractor shall indemnify and hold harmless the architect, engineer, architect-engineer, and other professionals in the project from and against all claims, damages, losses, and expenses, including reasonable attorneys' fees, that may be asserted against or incurred by the contractor, its subcontractors, or their employees, agents, or representatives in connection with the performance of the contract. This obligation shall survive the termination, completion, or expiration of the contract. The contractor shall provide a copy of this contract to the architect, engineer, architect-engineer, and other professionals in the project.



SITE PLAN DETAILS
180 SIMCOE ST.
PROPOSED EMS BUILDING



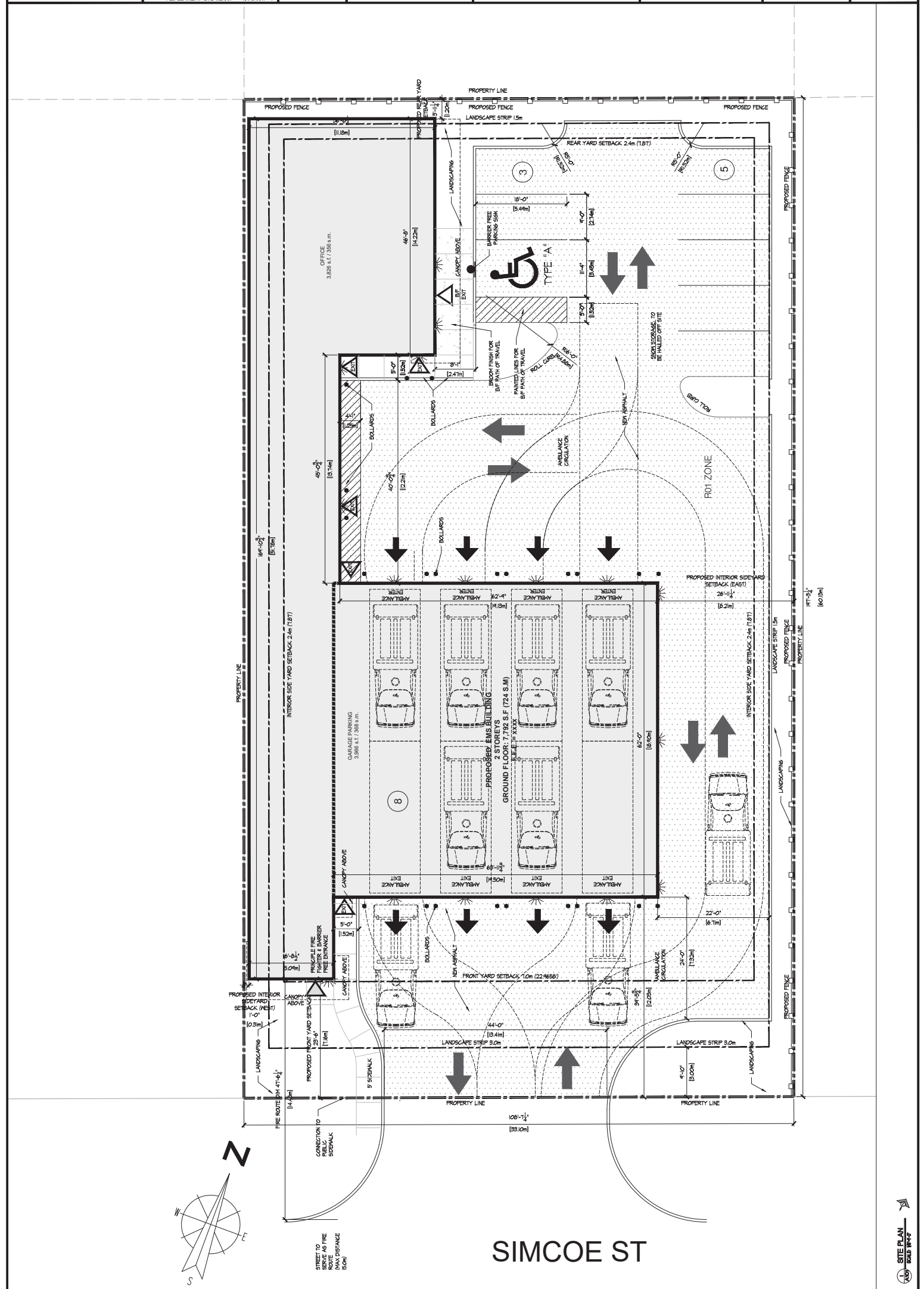
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Scale: 1/8"=1'-0"
Dwn/Chkd. By: SA/PA
Date: NOV 2021

Dwg. No: **A101**





1	11/16/2021	ISSUED FOR CLIENT REVIEW
2	02/02/2022	ISSUED FOR SFC
All survey information, existing & proposed measurements are to be confirmed on site by the contractor. The contractor shall immediately notify the architect of any discrepancies, omissions or errors in this or other documents or plans or drawings or specifications or any other information that may be required to complete the project. The architect shall be responsible for the accuracy of the information provided in this or other documents or plans or drawings or specifications or any other information that may be required to complete the project. The architect shall be responsible for the accuracy of the information provided in this or other documents or plans or drawings or specifications or any other information that may be required to complete the project.		



SIMCOE ST



YORK DEVELOPMENTS

180 SIMCOE ST

Project No: 1189
Scale: 1/8"=1'-0"
Dwn/Chkd. By: SA/PA
Date: NOV 2021



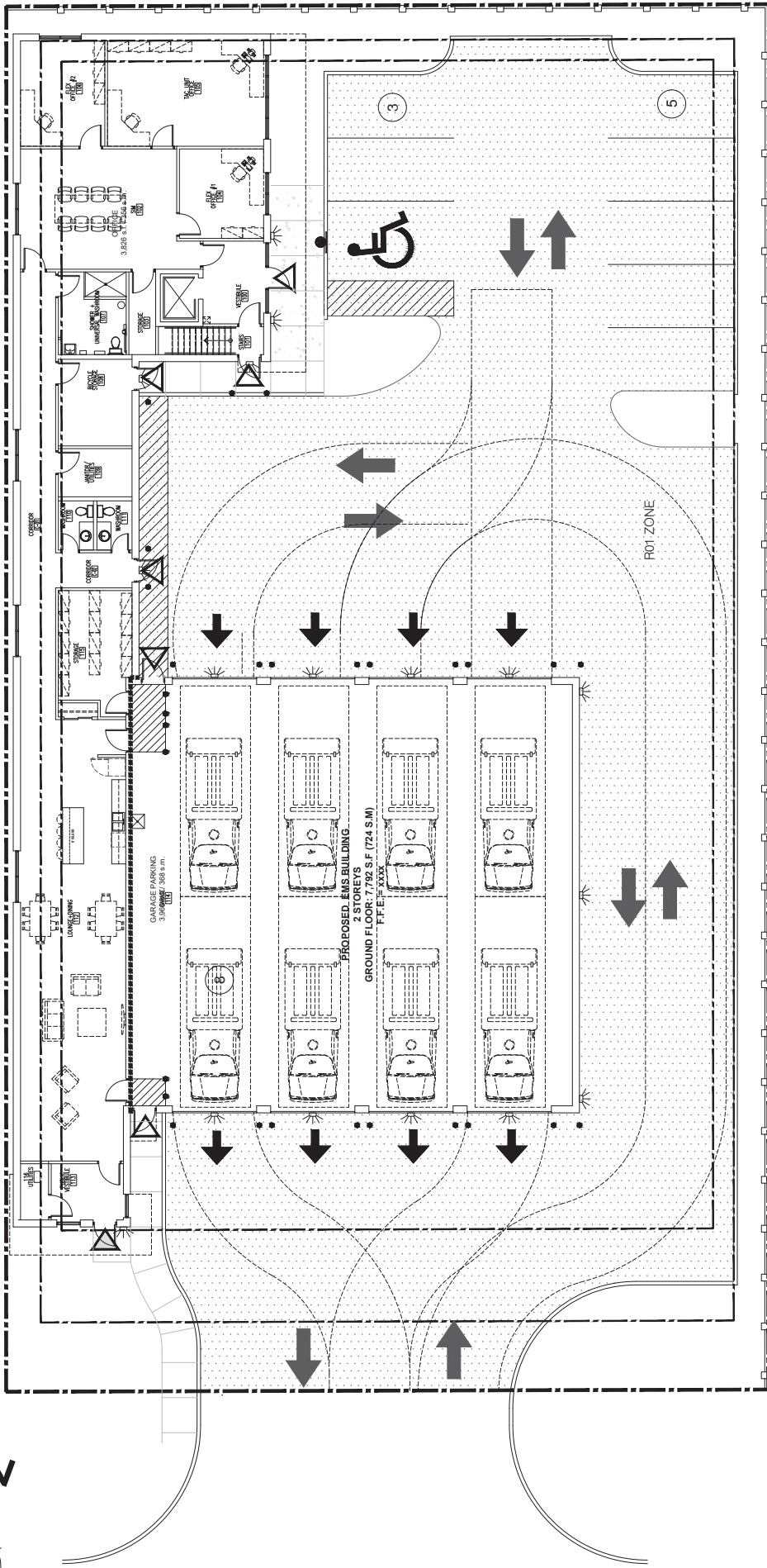
SITE PLAN
PROPOSED EMS BUILDING
180 SIMCOE ST
LONDON, ONTARIO



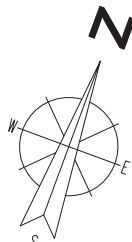
philip agar architect inc.
info@agar-arch.com
510 QUEEN ST. W., TORONTO, ON M5H 1Y9
TEL: 519 432-7988

1 11/06/2021 ISSUED FOR CLIENT REVIEW
2 02/02/2022 ISSUED FOR SFC

Any dimensions, unless a proposed measurement are to be confirmed on site by the contractor. The contractor shall immediately notify the architect of any discrepancies in any dimension or detail. The architect shall be responsible for the accuracy of the information provided in any drawings. The architect shall be responsible for the accuracy of the information provided in any drawings. The architect shall be responsible for the accuracy of the information provided in any drawings.



SIMCOE ST

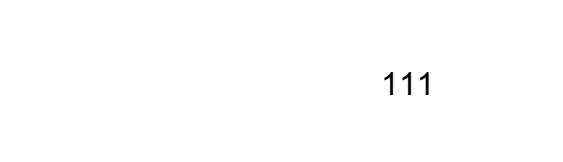
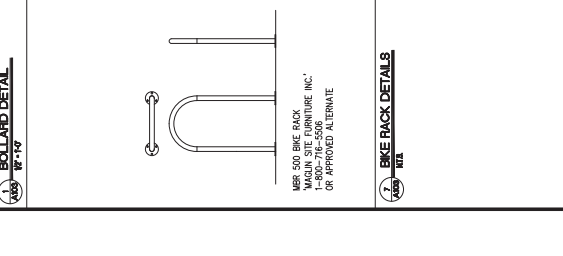
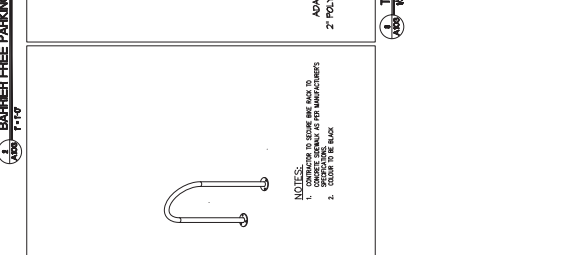
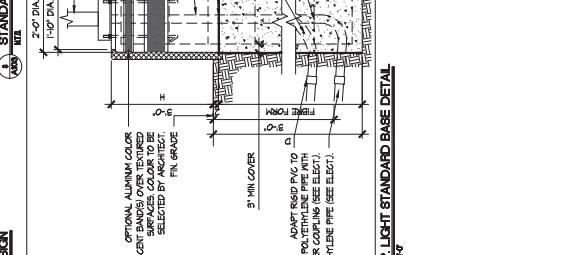
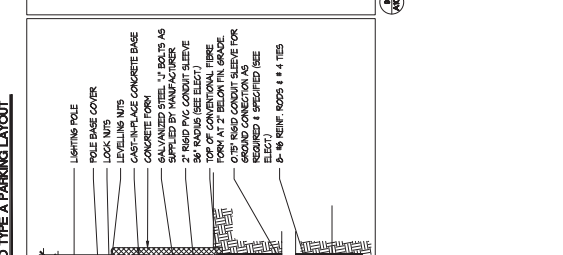
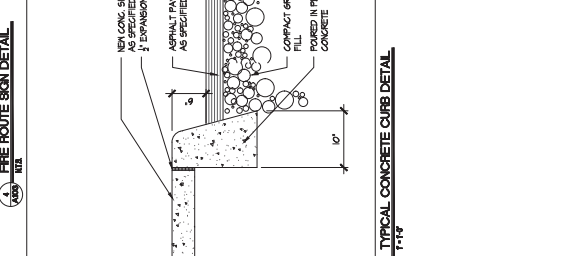
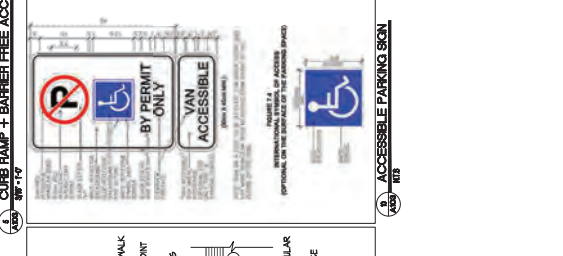
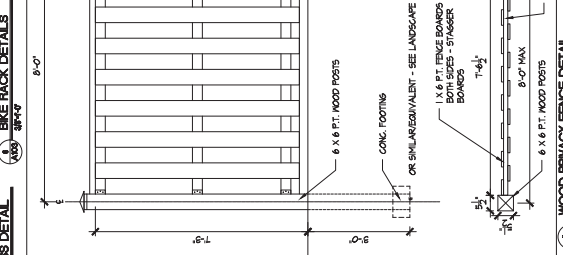
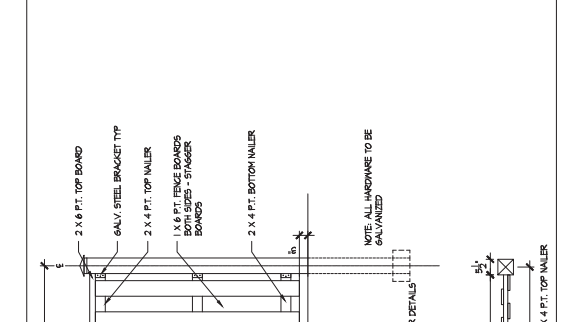
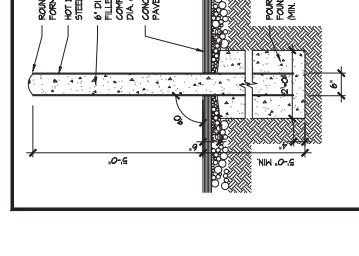
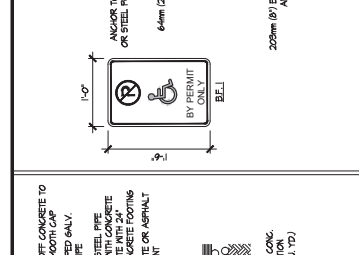
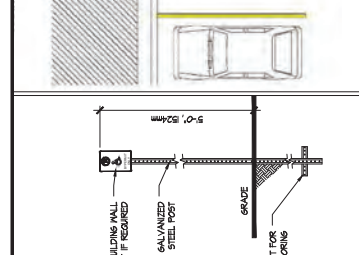
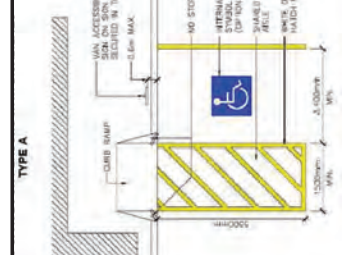
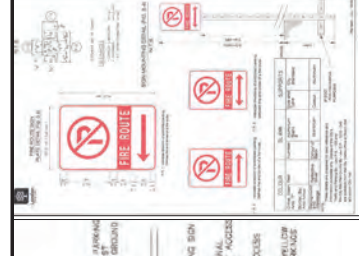
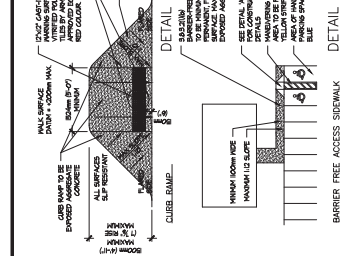
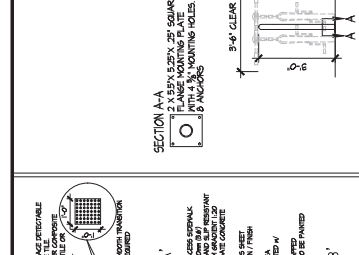
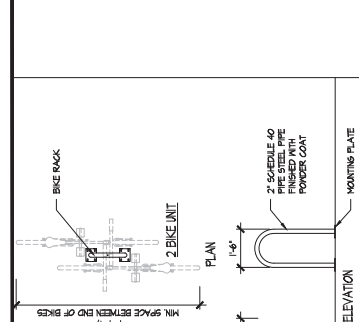




SITE PLAN DETAILS
 180 SIMCOE ST.
 LONDON, ONTARIO



1 11/06/2021 ISSUED FOR CLIENT REVIEW
 2 02/02/2022 ISSUED FOR SFC



1. All survey information, including a proposed measurement, was obtained from the contractor. The contractor shall be responsible for the accuracy of the information. The contractor shall be responsible for the accuracy of the information.

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45. The contractor shall be responsible for the accuracy of the information.

Project No: 1189
 Scale: 1/8"=1'-0"
 Dwn/Chkd. By: SA/PA
 Date: NOV 2021

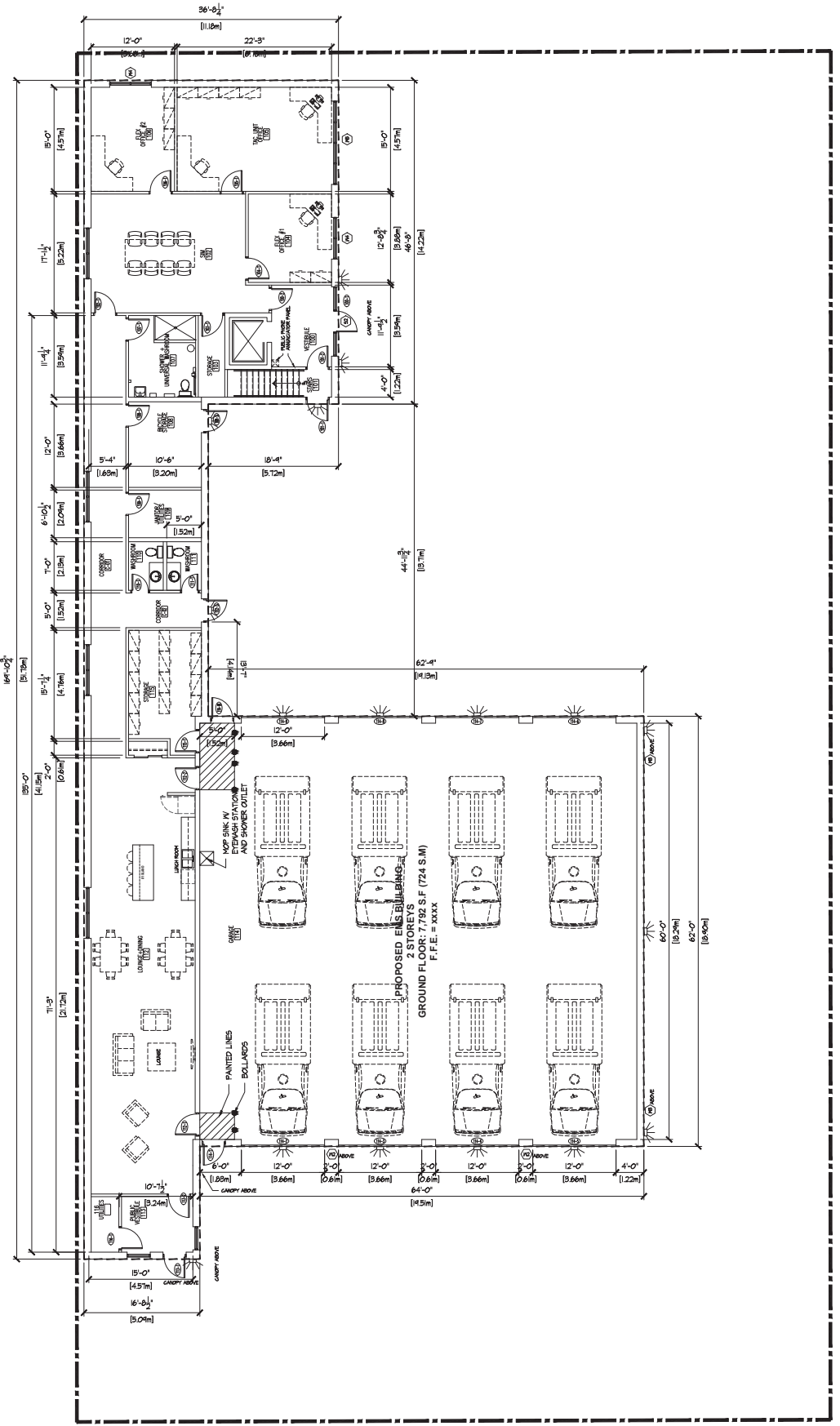


FLOOR PLAN
 PROPOSED EMB BUILDING
 180 SIMCOE ST.
 LONDON, ONTARIO



philip agar architect inc.
 info@agar-arch.com
 519 432-7388

1 11/06/2021 ISSUED FOR CLIENT REVIEW
 2 02/02/2022 ISSUED FOR SFC



A202

Project No: 1189

Date: NOV 2021
Dwn/Chkd. By: SA/PA
Scale: 1/8"=1'-0"
1189

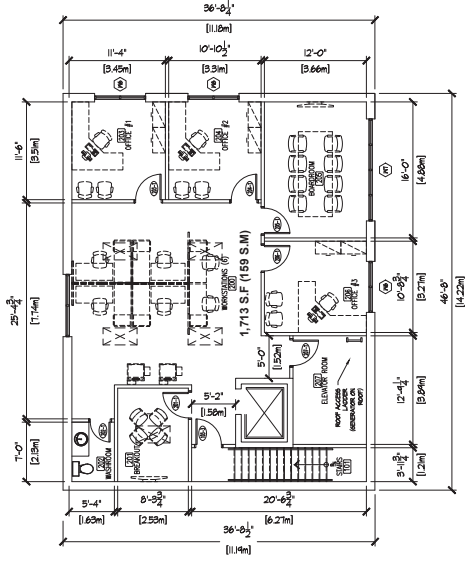


SECOND FLOOR PLAN
PROPOSED EMS BUILDING
180 SIMCOE ST.
LONDON, ONTARIO



philip agar architect inc.
info@agar-arch.com
tel: 519 432-7388
510 QUEEN ST. W. 11TH FL.
LONDON, ONT. N6H 1Y3

1	11/16/2021	ISSUED FOR CLIENT REVIEW
2	02/02/2022	ISSUED FOR SFC



A301

Project No: 1189

Scale: 1/8"=1'-0"

Date: NOV 2021

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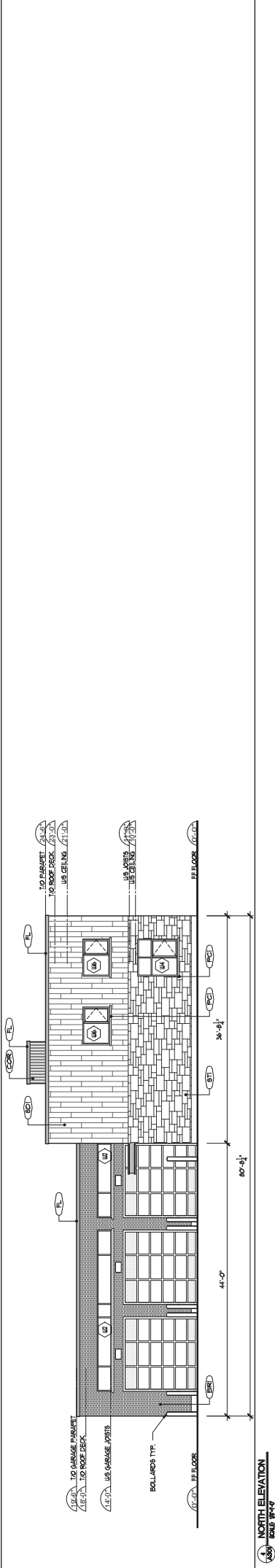


ELEVATIONS
PROPOSED EMS BUILDING
180 SIMCOE ST.
LONDON, ONTARIO

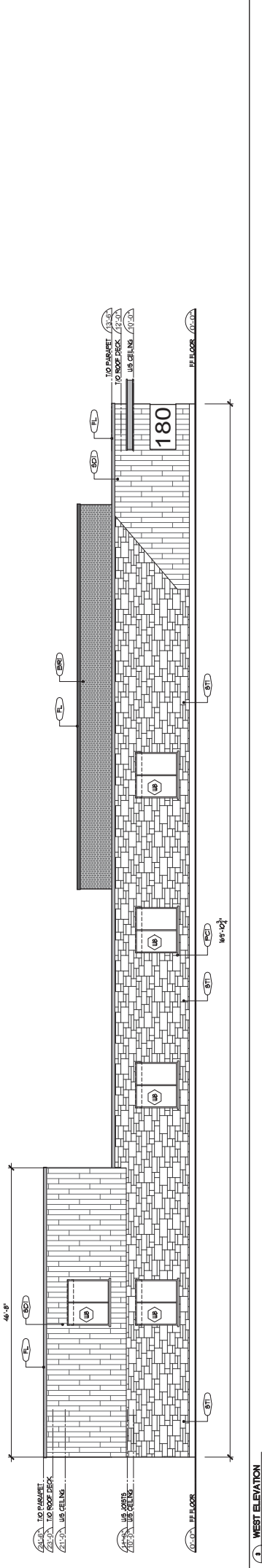
philip agar architect inc.
info@agar-arch.com
tel: 519 432-7388

1	11/06/2021	ISSUED FOR CLIENT REVIEW
2	02/02/2022	ISSUED FOR SFC

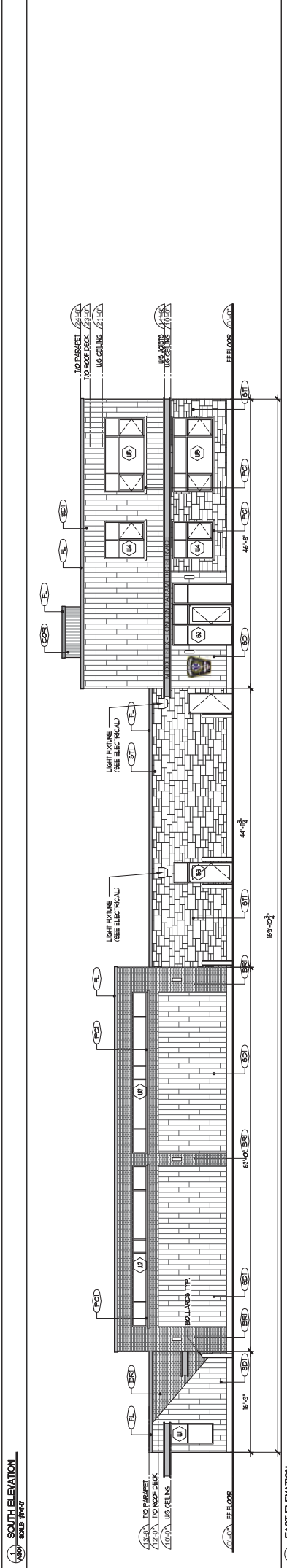
As survey information, existing a proposed measurements are to be confirmed on site by the contractor. The contractor shall immediately notify the architect of any discrepancies, omissions or errors in the drawings or specifications in writing or by email. The drawings & specifications are to be used in accordance with the contract documents. The architect is not responsible for any errors or omissions in the drawings or specifications. The drawings & specifications are to be used in accordance with the contract documents. The architect is not responsible for any errors or omissions in the drawings or specifications.



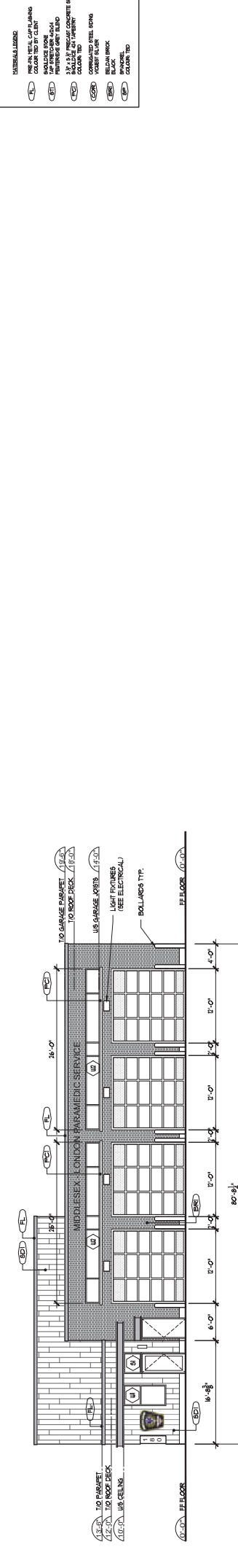
2 NORTH ELEVATION
SCALE 1/8"=1'-0"



1 EAST ELEVATION
SCALE 1/8"=1'-0"



1 SOUTH ELEVATION
SCALE 1/8"=1'-0"



3 WEST ELEVATION
SCALE 1/8"=1'-0"

- MATERIAL LEGEND**
- 1. BRICK ON WEST SIDE WALLS
 - 2. BRICK ON EAST SIDE WALLS
 - 3. BRICK ON SOUTH SIDE WALLS
 - 4. BRICK ON NORTH SIDE WALLS
 - 5. BRICK ON ROOF DECK
 - 6. BRICK ON GARAGE PORTS
 - 7. BRICK ON BOLLARDS
 - 8. BRICK ON ELECTRICAL
 - 9. BRICK ON CEILING
 - 10. BRICK ON FLOOR





AAA AGAR
ARCHITECT
philip agar architect inc.



AAA AGAR
ARCHITECT
philip agar architect inc.



AAA AGAR
ARCHITECT
philip agar architect inc





AAA AGAR
ARCHITECT
philip agar architect inc.

Appendix C- Designation By-law for 224- 226 Richmond Street, London

Document General

Form 4 — Land Registration Reform Act

DM

D

FOR OFFICE USE ONLY

ER393127
Oct 31/05

(1) Registry <input type="checkbox"/>	Land Titles <input checked="" type="checkbox"/>	(2) Page 1 of 2 pages
(3) Property Identifier(s) ALL of PIN 08320-0049 & 08320-0048	Block	Property Additional: See Schedule <input type="checkbox"/>
(4) Nature of Document By-law No.L.S.P.-3375-332		
(5) Consideration TWO 2.00 Dollars \$		
(6) Description Part of Lot 10 North of Simcoe Street West on Crown Plan 30 in the City of London and County of Middlesex as in Instrument 857780 and Instrument 938911; and Part of Lot 10 North of Simcoe Street West on Crown Plan 30 in the City of London and County of Middlesex as in Instrument W43940.		
(7) This Document Contains: <input type="checkbox"/>	(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"/>

New Property Identifiers Additional: See Schedule

Executions Additional: See Schedule

(8) This Document provides as follows:


TO: THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF MIDDLESEX EAST (NO. 33)

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.

Continued on Schedule

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

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

Name(s) THE CORPORATION OF THE CITY OF LONDON	Signature(s) 	Date of Signature Y M D 2005 10 27
James C. Purser, Deputy Clerk		

(11) Address for Service P.O. Box 5035, London, Ontario N6A 4L9

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

Name(s)	Signature(s)	Date of Signature Y M D

PLANNING DIVISION
SCANNED

(13) Address for Service P.O. BOX 5099, LONDON ON N6A 4M8

(14) Municipal Address of Property
N/A

(15) Document Prepared by:
CITY CLERK'S OFFICE
CITY OF LONDON
P.O. BOX 5035
LONDON ON N6A 4L9

Fees and Tax	
Registration Fee	
Total	

FOR OFFICE USE ONLY

Bill No. 357
2005

By-law No. L.S.P.-3375-332

A by-law to designate 224-226 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 224-226 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 224-226 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 October 24, 2005.



Anne Marie DeCicco
Mayor



Kevin Bain
City Clerk

First Reading - October 24, 2005
Second Reading - October 24, 2005
Third Reading - October 24, 2005

SCHEDULE "A"
To By-law No. L.S.P.- 3375-332

Part of Lot 10 North of Simcoe Street West on Crown Plan 30 in the City of London and County of Middlesex as in Instrument 857780 and Instrument 938911; and

Part of Lot 10 North of Simcoe Street West on Crown Plan 30 in the City of London and County of Middlesex as in Instrument W43940.

SCHEDULE "B"
To By-law No. L.S.P.-3375-332

Reasons for Designation - 224-226 Richmond Street

(revised 10 October 2004)

Historical Reasons

Examination of City Directory information shows frequent changes in occupants at this semi-detached residence. Many of the occupants were workers in local businesses or were employed as laundresses, seamstresses and clerical workers. In the war years occupants had military connections. There seems to be a clear link to the developing downtown urban economy of London through these years with the residences providing, rental accommodation close to the workplaces.

In 1950 William Agnos purchased 224 Richmond and his daughter, Georgia, bought 226. The Agnos family is significant for both this property and neighbouring properties with which they were associated.

William Agnos,(Anagnostopoulos) himself, came to Canada in 1927 and he brought his wife, Despina, (Pinio) and their three children from Greece in 1935 to join him in London. William owned and operated for many years, until his death, the Capital Shoe Repair and Hat Cleaners business which he relocated in 1951 to 222 Richmond, another semi-detached residence which has since been damaged by fire and demolished. A shoeshine bench used in the business is now in the Museum London collection. His ties to the street were strengthened when, in 1945, he built a new home for his family at 230 Richmond.

The Agnos family is notable for several reasons. William was President of the Greek community association in 1948-1949 and he played a major part in the building of Holy Trinity Orthodox Church. He also assisted in establishing a Greek language school on Saturday mornings at Beal Secondary School.

Despina (Pinio) Agnos was also active in Greek cultural societies.

Both parents stressed the importance of education to their children. Son, John, graduated, cum laude, in 1952 from the University of Western Ontario Medical School. His subsequent medical career in radiology saw him retire as Head of Radiology from Westminster Hospital in London. John was also an active and noted environmentalist and former President of the McIlwraith Field Naturalist Society. His interest in science and the environment led him to produce a monthly column on those matters in the London Free Press until his death in 1991. To honour his life's achievement a memorial has been placed on the empty lot at 220-222 Richmond Street.

Georgia Agnos Velos, daughter of William and Pinia, has also achieved prominence as the first Greek immigrant high-school teacher in London at H.B. Beal secondary School. She has also served as President of the Daughters of Penelope, a Greek cultural society. Georgia's daughter, Pamela, became the first Canadian-born woman of Greek ancestry from London to become a medical doctor.

Architectural Reasons

224/226 Richmond is a two-storey, semi-detached painted brick house with a front rectangular section set on a fieldstone foundation. A rear section, also rectangular is narrower than the front. The building is in the vernacular Italianate style. A notable feature of the house front is its symmetry.

Below a hip roof, there are plain soffits around the building. The second storey of the Richmond St. exterior is broken by four windows evenly spaced across the façade. On the ground floor the building features a bay at each end, each containing a larger central window flanked by two

narrower windows. A porch joins the bays. Within the porch the two front entrances are immediately adjacent, each with a transom above.

Most windows are segmental headed and trimmed with brick voussoirs. Each has simple recessed wood trim. The upper floor windows are two over two as is the central window in each lower bay. The door openings have segmental arches topped by brick voussoirs. The door casings, framed with turned mouldings, are original.

The porch is open but contains a wooden divider separating the entrance to each residence. The porch roof is deeper than the bay windows allowing the roof edge to curve to meet the inside of the bay. The porch fascia has two rows of dentil mouldings extending across each bay. Below the fascia board is a band of turned spindles. The porch is skirted with profiled vertical boards.

Contextual Reasons

224-226 Richmond, architecturally, is important as an example of an 1880's semi-detached residence stressing simplicity and functionality. It recognizes, through its occupants, the relationship of this type of residence to the central business district of the city and the work force. The Agnos family's association with this building and its neighbouring buildings illustrates, also, the emergence of the Greek ethnic community and its contributions to the fabric of London's society and culture.

Appendix D– Pre-consultation Notes

Heritage

Preliminary design comments

Heritage planning staff has concerns regarding, but not limited to, the following design matters:

- The extensive length and un-articulation of the wall backing on the rear yards of 224 and 226 Richmond Street.

Conditions of site plan approval – heritage planning

- A Heritage Impact Assessment (HIA)
- Council approval for demolition of the building on the property at 180 Simcoe Street

Notes:

Heritage Impact Assessment

- This assessment should respond to information requirements in the Ministry's InfoSheet #5.
- Cultural Heritage Impact Assessments (using 9/06 Regulation criteria) for 180 Simcoe Street should be a component of the HIA.
- Please be aware that conclusions of the CHER and HIA may impact the design of the proposed medical station; recommended revisions to the proposal could be an outcome.
- The Heritage Impact Assessment should be prepared by heritage planner, heritage consultant and or a member of the Canadian Association of Heritage Professionals (CAHP).
- Resumes of those involved in the preparation of the HIA should be included in the appendix.

Appendix E—Curriculum Vitae



EDUCATION

2006
Masters of Arts (Planning)
University of Waterloo

1998
Bachelor of Environmental Studies
University of Waterloo

1998
Bachelor of Arts (Art History)
University of Saskatchewan

CONTACT

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

CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

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

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

PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners
Full Member, Ontario Professional Planners Institute
Professional Member, Canadian Association of Heritage Professionals

SELECTED PROJECT EXPERIENCE

Heritage Conservation District Studies and Plans

Alton Heritage Conservation District Study, Caledon (underway)
Port Stanley Heritage Conservation District Plan (underway)
Port Credit Heritage Conservation District Plan, Mississauga
Town of Cobourg Heritage Conservation District Plan updates
Rondeau Heritage Conservation District Study & Plan, Chatham Kent,
Barriefield Heritage Conservation District Plan Update, Kingston
Victoria Square Heritage Conservation District Study, Markham
Bala Heritage Conservation District Study and Plan, Township of Muskoka Lakes
Downtown Meaford Heritage Conservation District Study and Plan
Brooklyn and College Hill Heritage Conservation District Plan, Guelph
Garden District Heritage Conservation District Study and Plan, Toronto

Heritage Master Plans and Management Plans

City of Guelph Cultural Heritage Action Plan
Town of Cobourg Heritage Master Plan
Burlington Heights Heritage Lands Management Plan
City of London Western Counties Cultural Heritage Plan



CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

Cultural Heritage Evaluations

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

Heritage Impact Assessments

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

Heritage Assessments for Infrastructure Projects and Environmental Assessments

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

Conservation Plans

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

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CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

Tribunal Hearings: Local Planning Appeal Tribunal & Conservation Review Board

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

MASTER PLANS, GROWTH MANAGEMENT STRATEGIES AND POLICY STUDIES

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

DEVELOPMENT PLANNING

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

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

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 www.mhbcplan.com



CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl., CAHP

EDUCATION

2014
 Master of Arts
World Heritage and Cultural Projects for Development
 The International Training Centre of the ILO in partnership with the University of Turin, Politecnico di Torino, University of Paris 1 Pantheon-Sorbonne, UNESCO, ICCROM, Macquarie University

2012
 Bachelor of Arts
Joint Advanced Major in Celtic Studies and Anthropology
 Saint Francis Xavier University

2011
 Higher Education Diploma
Cultural Development/ Gaelic Studies
 Sabhal Mòr Ostaig, University of the Highlands and Islands

www.linkedin.com/in/rachelredshaw

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 Suite 200
 Kitchener, ON N2B 3X9
 T 519 576 3650 x751
 F 519 576 0121
 rredshaw@mhbceplan.com
 www.mhbceplan.com

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

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

PROFESSIONAL ASSOCIATIONS

Professional Member, Canadian Association of Heritage Professionals (CAHP)

PROFESSIONAL HISTORY

- 2018 - Present Heritage Planner,
MacNaughton Hermsen Britton Clarkson Planning Limited
- 2018 Building Permit Coordinator, (Contract)
Township of Wellesley
- 2018 Building Permit Coordinator (Contract)
RSM Building Consultants
- 2017 Deputy Clerk,
Township of North Dumfries
- 2015-2016 Building/ Planning Clerk
Township of North Dumfries
- 2009-2014 Historical Researcher & Planner
Township of North Dumfries



CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl., CAHP

- 2012 Translator, Archives of Ontario
- 2012 Cultural Heritage Events Facilitator (Reminiscence Journey) and Executive Assistant, Waterloo Region Plowing Match and Rural Expo
- 2011 Curatorial Research Assistant
Highland Village Museum/ Baile nan Gàidheal

PROFESSIONAL/COMMUNITY ASSOCIATIONS

- 2021-Present Professional Member, Canadian Association of Heritage Professionals
- 2017-2020 Member, AMCTO
- 2018-2019 Member of Publications Committee, Waterloo Historical Society
- 2018 Member, Architectural Conservancy of Ontario- Cambridge
- 2018 - 2019 Secretary, Toronto Gaelic Society
- 2012 -2017 Member (Former Co-Chair & Co-Founder), North Dumfries Historical Preservation Society
- 2011 - 2014 Member, North Dumfries Municipal Heritage Committee
- 2013 Greenfield Heritage Village Sub-committee, Doors Open Waterloo Region
- 2012 Volunteer Historical Interpreter, Doon Heritage Village, Ken Seiling Waterloo Region Museum
- 2008-2012 Member, Celtic Collections, Angus L. Macdonald Library
- 2012-2013 Member (Public Relations), Mill Race Folk Society
- 2011 Member, University of Waterloo Sub-steering Committee for HCD Study, Village of Ayr, North Dumfries
- 2010-2011 Member (volunteer archivist), Antigonish Heritage Museum

AWARDS / PUBLICATIONS / RECOGNITION

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

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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl., CAHP

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

PROFESSIONAL DEVELOPMENT COURSES

- | | |
|-----------|--|
| 2021 | Indigenous Relations Training Program, University of Calgary |
| 2020 | Condo Director Training Certificate (CAO) |
| 2018 | Building Officials and the Law (OBOA Course) |
| 2017-2018 | AMCTO Training (MAP 1) |
| 2017 | AODA Training |
| 2010 | Irish Archaeological Field School Certificate |

COMPUTER SKILLS

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

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CURRICULUM VITAE

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SELECT PROJECT EXPERIENCE 2018-2020

CULTURAL HERITAGE IMPACT ASSESSMENTS

- Peterborough Lift Lock and Trent-Severn Waterway (TSW), National Historic Sites, Development for 380 Armour Road, City of Peterborough
- City of Waterloo Former Post Office, Development for 35-41 King Street North, City of Waterloo, Phase II
- Consumers' Gas Station B, Development for 450 Eastern Avenue, City of Toronto
- 82 Weber Street East, City of Kitchener
- 87 Scott Street, City of Kitchener
- 2348 Sovereign Street, Town of Oakville (Phase I)
- Carriage House Restaurant, 2107-2119 Old Lakeshore Road, City of Burlington
- 34 Manley Street, Village of Ayr, Township of North Dumfries
- Quinte's Isle Campark, 558 Welbanks Road, Prince Edward County (LPAT)
- 174 St. Paul Street, Town of Collingwood (LPAT)
- 30-40 Margaret Avenue, City of Kitchener
- McDougall Cottage and Historic Site, Development for 93 Grand Avenue South, City of Kitchener
- 60 Broadway, Town of Orangeville
- 45 Duke Street, City of Kitchener
- 383-385 Pearl Street, City of Burlington
- St. Patrick's Catholic Elementary School, (SPCES), 20 East Avenue South, City of Hamilton
- 2325 Sunningdale Road, City of London
- 250 Allendale Road, City of Cambridge
- 110 Deane Avenue, Town of Oakville
- 249 Clarence Street, City of Vaughan
- 2-16 Queen Street West, City of Cambridge (Hespeler)
- 660 Sunningdale Road East, City of London
- 16 Horn Street, City of London
- 2507 Dundas Street, Town of Oakville
- 496 Dundas Street, City of London,
- 20 Queen Street North, City of Kitchener
- 349 Southdale Road, City of London
- 599-610 Richmond Street, City of London

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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl., CAHP

- 234 Eagle Street, City of Cambridge

Specific for Relocation of Heritage Buildings

- 1395 Main Street, City of Kitchener
- 10379 & 10411 Kennedy Road, City of Markham

CULTURAL HERITAGE SCREENING REPORT

- Kelso Conservation Area, Halton County

CULTURAL HERITAGE EVALUATION REPORTS

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

CONSERVATION PLANS

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

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

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

DOCUMENTATION AND SALVAGE REPORTS

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

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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl., CAHP

- 721 Franklin Boulevard, City of Cambridge

HERITAGE PERMIT APPLICATIONS

- 660 Sunningdale Road East, City of London (adaptive re-use of clay tile barns for commercial businesses);
- 35-41 King Street North, City of Waterloo (Old Post Office), Phase II (alteration to building with a municipal heritage easement, Section 37, OHA)
- 50-56 Weber Street West & 107 Young Street, City of Kitchener (demolition and new construction within HCD)
- 30-40 Margaret Avenue, City of Kitchener (new construction within HCD)
- 249 Clarence Street, City of Vaughan (alteration within HCD)
- 174 St. Paul Street, Town of Collingwood (demolition within HCD)

MASTER PLANS/ HERITAGE CHARACTER STUDY

- Elgin, Central and Memorial Neighbourhoods, Municipality of Clarington

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Report to Community Advisory Committee on Planning

To: Chair and Members
Community Advisory Committee on Planning

From: Scott Mathers, MPA, P. Eng.,
Deputy City Manager, Planning and Economic Development

Subject: Demolition Request for Non-Designated Built Resources on
the Heritage Designated Property at 850 Highbury Avenue
North – the former London Psychiatric Hospital Lands – by
Old Oak Properties

Date: May 26, 2022

Recommendation

That, on the recommendation of the Director, Planning and Development with the advice of the Heritage Planner, the demolition request for the removal of (8) non-designated built resources on the heritage designated property at 850 Highbury Avenue North, **BE PERMITTED** pursuant to Section 34(1) of the Ontario Heritage Act subject to the following terms and conditions:

- a) During demolition, construction fencing and buffering of sensitive areas be implemented per Project Site Plan in Appendix C.
- b) During demolition, restrict construction routes to areas outside the treed alley.
- c) Pre-, during, and post-demolition, implement recommendations of the Pre-Construction Analysis in Appendix D.

Executive Summary

A demolition request was submitted by Old Oak Properties on April 5, 2022, to remove (8) non-designated built resources on the heritage designated property at 850 Highbury Avenue North (the former London Psychiatric Hospital Lands). These (8) resources do not contribute to the cultural heritage value or interest of the property and are not identified in the heritage designating by-law (By-Law L-S-P-3321-208) or heritage easement registered on the property (dated January 16, 2019). Their removal will not negatively impact the cultural heritage value or interest of the property. Further, potential impacts to the remaining designated heritage resources (i.e. Chapel of Hope, Horse Stable, Infirmary, Recreation Hall, Treed Allee and Landscape Zones) will be sufficiently mitigated through construction buffering/fencing, restricting construction routes to areas outside the treed alley, and monitoring demolition vibration impacts. The demolition of these (8) non-designated built resources should be permitted with terms and conditions.

Linkage to the Corporate Strategic Plan

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

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

Analysis

1.0 Background Information

1.1 Location

850 Highbury Avenue North is located at the southeast corner of Highbury Avenue North and Oxford Street East and is known as the former London Psychiatric Hospital lands (LPH). The rectangular-shaped property is bounded by Highbury Avenue North,

Oxford Street East, Dundas Street East and a Canadian Pacific Railway spur line. In total, the subject lands are approximately 58.13 hectares (143.64 acres) (Appendix A).

1.2 Cultural Heritage Status

850 Highbury Avenue North, known as the former London Psychiatric Hospital (LPH), is a designated property pursuant Part IV of the Ontario Heritage Act. The property was designated in 2000 under Part IV of the Ontario Heritage Act by By-law No. L.S.P.-3321-208 and includes 23 buildings and number of natural landscape resources (Appendix B and Appendix F). Four of the buildings have been identified as having cultural heritage value or interest (CHVI): the Chapel of Hope (1884), Horse Stable (1894), Infirmary (1902), and the Recreation Hall (ca.1920), along with landscape features such as remnants of a ring road and a circular drive, open space, remnants of an ornamental landscape containing mature plantings of black walnut trees and the grand, tree-lined Allée. There are many more built resources that do not contribute to the cultural heritage value or interest of the property. Some of these built resources are the subject of this demolition request. A Heritage Conservation Easement agreement, dated January 16, 2019, is registered on the property with the Ontario Heritage Trust (Appendix G).

1.3 Property Description

The London Psychiatric Hospital was first established as the London Asylum for the Insane between 1869 and 1870 and operated under a number of names over the course of its history including the Ontario Hospital London, London Psychiatric Hospital and Regional Mental Health Care Centre. The building complex and grounds are representative of innovative and humane programs in the treatment of the mentally ill that were encouraged by the Hospital's two first supervisors, Henry Landor (1870-1877) and Richard Maurice Bucke (1877-1902). Both advocated for the “moral treatment” of patients, based on compassion and respect which included ‘farming’ as a therapeutic and communal activity. Under Landor's guidance, the Hospital was designed as a working farm. Bucke improved upon Landor's initial farm concepts and facilities by implementing an elaborate plan for the landscaping of the grounds, in keeping with his theory that beautiful surroundings were conducive to mental health.

Bucke's innovative ideas are reflected in the original buildings and grounds of the London Psychiatric Hospital which were designed by London architect Thomas H. Tracy and was modeled after Thomas Kirkbride's landmark Pennsylvania Asylum. Four of the original buildings, along with landscape features, are particularly significant having been identified as having cultural heritage value or interest (CHVI). To start with, an expansive tree lined two-lane avenue runs from the original main entrance, north of Dundas Street to the Infirmary building. The Infirmary, built between 1900 and 1902 is a three-storey white brick building in the Victorian Style, displaying classic symmetry and balance. Another building, The Chapel of Hope, constructed by patients in 1884, is one of the only free-standing Chapel buildings within a psychiatric hospital site in Ontario. The chapel is constructed of white brick and reflects the Gothic Revival style with seven stone-capped buttresses on each side. Of note is the large stained-glass window behind the altar. A near-by two-storey brown-brick Recreation Hall (c1920) features gable ends and four small wings, two at each end, with pedimented gables. The Hall was used to host recreational activities for patients and to stage performances.

The property's landscaped grounds and farmland symbolized the key principles of the therapeutic farming approach, on which the London Psychiatric Hospital was founded. Extensive farming operations were also important to the institution's self-sufficiency and were located on the northern portions of the site with stables, greenhouses, orchards and crop fields. Part of the farming operations was a horse stable, still standing which was constructed in 1894 in white brick with a slate roof. Although functional in its use, the stable is monumental in its scale and exhibits deliberate design intentions with regular fenestrations and classical proportions. Finally of note is the importance of the naturalized landscape with broad lawns, specimen trees and curvilinear roads and pathways that tie the built elements together.¹

¹ Description of the property was compiled from excerpts taken from the following sources: By-law No. L-S-P-3321-208, Julian Smith – Conservation plan (2008), Canadian Register of Historic Place – London Psychiatric Hospital, and Old Oak Properties and OHT (2019) HEA.

The subject lands at 850 Highbury Avenue North have been identified by Old Oak Properties for redevelopment and all buildings on the subject lands are currently vacant. Proposed redevelopment is to include commercial uses and a wide range of housing types, along with adaptive re-use of retained heritage buildings. Old Oak Properties has applied for an official plan and zoning by-law amendment (OZ-9324) to advance a development concept for the lands that requires amendments to the Secondary Plan for the London Psychiatric Hospital Lands (2016).

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*, 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 (PPS-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)

In addition, Policy 2.6.3 states,

“Planning authorities shall not permit development or site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.” (p31)

‘Significant’ is defined in the *PPS-2020* as, “[r]esources that have been determined to have cultural heritage value or interest.” Further, “[p]rocesses and criteria for determining cultural heritage value or interest are established by the province under the authority of the *Ontario Heritage Act*.” (p51)

Additionally, ‘conserved’ means, “[t]he identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. To ‘conserve’ may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. [...] Mitigative measures and/or alternative development approaches can be included in these plans and assessments.” (pp41-42)

2.1.2 Ontario Heritage Act

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

While the criteria for the designation of individual heritage properties are found in Policy 573_ of *The London Plan*, the *Ontario Heritage Act* establishes process requirements for decision making.

Section 34(1), *Ontario Heritage Act*, states,

No owner of property designated under section 29 shall do either of the following, unless the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the demolition or removal:

- 1. Demolish or remove, or permit the demolition or removal of, any of the property’s heritage attributes, as set out in the description of the property’s heritage attributes in the by-law that was required to be registered under clause 29 (12) (b) or subsection 29 (19), as the case may be.*
- 2. Demolish or remove a building or structure on the property or permit the demolition or removal of a building or structure on the property, whether or not the demolition or removal would affect the property’s heritage attributes, as set out in the description of the property’s heritage attributes*

in the by-law that was required to be registered under clause 29 (12) (b) or subsection 29 (19), as the case may be. 2019, c. 9, Sched. 11, s. 12.

Following the receipt of a complete application [for demolition or removal of a property's heritage attributes] per Section 34(4.2) of the Ontario Heritage Act, [t]he council, after consultation with its municipal heritage committee, if one is established, and within the time period determined under subsection (4.3),

(a) shall,

(i) consent to the application,

(ii) consent to the application, subject to such terms and conditions as may be specified by the council, or

(iii) refuse the application;

(b) shall serve notice of its decision on the owner of the property and on the Trust; and

(c) shall publish its decision in a newspaper having general circulation in the municipality. 2019, c. 9, Sched. 11, s. 12.

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

2.1.3 The London Plan

The Cultural Heritage chapter of *The London Plan* recognizes that cultural heritage resources define the City's unique identity and contribute to its continuing prosperity. *The London Plan* states that, "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." Importantly, "our heritage resources are assets that cannot be easily replicated, and they provide a unique living environment and quality of life. Further, "by conserving them for future generations, and incorporating, adapting, and managing them, London's cultural heritage resources define London's legacy and its future." (552_)

The cultural heritage policies of *The London Plan* are to:

"1. Promote, celebrate, and raise awareness and appreciation of London's cultural heritage resources.

2. Conserve London's cultural heritage resources so they can be passed onto our future generations.

3. Ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources. Generally, the policies of *The London Plan* support the conservation and retention of significant cultural heritage resources." (554_)

The policies of *The London Plan* support the conservation, maintenance, retention, and protection of London's cultural heritage resources [...] and Council approval for a demolition application is required as pursuant to the *Ontario Heritage Act* (Policy 590_).

The conservation of whole buildings in-situ is encouraged, while the reasons for designation and identified attributes of the property shall not be adversely affected.

- Policy 566_: Relocation of cultural heritage resources is discouraged. All options for on-site retention must be exhausted before relocation may be considered.
- Policy 568_: Conservation of whole buildings on properties identified on the Register is encouraged and the retention of facades alone is discouraged. The portion of a cultural heritage resource to be conserved should reflect its significant attributes including its mass and volume.
- Policy 587_: Where a property of cultural heritage value or interest is designated under Part IV of the Ontario Heritage Act, no alteration, removal or demolition shall be undertaken that would adversely affect the reasons for designation except in accordance with the Ontario Heritage Act.

Where demolition or irrevocable damage has occurred, documentation may be required as well as interpretive techniques are encouraged where appropriate.

- Policy 567_: In the event that demolition, salvage, dismantling, relocation or irrevocable damage to a cultural heritage resource is found necessary, as

determined by City Council, archival documentation may be required to be undertaken by the proponent and made available for archival purposes.

- Policy 569_: Where, through the process established in the Specific Policies for the Protection, Conservation and Stewardship of Cultural Heritage Resources section of this chapter and in accordance with the *Ontario Heritage Act*, it is determined that a building may be removed, the retention of architectural or landscape features and the use of other interpretive techniques will be encouraged where appropriate.
- Policy 591_: Where a heritage designated property or a property listed on the Register is to be demolished or removed, the City will ensure the owner undertakes mitigation measures including a detailed documentation of the cultural heritage features to be lost and may require the salvage of materials exhibiting cultural heritage value for the purpose of re-use or incorporation into the proposed development.

2.1.4 Designating By-Law – 850 Highbury Avenue North (No. L-S-P-3321-208) and Heritage Easement

850 Highbury Avenue North was designated November 6, 2000, under Part IV of the *Ontario Heritage Act* by By-law No. L-S-P-3321-208. The by-law outlines historical and architectural reasons for its designation (Appendix F). Specific architectural heritage resources designated include the:

- Tree-lined Avenue (entrance off Dundas Street)
- Infirmary Building
- Recreation Hall
- Chapel
- Horse Stable

The heritage easement agreement registered between Old Oak Properties and the Ontario Heritage Trust further identifies that 850 Highbury Avenue North retains cultural heritage value or interest (CHVI) because of its physical or design values, historical or associative values, and its contextual values. Heritage attributes which support and contribute to the cultural heritage value or interest of 850 Highbury Avenue North include the:

- Chapel of Hope
- Horse Stable
- Infirmary
- Recreation Hall,

along with additional zones/areas and landscape features:

- Allee and Ring Road and Zone
- Campus Zone
- Horse Stable Zone

The heritage easement agreement further describes in detail specific heritage features associated with identified attributes and zones (Appendix G).

2.2 Demolition Request and Documentation

On April 5, 2022, a demolition request was submitted by Old Oak Properties, seeking approval to demolish (8) non-designated built resources on the heritage designated property at 850 Highbury Avenue North. The (8) non-designated built resources include the following and are identified on the site and project plans in Appendix B and C:

- Building #1 (B12013) North Pavilion Building
- Building #2 (B12150) Ontario Government Building
- Building #3 T(B16182) Tractor Barn
- Building #4 (B12016) Granary
- Building #5 (B16183) Soccer Shed
- Building #6 (B17057) Potting Shed
- Building #7 (B12033) Laundry Building
- Building #8 (B12034) Powerhouse

These demolitions are being requested because redevelopment is proposed on the subject lands and a first phase of building removals is required to accommodate Official Plan Amendment application, Draft Plan of Subdivision application, and Zoning By-Law Amendment application. Buildings #1-B12013, #2-B12150, and #3-B16182 are within future municipal right-of-ways, and Buildings #4-B12016, #5-B16183, #6-B17057, #7-B12033, and #8-B12034 are located within future development blocks. (See images in Appendix E).

Under the *Ontario Heritage Act* (Section 34), Municipal Council must pass a decision on the demolition request within 90-days of formal receipt of the request, or the request is deemed consented. The statutory deadline for decision is July 4, 2022. In accordance with Section 34(4.2) of the *Ontario Heritage Act*, the Community Advisory Committee on Planning – CACP (formerly London Advisory Committee on Heritage – LACH), is being consulted at its meeting on May 26, 2022, and it is anticipated that CACP will have a recommendation available to present at the May 30, 2022 meeting of the Planning & Environment Committee. A decision by Municipal Council is expected at the June 14, 2022, meeting. The 90-day statutory time frame for council decision will have been satisfied

2.3 Heritage Impact Assessment and Demolition Documentation

A heritage impact assessment (HIA) was not required as part of a complete application for this demolition request. However, Sections 5.2.1 and 7.1.2 of the HIA submitted for the current OP/ZBA application (OZ-9324) identify potential impacts from demolition and construction activity and recommend mitigative measures (Stantec, 2022 HIA). The following potential impacts were identified:

- *There are two non-heritage buildings within 20 metres of the Horse Stable that are proposed to be demolished. Given the proximity there may be potential for land disturbances related to demolition activities (HIA, p36).*
- *There is a non-heritage building related to the 1964 complex within 35 metres of the Infirmary that is proposed to be demolished. Given the proximity there may be potential for land disturbances related to demolition activities (HIA, p 37).*
- *The demolition and construction activities related to the proposed site plan has the potential for land disturbances related to vibration impacts (HIA, p41).*

Proposed mitigation measures include:

- *Buffer zones, site plan control, and other planning mechanisms: Proposed development is within 50 metres of heritage and cultural heritage landscape features, and they are at risk for indirect impacts resulting from demolition and construction-related ground vibration. To mitigate this risk, a strategy to carry out a pre-condition survey, vibration monitoring, and post-condition survey should be considered and developed by a licensed Engineer preferably with heritage experience (HIA, p45).*
- *An engineer familiar with assessing vibration effects will review any demolition and construction activities that are to occur within 50 metres of heritage features (Infirmary, Chapel of Hope, Recreation Hall, and Horse Stable). If required, at the discretion of the Engineer, strategies to mitigate possible indirect vibration effects to a heritage feature will be taken (HIA, p I, p47).*

A pre-construction analysis for the purposes of vibration assessment/monitoring has also been prepared (EXP, 2022, Appendix D). Conclusions are as follows:

“[...] the following buildings will require preconstruction and post-construction surveys: B12035 (Stables/Barn), B12019 (Chapel of Hope) and B12029 (Rec Hall). The demolition activity proposed is not anticipated to effect the super structure of the building, however EXP believes it would be prudent to document the pre-construction conditions prior to demolition activity, to establish the baseline conditions.

It is EXP’s opinion that Building B12018 (Infirmary), based on its size and construction type, along with proximity to other buildings will require a pre-construction survey and crack monitoring gauges installed, and a post-construction survey. EXP believes that the demolition activity in relatively close proximity may affect finishes and/or façade components. A vibration monitor is

recommended to be installed at a strategic location to verify the level of movement may potentially be induced. Vibration monitoring should also occur specifically during backfilling and/or compaction activities after demolition has been carried out.

The opinions above are based on proximity to adjacent buildings, building construction and conditions observed. Typically, any structure within 100ft of any demolition, vibration and/or construction activity, below grade, should be monitored. EXP recommends obtaining baseline vibration profiles to ensure that local roadway traffic is accounted for. This should be done prior to demolition activities commence. Attached is the Standard Operating Procedure for vibration level monitoring.” (EXP, 2022)

Adequate buffering measures have been noted around the Horse Stable and Infirmary to limit impacts of adjacent demolition activity. Construction fencing will be placed around the horse stable to ensure no equipment will transverse within the established boundary.

Finally defined construction access/route(s) and working areas are identified on a Project Site Plan to ensure that heritage resources (specifically allee trees) are well separated from ingress/egress access during demolition activity. Use of roadways within the treed allee will be restricted.

2.2.1 Consultation

Pursuant to Council Policy for demolition on heritage designated properties, notification of the demolition request was sent to 114 residents and property owners within 120m of the subject property, as well as community stakeholders including the Architectural Conservancy Ontario – London Region, London & Middlesex Historical Society, and the Urban League. Notice was also be published in The Londoner on May 12, 2022. It is a policy and practice of Municipal Council that the demolition of heritage designated properties shall be considered at a public participation meeting before the Planning and Environment Committee. This item will be heard at the May 30, 2022 PPM of the Planning and Environment Committee.

At its meeting on April 27, 2022, the Stewardship Sub-Committee of the LACH, received a brief verbal presentation from heritage planning staff regarding the demolition request and did not object to the demolition of the eight non-heritage buildings at 850 Highbury Avenue North – noting that it excludes the horse stables, Chapel of Hope, recreation hall, Infirmary building, and tree allée.

Heritage planning staff accessed the subject lands on May 5, 2022 for the purposes of photo-documenting building exteriors, the site landscape and surrounding context.

3.0 Financial Impact/Considerations

None

4.0 Key Issues and Considerations

This demolition request considers the removal of (8) non-designated built resources on the heritage designated property at 850 Highbury Avenue North. These resources do not contribute to the cultural heritage value or interest of the property and are not identified in the designating bylaw or heritage easement registered on the property. Their removal will not negatively impact the cultural heritage value or interest of the property. Further, potential impacts to the remaining designated heritage resources have been identified (specifically land related disturbances due to demolition activity on the Horse Stable and Infirmary). To mitigate this risk, a strategy to carry out a pre-condition survey, vibration monitoring, and post-condition survey is proposed. A pre-construction analysis for the purposes of vibration assessment/monitoring has already been prepared and clear follow-up monitoring measures have been identified (Appendix G).

Through construction buffering/fencing, restricting construction routes to areas outside the treed allee and monitoring demolition vibration impacts through pre- during, and post- assessments, potential impacts on built and landscape heritage designated resources will be sufficiently mitigated.

Conclusion

This demolition request considers the removal of (8) non-designated built resources on the heritage designated property at 850 Highbury Avenue North. These resources do not contribute to the cultural heritage value or interest of the property and are not identified in the heritage designating by-law (By-Law L-S-P-3321-208) or heritage easement registered on the property (dated January 16, 2019). Their removal will not negatively impact the cultural heritage value or interest of the property. Further, potential impacts to the remaining designated heritage resources (i.e. Chapel of Hope, Horse Stable, Infirmary, Recreation Hall, Treed Allee and Landscape Zones) will be sufficiently mitigated through construction buffering/fencing, restricting construction routes to areas outside the treed allee, and monitoring demolition vibration impacts. The demolition of these (8) non-designated built resources should be permitted with terms and conditions.

Prepared by: Laura E. Dent, M.Arch, PhD, MCIP, RPP
Heritage Planner

Reviewed by: Jana Kelemen, M.Sc.Arch., MUDS, MCIP RPP
Manager, Urban Design, and Heritage

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

Submitted by: Scott Mathers, MPA, P. Eng.
Deputy City Manager, Planning and Economic
Development

Appendices

Appendix A Property Location
Appendix B Demolition Plan Illustrating Adjacencies and Buffering
Appendix C Demolition Site – Project Plan
Appendix D EXP Services Inc. (May 2, 2022). Pre-construction analysis – 850-890 Highbury Avenue North.
Appendix E Images
Appendix F 850 Highbury Avenue North, By-law - L-S-P-3321-208
Appendix G Heritage Easement Agreement – London Psychiatric Hospital, North Parcel (Jan 16, 2019); Schedule B1, B2 and B3

Sources

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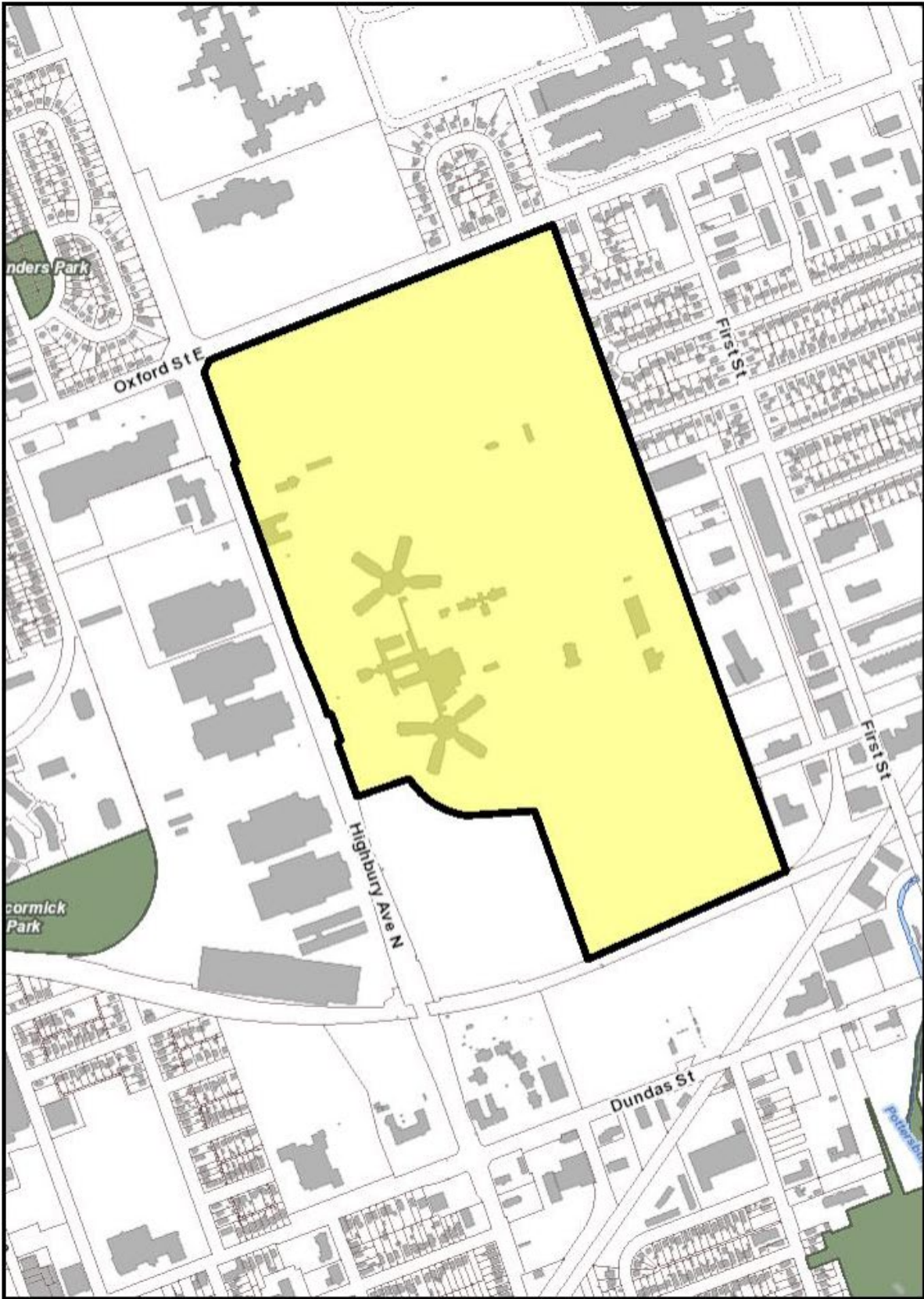
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Appendix A – Property Location



Location Map

Project Title: 850 Highbury Avenue N
 Description: Location Plan
 Created By: Laura Dent
 Date: 5/5/2022
 Scale: 1:8000

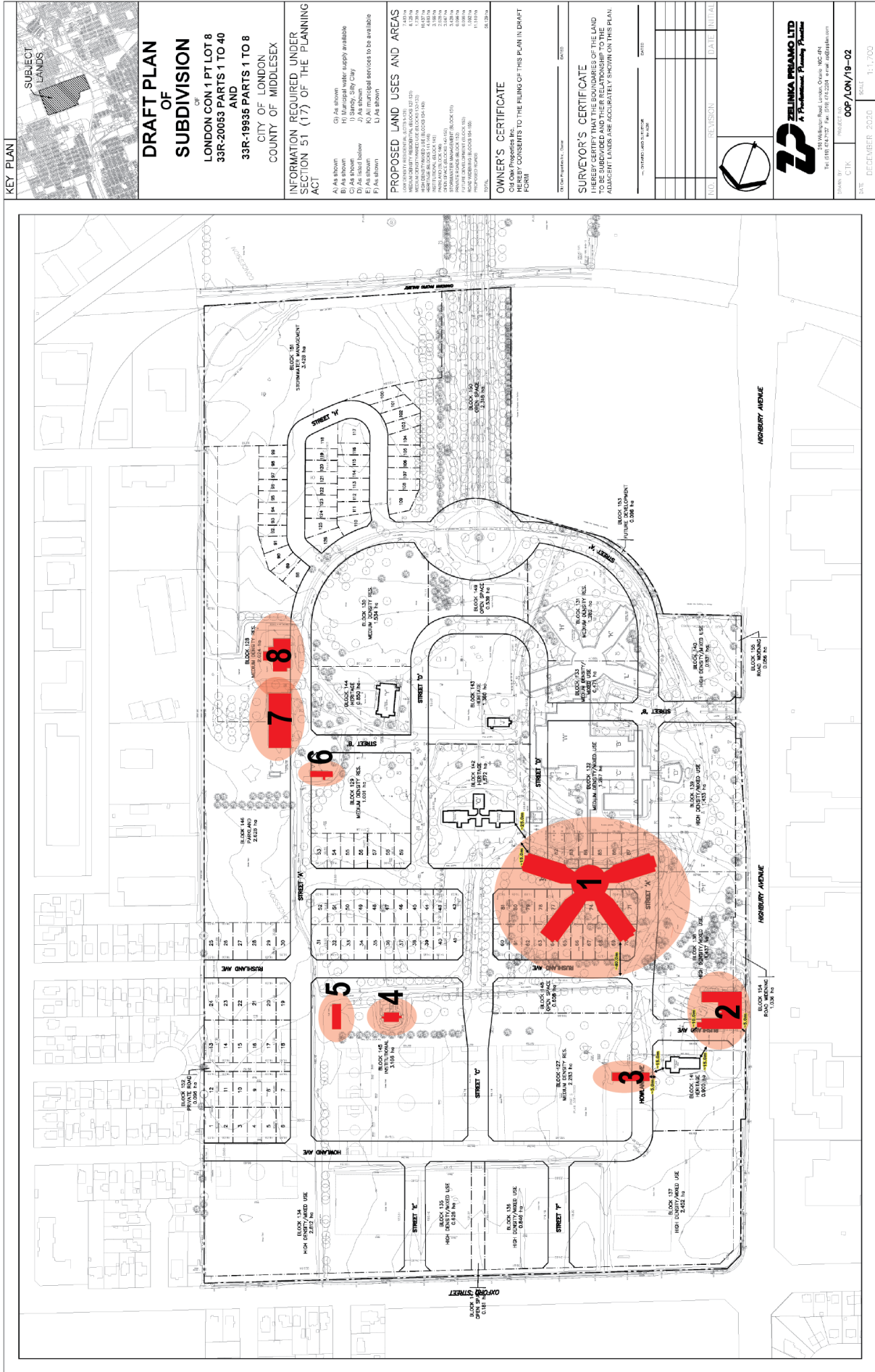
Legend

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers

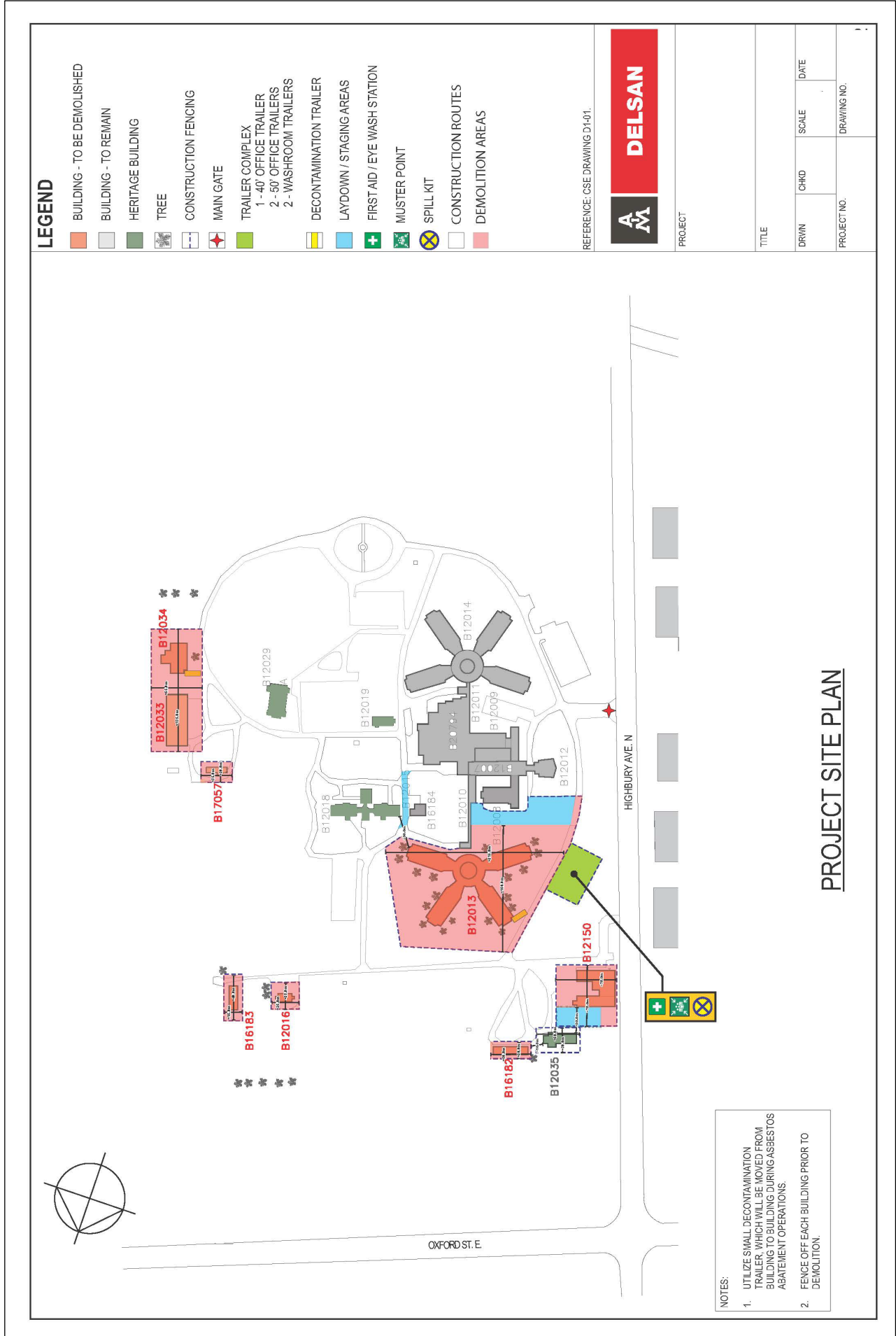


Corporation of the City of London

Appendix B – Demolition Plan Illustrating Adjacencies and Buffering



Appendix C – Demolition Site – Project Plan



Appendix D – EXP Services Inc. (May 2, 2022). Pre-construction Analysis – 850-890 Highbury Avenue North



May 2, 2022

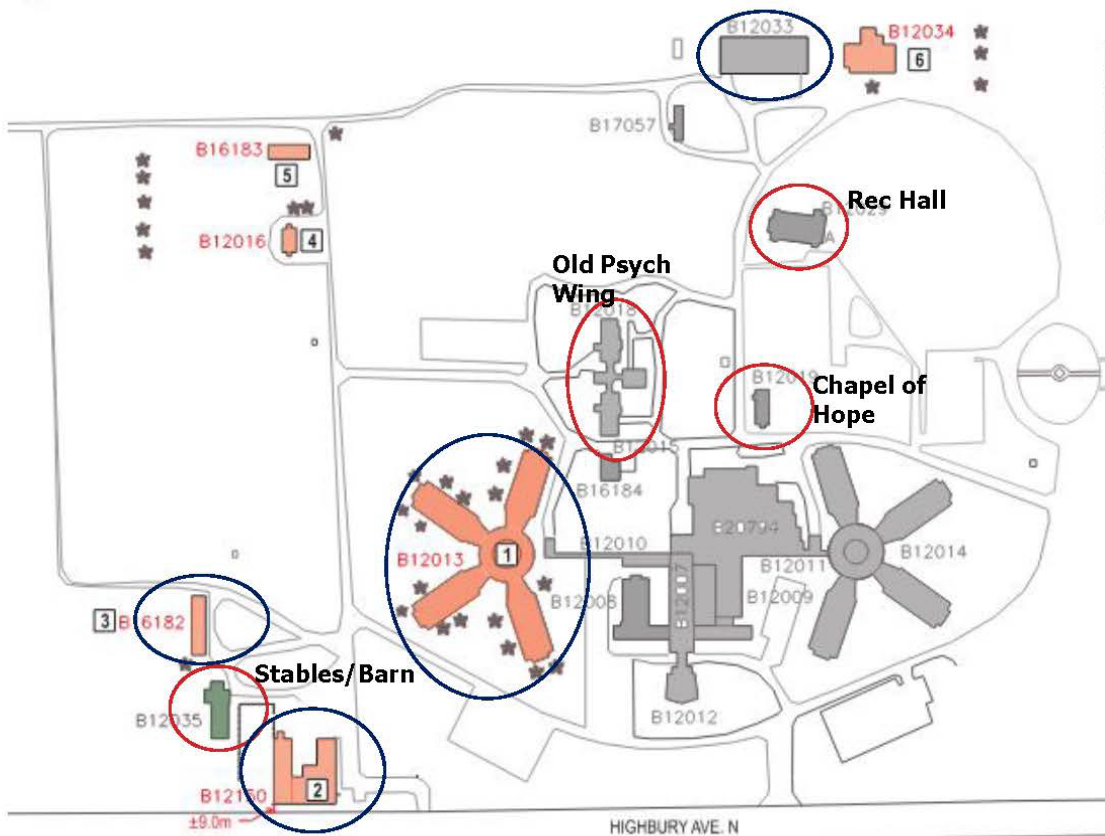
LON-22003808-A0

Mr. Michael Bierbaum
Old Oak Properties
150 Dufferin Ave Suite 200,
London, ON N6A 5N6

Attention: Mr. Bierbaum

**Pre-Construction Analysis
850-890 Highbury Avenue**

EXP Services Inc. (EXP) was retained by Old Oak to provide our opinion on the pre-construction condition and location of the existing heritage designated buildings relative to the proposed buildings to be demolished. The site plan provided below shows the 4 heritage designated buildings to be maintained below;



Site Plan with Heritage Buildings Circled in Red and closest building for demolition in black.

Buildings Reviewed

B12035 (Stables/Barn):



31.7m (104 ft) to south structure demolition activity.



18m (60ft) to north structure demolition activity.

This structure is a wood framed structure, with brick façade. the closest structure is 18m(60ft) to the north/east. Machinery being used to demolish surrounding structures, will reportedly be limited to excavators with claws.

B12018 (Infirmary):



No structures on north, south or east elevations



18m (60ft) to west structure demolition activity. And 37m(120ft) to north/west structure demolition activity.

This structure is a 2 story, wood framed structure with brick/wood façade. the closest structure is 18m(60ft) to the west, with the largest demolition occurring 37m(120ft) to the north west. Machinery being used to demolish surrounding structures, will reportedly be limited to excavators with claws.

B12019 (Chapel of Hope)



36m (118ft) to south west structure demolition activity.



30m (98ft) to west structure demolition activity.

This structure is a 1 story, gothic revival structure. It is a wood framed structure with brick façade. The closest structure is 30m to the west and is a one story wing of a proposed building to be demolished. Machinery being used to demolish surrounding structures, will reportedly be limited to excavators with claws.

B12029 (Rec Hall):



East elevation – closest structure is +95m (315ft). no structures on south or north elevation.



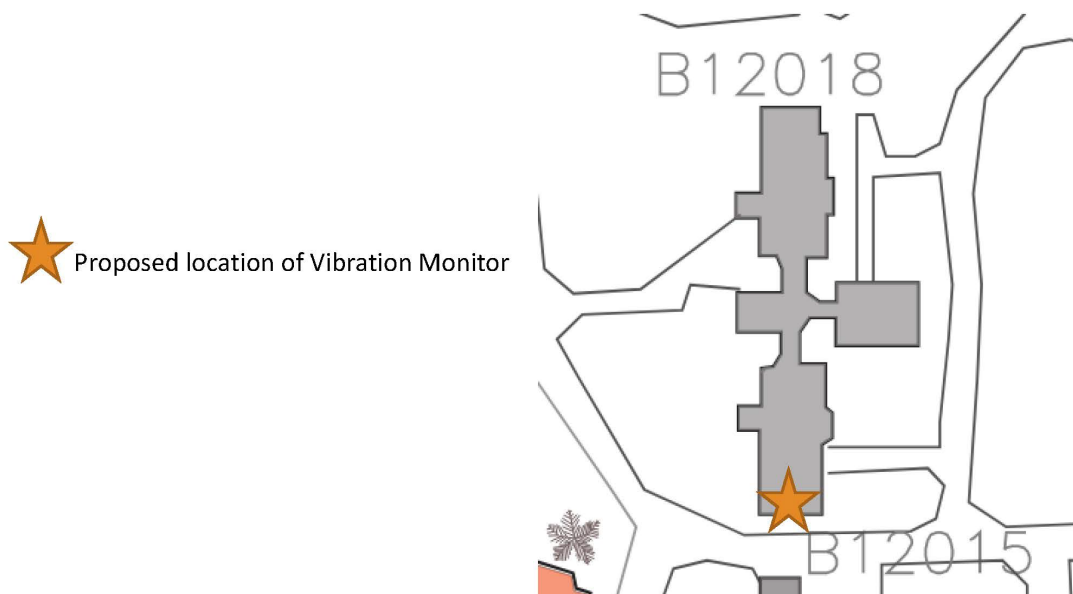
West elevation – no structures present.

The Rec hall is a 2-story, wood framed structure with brick façade and large fenestrations on all elevations. Machinery being used to demolish surrounding structures, will reportedly be limited to excavators with claws.

Conclusions and Recommendations

Based on the above findings, it is our professional opinion that the following buildings will require pre-construction and post-construction surveys: B12035 (Stables/Barn), B12019 (Chapel of Hope) and B12029 (Rec Hall). The demolition activity proposed is not anticipated to effect the super structure of the building, however EXP believes it would be prudent to document the pre-construction conditions prior to demolition activity, to establish the baseline conditions.

It is EXP's opinion that Building B12018 (Infirmary), based on its size and construction type, along with proximity to other buildings will require a pre-construction survey and crack monitoring gauges installed, and a post-construction survey. EXP believes that the demolition activity in relatively close proximity may affect finishes and/or façade components. A vibration monitor is recommended to be installed at a strategic location to verify the level of movement may potentially be induced. Vibration monitoring should also occur specifically during backfilling and/or compaction activities after demolition has been carried out.



The opinions above are based on proximity to adjacent buildings, building construction and conditions observed.

Typically, any structure within 100ft of any demolition, vibration and/or construction activity, below grade, should be monitored.

EXP recommends obtaining baseline vibration profiles to ensure that local roadway traffic is accounted for. This should be done prior to demolition activities commence. Attached is the Standard Operating Procedure for vibration level monitoring.

EXP Services Inc
Client: Old Oa
850-890 Highbury Ave, O
Project Number: LON-22003808-A
Date: May 2, 202

We trust that this letter is satisfactory for your present requirements and we look forward to assistin
you in the completion of this project. Should you have any questions, please contact the undersigner
at your convenience.

Yours very truly,

EXP Services Inc.



Anthony Travaglini, P.Eng..
Team Lead
Building Science



Andrew Holford, P.Eng..
Division Manager, Cambridge
Buildings and Materials Division

Attachments: Vibration Monitoring Standard Operation Procedures Protocol and Detection Limits

Appendix E – Images



Figure 1. Building #1 (B12013) North Pavilion Building, facing east – Zelinka, Mar 2022



Figure 2. Building #1 (B12013) North Pavilion Building, facing east – L Dent, May 2022



Figure 3. Building #1 (B12013) North Pavilion Building, facing south-east – Zelinka, Mar 2022



Figure 4. Building #1 (B12013) North Pavilion Building, facing east – L Dent, May 2022



Figure 5. Building #1 (B12013) North Pavilion Building, facing north-west – L Dent, May 2022



Figure 6. Building #1 (B12013) North Pavilion Building, facing north-west – L Dent, May 2022



Figure 7. Building #2 (B12150) Ontario Government Building, facing west – L Dent, May 2022



Figure 8. Building #2 (B12150) Ontario Government Building, facing south – L Dent, May 2022



Figure 9. Building #2 (B12150) Ontario Government Building, facing north-east – Zelinka, Mar 2022



Figure 10. Building #2 (B12150) Ontario Government Building, facing north-east – Zelinka, Mar 2022



Figure 11. Building #3 (B16182) Tractor Barn, facing north – Zelinka, Mar 2022



Figure 12. Building #3 (B16182) Tractor Barn, facing east – Zelinka, Mar 2022



Figure 13. Building #3 (B16182) Tractor Barn, facing south-east – Zelinka, Mar 2022



Figure 14. Building #3 (B16182) Tractor Barn, facing west – Zelinka, Mar 2022



Figure 15. Building #4 (B12016) Granary, facing north – Zelinka, Mar 2022



Figure 16. Building #4 (B12016) Granary, facing east – Zelinka, Mar 2022



Figure 17. Building #4 (B12016) Granary, facing south – Zelinka, Mar 2022



Figure 18. Building #4 (B12016) Granary, facing south-west – Zelinka, Mar 2022



Figure 19. Building #5 (B16183) Soccer Shed, facing north-east – L Dent, May 2022



Figure 20. Building #5 (B16183) Soccer Shed, facing south-west – L Dent, May 2022



Figure 21. Building #6 (B17057) Potting Shed, facing south-west – M. Greguol, May 2022



Figure 22. Building #6 (B17057) Potting Shed, facing south – M. Greguol, May 2022



Figure 23. Building #6 (B17057) Potting Shed, facing north – M. Greguol, May 2022



Figure 24. Building #6 (B17057) Potting Shed, facing north-east – M. Greguol, May 2022



Figure 25. Building #7 (B12033) Laundry Building, facing east – Zelinka, Mar 2022



Figure 26. Building #7 (B12033) Laundry Building, facing north – Zelinka, Mar 2022



Figure 27. Building #8 (B12034) Powerhouse, facing south – L Dent, May 2022



Figure 28. Building #8 (B12034) Powerhouse, facing north-east – L Dent, May 2022

SCHEDULE "A"

To By-law No. L.S.P.-3321-208

CON 1 Pt Lot 8 S/S Oxford E and N/S Dundas 160.35 AC

SCHEDULE "B"

To By-law No. L.S.P.-3321-208

Reasons for Designation

London Psychiatric Hospital (850 Highbury Avenue)

Historical Reasons

The first asylum in southwestern Ontario was set up in 1860 at Fort Malden, Amherstburg, as a branch of the Toronto Asylum, which was already overcrowded. Dr. Henry Landor was appointed superintendent of Fort Malden, a former military barracks converted into an asylum to house inmates and incurables. After Confederation in 1867, politicians decided to build an asylum two miles outside the London city limits. The Asylum was modeled on Thomas Kirkbride's landmark Pennsylvania Asylum. The London Asylum for the Insane opened at the present site November 18, 1870 on 300 acres of farmland. The hospital grew in size and by 1914 there were 1,130 patients. In 1968 the hospital was renamed the London Psychiatric Hospital. The hospital was joined to St. Thomas Psychiatric Hospital to operate under a single administration in 1995. The original main hospital building was demolished in 1975.

Dr. Richard Maurice Bucke was the second superintendent of the London Asylum for the Insane (1877 to 1902). Acting on his convictions that the mentally ill respond favourably to humanitarian and sympathetic treatment, he elaborated on the efforts of his predecessor, Dr. Henry Landor, to provide therapeutic activity for patients by making the asylum into a working farm. Bucke provided improved farm facilities and he created grounds that were more ornamental. He implemented an elaborate plan for the beautification of the grounds, in keeping with his theory that beautiful surroundings were conducive to mental health and provided many social occasions. He also reduced the use of alcohol and mechanical constraints as means of controlling patients. His innovative ideas are reflected in the buildings and grounds of the London Psychiatric Hospital.

Architectural Reasons

Tree-lined Avenue (entrance off Dundas Street)

Built under Bucke's supervision, (circa 1900) the original entrance to the hospital grounds is a two-lane avenue with a centre walkway lined with eight rows of elm trees. (Three rows of trees on either side of the lanes and one row on either side of the walkway) Some trees have been replaced with coniferous varieties but the form remains the same. It forms a magnificent vista north from Dundas Street to where the original hospital building stood and is still on axis with the 1902 Infirmary building further back. This was the site for patient picnics on Sundays.

Infirmary Building

Also known as the 1902 Building, Exam Building, Bucke Research Institute, Outpatient Department and Admitting Hospital, this tall Victorian three storey yellow brick building with a hip roof, is a classical example of balance and symmetry. The central surgical block is attached by two passageways to mirror-image side pavilions, each featuring a gabled projection and cupola. This classical organization is appropriately accompanied by numerous classical details like the corner quoins, the plain pediment over the front entrance, voussoirs over windows and a semi-circular window on the second level above the front entrance. Huge skylights provided light for the surgical suite on the third floor. Entrance steps have closed brick railings.

Recreation Hall

This two storey brown brick building was built around 1920 and was used to host recreational activities for patients including a basement level swimming pool (now filled in) and a stage for performances. The building has gable ends with a wide plain frieze and molding with return eaves over broad pilasters at the south end and a pediment at the north end. There are four small wings, two at each end, with pediment gables. The metal roof has two ventilators. The auditorium windows on the sides are large and tall, and are set in semi-circular headed brick panels, and each has 40

panes arranged in nine sections. The double door centre entrance way has an eight-light transom, windowed doors, small lanterns to each side, high wide front steps, and a canopy supported by chains.

The Chapel

The Chapel of Hope was built by patients in 1884. Originally built as an Interdenominational chapel, it was later only a Catholic place of worship since the Protestant congregation had grown so large. In 1965 it was again made into an Interdenominational chapel. This Gothic revival brick structure has seven stone-capped buttresses on each side. It has four small dormers on each side of the gable roof, each featuring a trillium shaped stained glass window. There are seven Gothic arch shaped stained glass windows on each side of the building and a large stained glass window behind the altar. The front entrance roof peak is capped with a carved stone ornament as is the two smaller side entrances.

Horse Stable

The 1894 horse barn located on the hospital grounds is close to Highbury Avenue and Oxford Street. It is the last remaining building of the farmyard built by Bucke. Built of white brick, white washed at the base and with a slate roof, the barn is the last of three original buildings. It was obviously intended to be functional rather than decorative but its almost monumental size, its nearly regular fenestration, its classical proportions and the picturesque effect produced by the ventilation cupolas make it a strikingly handsome building, as well as a meaningful symbol of the last vestige of the hospital's significant agricultural past.

Appendix G – Heritage Easement Agreement – London Psychiatric Hospital, North Parcel (Jan 16, 2019); Schedule B1, B2 and B3

STATEMENT OF CULTURAL HERITAGE VALUE AND INTEREST

DESCRIPTION OF HISTORIC PLACE:

The former London Psychiatric Hospital is located at 850 Highbury Avenue North on a 26.3-hectare (65-acre) parcel of land in the City of London. The rectangular-shaped property is bounded by Highbury Avenue North, Oxford Street East, Dundas Street East and a Canadian Pacific Railway spur line. The Former Hospital Lands contain a complex of 23 buildings and a number of landscape features. Four of the buildings have been identified as having provincial heritage value: the Chapel of Hope (1884), Horse Stable (1894), Infirmary (1902), and the Recreation Hall (ca.1920). A number of landscape features have been as identified having provincial heritage value. These include remnants of a ring road and a circular drive, open space, remnants of an ornamental landscape containing mature plantings of black walnut trees and the grand, tree-lined Allée. The facility opened in 1871 as the London Asylum for the Insane and operated under a number of names over the course of its history including the Ontario Hospital London, London Psychiatric Hospital and Regional Mental Health Care Centre.

STATEMENT OF PROVINCIAL SIGNIFICANCE FOR THE LONDON PSYCHIATRIC HOSPITAL

The London Psychiatric Hospital represents the theme of mental health treatment. Large government-run institutions such as the one in London transformed treatment of individuals with mental illness to a province-wide system. Four public asylums had opened at Toronto, London, Kingston and Hamilton by 1871. Until the middle of the 20th century, institutionalization of individuals with mental illness and developmental disabilities was a common practice and form of treatment. These institutions were self-sufficient, located in rural areas adjacent but outside of urban areas where patients¹ lived and received treatment. The rural location of the London Psychiatric Hospital was part of “moral therapy,” an approach to the care and treatment of mental illness popular in the mid to late nineteenth century. Moral therapy promoted activities such as gardening, woodworking, games, sewing and reading in addition to medical care. Religion was also an important aspect of moral therapy and Superintendent R.M. Bucke had the Chapel of Hope constructed using patient labour, which was also part of the treatment. As mental health care and treatments evolved, the grounds of the London Psychiatric Hospital transformed. The practice of moral therapy and use of the Kirkbride Plan (i.e. all activities take place in one centralized building) was replaced by the idea that specialized facilities for each activity were needed for patients and staff. It was at this time that the Infirmary Building was constructed as part of Superintendent R.M. Bucke’s modernization of the facility. The ideals of moral therapy led to the development of occupational therapy after the First World War.

The London Psychiatric Hospital is the only mental health facility in Ontario that has a standalone chapel. The Chapel of Hope was a core to providing moral therapy treatment. The London Psychiatric Hospital is associated with an era of mental health care when the government was constructing self-sufficient institutions built in strategic locations throughout the province. The large, segregated, self-sufficient institutional campus represents a rare aspect of Ontario’s history and is no longer used to treat individuals with mental illness.

The Allée with mature trees and the large imposing Victorian-era Infirmary contribute to the property’s visual and aesthetic importance. The Infirmary is monumental in size and the most substantial building remaining on site. Its prominent features include the tall chimneys, central block and symmetrical wings. The Infirmary’s haunting Victorian architecture has allured photographers and videographers who capture the intrinsic aesthetic beauty of the building. The horse stable also contributes to the aesthetic importance of the property and is the last remaining building associated with the property’s agricultural past. It retains a significant amount of its original design aesthetic including its distinctive ventilators. The large scale of the building and quality of materials of the stable show the importance of agriculture to the London Psychiatric Hospital.

Superintendent Richard Maurice Bucke (1837-1902), was a significant figure and contributor to mental health treatment in Canada. Bucke held the post of Superintendent from 1877 until his death in 1902 and made several important contributions to patient treatment and the design and layout of London Psychiatric Hospital. Bucke developed recreational and occupational therapy programming as part of treatment, eliminated the use of restraints and ended the use of alcohol as a treatment – all progressive reforms for his time. Superintendent Bucke also had a significant impact on the design and layout of the site. Many of the significant heritage features

¹ The accepted term for a recipient of mental health services is “client”. For the purposes of this report, which is a discussion of the history of the site, patient will be used unless discussing present-day client care.

that remain today were built under his tenure and were due to his influence, including the Chapel of Hope, Stable, Infirmary and the Allée. Bucke is also a controversial figure and the source of great debate among historians and mental health professionals for his encouragement and use of gynaecological surgeries on women for treatment of mental illness.

BACKGROUND:

Historic Value:

Prior to the 19th century, people with mental illnesses were housed in jails, workhouses or the family home and many had no choice but to live on the streets. The Victorian era saw social change, and came to depend upon institutions to solve the social problems of the day. Large institutions were supposed to be places of refuge where patients were separate from the rapidly changing outside world. The London Psychiatric Hospital followed the Kirkbride Plan and moral therapy treatment – patients were to be placed in a natural environment with a significant amount of farm and parkland. When opened in 1871, the London Psychiatric Hospital was located on 300 acres just outside city limits. The City of London was chosen as the location for a new institution partially due to the influence of John Carling – Ontario's first commissioner of public works. He directed the construction of the institutions on land he had sold to the government in 1870.

The institution was self-sufficient and significant farming operations were located on the northern portions of the site with stables, greenhouses, orchards, fields full of crops and a root house for storage. While various employment opportunities were available at the London Psychiatric Hospital, patient labour was used as part of moral therapy treatment and as a way of keeping costs down. In the early years patient labour was separated by gender – men worked in the field and tended to the animals while women worked in the laundry, cleaned and sewed. There were numerous clubs, sporting events, annual picnics and other special occasions for patients and staff thus giving the London Psychiatric Hospital a sense of community.

Religion was an important part of moral therapy treatment and the new chapel was constructed by patient labour as part of their treatment plan. The Chapel was built in 1884 at the behest of Dr. Bucke who petitioned the provincial government to fund its construction. Regular church services were part of treatment at the London Asylum with religious services held in the general recreation facilities prior to the Chapel's construction. The London Psychiatric Hospital is the only mental health facility in Ontario that has a stand-alone Chapel.

The Infirmary or Exam Building, completed in 1902 was intended to house patients who needed more enhanced medical care and offered dormitories and individual rooms for patients and common rooms and sunrooms. Superintendent Bucke toured similar facilities in the United States and helped design the building plan with provincial architect Francis R. Heakes. In 1908 the building was converted to use as a reception hospital to house new and short-term patients. These short-term patients might stay for a few months to a few years, and had access to advanced treatments such as showers, massages and continuous baths.

Following the First World War, a large number of Canadian veterans were admitted to London Psychiatric Hospital suffering from psychological effects of the war. They were treated for "shell-shock" for which symptoms are now associated with post-traumatic stress disorder. Overcrowding was an issue at the London Psychiatric Hospital and by 1924 it accommodated almost 1200 patients. Maintaining a peaceful and idyllic setting for patients was difficult for the superintendents due to the overcrowding. Many common and sun rooms were used as wards to accommodate patients instead of places of rest and relaxation. R.M Bucke is the most well-known and controversial superintendent at the London Psychiatric Hospital for his encouragement and use of gynecological surgeries on women. Some argue the surgeries were an attempt by Bucke to find a successful treatment for his patients – but there seems to be little merit of such surgeries on mentally ill women. Upon his death, the use of gynecological surgery came to an end at London Psychiatric Hospital. The London Psychiatric Hospital is also associated with eight superintendents who were the chief administrators and medical directors of the London Psychiatric Hospital from 1870-1970. They had an array of responsibilities including supervising staff, medical services, training nurses, therapies, property and facilities maintenance and medical study of all patients. .

These institutions evolved to providing occupational and vocational therapies. In the early 1960s, new medications were developed to treat mental illness thereby starting the de-institutionalization process. While these drugs might not cure patients suffering from mental illness, they helped reduce and control symptoms allowing patients to be discharged and to live in the community. The move away from institutionalization to community living made these large, self-sufficient facilities obsolete.

Architectural Value:

Chapel of Hope

The Chapel of Hope was built in 1884 by patient labour under instruction by Superintendent Bucke. It is a 1 ½ storey buff-brick structure in the Gothic Revival style and features two chimneys at the east and west elevation. The gable roof is interrupted with four dormers on the north and south elevations with trefoil shaped windows. The side walls feature seven gothic-arched stained glass windows separated by buttresses. The stained glass window over the altar features a combination of religious and London Psychiatric Hospital images.

Horse Stable

The Horse Stable was built in 1894 under the direction of Superintendent Bucke and the scale and quality of materials shows the importance of agriculture to the self-sufficiency and practice of moral therapy at London Psychiatric Hospital. It is a large two-storey buff brick building. There are two intersecting gable roof sections and five ventilators along the apex to provide ventilation and give the building a distinct silhouette. The segmental arched window openings (bricked over) have brick voussoirs and most have stone sills. The eaves have tongue and groove soffits. A large second storey board and batten door provides access to the hay loft on the building's west elevation.

The Infirmary

The Infirmary is an imposing building with a combination of architectural styles popular in the Victorian-era including Beaux-arts Classicism, Edwardian Classicism and Colonial Revival. The Infirmary is constructed of local buff brick with a central administration block with two recessed symmetrical wards on either side (one for men and one for women). The three-storey central block sits on a raised basement. It has a hipped roof with a central skylight to the operating theatre and tall distinctive chimneys. The main front entrance is topped with a pediment supported by pilasters, a large rounded arched window and two smaller rounded-arched windows and a dentillated cornice. The symmetrical wards are connected to the central block by a narrow corridor. The wards feature Colonial Revival influence seen in the projecting central bay with a pediment and coins, ventilators, dormer windows and dentillated cornice. The sun porches at the end of each wing were originally in the shape of a trapezoid. The current ones are rectangular and date from 1945. The rear (north) elevation of the Infirmary is simplified with projecting bays, dormer windows and tall chimneys. All of the window openings are flat-arched and many of the double-hung wood-sash windows survive. The exception is a singular rounded-arch window on both ward façades above an off-centered entrance door.

Recreation Hall

The Recreation Hall was constructed in 1920 and is located directly east of the Chapel of Hope. It was constructed in a Classical Revival style of reddish-brown brick laid in common bond. It features a symmetrical façade frontispiece – a central block and two flanking wings. The central block features a pediment with an oculus window, a central rectangular shaped tripartite window flanked with 6-paned window. The flanking wings feature a rounded-arched window. The brickwork that surrounds the windows is dark brown and extends well beyond the base of the window. Each of the six multi-paned rectangular wood windows are divided into three parts on the side-walls and set within a shallow rounded-arched niche. The austere rear elevation features coining and a singular rounded-arched window in the gable.

Contextual Value:

The London Psychiatric Hospital is deliberately setback from the main street to provide a serene and rural setting – core to moral therapy and the Kirkbride Plan. The historic main entrance to the Former Hospital Lands is off Dundas Street East where the Allée leads visitors from the street and into the complex of institutional buildings. The Former Hospital Lands were originally surrounded by a rural farming landscape. They are now bordered by three extremely busy thoroughfares (Highbury Avenue North, Oxford Street East and Dundas Street East) and the surrounding neighbourhood has evolved to become the home to several business and industries along Highbury Avenue North and Dundas Street East and a residential subdivision to the east.

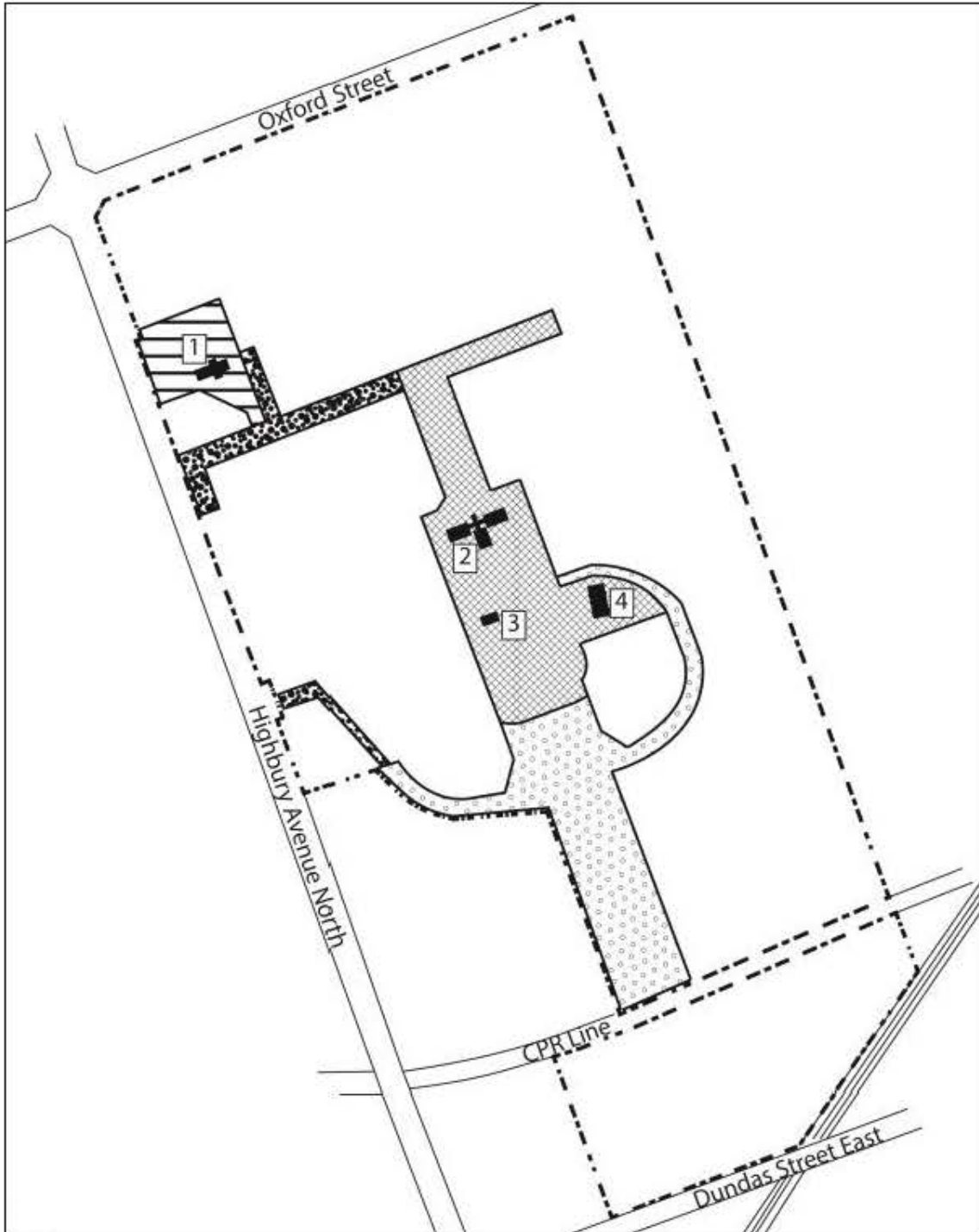
Archaeological Value:

The London Psychiatric Hospital has archaeological value due to the below ground resources associated with the evolution mental health care. The main building, airing yard, portions of the root house represent the era in the 19th century when use of the Kirkbride Plan and self-sufficiency was the norm at these large-scale government run mental health institutions.

:SF August 23 2017

SITE SKETCH SHOWING





1. THE APPROXIMATE LOCATION AND CONFIGURATION OF THE PROTECTED LAND AND THE ACCESS LANDS ON THE FORMER HOSPITAL LANDS
2. THE APPROXIMATE LOCATION AND CONFIGURATION OF THE ALLÉE AND ROAD ZONE ON THE PROTECTED LANDS
3. THE APPROXIMATE LOCATION OF BUILDINGS ON THE PROTECTED LANDS



SKETCH NOT TO SCALE

SKETCH NOT A PLAN OF SURVEY

LEGEND

- | | | | |
|---|------------------------------|----|-------------------|
|  | Access Lands | 1. | Horse Stable |
|  | Allée and Ring Road and Zone | 2. | Infirmary |
|  | Campus Zone | 3. | Chapel of Hope |
|  | Horse Stable Zone | 4. | Recreational Hall |

--- Boundaries of the Former Hospital Lands

SCHEDULE "B3"

DESCRIPTION OF THE HERITAGE FEATURES

The Heritage Features referred to in this Agreement are comprised of the exteriors of the Buildings on the Protected Lands which include, but are not limited to, the following highlighted elements which contribute to their heritage value:

The Horse Stable:

- General massing and two intersecting gable roof sections
- "t"-shaped footprint
- Local buff brick (also called white brick)
- Five roof ventilators
- Brick chimney (east elevation)
- Location of existing segmental-arched window and door openings
- Brick voussoirs and stone sills above and below window openings
- Board and batten upper access doors to hay loft (west elevation)

Chapel of Hope:

- Local buff brick construction
- Gable roof topped with a finial
- Double-lancet stained glass windows
- Large stained glass window above the altar depicting religious imagery and scenes from the London Psychiatric Hospital
- Bull's eye window with quatrefoil muntin in the gable end
- Seven bay side walls with buttresses
- Trefoil dormers
- Chimneys

The Infirmary:

- Local buff brick construction
- Symmetrical composition - tall three-storey central administration block on a raised basement centre block flanked by two identical wards with rectangular wood verandahs
- Main front entrance topped with a pediment supported by pilasters, a large rounded arched window and two smaller rounded-arched windows and dentilated cornice
- Tall chimneys and skylights atop the hipped roof of the central block
- Dentilated cornice around the entire building
- Double-hung wood-sash windows
- Flat arch buff-brick lintels and stone sills
- Louvered ventilators atop the flanking wards
- Pediments, dormer and Bull's eye windows of the wards
- The single rounded-arched window of the wards façade
- Decorative buff-brick quoins at the end walls and separating the slightly projecting bays of the wards
- The simplified rear (north) elevation with projecting bays, dormers and chimneys
- Sun porches at the end of each ward

Recreation Hall:

- Reddish-brown brick construction
- Symmetrical façade frontispiece – a central block and two flanking wings.
- Central block with pediment, oculus window, a central rectangular shaped tripartite window flanked with 6-paned window
- Flanking wings feature a rounded-arched window with decorative dark-brown brickwork extending well beyond the base of the window.
- Side walls with six multi-paned rectangular wood windows divided into three parts and set within a shallow rounded-arched niche
- Raised basement with multi-paned windows
- Projecting bays on the side wall with a pediment, quoins, entrance door and six-over-six wood-sash windows
- Rear elevation features quoins and a rounded-arched window in the gable

DESCRIPTION OF CULTURAL HERITAGE LANDSCAPE FEATURES

The provincially significant cultural heritage landscape on the Protected Lands is composed of three zones:

1. **The Allée and Ring Road Zone:** This zone contains the grand tree-lined Allée that stretches from the historic entrance at Dundas Street East northward to the circular drive and ring road that connects the Infirmary, the Chapel of Hope and the Recreational Hall. With its open spaces and rows of mature trees, it evokes a designed rural setting and framed vista for the key institutional buildings of the Hospital which are set back from the main entrance off Dundas Street East.
2. **The Campus Zone:** This zone contains three (3) buildings associated with the London Psychiatric Hospital of provincially significant heritage value: the Infirmary, the Chapel of Hope and the Recreational Hall as well as associated open spaces, landscape and plantings. These elements are located within a ring road at the end of a long Allée stretching south to Dundas Street.
3. **The Horse Stable Zone:** This zone is comprised of open space, mature trees and unobstructed views of all sides of the horse stable.

The Cultural Heritage Landscape Features of the Allée and Ring Road Zone

The Cultural Heritage Landscape Features of the Allée and Ring Road Zone include, but are not limited to, the following highlighted elements:

- The 470-metre tree-lined Allée that extends from the CPR Line and intersects with the circular drive
- Circular drive with internal green space and east/west access to the ring road
- Remnants of the ring road
- Mature trees that border the ring road on both sides

The Cultural Heritage Landscape Features of the Campus Zone

The Cultural Heritage Landscape Features of the Campus Zone include, but are not limited to, the following highlighted elements:

- The location of the provincially significant buildings: Chapel of Hope, Infirmary and Recreation Hall within the landscape
- Their deliberate setback of the from the Dundas Street East to provide a serene and rural setting
- Strategically planted trees including the row of black walnut trees along east/west interior roadway leading to the Horse Stable
- North/south tree-lined roadways framing a view of the north (rear) elevation of the Infirmary
- The open space of the lawn with mature plantings directly south of the Infirmary

The Cultural Heritage Landscape Features of the Horse Stable Zone

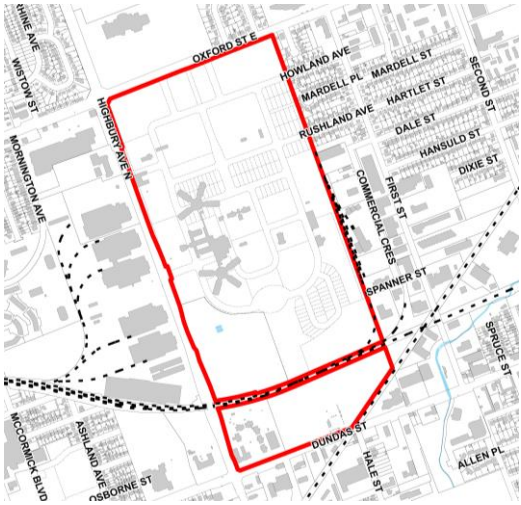
The Cultural Heritage Landscape Features of the Horse Stable Zone include, but are not limited to, the following highlighted elements:

- Mature trees including sugar maples and walnuts
- Surrounding open space providing unobstructed views of all four elevations of the Horse Stable

:SF August 23, 2017

Official Plan Amendment

850 Highbury Avenue North



File: OZ-9324

Applicant: Old Oak Properties

What is Proposed?

Official Plan amendment to:

- Amend the London Psychiatric Hospital Lands Secondary Plan to allow mixed-use low, medium and high-density development with a mix of residential, commercial, heritage, community and other uses on the lands of the former London Psychiatric Hospital.
- Housekeeping updates to the Secondary Plan to remove references to the 1989 Official Plan

YOU ARE INVITED!

Further to the Notice of Revised Application you received on April 4, 2022, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, May 30, 2022, no earlier than 5:00 p.m.

Meeting Location: The Planning and Environment Committee Meetings are hosted in City Hall, Council Chambers; virtual participation is also available, please see City of London website for details.

For more information contact:

Michael Clark
mclark@london.ca
519-661-CITY (2489) ext. 4586
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: 39T-21503/OZ-9324

london.ca/planapps

To speak to your Ward Councillor:

Councillor Mohamed Salih
msalih@london.ca
519-661-CITY (2489) ext. 4003

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

Application Details

Requested Amendment to The London Plan (New Official Plan)

Proposed revised amendment to the Official Plan to update the London Psychiatric Hospital Lands Secondary Plan (LPHSP) to change the designation of the property from the Transit-Oriented Corridor, Village Core, Academic Area, Residential Area, Open Space, and Heritage designation to the Transit-Oriented Corridor, Village Core, Residential Area, Open Space, and Heritage designation to permit a mixed-use low, medium and high-density development with a range of residential, commercial, heritage, community and other uses on the lands of the former London Psychiatric Hospital.

Multiple amendments are being proposed that will affect multiple policies and schedules of the plan. This includes increases to the height and density permissions along Oxford Street East and Highbury Avenue North, removal of the Academic Area designation of the plan, changes to the urban design, heritage, and transportation policies of the plan, elimination of minimum density requirements and the addition of single detached dwellings as a permitted use for low density areas of the plan, and changes to the planned connectivity network both within the plan and to adjacent neighbourhoods.

Larger scale proposed amendments include the following:

- Removal of sections 20.4.3.2.2 Village Core Policy Area 2 – Mixed Use Office, 20.4.3.2.3 Village Core Policy Area 3 - Mixed Use Residential, 20.4.3.3.2 Transit-Oriented Corridor Policy Area 2 - High-rise Residential, 20.4.3.4 Academic Area Designation, 20.4.3.4.1 Academic Policy Area 1 – Private Recreation, 20.4.3.4.2 Academic Policy Area 2 – Academic Classrooms and Offices, 20.4.3.4.3 Academic Policy Area 3 – Satellite Campus Residences.
- Addition of single storey commercial uses as a permitted use within the Village Core and Transit-Oriented Corridor designations, removal of bonussing provisions, addition of low density residential uses as a permitted use within portions of the plan.
- Removal of density maximum and minimum and replacement with height limits, increases in the height permissions of the Transit-Oriented Corridor, redesignation of portions of the Village Core and Academic Area designations to the Transit-Oriented Corridor designation;
- The expansion of the Urban Design policies, including specific policies for High Rise Buildings, Mid-Rise Buildings, Low-Rise Buildings, Ground Floor Design, and Back of House and Loading areas
- Amendments to Schedule 1 – Community Structure Plan, Schedule 2 - Character Area Land Use Designations, Schedule 3 - Sub Area Designations, Schedule 4 – Building Height Plan, Street 5 – Street Hierarchy Plan, Schedule 6 – Pedestrian and Cycling Network, Schedule 7 – Cultural Heritage Framework, and Schedule 8 – Urban Design Priorities.

The City may also consider additional or revised recommendations including:

- Revised amendments to the Secondary Plan policies and schedules to ensure that the Secondary Plan is consistent with the in force and effect London Plan policies including the City Building policies, Place Type Policies, and policies related to Protected Major Transit Station Areas.
- Amendments throughout the Secondary Plan, including to policies affecting the lands known municipally as 840 & 850 Highbury Avenue North, and 1340 & 1414 Dundas Street, to replace references to the 1989 Official Plan, its land use designations and street classifications, with references to the London Plan.

The City has also received applications for Zoning By-Law Amendment (OZ-9324) and Draft Plan of Subdivision (39T-21503) to implement of the policies of the proposed Official Plan Amendment. The Planning and Environment Committee will be considering these applications at a future public meeting, the date and time of which will be published in the Londoner.

The Official Plans are available at london.ca.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation of land located within 120 metres of a property you own, or your landlord has posted the public meeting notice in your building. The City reviews and makes decisions on

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

See More Information

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

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

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested 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](https://neighbourgood.ca) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

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

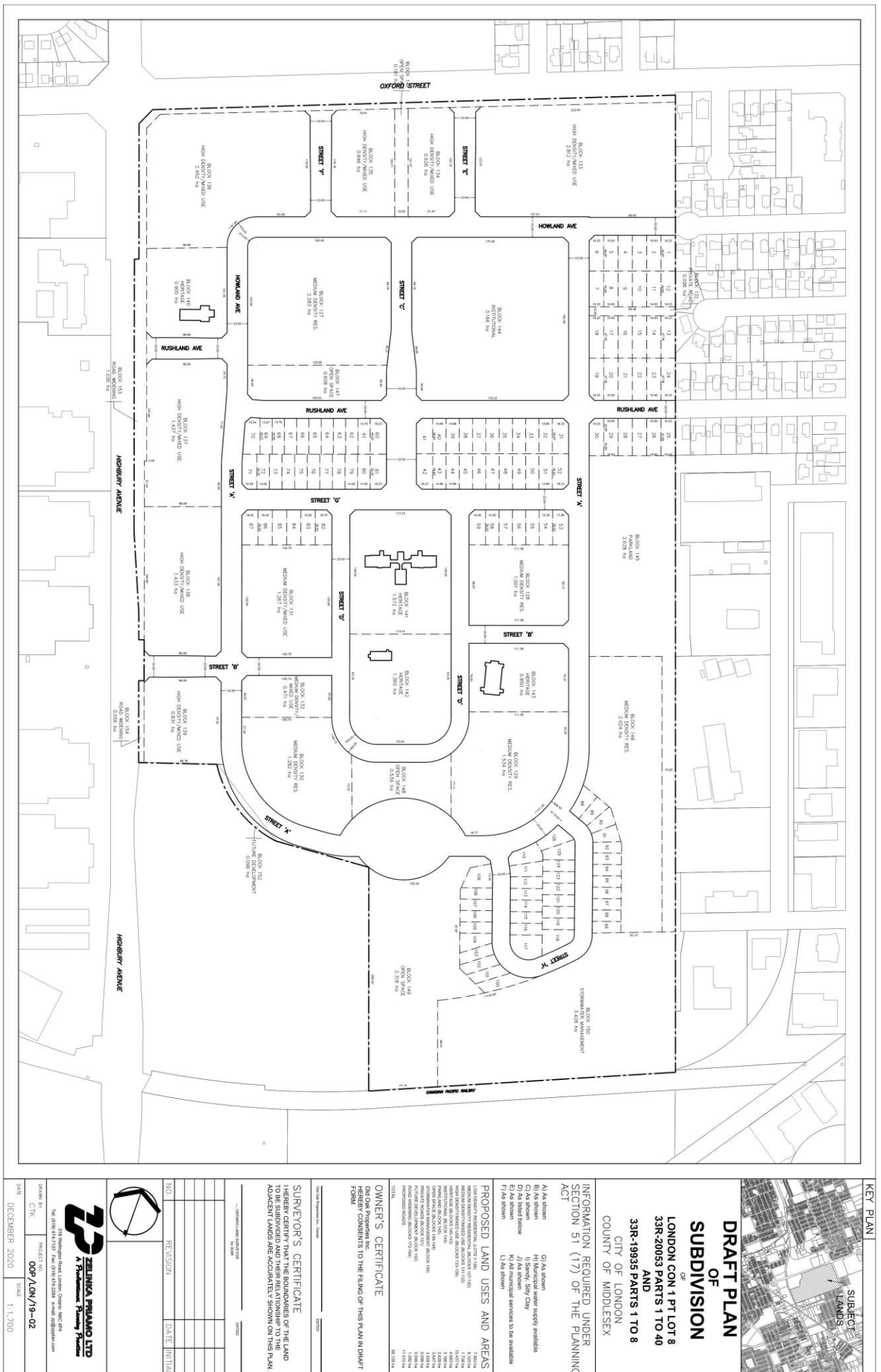
Notice of Collection of Personal Information

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Accessibility

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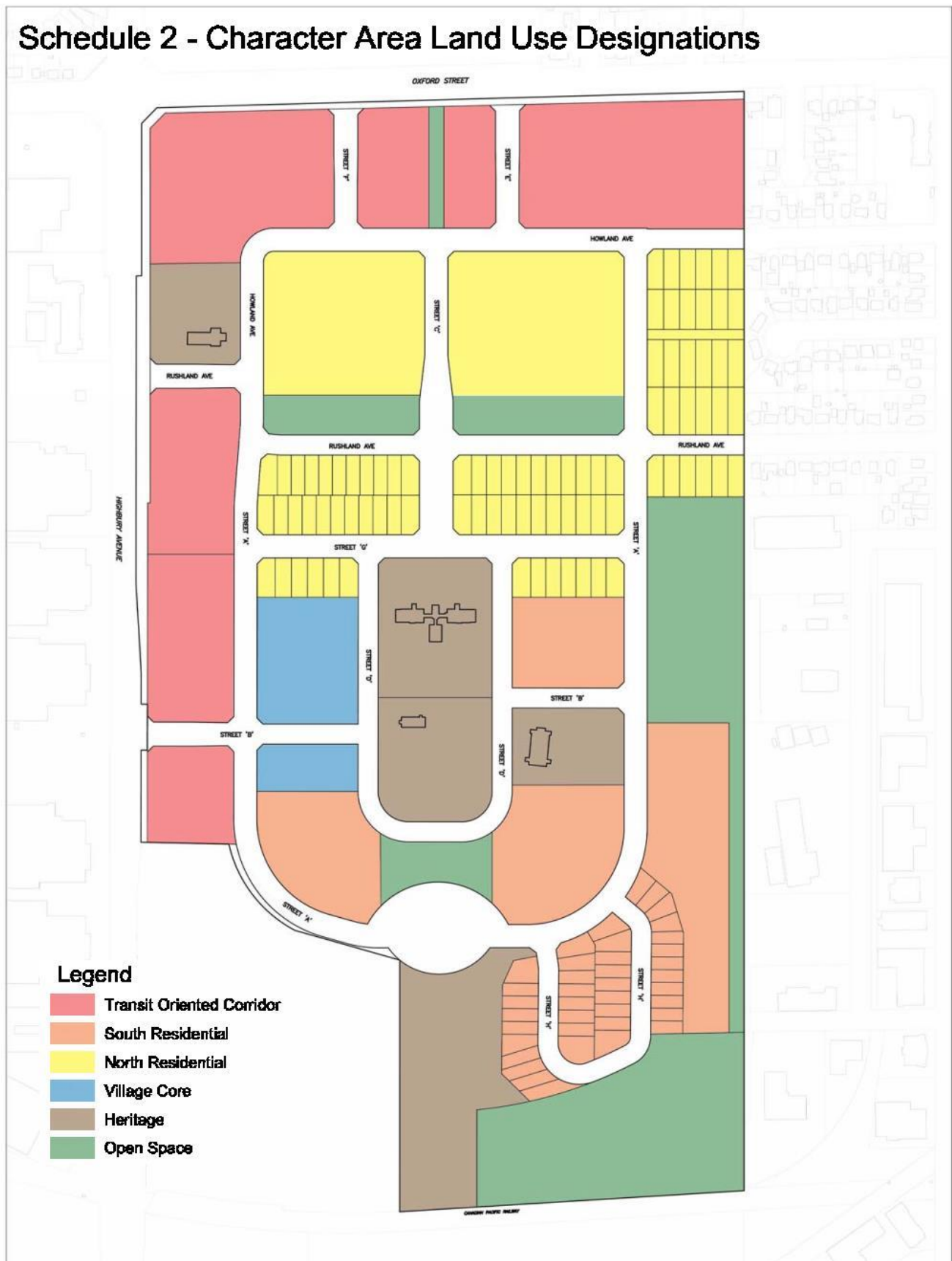
Site Concept



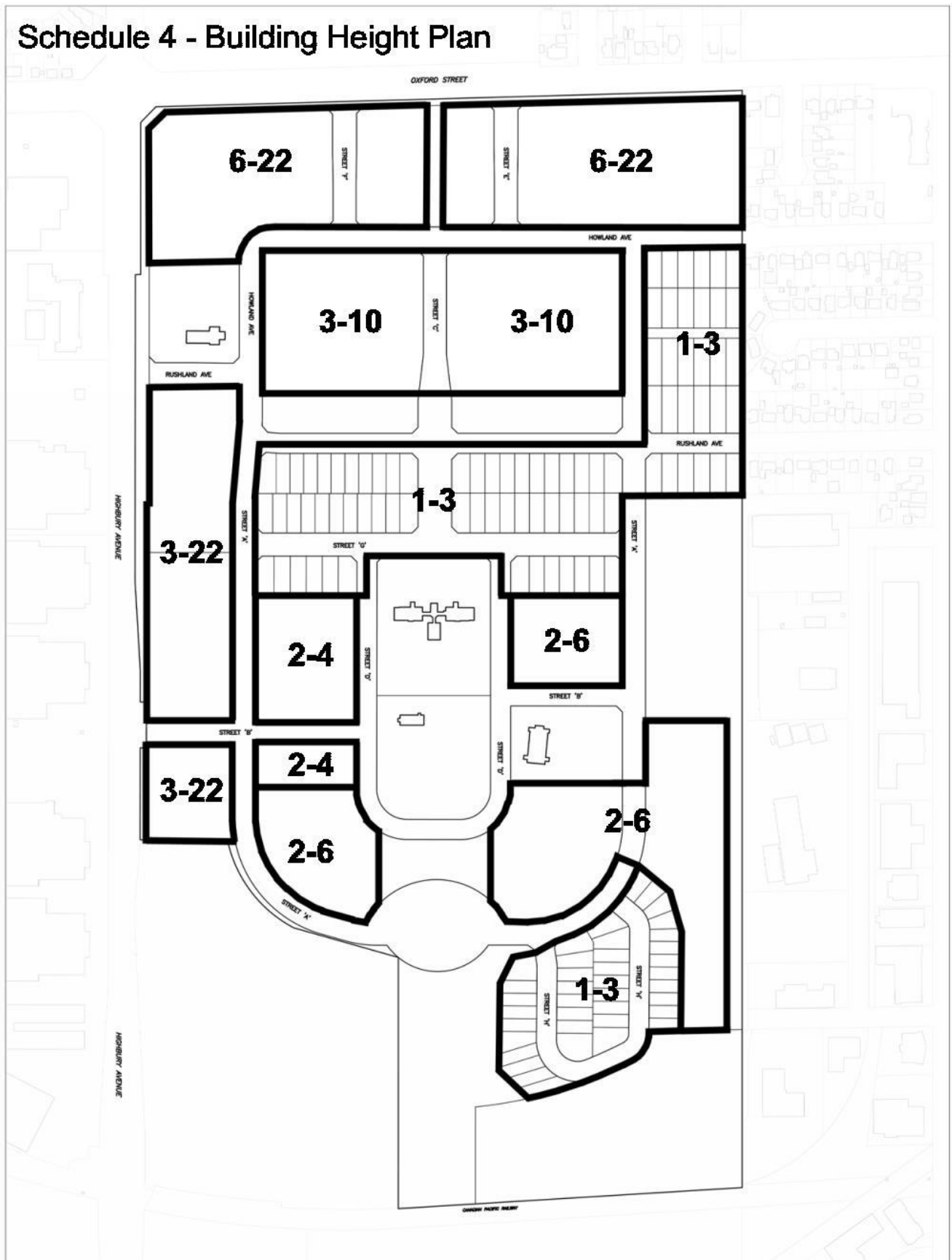
The above image represents the applicant's proposal as submitted and may change.

Proposed Revised Official Plan Amendment

Schedule 2 - Character Area Land Use Designations



Schedule 4 - Building Height Plan



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

Zoning By-Law Amendment

537 Crestwood Drive



File: Z-9333

Applicant: Middlesex Condominium Corporation 816

What is Proposed?

Zoning amendment to allow:

- one additional single detached dwelling within Condo Corporation No. 816.

YOU ARE INVITED!

Further to the Notice of Application you received on April 1, 2021, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, May 30, 2022, no earlier than 4:00p.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:

Alanna Riley
ariley@london.ca
519-661-CITY (2489) ext. 4579
Development Services, City of London,
300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9
File: Z-9333

london.ca/planapps

To speak to your Ward Councillor:

Councillor Paul VanMeerbergen
pvanmeerbergen@london.ca
519-661-CITY (2489) ext. 4010

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

Application Details

Requested Zoning By-law Amendment

To change the zoning from a Residential Special Provision R6 (R6-2(13)) Zone and an Urban Reserve (UR1) Zone to a Residential Special Provision (R6-2(_)) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

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

Current Zoning

Zone: Residential Special Provision R6 (R6-2(13)) Zone and an Urban Reserve (UR1) Zone
Permitted Uses: Single-detached (cluster housing) and existing dwellings, agricultural uses with exceptions, conservation lands, managed woodlot, wayside pit, passive recreation use.
Special Provision(s): Minimum Lot Frontage – 10.0 metres; Minimum East Interior Side Yard – 1.2 metres
Residential Density: 20 units per hectare
Height: 10.5 metres

Requested Zoning

Zone: Residential Special Provision R6 (R6-2(_)) Zone
Permitted Uses: Single-detached dwellings (cluster housing)
Special Provision(s): recognize existing special provisions and add new special provisions to accommodate the new dwelling, to include minor variances previously permitted, and to recognize the existing rear yard depth for the existing accessory structure. New special provisions requested include: a reduced rear yard depth for the new dwelling of 3.73m in place of 4.0m; and a minimum rear yard depth for the existing accessory structure of 1.2m in place of 3.6m. Existing permissions proposed to be carried forward to the new zone include: a minimum lot frontage on Crestwood Drive of 10.0m; a reduced minimum east interior side yard depth of 1.2m; a maximum accessory building height of 7.0m; and a minimum south interior side yard depth of 1.2m for an accessory building. insert requested special provision(s) ie lot area, yard setbacks or no change requested.
Residential Density: 20 units per hectare
Height: 10.5 metres

The City may also consider a reduced maximum building height for the new dwelling, and the modification of the existing Residential R6 Special Provision (R6-2(13)) Zone in place of deleting and replacing it with a new Residential R6 Special Provision (R6-2(_)) Zone.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Low Density Residential in the 1989 Official Plan, which permits single detached, semi-detached and duplex dwellings as the main uses.

The subject lands are in the Neighbourhoods Place Type in The London Plan, permitting single-detached, semi-detached and duplex dwellings, converted dwellings, townhouses, secondary suites, home occupations and group homes.

How Can You Participate in the Planning Process?

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

See More Information

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

Right to Appeal to the Ontario Land Tribunal

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

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

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

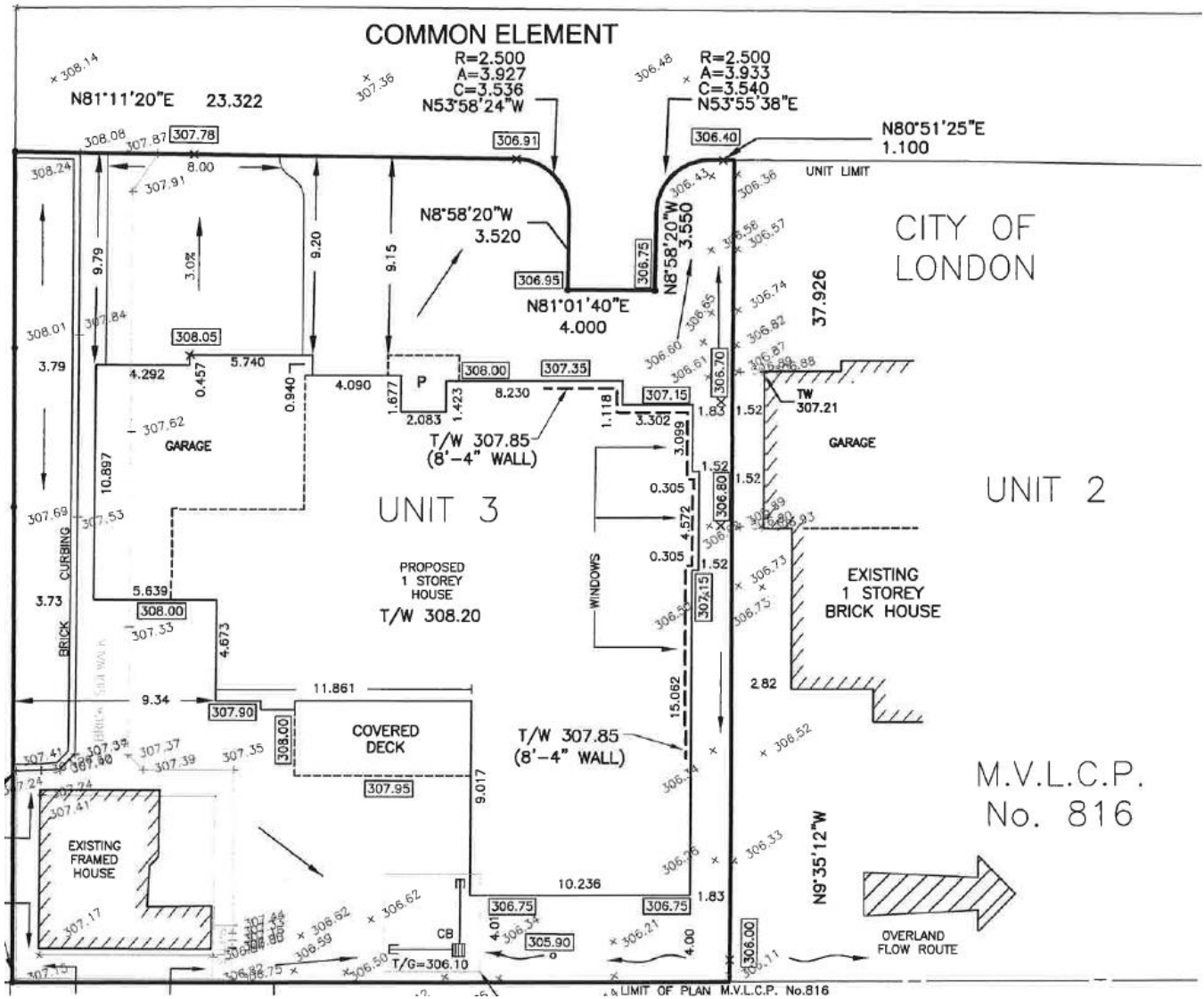
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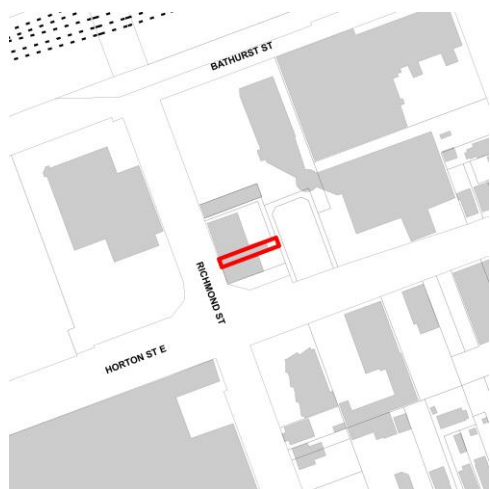
Site Concept



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

Zoning By-Law Amendment

258 Richmond Street



File: Z-9465

Applicant: Siv-ik Planning and Design Inc.

What is Proposed?

Zoning amendment to allow:

- Allow a broader range of commercial and residential uses
- Recognize the existing frontage, lot coverage, vehicle parking and bicycle parking on site

YOU ARE INVITED!

Further to the Notice of Application you received on February 23, 2022, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, May 30, 2022, no earlier than 4:00 p.m.

Meeting Location: The Planning and Environment Committee Meetings are hosted in City Hall, Council Chambers; virtual participation is also available, please see City of London website for details.

For more information contact:

Anusha Singh
asingh@london.ca
519-661-CITY (2489) ext. 7153
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: Z-9465

london.ca/planapps

To speak to your Ward Councillor:

John Fyfe-Millar
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 Zoning By-law Amendment

To change the zoning from a Restricted Service Commercial (RSC2/RSC3/RSC4) Zone to a Business District Commercial Special Provision (BDC (_)) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

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

Current Zoning

Zone: Restricted Service Commercial (RSC2/RSC3/RSC4) Zone

Permitted Uses: Animal clinics; automobile rental establishments; automobile repair garages; automobile sales and service establishments; automobile supply stores; automotive uses, restricted; catalogue stores; duplicating shops; home and auto supply stores; home improvement and furnishing stores; kennels; repair and rental establishments; service and repair establishments; studios; taxi establishments; self-storage establishments; bulk beverage stores; dry cleaning and laundry depots; liquor, beer and wine stores; pharmacies; bulk sales establishment; assembly halls; clinics; commercial recreation establishments; emergency care establishments; funeral homes; laboratories; medical/dental offices; private clubs; bake shops; convenience service establishments; convenience stores; day care centres; duplicating shops; financial institutions; florist shops; personal service establishments; restaurants; video rental establishments; brewing on premises establishment; self-storage establishments.

Requested Zoning

Zone: Business District Commercial Special Provisions (BDC(_)) Zone

Permitted Uses: Animal hospitals; Apartment buildings, with any or all of the other permitted uses on the first floor; Bake shops; Clinics; Commercial recreation establishments; Commercial parking structures and/or lots; Converted dwellings; Day care centres; Dry cleaning and laundry depots; Duplicating shops; Emergency care establishments; Existing dwellings; Financial institutions; Grocery stores; Laboratories; Laundromats; Libraries; Medical/dental offices; Offices; Personal service establishments; Private clubs; Restaurants, Retail stores; Service and repair establishments; Studios; Video rental establishments; Lodging house class 2; Cinemas; Brewing on Premises Establishment; Food Store; Animal Clinic; Convenience Store; Post Office; Convenience service establishments; Dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor; Bed and breakfast establishments; Antique store; Police stations; Artisan Workshop; Craft Brewery.

Special Provision(s): Additional permitted uses: Hotel and Assembly Hall; lot frontage of 5.6m whereas 8m is required; lot coverage of 85% whereas 70% maximum is required; 0 vehicle parking spaces whereas 4 parking spaces are required; 0 bicycle parking spaces whereas 2 spaces are required.

The City may also consider additional special provisions.

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 (MSCC) in the 1989 Official Plan. The MSCC designations permits 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; and units created through the conversion of existing buildings, or through the development of mixed-use buildings

The subject lands are located in the Urban Corridor Place Type of The London Plan and within the SoHo Main Street Specific Segment. The SoHo Main Street Specific Segment permits a range of residential, retail, service, office, cultural, recreational, and institutional uses that are intended to be provided at a pedestrian-oriented and walkable neighbourhood scale.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the zoning of land located within 120 metres of a property you own, or your landlord has posted the 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
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Attend This Public Participation Meeting

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What Are Your Legal Rights?

Notification of Council Decision

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

Right to Appeal to the Ontario Land Tribunal

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NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

6092 Pack Road



File: Z-9493

Applicant: Magnificent Homes and Royal Premier Homes

What is Proposed?

Zoning amendment to allow:

- The retention of the existing 20th-Century Farmhouse as a single detached unit;
- Five (5) 2.5-storey townhouses totaling 33 dwelling units;
- A 3.5-storey back-to-back townhouse building containing six (6) dwelling units;
- A maximum density of 41 uph; and
- Reduced yard setbacks.



LEARN MORE & PROVIDE INPUT

Please provide any comments by **May 20, 2022**

Stuart Filson

sfilson@london.ca

519-661-CITY (2489) ext. 4847

Planning & Development, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9493

london.ca/planapps

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

Anna Hopkins

ahopkins@london.ca

519-661-CITY (2489) ext. 4009

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

Application Details

Requested Zoning By-law Amendment

To change the zoning from an Urban Reserve 3 (UR3) Zone to a Residential R6 Special Provision (R6-5(*)) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

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

Current Zoning

Zone: UR3

Permitted Uses: Existing dwellings; Agricultural uses (except for mushroom farms, commercial green houses livestock facilities and manure storage facilities); Conservation lands; Managed woodlot; Wayside pit; Passive recreation use; Farm Gate Sales (Z.-1-192806); Kennels; Private outdoor recreation clubs; and Riding stables. Private outdoor recreation clubs; and Riding stables.

Special Provision(s): N/A

Residential Density: N/A

Height: 15.0 metres

Bonus Zone: N/A

Requested Zoning

Zone: R6-5(*)

Permitted Uses: Single detached dwelling; Semi-detached dwelling; Duplex dwelling; Triplex dwelling; Townhouse dwelling; Stacked Townhouse dwelling; Apartment buildings; and Fourplex dwelling.

Special Provision(s): Reduced interior side yard of 2 metres for both sides of the 10 Unit Townhouse instead of 6 metres (Z.-1 10.3.1); reduced western interior side yard of 3 metres for the 3 Unit Townhouse instead of 6 metres (Z.-1 10.3.1); reduced eastern interior side yard of 3 metres for the 4 Unit Townhouse instead of 6 metres (Z.-1 10.3.1); reduced western interior side yard of 3 metres for the 6 Unit Townhouse instead of 6 metres (Z.-1 10.3.1); and an increased density of 40.2 units per hectare instead of 35 units per hectare (Z.-1 Table 10.3.15.35).

Residential Density: 41 Units per Hectare

Height: 12.0 metres

Bonus Zone: N/A

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Low Density Residential and Multi-Family Medium Density Residential in the 1989 Official Plan, which permits a range of low and medium density residential uses as the main uses as the main uses.

The subject lands are in the Neighbourhoods Place Type in The London Plan, permitting a range of low-rise residential uses.

How Can You Participate in the Planning Process?

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Reply to this Notice of Application

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

Attend a Future Public Participation Meeting

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

What Are Your Legal Rights?

Notification of Council Decision

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

Right to Appeal to the Ontario Land Tribunal

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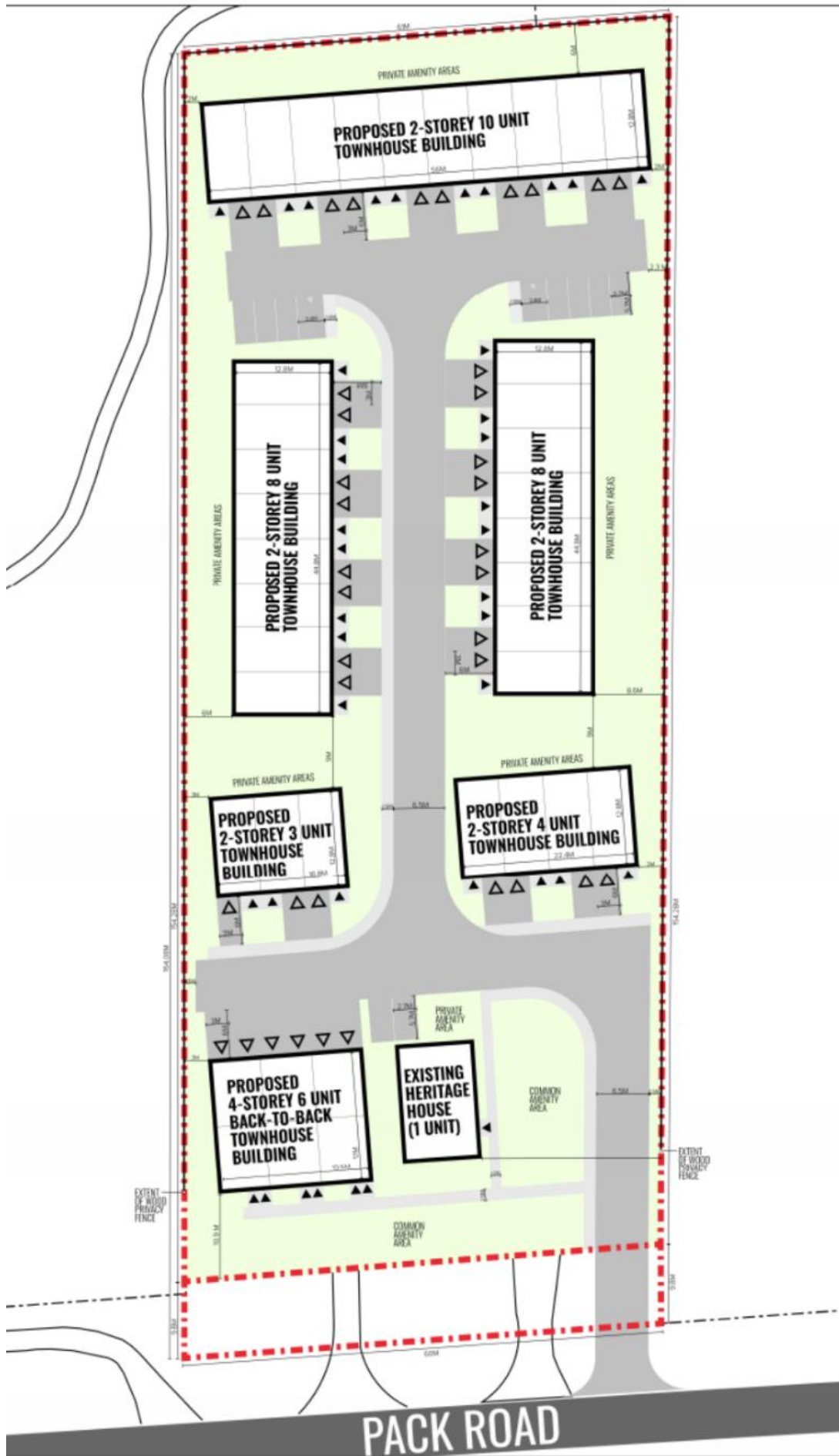
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Accessibility

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Site Concept



Site plan concept

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

Building Renderings



Conceptual Rendering 1



Conceptual Rendering 2

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



**Heritage Impact Assessment
6092 Pack Road, London,
Ontario**

FINAL REPORT

February 17, 2022

Prepared for:

2847011 Ontario Inc.
509 Commissioners Road West
Suite 425
London, Ontario N6J 1Y5

Prepared by:

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

Project Number: 160940814

Executive Summary

2847011 Ontario Inc. retained Stantec Consulting Ltd. (Stantec) to prepare a Heritage Impact Assessment (HIA) for the property located at 6092 Pack Road in the City of London, Ontario. In accordance with Section 27(1) of the *Ontario Heritage Act* (OHA), the City of London (the City) maintains a register of properties that are of cultural heritage value or interest (CHVI). The property at 6092 Pack Road is a listed resource and is described as a Vernacular structure built in 1900. The property was added to the register on March 26, 2007. 2847011 Ontario Inc. is proposing to redevelop the property to include 40 new units consisting of cluster townhouse units, back-to-back townhouses, and the retention of the existing residence.

The residence at 6092 Pack Road was determined to demonstrate design/physical value and historic/associative value. The residence at 6092 Pack Road has design value as a representative example of an early 20th century Ontario vernacular structure with Queen Anne design elements. The property at 6092 Pack Road is directly associated with the Dale family and was occupied by members of the Dale family from 1842 until at least the early 1970s. The Dale family were prominent early settlers in the Township of Westminster.

The proposed undertaking will conserve the built heritage resource at 6092 Pack Road. The proposed undertaking would not result in direct impacts to the property at 6092 Pack Road. The existing residence will be retained *in situ* and no heritage attributes will be altered as part of the proposed undertaking. While the existing shed roof addition and hip roof addition of the residence will be removed, both do not contain heritage attributes. No indirect impacts are anticipated from shadows, isolation, or obstruction. There may be potential for indirect impacts related to land disturbance during the construction phase that could result in vibrations that are damaging to the structure. While a change in land use is anticipated to allow for higher residential density than is currently permitted, the property will remain residential in nature and the proposed changes are not anticipated to impact the heritage attributes or heritage value of the property.

An assessment of impacts resulting from the proposed undertaking at 6092 Pack Road has determined the undertaking may possibly result in indirect impacts from land disturbance. On site construction activity could result in vibrations that have potential to affect historic foundations. Based on the impacts identified to the cultural heritage resource and the proposed undertaking, the following mitigation measure is recommended:



**Heritage Impact Assessment
6092 Pack Road, London, Ontario**

- Retain a qualified person(s) to complete a pre-construction vibration assessment to determine acceptable levels of vibration given the site-specific conditions (including soil conditions, equipment proposed to be used, and building characteristics)
- Should the residence be determined to be within the zone of influence, additional steps should be taken to secure the building from experiencing negative vibration effects (i.e., adjustment of machinery or establishment of buffer zones)

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



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**Heritage Impact Assessment
6092 Pack Road, London, Ontario**

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- Appendix A: Concept Plan
- Appendix B: Renderings

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Abbreviations

BLA	Bachelor of Landscape Architecture
CAHP	Canadian Association of Heritage Professionals
CHVI	Cultural Heritage Value or Interest
CSLA	Canadian Society of Landscape Architects
HIA	Heritage Impact Assessment
MA	Master of Arts
MHSTCI	Ministry of Heritage, Sport, Tourism and Culture Industries
OALA	Ontario Association of Landscape Architects
OHA	Ontario Heritage Act
O. Reg.	Ontario Regulation
PPS	Provincial Policy Statement
RPA	Registered Professional Archaeologist



Heritage Impact Assessment 6092 Pack Road, London, Ontario

Introduction
February 17, 2022

1.0 Introduction

2847011 Ontario Inc. retained Stantec Consulting Ltd. (Stantec) to prepare a Heritage Impact Assessment (HIA) for the property located at 6092 Pack Road in the City of London, Ontario (Figure 1 and Figure 2). In accordance with Section 27(1) of the *Ontario Heritage Act* (OHA), the City of London (the City) maintains a register of properties that are of cultural heritage value or interest (CHVI). The property at 6092 Pack Road is a listed resource and is described as a Vernacular structure built in 1900. The property was added to the register on March 26, 2007. 2847011 Ontario Inc. is proposing to redevelop the property to include 40 new units consisting of cluster townhouse units, back-to back townhouses, and the retention of the existing residence.

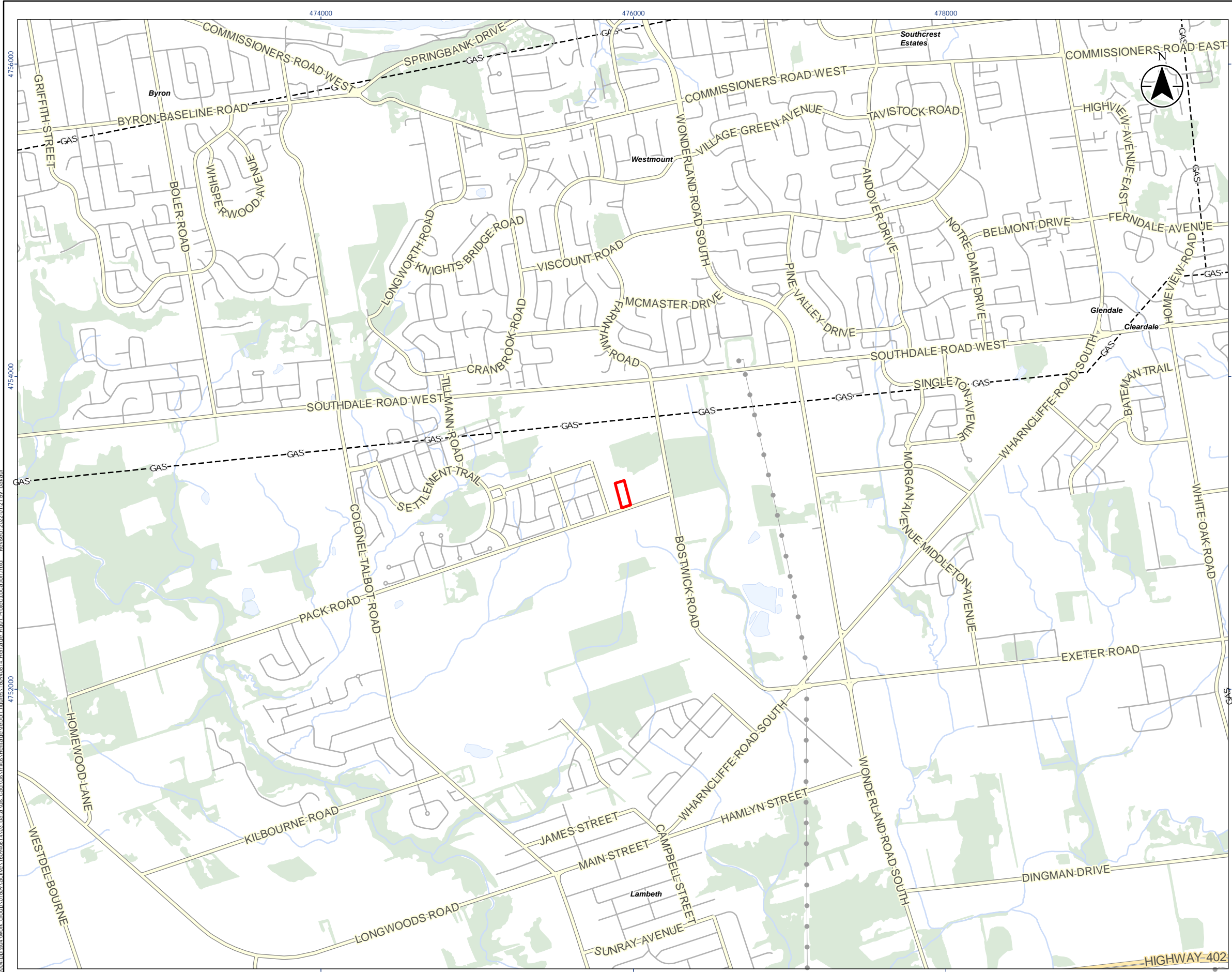
The purpose of the HIA is to respond to policy requirements regarding the conservation of cultural heritage resources in the land use planning process. Where a change is proposed within or adjacent to a protected heritage property, consideration must be given to the conservation of cultural heritage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

- Identify and evaluate the CHVI of the Study Area
- Identify potential direct and indirect impacts to cultural heritage resources
- Identify mitigation measures where impacts to cultural heritage resources are anticipated to address the conservation of heritage resources, where applicable

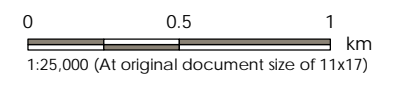
To meet these objectives, this HIA contains the following content:

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

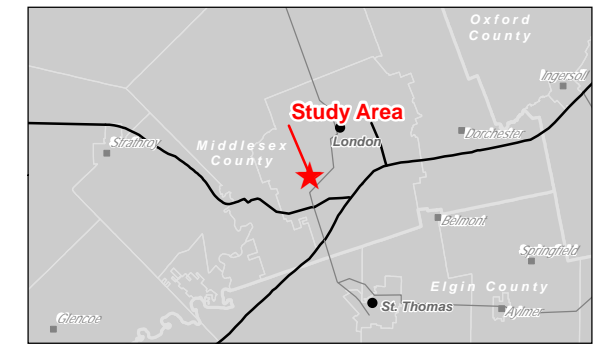




- Legend**
- Study Area
 - GAS- Gas Pipeline
 - Highway
 - Major Road
 - Minor Road
 - Hydro Line
 - Watercourse
 - Waterbody
 - Wooded Area



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2022.



Project Location: City of London
 Prepared by KB on 2022-01-21
 Technical Review by DH on 2022-01-21

Client/Project: MAGNIFICENT HOMES
 6092 PACK ROAD, LONDON, ONTARIO
 HERITAGE IMPACT ASSESSMENT

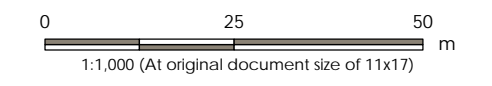
Figure No.: 1
 Title:

Location of Study Area

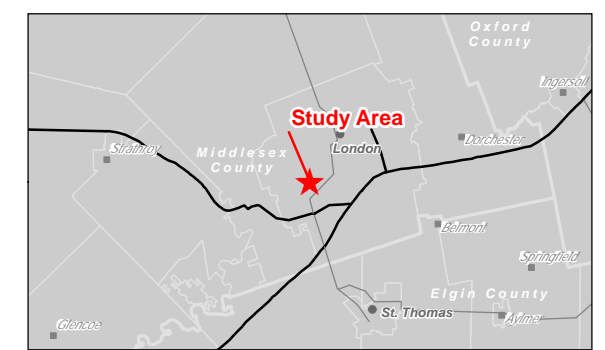
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Legend
 Study Area



Notes
 1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2022.
 3. Orthoimagery © First Base Solutions, 2021. Imagery Date, 2020.



Project Location: City of London
 Prepared by SW on 2022-01-21
 Technical Review by DH on 2022-01-21

Client/Project: MAGNIFICENT HOMES
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Figure No.: 2
 Title: Study Area

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2.0 Methodology

2.1 Policy Framework

2.1.1 Planning Act

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

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

(Government of Ontario 1990)

2.1.2 The 2020 Provincial Policy Statement

The Provincial Policy Statement (PPS) was updated in 2020 and is intended to provide policy direction for land use planning and development regarding matters of provincial interest. Cultural heritage is one of many interests contained within the PPS. Section 2.6.1 of the PPS states that, “significant built heritage resources and cultural heritage landscapes shall be conserved”.

(Government of Ontario 2020)

Under the PPS definition, conserved means:

The identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. 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.

Under the PPS definition, significant means:

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



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

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

(Government of Ontario 2020)

2.1.3 City of London Official Plan

The City of London’s Official Plan, *The London Plan*, contains the following policy regarding development within or adjacent to designated and listed heritage properties:

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

The London Plan also contains the following general objectives regarding cultural heritage resources:

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

(City of London 2016)

2.2 Background History

To understand the historical context of the property, resources such as primary sources, secondary sources, archival resources, digital databases, and land registry records were consulted. Research was also undertaken at the London Public Library. To familiarize the study team with the Study Area, historical mapping from 1862, 1878, and 1913 was reviewed.



2.3 Field Program

A site assessment was undertaken on July 19, 2021, by Frank Smith, Cultural Heritage Specialist and Lashia Jones, Heritage Consultant. The weather conditions were seasonably warm and clear. The site visit consisted of a pedestrian survey of the property. Interior access was not granted.

2.4 Evaluation of Cultural Heritage Value or Interest

2.4.1 Ontario Regulation 9/06

The criteria for determining CHVI is defined by *Ontario Regulation (O. Reg.) 9/06*. In order to identify CHVI at least one of the following criteria must be met:

1. *The property has design value or physical value because it:*
 - a. *is a rare, unique, representative or early example of a style, type, expression, material or construction method*
 - b. *displays a high degree of craftsmanship or artistic merit*
 - c. *demonstrates a high degree of technical or scientific achievement*
2. *The property has historical value or associative value because it:*
 - a. *has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community*
 - b. *yields, or has the potential to yield, information that contributes to an understanding of a community or culture*
 - c. *demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community*
3. *The property has contextual value because it:*
 - a. *is important in defining, maintaining or supporting the character of an area*
 - b. *is physically, functionally, visually or historically linked to its surroundings*
 - c. *is a landmark*

(Government of Ontario 2006a)



2.5 Assessment of Impacts

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

Direct impacts include:

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

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

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

(Government of Ontario 2006b)

In addition to direct impacts related to destruction, this HIA also evaluated the potential for indirect impacts resulting from the vibrations of construction and the transportation of project components and personnel. This was categorized together with land disturbance. Although the effect of traffic and construction vibrations on historic period structures is not fully understood, vibrations may be perceptible in buildings with a setback of less than 40 metres from the curbside (Crispino and D'Apuzzo 2001; Ellis 1987; Rainer 1982; Wiss 1981). For the purposes of this study, a 50-metre buffer is used to represent a conservative approach to delineate potential effects related to vibration. The proximity of the proposed development to heritage resources was considered in this assessment.



2.6 Mitigation Options

In addition to providing a framework to assess the impacts of a proposed undertaking, the MHSTCI Infosheet #5 also provide methods to minimize or avoid impacts on cultural heritage resources. These include, but are not limited to:

- *Alternative development approaches*
- *Isolating development and site alteration from significant built and natural features and vistas*
- *Design guidelines that harmonize mass, setback, setting, and materials*
- *Limiting height and density*
- *Allowing only compatible infill and additions*
- *Reversible alterations*
- *Buffer zones, site plan control, and other planning mechanisms*

(Government of Ontario 2006b)



3.0 Historical Overview

3.1 Introduction

The Study Area is located at 6092 Pack Road, between the intersections of Regiment Road and Bostwick Road. The legal description of the property is 'CON ETR PT LOT 76 REG 2.46 AC 200.00FR 536.26D.' Historically, the Study Area is located on part of Lot 76, East of Talbot Road in the former Township of Westminster. The following sections outline the historical development of the Study Area from the period of colonial settlement to the present-day.

To understand the historical context of the property, resources such as primary sources, secondary sources, archival resources, digital databases, and land registry records were consulted. Due to COVID-19 pandemic restrictions, access to some sources was limited or unavailable.

3.2 Physiography

The Study Area is situated within the "Mount Elgin Ridges" physiographic region (Chapman and Putnam 1984: 144-146). The region is located between the Thames Valley and Norfolk Sand Plain and consists of a succession of ridges and vales. The southern portions of the region drain to Lake Erie via Kettle, Catfish, and Otter Creeks. Northerly parts of the region drain to the Thames River. The two landforms of the region contain contrasting soils. The ridges contain well drained soil while the hollows contain poor drainage. In general, low-lying land in this region is used for pasture while the rolling hills are cultivated. Corn is the most important crop grown in the region and other crops include wheat, grain, and oats. The Mount Elgin Ridges is also considered one of the most prosperous dairy and livestock regions in Ontario (Chapman and Putnam 1984: 145).

3.3 Township of Westminster

3.3.1 Survey and Settlement

The former Township of Westminster and City of London is located on the traditional territory of the Attawandaron, Anishinaabeg, Haudenosaunee, and Lunaapeewak Indigenous peoples (City of London 2021). From the 17th century until 1763, southwestern Ontario was part of the sprawling colony of New France. The French colony was ceded to the British and Spanish following their victory in the Seven Years War in 1763. Much of this new British territory was administered as the Province of Quebec. In 1783, Great Britain recognized the independence of the United States and



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about 50,000 Loyalists left the fledgling republic for British lands, including Canada (Craig 1963: 3). To accommodate the Loyalists, the British parliament passed the *Constitutional Act of 1791*, which divided Quebec into Upper and Lower Canada. The division was both geographic and cultural: French laws would be preserved in Lower Canada, while the British constitution and laws would be implemented in Upper Canada (Craig 1963: 17).

John Graves Simcoe was selected as Lieutenant Governor of the newly created province. Simcoe was a veteran of the American Revolution, having served in the Queens Rangers, and eagerly planned to build a model British society in Upper Canada. He desired to “inculcate British customs, manners, and principles in the most trivial as well as serious matters” in the new colony (Craig 1963: 20-21). Simcoe intended to populate the new colony with Loyalists and new immigrants from the United States (Taylor 2007: 4-5).

The survey of the Township of Westminster began in 1810 under the direction Deputy Surveyor Simon Zelotes Watson. He began a preliminary survey of the township on May 27, 1810, and the following day started the survey in the northeast corner of the township south of the Thames River. The first line across the township that Watson surveyed was referred to as the baseline and roughly follows the present-day alignment of Baseline Road East (Baker and Neary 2003: 12). Watson was authorized to place settlers along the road and recruited about 300 Americans for settlement. However, Watson’s plans were blocked by Colonel Thomas Talbot, causing considerable acrimony between the two men (Paddon 1976: 45).

The overall settlement of Westminster Township during much of the first half of the 19th century was under the superintendence of Colonel Thomas Talbot. He was responsible for the settlement of 26 townships in southwestern Ontario. Talbot had the reputation as a strict superintendent and vigorously enforced the requirement which stipulated that all settlers clear and open at least half of the roadway along their lot. Settlers who ignored the requirement often had their right to settle on their land revoked (Westminster Township Historical Society (WTHS) 2006: 395).

In 1811, Provincial Land Surveyor Mahlon Burwell, a close associate of Colonel Talbot, began to survey additional sections of Westminster Township. He laid out the north branch of Talbot Road (present-day Colonel Talbot Road) to just north of present-day Lambeth, south of the Study Area. Shortly before the war of War of 1812, the former Indigenous trail now called Commissioner’s Road, located about 2.4 kilometres north of the Study Area, was widened and improved. Burwell’s survey of the remainder of Westminster Township was put on hold during the War of 1812 (Baker and Neary 2003: 28).



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The War of 1812 caused considerable disruption to the settlement of southwestern Ontario and Westminster Township. Until the War of 1812, the majority of immigrants to Upper Canada, including Westminster Township, were from the United States. Many of these immigrants arrived from New England and New York. Other early settlers to Westminster Township included Scottish immigrants (Miller 1992: 5). Some colonial officials expressed their wariness towards American settlers, with Colonel Talbot writing in 1800 that American immigrants were largely “enticed by a gratuitous offer of land, without any predilection on their part, to the British constitution” (Taylor 2007: 28). During the War of 1812, American settlers were perceived by Loyalists and the British military as disloyal or apathetic towards the war effort. There was some truth to this perception in Westminster Township, and several prominent settlers defected to American forces, including Simon Zelotes Watson (Hamil 1955: 76). After the war, the policy of encouraging immigration from the United States was largely abandoned and British administrators clamped down on granting land to American settlers (Taylor 2007: 31).



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The survey of Westminster Township resumed in August 1816 with Burwell laying out a northern extension of the Talbot Road between Lots 42 and 43, Concession 1. The Talbot Road served as a direct link between the Township of Westminster and the main Talbot Road to the south. The last portion of the survey, Concessions 3 to 9, was completed between 1819 and 1821 by Deputy Land Surveyor John Bostwick (St. Denis 1985: 19-20). The township was surveyed using the double-front system, with most lots being 200 acres in size (Plate 1). Properties north of Baseline Road on the Broken Front concession were irregularly sized due to the meandering path of the Thames River. The Township was named in for the City of Westminster, the site of the British Parliament. The name was likely chosen because the township was bordered on the north by London Township (Gardiner 1899: 314).



Plate 1: Double Front Survey System (Dean 1969)

3.3.2 19th Century Development

The first administrative meeting for the United Townships of Westminster, Delaware, and Dorchester was held on March 4, 1817, in Archibald McMillan's tavern. In 1817, the township had a population of 428 people in 107 houses. The township had two schools and two mills. The average price of land in 1817 was 20 shillings per acre (Brock and Moon 1972:568). An article published in the Montreal Gazette in June 1831 described the first concession of the Township of Westminster as being settled primarily by Americans and that "many of the farms are extensive and tolerably well cultivated, having good framed barns, fine promising young orchards, and comfortable dwellings" (Brock 1975: 65).

The first post offices were established in Westminster Township in 1840. One was located in present-day Lambeth and another in present-day Byron (WTHS 2006:393). The fertile soil of the township made it agriculturally very productive. In 1849, the township's farmers produced 57,600 bushels of wheat, 54,000 bushels of oats, 12,000 bushels of peas, 22,000 pounds of wool, and 36,000 pounds of butter (WTHS 2006a: 69). The value of cleared land in the township had increased to 60 shillings an acre.



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Many farmers in the township also produced maple syrup if the wood lots on their farm had maple trees (WTHS 2006a:114). Between 1851 and 1861 the population of Westminster Township increased from 5,069 to 6,285. By this time the population of the township consisted primarily of native-born Canadians, British immigrants, and a small but notable American population (Board of Registrations and Statistics 1853; Board of Registration and Statistics 1863). Railway service entered the township in 1853 when the London and Port Stanley Railway was constructed through the township. The railway linked to the Great Western Railway in London (Port Stanley Terminal Rail 2021).

Hamlets developed throughout the township including Hall's Mills (later Byron), Lambeth, Belmont, Nilestown, Ponds Mills, and Glanworth. Lambeth, located just south of the Study Area, became a major village in Westminster Township (WTHS 2006a: 88-89). Lambeth developed at the intersection of Colonel Talbot and Longwoods Road (WTHS 2006a: 143-144). By the 1880s, Lambeth had several stores, taverns, and a steam spoke factory and had a population of about 200 (Page 1878: vi).

To the north of Westminster Township, the City of London was incorporated in 1855, with a population of 10,000 (Armstrong 1986:68). The development of London and Westminster Township would become increasingly intertwined during the late 19th century as suburban development and the City's infrastructure began to encroach upon Westminster Township. The City constructed a waterworks in the township in 1878, which eventually became part of the popular Springbank Park (McTaggart and Merrifield 2010:17-18). Suburban development also began in an area known as London South, which was eventually annexed by the City in 1890 (Flanders 1977:3). As a result of the annexation, the population of Westminster Township decreased from 7,892 in 1881 to 6,335 in 1891 (Dominion Bureau of Statistics 1953).

3.3.3 20th Century Development

Westminster Township remained predominantly agricultural during the first half of the 20th century and the community of Lambeth remained clustered along the intersection of Colonel Talbot Road and Longwoods Road. In 1920, Colonel Talbot Road was incorporated into King's Highway 4. This north-south road ran through much of Southwestern Ontario and was eventually expanded to run from Elgin County to Bruce County (Bever 2021a). The population of Westminster Township in 1921 was 5,687, an increase of 668 people since 1911 (Dominion Bureau of Statistics 1953). In 1921, a total of 31,254 acres of land were under cultivation in the township, the second highest total in Middlesex County (Dominion Bureau of Statistics 1925 :408).



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While the First World War and Great Depression curtailed major growth of the City of London, the postwar building boom led to the suburbanization of swaths of Westminster Township during the 1950s. Between 1951 and 1956, the population of Westminster Township increased 45%. In 1951, 1954, and 1959, the township allowed several parts of the township east of the Study Area to be annexed into the City to improve municipal services to the newly suburbanized areas (Meligrana 2000:14; Miller 1992: 212-213).

However, the City soon proposed a more ambitious annexation that would more than double the size of the City by incorporating additional lands from Westminster and London Townships. The townships opposed this plan and the Township of Westminster argued that much of the proposed land to be annexed was rural. Representatives of Westminster Township explained they had amicably agreed with the City about ceding suburbanized lands but expressed the belief that rural land did not belong in a City (Meligrana 2000:14). In May 1960, the Ontario Municipal Board ruled in favour of the City and, in 1961, portions of Westminster Township and London Township were annexed. The Study Area remained outside the newly annexed lands.

Another major postwar development in the township was the construction of King's Highway 401 and King's Highway 402. Highway 401, which runs from Windsor to the Quebec/Ontario border was constructed in phases through Southwestern Ontario in the 1960s (Bever 2021b). Highway 402, which runs from Sarnia to London, was constructed in phases during the 1970s and early 1980s. In 1981, the final stretch of Highway 402 was completed and Highways 401 and 402 merged in Westminster Township (Bever 2021c).

By the early 1980s, the City of London required more land for future industrial development. The City of London wanted to annex the Highway 401/402 corridor in the Township of Westminster, ideally located for industrial development and just outside of city limits. In 1988, Westminster Township was incorporated as the Town of Westminster, partially in response to London's annexation attempts (WTHS 2006a: 73). Despite the incorporation of the Town of Westminster, in 1992 the province approved an annexation that saw the City of London triple in size (Sancton 1994: 28-29). Effective January 1, 1993 the entire Town of Westminster, including the Study Area, was annexed into the City of London. Also included in the 1993 annexation were portions of London, Delaware, North Dorchester, and West Nissouri Townships (Middlesex County 2016). The population of London in 2016 was 383,822, an increase of 4.8% since 2011 (Statistics Canada 2019).



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3.4 Property History

Lot 76, East of Talbot Road was granted by the Crown to Peter Swartz (also spelled Swarts) in 1835 (ONLand 2021a). Peter was the son of Henry Swartz, a United Empire Loyalist who initially settled in Thorold Township in Niagara and later relocated to Westminster Township. As the son of a Loyalist, Peter was entitled to his own land grant upon reaching the age of maturity (United Empire Loyalists' Association of Canada 2021; Library and Archives Canada 1830). He likely settled on the lot around 1830 and fulfilled the settlement obligations to obtain patent to the lot in 1835. Settlement obligations typically included clearing a specified amount of land and building a house. Upon completion of these duties, a settler received a patent (Archives of Ontario 2020).

Soon after he obtained patent to the lot, Swartz began to subdivide the property. In 1836, he sold 25 acres of the northwest part of the lot to Jesse Cornell, 50 acres of the northeast quarter to James Upgrove, and 50 acres of the southeast quarter, containing the Study Area, to William Adair (ONLand 2021a). William Adair resided on Gore Road and likely held the southeast quarter of the lot in speculation. He was born in 1796 in Grimsby and later moved to Westminster Township (WTHS 2006b: 4). In 1842, Adair and his wife sold the southeast quarter, containing the Study Area, to David Dale. In 1845, Upgrove sold the northeast quarter to David Dale, resulting in Dale owning the entire east half of Lot 76, East of Talbot Road (ONLand 2021a). David Dale was a son of Jacob Dale, an immigrant from Pennsylvania who moved to Upper Canada in 1811. The Dale family were prominent early settlers in Westminster Township and became extensive landowners, resulting in a part of the township at the intersection of present-day Southdale Road and Wharncliffe Road becoming known as Dale's Corners (present-day Glendale) (WTHS 2006b: 144).

The Census of 1851 lists David Dale as a 40-year-old farmer born in Canada. He lived with his wife Eliza, age 28; son John, age 11; son Caleb, age 9; daughter Anne, age 7; daughter Elizabeth, age 5; daughter Eliza, age 4; and daughter Mary, age 2. The Agricultural Census of 1851 lists David Dale as owning land in Lot 35, Concession 1 and Lot 76, East of Talbot Road. He owned a total of 190 acres of land and had 90 acres under cultivation. The acres under cultivation included 72 acres of crops, 15 acres of pasture, and three acres of gardens or orchards (Library and Archives Canada 1851). The Census of 1861 lists the Dale family as residing in a one- and one-half storey brick house. It is likely Dale and his family resided on Lot 35, Concession 1 as the agricultural return for the Census of 1861 lists Dale with other residents along Concession 1 (Library and Archives Canada 1861). However, historical mapping from 1862 does not show a structure on either of the lots owned by David Dale (Figure 3). David Dale died in 1878 and is buried at Brick Street Cemetery on Commissioners Road (Find-A-Grave 2021a).



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Following David's death, the Study Area was conveyed via probate to John Dale, the eldest son (ONLand 2021b). Historical mapping from 1878 depicts John Dale as the owner of the property and shows a residence and orchard at the approximate location of present-day 6092 Pack Road (Figure 4). The Census of 1891 lists John Dale as a 49-year-old farmer born in Ontario. He lived with his wife Delaney, age 41; son Robert, age 18; and son John H., age 16 (Library and Archives Canada 1891). Topographic mapping depicts the present-day residence at 6092 Pack Road and depicts the surrounding area as rural (Figure 5). John Dale died in 1927 and is also buried at Brick Street Cemetery (Find-A-Grave 2021b). Following his death, the property was sold to John Henry Dale (ONLand 2021b).

John Henry Dale and his wife Mary (née Grive) lived on Lot 76, East Talbot Road (Plate 2). In 1934 he leased part of his property to the Hydro Electric Power Commission of Ontario for the erection of transmission lines and in 1939 he leased the oil and gas rights of the property to Luke Smith (ONLand 2021b). Aerial photography from 1942 shows the present-day residence and a barn located at the northeast corner of the property (Figure 6). John H. Dale died around 1962 and Mary Dale died around 1966. Their son Norman took up residence on the property after their deaths. Norman married Marilyn (née Wild) and together they had James Robert, Caroline Susan, Mary Angela, and Lori-Anne (WTHS 2006b: 146-147). Norman Dale and his wife continued to reside on the east half of the Study Area into the 1970s (ONLand 2021b). Lot 76, East of Talbot Road, including the Study Area, remained rural and agricultural into the early 21st century. According to aerial photography, suburban development on the lot began around 2006 near Colonel Talbot Road.

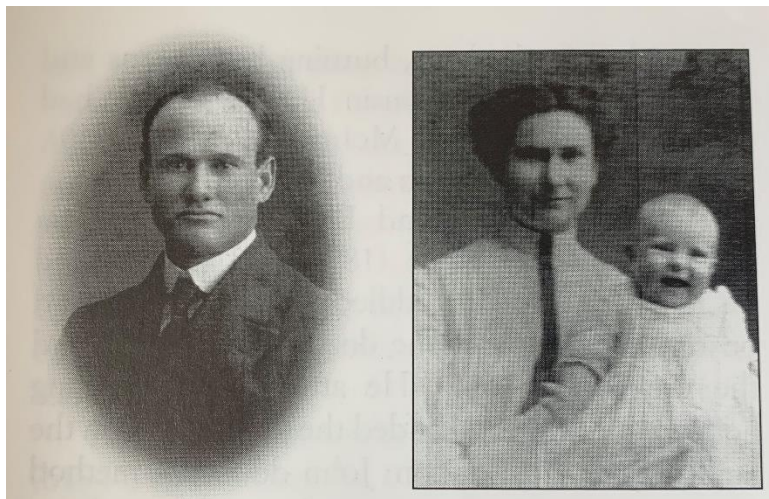


Plate 2: John Henry Dale and Mary Dale (WTHS 2006b: 146)





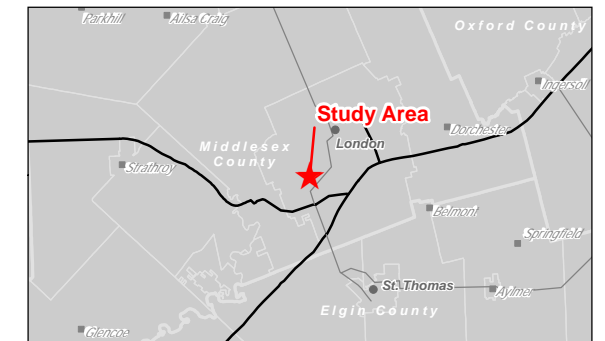
Legend

Study Area (approximate)



Figure Not to Scale

Notes
 1. Source: Tremaine, George R. 1862. Tremaine's Map of the County of Middlesex, Canada West. Toronto: George R. & G.M. Tremaine.



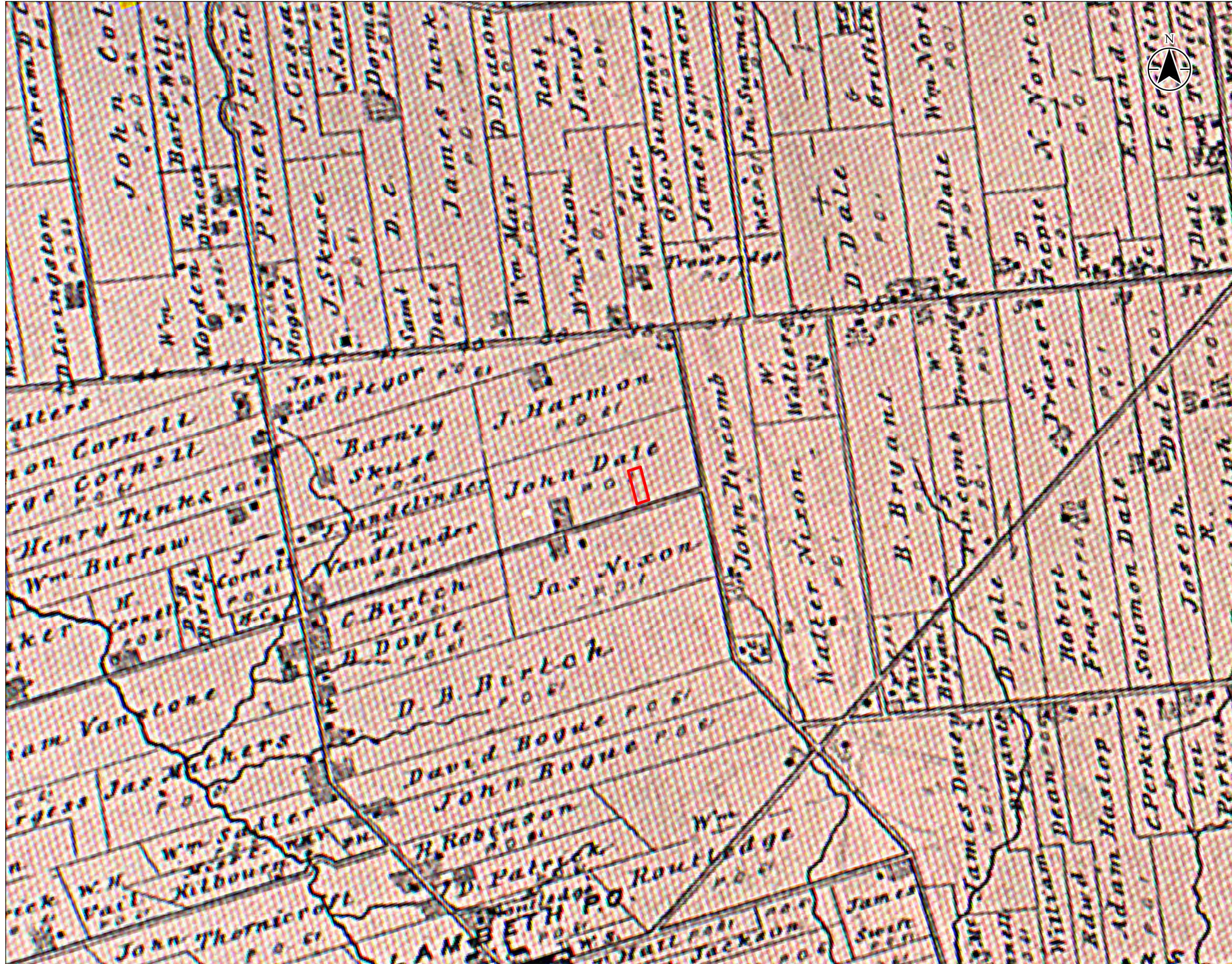
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 160940814 REVA
 Prepared by KB on 2022-01-21
 Technical Review by DH on 2022-01-21

Client/Project: MAGNIFICENT HOMES
 6092 PACK ROAD, LONDON, ONTARIO
 HERITAGE IMPACT ASSESSMENT

Figure No. 3

Title: Historical Mapping, 1862

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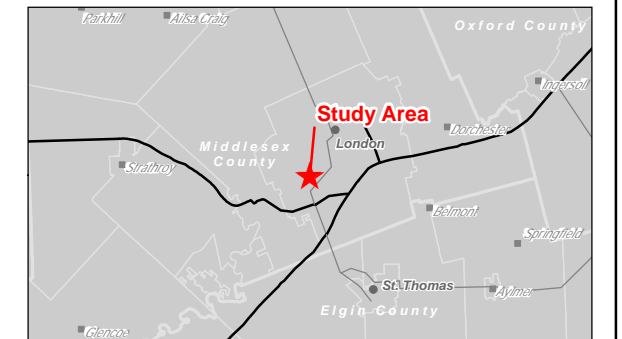


Legend
 Study Area (approximate)



Figure Not to Scale

Notes
 1. Source: Page. H.R. 1878. Illustrated Historical Atlas of the County of Middlesex, ONT. Toronto: H.R. Page & Co.



Project Location: City of London
 160840814 REVA
 Prepared by KB on 2022-01-21
 Technical Review by DH on 2022-01-21

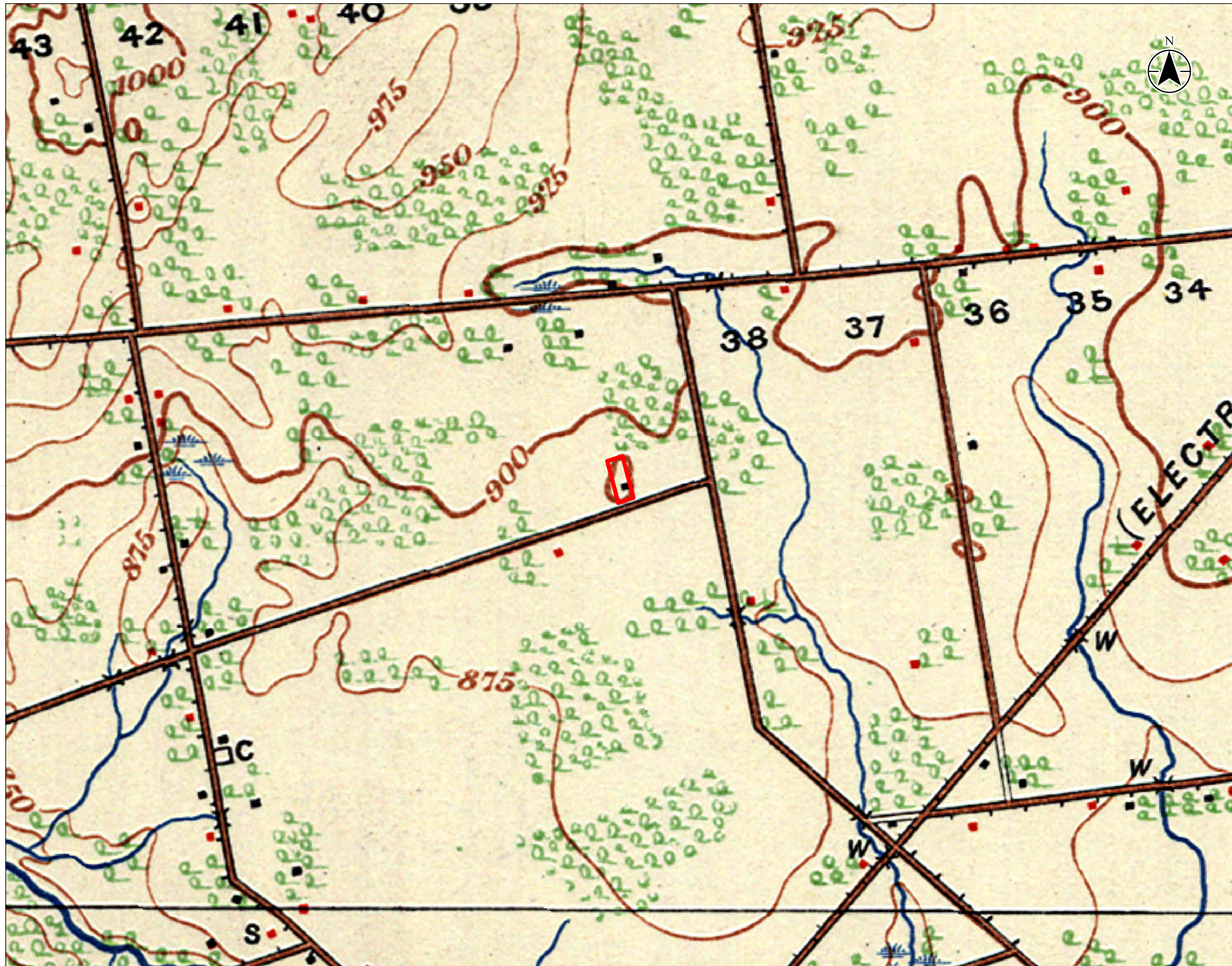
Client/Project
 MAGNIFICENT HOMES
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Figure No.
 4

Title
 Historical Mapping, 1878

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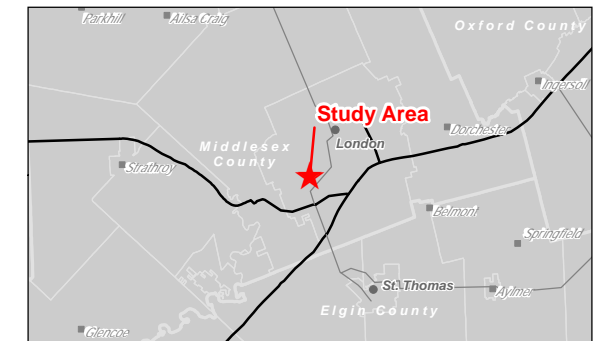
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Legend
 Study Area (approximate)

Figure Not to Scale

Notes
 1. Source: Department of Militia and Defence. 1913. St. Thomas, Ontario.



Project Location: City of London
 160940814 REVA
 Prepared by KB on 2022-01-21
 Technical Review by DH on 2021-01-21

Client/Project
 MAGNIFICENT HOMES
 6092 PACK ROAD, LONDON, ONTARIO
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Figure No.
 5
 Title
 Topographic Mapping, 1913

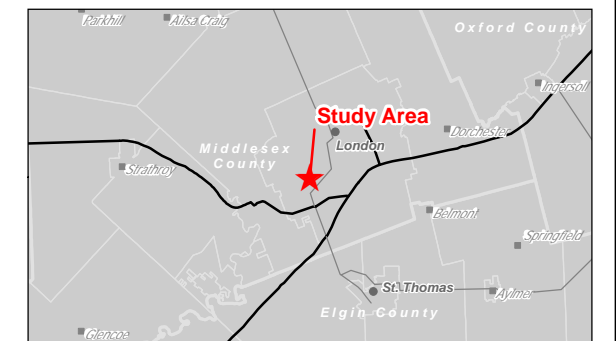


Legend

Study Area (approximate)

Figure Not to Scale

Notes
1. Source: Department of Lands and Forests. 1942. Line 19, Photo 22.



Project Location: City of London
160940814 REVA
Prepared by KB on 2022-01-21
Technical Review by DH on 2022-01-21

Client/Project
MAGNIFICENT HOMES
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Figure No.
6

Title
Aerial Photo, 1942

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4.0 Site Description

4.1 Introduction

As outlined in Section 2.3, a site visit was undertaken on July 19, 2021 by Lashia Jones and Frank Smith, both Cultural Heritage Specialists with Stantec. The weather conditions were sunny and seasonably warm. The site visit consisted of a pedestrian survey of the property. Interior access was not granted. Photographs were taken on Nikon D5300 at a resolution of 300 dots per inch and 6000 by 4000 pixels.

4.2 Landscape Setting

The Study Area is located on the north side of Pack Road, approximately 280 metres west of the intersection of Bostwick Road and Pack Road. Pack Road is a two-lane asphalt paved roadway with narrow gravel shoulders. The roadway contains no sidewalks and utility poles run along the north side of the road. West of the Study Area, the south side of the roadway is lined with municipal streetlighting affixed to wooden poles (Plate 3). The Study Area is set is transitioning from a rural and agricultural streetscape to a suburban streetscape. The south side of Pack Road and immediately east of the Study Area remain a rural and agricultural landscape (Plate 4 and Plate 5). West of the Study Area, new detached residences are being constructed adjacent to an existing residential subdivision (Plate 6).

The property at 6092 Pack Road is accessed via two gated entrances located off Pack Road. The primary entrance contains a gravel driveway connected to Pack Road while a secondary entrance is surrounded by lawn (Plate 7 and Plate 8). The property boundary is delineated by post and wire fencing and sections of timber rail fencing (Plate 9). The south border of the property is landscaped with a row of small and intermediate sized cedar hedges while the east and west borders are landscaped with windbreaks of mature Norway spruce trees (Plate 10 to Plate 12). The property is landscaped with a lawn and landscaping along the residence includes cedar bushes, a small Japanese maple tree, and various ornamental perennial plantings (Plate 13). Located to the north of the residence is a deck and pool (Plate 14).



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Plate 3: Looking west on Pack Road showing roadway, shoulders, and utility poles



Plate 4: Looking south on Pack Road



Plate 5: Looking east on Pack Road towards Bostwick Road



Plate 6: Looking west at new residential construction



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Plate 7: Main entrance, looking southeast



Plate 8: Secondary entrance, looking north



Plate 9: Looking north at section of post and wire and split rail fencing



Plate 10: Cedar hedge, looking south



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Plate 11: East and west windbreaks, looking south



Plate 12: Details of west windbreak, looking northwest



Plate 13: Lawn, shrubs, and perennials, looking north



Plate 14: Deck and pool, looking northeast

4.3 Residence

The residence at 6092 Pack Road is a two- and one-half storey structure with a medium pitched cross hip roof with a gable dormer on the main (south) elevation. The roof is clad in asphalt shingles and contains a brick chimney. The residence has a simple compound plan and contains a projecting bay on the east elevation (Plate 15). The exterior of the residence is buff brick with a Flemish bond pattern (Plate 16). The foundation of the residence is rusticated concrete block (Plate 17).

The main (south) elevation contains a gable dormer with bargeboard, fish scales, and a small one pane window with a wood surround. The second storey contains two modern



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1/1 windows with segmental arch window openings, buff brick voussoirs, and concrete sills (Plate 18). The first storey contains a rusticated concrete block front porch which wraps around to part of the east elevation. The porch is supported by classically inspired wood columns. The first storey contains a modern horizontal sliding window with a segmental arch window opening, buff brick voussoir, concrete sill, and stained-glass transom (Plate 19). Just east of this window is a modern 1/1 window with a segmental arch window opening, buff brick voussoir, concrete sill, and stained-glass transom (Plate 20). The main entrance is located on projecting bay and consists of a modern door with a stained-glass transom and buff brick voussoir (Plate 21).

The second storey of the east elevation contains two modern 1/1 windows with segmental arch window openings, buff brick voussoirs, and concrete sills. The northeast corner of the second storey contains a modern commercial light fixture. Utility conduits run between the windows of the second and first storeys. The first storey contains two modern windows with segmental arch openings, buff brick voussoirs, concrete sills, and stained-glass transoms. To the north of these windows is a modern entrance door with a buff brick voussoir and small light fixture (Plate 22). Located to the south of these windows is a oval shaped stained-glass window with a buff brick window surround (Plate 23). The basement contains two modern horizontal sliding windows with buff brick voussoirs.

The north elevation contains one modern 1/1 window with a segmental arch opening, buff brick voussoir, and concrete sill in the second storey near the northwest corner and one modern 1/1 window with a segmental arch opening, buff brick voussoir, and concrete sill near the northeast corner. A utility conduit is located just east of the first storey window (Plate 24). A shed roof addition leading to a hip roof garage is attached to the north elevation. The addition and garage are clad in shingle siding and contains a metal roof. The garage doors are composite wood (Plate 25).

The second storey of the west elevation contains a modern door that does not lead to a porch or staircase. Above the door is a buff brick voussoir. To the south of this door is a modern 1/1 window with a buff brick voussoir and concrete sill and a commercial light fixture. The first storey contains three modern 1/1 windows with buff brick voussoirs and concrete sills. The basement contains three horizontal sliding windows with buff brick voussoirs (Plate 26).



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Plate 15: Looking north showing two and one half storey structure, hip roof, brick chimney, gable dormer, and projecting east bay



Plate 16: Flemish brick bond pattern



Plate 17: Looking west at foundation



Plate 18: Looking north at gable dormer and second storey windows



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Plate 19: Looking north at first storey



Plate 20: Stained glass transom, looking north

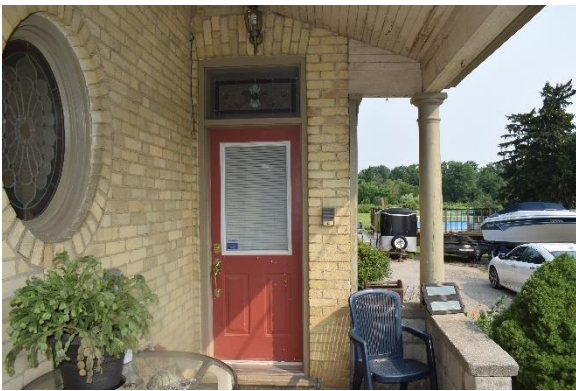


Plate 21: Main entrance, looking north



Plate 22: East elevation, looking west



Plate 23: Oval window, looking west



Plate 24: North elevation, looking south



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Plate 25: Additions, looking south



Plate 26: West elevation, looking east

4.4 Outbuildings

An outbuilding approximately 10 metres in length is located at the north end of the property. The outbuilding is a gable roof structure with metal roof cladding (Plate 27). The outbuilding is clad in timber siding and rests on concrete footings (Plate 28). The main (east) elevation contains a modern garage door and modern metal door. The north, south, and west elevations contain no entrances or windows.

Located southeast of the outbuilding are the ruins of a barn. Based on a review of aerial photography, the barn collapsed or was demolished between 1968 and 2006. The area around the former barn contains various debris and is overgrown with vegetation (Plate 29). However, sections of concrete and stone foundations are visible (Plate 30).



Plate 27: Gable roof outbuilding, east elevation looking west



Plate 28: Concrete footing, looking south



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Plate 29: Barn ruins area, looking northeast



Plate 30: Remaining stone foundation, looking southwest



5.0 Comparative Analysis

The property at 6092 Pack Road is listed on the City's Register as a "vernacular" building constructed in 1900. It was added to the Register on March 26, 2007. The City of London defines vernacular architecture as "a term which relies on the common architectural influences of a building's period of construction; exhibiting local design characteristics and uses easily available building materials. May be influenced by, but not necessarily defined by, a particular architectural style. A building considered to be reflective of its time" (City of London 2019). The property at 6092 Pack Road is one of 469 properties in the City classified as vernacular on the Register. The Register contains 5,948 properties and vernacular structures account for 7.8% of all listed and designated properties.

Based on historical research and the site investigation, the residence at 6092 Pack Road is an Ontario vernacular structure which exhibits Queen Anne design elements. Vernacular design elements of 6092 Pack Road include the use of buff brick, rusticated concrete block, and its incorporation of Queen Anne design elements, which was a popular design style in the late 19th and early 20th centuries.

Within southwestern Ontario, buff brick was one of the most readily available building materials in the 19th and early 20th centuries. Buff brick is comprised of Erie Clay, which gives the bricks their distinctive buff colouring. Due to the high costs associated with transporting such a heavy material, buff brick was prevalent in southwestern Ontario due to its local availability (Tausky and DiStefano 1986: 1986: 90). Rusticated concrete block, also called rock faced concrete block, was developed during the 1890s and popularized in 1900 when Harmon S. Palmer received a United States patent for a machine that produced hollow concrete blocks. Rusticated concrete block quickly became a popular and low-cost building material and was most prevalently used between 1905 and 1930 (Simpson 1989:108-109). In London, cement blocks became widespread in the first decade of the 20th century, and the first blocks were manufactured in London starting in 1907 (Tausky and DiStefano 1986:97).

Queen Anne design elements of 6092 Pack Road include the use of bargeboard and fish scales in the gable dormer, the use of stained glass, including the oval window, and the compound plan. The Queen Anne design style was popular in Ontario from about 1880 to 1910 (Blumenson 1990: 102-103). Based on the architectural style of the residence and the use of rusticated concrete block as a foundation material, the residence was likely built between approximately 1900 and 1910. It likely replaced an earlier residence on the site built in the 1870s. The residence retains a high degree of integrity and aside from the replacement of windows and the addition of an attached garage, remains relatively unmodified.



6.0 Evaluation of Cultural Heritage Value or Interest

6.1 Introduction

The criteria for determining CHVI is defined by O. Reg. 9/06. If a property meets one or more of the criteria it is determined to contain, or represent, a cultural heritage resource. A summary statement of cultural heritage value will be prepared, and a list of heritage attributes which define the CHVI identified. The evaluation of 6092 Pack Road according to O. Reg. 9/06 is provided in subsequent sections below.

6.2 Design or Physical Value

The residence at 6092 Pack Road has design value as a representative example of an early 20th century Ontario vernacular structure with Queen Anne design elements. Vernacular design elements of 6092 Pack Road include the use of buff brick, rusticated concrete block, and its incorporation of Queen Anne design elements, which was a popular design style in the late 19th and early 20th centuries. The Queen Anne design elements of 6092 Pack Road include the use of bargeboard, fish scales, stained glass, an oval shaped window, and the compound plan of the residence. The residence retains a high degree of integrity and aside from the replacement of windows and the addition of an attached garage, remains relatively unmodified. The residence cannot be considered rare or unique as many examples of Ontario vernacular structures and Queen Anne structures remain in the City of London and were a common design style throughout Ontario in the late 19th to early 20th centuries. As a vernacular structure, the building materials, construction methods, and quality of craftsmanship were typical and industry standard at the time of the construction of the residence. Therefore, the residence does not demonstrate a high degree of craftsmanship or a high degree of technical or scientific achievement.

The outbuildings do not demonstrate physical or design value. The gable roof outbuilding has been modified with modern doors, including a garage door. Its current configuration reflects a modern garage, not an outbuilding associated with agricultural activity. The barn has collapsed or was demolished, and little tangible signs remain visible aside from small sections of foundation.



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6.3 Historic or Associative Value

The property at 6092 Pack Road is directly associated with the Dale family and was occupied by members of the Dale family from 1842 until at least the early 1970s. The Dale family in the former Westminster Township traces its origins to Jacob Dale, an early settler to Westminster Township from Pennsylvania. Dale and his children became extensive landholders in Westminster Township, particularly around the intersection of present-day Southdale Road and Wharncliffe Road. This area is still referred to as Glendale in recognition of the family. The Study Area was occupied by four generations of the Dale family, including David Dale (a son of Jacob Dale), John Dale, John Henry Dale, and Norman Dale. The Dale family, through their extensive landholdings have made a notable contribution to the pattern of settlement of the former Westminster Township, most notably demonstrated by the continued use of the name Glendale within London.

The property contains a residence, outbuilding, Norway spruce windbreaks, and the ruins of a barn. These property components do not offer or potentially offer new knowledge that can contribute to a greater understanding of the former Township of Westminster or City of London. The architect or designer of the residence at 6092 Pack Road is unknown.

6.4 Contextual Value

The property is set in a landscape that remains largely rural and agricultural but is in the process of transitioning to a suburban landscape. The property consists of a residence and small outbuilding and while set on a large lot, has been severed from agricultural fields and little tangible signs remain of the former agricultural use of the property. Therefore, 6092 Pack Road does not contribute to the agricultural character of the area. While it is a rural property, suburban subdevelopment is encroaching upon this character from the west, giving Pack Road an increasingly mixed streetscape. The property is set in the broader context of an area transitioning from a rural to a suburban landscape. The property is no longer used for agricultural purposes and no physical, functional, or visual link to its past agricultural use exists on the property or within the broader context of the area.

The property at 6092 Pack Road is one of many rural properties located on the southern outskirts of London. The property is not located on a main road and is not particularly memorable or easily discernible from a wayfinding perspective. Therefore, the property is not considered to be a landmark.



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6.5 Summary of Evaluation

Table 1 provides a summary of the findings of CHVI based on an evaluation according to O. Reg. 9/06.

Table 1 Evaluation of 6092 Pack Road according to O. Reg. 9/06

	Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value	Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The residence at 6092 Pack Road has design value as a representative example of an early 20 th century Ontario vernacular structure with Queen Anne design elements. Vernacular design elements of 6092 Pack Road include the use of buff brick, rusticated concrete block, and its incorporation of Queen Anne design elements, which was a popular design style in the late 19 th and early 20 th centuries. The Queen Anne design elements of 6092 Pack Road include the use of bargeboard, fish scales, stained glass, an oval shaped window, and the compound plan of the residence.
	Displays a high degree of craftsmanship or artistic merit	No	The craftsmanship and artistic merit of the property is typical and industry standard for the early 20 th century.
	Demonstrates a high degree of technical or scientific achievement	No	As a vernacular structure, the building materials, construction methods, and quality of craftsmanship were typical and industry standard at the time of the construction of the residence.



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	Criteria of O. Reg. 9/06	Yes/No	Comments
Historic or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	The property at 6092 Pack Road is directly associated with the Dale family and was occupied by members of the Dale family from 1842 until at least the early 1970s. The Dale family in the former Westminster Township traces its origins to Jacob Dale, an early settler to Westminster Township from Pennsylvania. Dale and his children became extensive landholders in Westminster Township, particularly around the intersection of present-day Southdale Road and Wharncliffe Road. This area is still referred to as Glendale in recognition of the family.
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	The property contains a residence, outbuilding, Norway spruce windbreaks, and the ruins of a barn. These property components do not offer or potentially offer new knowledge that can contribute to a greater understanding of the former Township of Westminster or City of London.
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The architect or builder is unknown.
Contextual Value	Is important in defining, maintaining, or supporting the character of an area	No	The property is set in a landscape that remains largely rural and agricultural but is in the process of transitioning to a suburban landscape, resulting in Pack Road having an increasingly mixed streetscape.
	Is physically, functionally, visually, or historically linked to its surroundings	No	The property is set in the broader context of an area transitioning from a rural to a suburban landscape. The property is no longer used for agricultural purposes and no physical, functional, or visual link to its past agricultural use exists on the property or within the broader context of the area.



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	Criteria of O. Reg. 9/06	Yes/No	Comments
	Is a landmark	No	The property at 6092 Pack Road is one of many rural properties located on the southern outskirts of London. The property is not located on a main road and is not particularly memorable or easily discernible from a wayfinding perspective.

6.6 Statement of Cultural Heritage Value

6.6.1 Description of Property

The property at 6092 Pack Road is located in the City of London on the north side of Pack Road, approximately 280 metres west of the intersection of Bostwick Road and Pack Road. The property contains a residence, Norway spruce windbreak, outbuilding, and barn ruins. The residence was built between approximately 1900 and 1910 and is an example of an Ontario vernacular structure with Queen Anne design elements.

6.6.2 Cultural Heritage Value

The residence at 6092 Pack Road has design value as a representative example of an early 20th century Ontario vernacular structure with Queen Anne design elements. Vernacular design elements of 6092 Pack Road include the use of buff brick, rusticated concrete block, and its incorporation of Queen Anne design elements, which was a popular design style in the late 19th and early 20th centuries. The Queen Anne design elements of 6092 Pack Road include the use of bargeboard, fish scales, stained glass, an oval shaped window, and the compound plan of the residence.

The property demonstrates historical and associative value through its four-generation connection to the Dale family. The Dale family in the former Westminster Township traces its origins to Jacob Dale, an early settler to Westminster Township from Pennsylvania. Dale and his children became extensive landholders in Westminster Township, particularly around the intersection of present-day Southdale Road and Wharncliffe Road. This area is still referred to as Glendale in recognition of the family. The property at 6092 Pack Road was occupied by David Dale, John Dale, John Henry Dale, and Norman Dale. The Dale family, through their extensive landholdings have made a notable contribution to the pattern of settlement of the former Westminster Township, most notably demonstrated by the continued use of the name Glendale within London.



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6.6.3 Heritage Attributes

- Representative example of an early 20th century Ontario vernacular structure with Queen Anne design elements, including:
 - Two- and one-half storey structure with compound plan
 - Hip roof with brick chimney and gable dormer containing bargeboard and fish scales
 - Buff brick exterior
 - Segmental arch window openings with buff brick voussoirs and concrete sills
 - Stained glass transoms located above main entrance and first storey windows on the south and east elevations
 - Wrap around rusticated concrete block porch with classically inspired wood columns
 - Oval shaped stained-glass window on east elevation
 - Rusticated concrete block foundation



7.0 Impact Assessment

7.1 Description of Proposed Undertaking

2847011 Ontario Inc. is proposing to redevelop the property at 6092 Pack Road. The concept plan envisions the development of a mix of housing forms on the site including 33 two and one half storey cluster townhouse units, six three and one half storey back-to-back townhouse units, and the retention of the original part of the existing early 20th century residence. The proposed undertaking includes the removal of the shed roof and hip roof additions on the north elevation of the residence. Each townhouse unit and the existing residence will contain two parking spots. A vision brief of the proposed redevelopment is contained in Appendix A. The six three and one half storey back-to-back townhouse units will be located just west of the existing early 20th century residence. Renderings of the proposed back-to-back townhouse units are contained in Appendix B.

7.2 Assessment of Impacts

The residence at 6092 Pack Road has CHVI since it meets two criteria for determining CHVI in O. Reg 9/06. Accordingly, an assessment of potential impacts is limited to the heritage attributes of 6092 Pack Road (see Section 6.6.3). Impacts are defined by Info Sheet #5 (Section 2.5). Table 2 and Table 3 contains an assessment of impacts.

Table 2: Evaluation of Potential Direct Impacts

Direct Impact	Impact Anticipated	Relevance to 745 Waterloo Street
Destruction of any, or part of any, <i>significant heritage attributes</i> or features.	No	The proposed undertaking would not result in the demolition of any heritage attributes at 6092 Pack Road. Therefore, no mitigation measures are required.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	No	The proposed undertaking would not result in alteration that is unsympathetic or incompatible with the historic fabric and appearance of 6092 Pack Road. While the rear shed roof and hip roof additions will be removed, these additions contain no heritage attributes and include a modern garage clad in shingles. Therefore, no mitigation measures are required.



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Table 3: Evaluation of Potential Indirect Impacts

Indirect Impact	Impact Anticipated	Relevance to 745 Waterloo Street
Shadows created that alter the appearance of a <i>heritage attribute</i> or change the viability of a natural feature or plantings, such as a garden	No	No natural features were identified as heritage attributes at 6092 Pack Road. Therefore, no mitigation measures are required.
Isolation of a <i>heritage attribute</i> from its surrounding environment, context, or a <i>significant</i> relationship	No	No contextual relationships were identified as heritage attributes at 6092 Pack Road. Therefore, no mitigation measures are required.
Direct or indirect obstruction of <i>significant</i> views or vistas within, from, or of built and natural features	No	Views at the Study Area or the surrounding streetscape were not identified as heritage attributes. As such, significant views will not be obstructed by the proposed undertaking. Therefore, no mitigation measures are required.
A change in land use such as rezoning a battlefield from open space to residential use, allowing new <i>development</i> or <i>site alteration</i> to fill in the formerly open spaces	No	The property is currently zoned as Urban Reserve, which provides for and regulates existing uses on lands which are primarily undeveloped for urban uses. Permitted uses for Urban Reserve zoned lands includes the use of existing dwellings. The proposed undertaking will result in a rezoning to allow for medium density residential development. Development on the site will continue to be residential in nature, and while density on the site will increase, it will not result in a change in land use that impacts the heritage attributes of the property. Therefore, no mitigation measures are required.
Land disturbances such as a change in grade that alters soil, and drainage patterns that adversely affect an <i>archaeological resource</i>	Possible	Typically, indirect impacts resulting from land disturbances apply to archaeological resources, which are beyond the scope of this report. No further consideration to archaeological resources is provided in this report. However, land disturbance from construction (e.g., site grading and related construction activities) may also have the potential to impact built heritage resources through temporary vibrations during the construction period that may cause shifts in foundations or masonry structures that can



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Indirect Impact	Impact Anticipated	Relevance to 745 Waterloo Street
		impact the heritage resource. Therefore, mitigation measures are required.

7.3 Discussion of Impacts

The proposed undertaking would not result in direct impacts to the property at 6092 Pack Road. The existing residence will be retained *in situ* and no heritage attributes will be altered as part of the proposed undertaking. While the existing shed roof addition and hip roof addition of the residence will be removed, both do not contain heritage attributes.

No indirect impacts are anticipated from shadows, isolation, or obstruction. There may be potential for indirect impacts related to land disturbance during the construction phase that could result in vibrations that are damaging to the structure. While a change in land use is anticipated to allow for higher density than is currently permitted, the property will remain residential in nature and the proposed changes are not anticipated to impact the heritage attributes or heritage value of the property.

While impacts of vibration on heritage buildings are not well understood, studies have shown that impacts may be perceptible in buildings 40 metres from the curbside when heavy traffic is present (Ellis 1987). Construction of the proposed undertaking may involve heavy vehicles on site to grade, excavate, or pour foundations, which may result in vibrations that have potential to affect the historic foundations of 6092 Pack Road. If left unaddressed, these could result in longer-term issues for the maintenance, continued use, and conservation of the building.



8.0 Mitigation

The property at 6092 Pack Road was determined to contain CHVI as it meets two criteria of O. Reg 9/06. As identified in Table 2 and Table 3, the proposed undertaking has the potential to result in an indirect impact to 6092 Pack Road as on site construction activity could result in vibrations that have potential to affect historic foundations. Accordingly, the mitigation options identified in InfoSheet #5 Mitigation Options (see Section **Error! Reference source not found.**) have been explored below.

8.1 InfoSheet #5 Mitigation Options

Alternative development approaches: The proposed development will retain the existing residence and its heritage attributes *in situ*. Alternative development approaches to isolate the residence from land disturbance is not feasible given the size of the property and the proposed residential intensification. Therefore, to retain the residence *in situ*, construction activity will be required within 50 metres of the property and this mitigation measure is not feasible.

Isolating development and site alteration from significant built and natural features and vistas: The proposed development has isolated new structures from the existing residence and its heritage attributes. The existing residence will be retained *in situ* and all heritage attributes will remain visible. As such, this mitigation measure has already been implemented in the proposed development.

Design guidelines that harmonize, mass, setback, setting, and materials: The proposed undertaking includes design guidelines that harmonize mass, setback, setting and materials. The six townhomes proposed just west of the existing residence contain a massing, setback, setting, and materials that is sympathetic to the existing residence. The massing of these six townhomes are similar to the existing two and one half storey residence. In addition, the main elevation of the six townhomes contains projecting gable bays complimentary to the massing and form of the existing residence. The setback and setting of the six new townhomes has been designed to be in-line with the existing residence, and current concept plans indicate that the setback difference between the new townhomes and existing residence will be 2.1 metres (6 feet 8 inches). Materials selected for the six new townhomes are sympathetic to the existing residence and include the use of buff brick. As such, this mitigation measure has already been implemented in the proposed development.

Limiting height and density: The height and density of the proposed development has been designed to not overshadow the existing residence and to provide open common amenity areas near the existing residence. Therefore, the proposed undertaking contains considerations to limit height and density in relation to the existing residence.



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Mitigation
February 17, 2022

Allowing only compatible infill: Redevelopment at the property is to be residential in nature and retain the existing residence *in situ*. The six townhomes proposed just west of the existing residence contain a massing, setback, setting, and materials that is sympathetic to the existing residence. The townhomes to be located north of the existing residence will be two and one half storeys, a height compatible with the massing of the existing residence. Therefore, this mitigation measure has been implemented in the proposed development.

Reversible alterations: Given that the proposed development retains the residence *in situ* and does not directly impact the heritage attributes, reversible alterations are not required.

Buffer zones, site plan control, and other planning mechanisms: The proposed development may result in the potential for land disturbance during the construction phase of the project. As such, planning mechanisms and site plan controls may be considered at this phase of study to avoid impacts to the built heritage resource. Site plan controls and planning mechanisms may be used to identify appropriate thresholds for vibration or zones of influence related to construction activity. Construction activity should be planned to minimize vibrations on built heritage resources. Therefore, this mitigation measure is appropriate for the proposed development.

8.2 Mitigation Discussion

Based on the discussion of Mitigation Options in Section 8.1, it has been determined that planning mechanisms and site plan controls are appropriate mitigation measures. These measures are intended to lessen the impact on identified heritage attributes resulting from the potential for land disturbance due to temporary vibrations during the construction phase of the project..

A typical approach to mitigating the potential for vibration effects is twofold. First, a pre-construction vibration assessment can be completed to determine acceptable levels of vibration given the site-specific conditions (including soil conditions, equipment proposed to be used, and building characteristics). Second, depending on the outcome of the assessment, further action may be required in the form of site plan controls, site activity monitoring, or avoidance. This should be considered prior to the commencement of any construction activities onsite.



9.0 Recommendations

The proposed undertaking will conserve the built heritage resource at 6092 Pack Road. An assessment of impacts resulting from the proposed undertaking at 6092 Pack Road has determined no direct impacts are anticipated and the undertaking may possibly result in indirect impacts from land disturbance due to temporary vibrations during the construction phase of the project. Based on the impacts identified to the cultural heritage resource and the proposed undertaking, the following mitigation measure is recommended:

- Retain a qualified person(s) to complete a pre-construction vibration assessment to determine acceptable levels of vibration given the site-specific conditions (including soil conditions, equipment proposed to be used, and building characteristics)
- Should the residence be determined to be within the zone of influence, additional steps should be taken to secure the building from experiencing negative vibration effects (i.e., adjustment of machinery or establishment of buffer zones)

9.1 Deposit Copies

To assist in the retention of historic information, copies of this report should be deposited with local repositories of historic material as well as with municipal and regional planning staff. Therefore, it is recommended that this report be deposited at the following location:

London Public Library
251 Dundas Street
London, ON N6A 6H9



**Heritage Impact Assessment
6092 Pack Road, London, Ontario**

Closure
February 17, 2022

10.0 Closure


This report has been prepared for the sole benefit of 2847011 Ontario Inc. and may not be used by any third party without the express written consent of Stantec Consulting Ltd. Any use which a third party makes of this report is the responsibility of such third party.

We trust this report meets your current requirements. Please do not hesitate to contact us should you require further information or have additional questions about any facet of this report.

Stantec Consulting Ltd.

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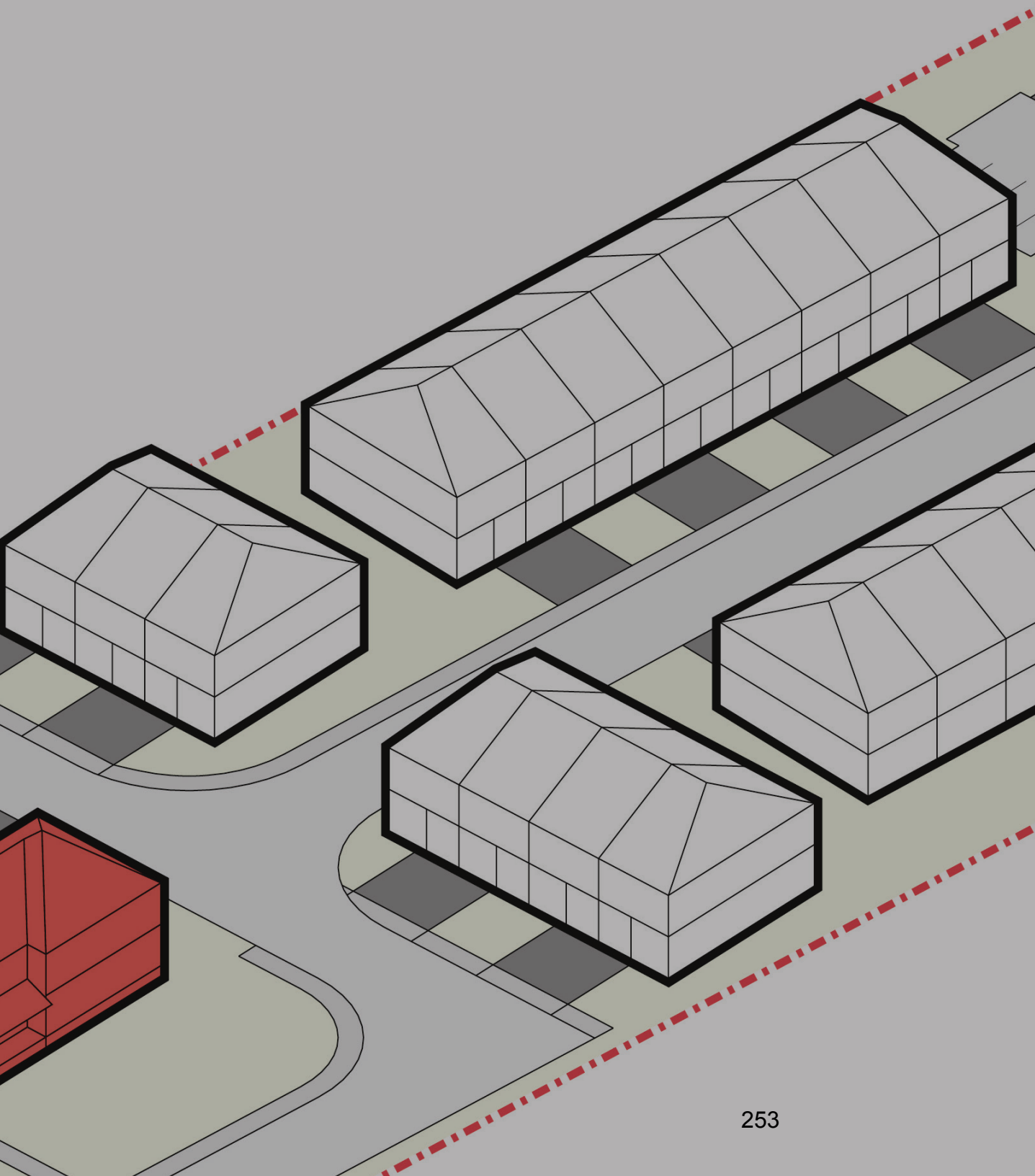
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Appendix A

Concept Plan





VISION BRIEF

Client

2847011 Ontario Inc. 6092 Pack Road / London / ON.

Project Site

Description

Background Info and Summary of Development Vision

09.21.2021

Contact

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ABOUT THIS REPORT

This brief has been prepared by Siv-ik Planning and Design Inc. for 2847011 Ontario Inc. as part of Phase 2 of our **EXPLORE** process. The brief contains background information about the project site, an overview of the key design considerations, a description of our preliminary design principles and highlights of the preliminary development concept. The brief is meant to articulate our understanding of, and vision for, the site in a manner that supports preliminary stakeholder consultation for the proposed development of 6092 Pack Road.

Siv-ik's focus on research allows us to see innovative solutions and strategies where others can't. From concept to reality, our commitment to explore drives success.

www.siv-ik.ca

PREPARED BY

Siv-ik Planning and Design Inc.

PREPARED FOR

2847011 Ontario Inc.

VERSION 1.0

ISSUED

09.21.2021

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S1: BACKGROUND

S1.1 Introduction

6092 Pack Road (the project site) is a remnant “rural residential” parcel located in the southwest quadrant of London, on the north side of Pack Road and approximately 275 metres (~2.5 minute walk) west of Bostwick Road. The project site is located in the North Talbot Community which encompasses the area generally bounded by Southdale Road to the north, Bostwick Road to the east, Pack Road to the south and Colonel Talbot Road to the west. The site contains an existing 20th-Century Farm Dwelling with an added attached garage and an outbuilding in the rear yard. None of the land is actively farmed and it is of sufficient size and shape to accommodate urban residential development. With the site being located in proximity to municipal services and the planned urbanization of the broader area, 2847011 Ontario Inc. is exploring a residential development project to implement the planned intent of the North Talbot Community Plan.

S1.2 Project Site

At-A-Glance

SITE AREA	FRONTAGE	DEPTH	EXISTING USE
.996 Hectares	60.9 Metres	163.45 Metres	Residential 20th-Century Farm Dwelling

SERVICING
Municipal Services
Available Nearby



Fig 1. The Project Site

S1.3 Neighbourhood Spatial Analysis

Figure 2 shows the physical and spatial characteristics of the lands surrounding the project site. The lands on the west side of Regiment Road form part of an actively developing residential subdivision (see City of London Staff Report 39T-14506/Z-8436 for further details). The lands are comprised primarily of 2.5-storey single detached dwellings. The dwellings sited along Regiment Road face directly onto Regiment Road with individual driveway accesses to the street. For the dwellings sited along Pack Road, the subdivision pattern is varied including a mix of “side-lotting” conditions onto Pack Road as well as intervening “window-streets” which allow for the dwellings to face Pack Road without having individual driveway accesses connecting them to Pack Road.

Immediately west of the subject site is a planned school site. The school block was planned and zoned through the subdivision planning process for the lands to the west. The size and shape of the school block was confirmed through the same process. A detailed site design for the adjacent school site is not currently available, however, it is anticipated that the school building and corresponding vehicular access would be oriented towards Regiment Road, with the project site being in the “rear yard” of the school.

Lands to the east of the site are designated for a mix of residential uses with medium density residential uses in proximity to Pack Road and Bostwick Road and low density residential uses in interior portions of that future subdivision. Lands to the south will be comprised of a similar mix of residential uses, with medium density residential uses also focused along Pack Road.



Fig 2. Neighbourhood Spatial Context (400m)

S2: PLANNING INTELLIGENCE

S2.1 City Planning Policy

Figure 3 provides visual context for the site's positioning relative to London's city-structure. Of note, the site is located within a planned *Neighbourhood* area. Also highlighted in **Figure 3** is London's network of major streets. The project site contains direct frontage on Pack Road, identified as a *Civic Boulevard* by the London Plan.

The site is located within an actively developing residential area outside of the *Primary Transit Area*. It's relationship to the overall structure of London, as laid out in the London Plan, provides a framework for how development policies are to be viewed and applied in relation to this site. The following key characteristics of the site provide context for how the site is to be considered from a London Plan perspective:

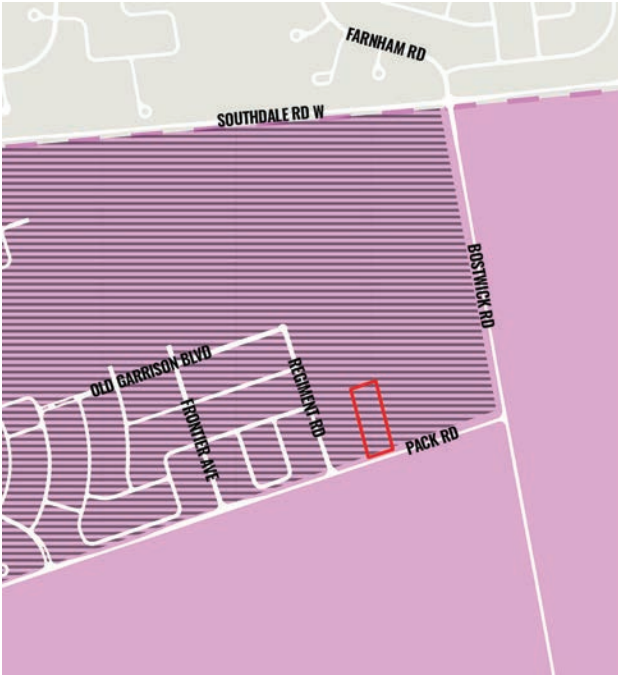
- » Neighbourhoods Place Type
- » Outside of Primary Transit Area
- » Frontage on Civic Boulevard



Fig 3. City-Wide Context

1 Southwest Area Sec. Plan

The project site is within the boundaries of the Southwest Area Secondary Plan (SWAP). Section 20.5.1.5 of the SWAP explains that some areas of the plan are also subject to pre-existing "Area Plans". Where conflicts arise between the general policies of the SWAP and the approved Area Plan policies, the Area Plan prevails. In this case, the lands are subject to the North Talbot Community Area Plan. Relevant policy direction is contained in Section 3.5.11 of the 1989 Official Plan.



- Subject to SWAP
- Not Subject to SWAP
- North Talbot Community

2 1989 Official Plan

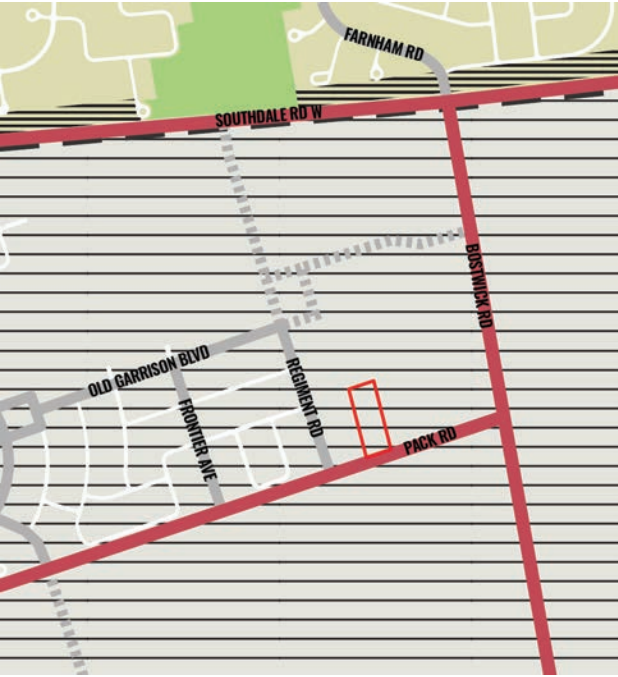
The project site is designated Multi-Family, Medium Density Residential and Low Density Residential in accordance with the 1989 City of London Official Plan. The MFMDR designation permits multiple-unit residential developments having a low-rise profile, with a maximum density of 75 units per hectare (uph). Permitted uses include multiple-attached dwellings, such as apartments, row houses or cluster houses. These areas may include single-detached, semi-detached and duplex dwellings. The site is also subject to Section 3.5.11 which provides specific policies for the North Talbot Community.



- Open Space
- Low Density Res.
- Medium Density Res.
- High Density Res.

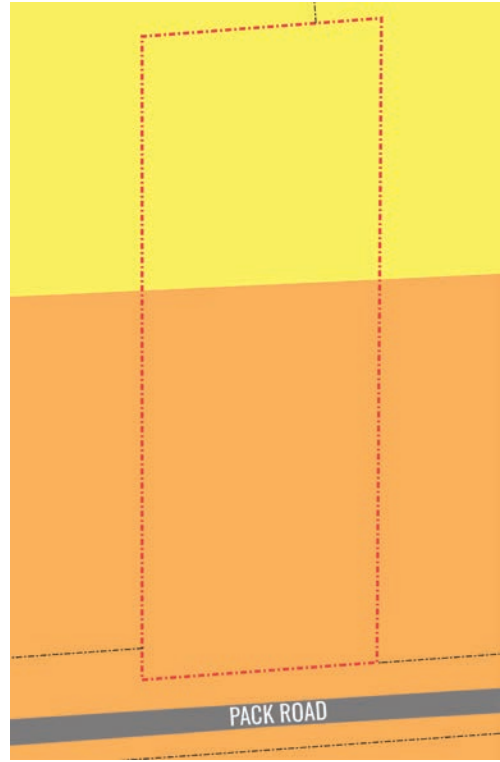
3 The London Plan

Map 7 - Policies for Specific Areas - of the London Plan identifies the project site as being within a Secondary Plan Area (SWAP) and the North Talbot Community Plan Area. Much of the land north of the project site are within the Neighbourhoods Place Type in accordance with Map 1. Pack Road is identified as a Civic Boulevard on Map 3 of the London Plan while Regiment Road is identified as a Neighborhood Connector Street. Policies 994-999 of the London Plan provide specific guidance that carry through the objectives of the Area Plan.



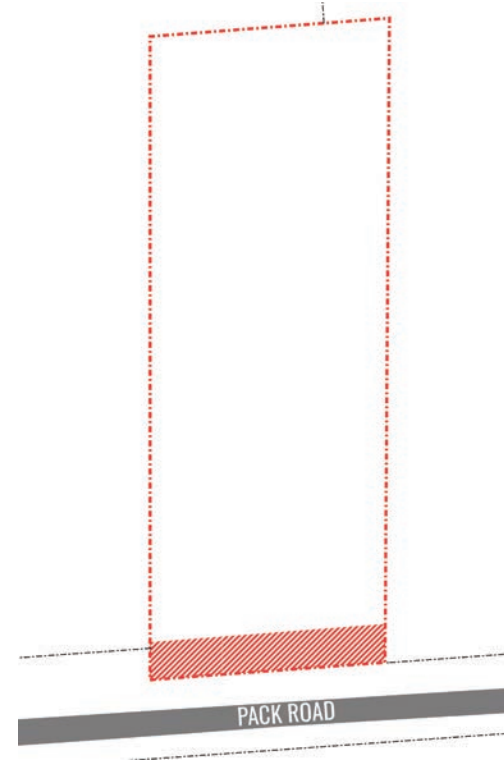
- Open Space
- Neighbourhoods
- Specific Area Policy
- Civic Boulevard
- Neighbourhood Connector
- ⋯ Special Permissions

S3: DESIGN CONSIDERATIONS



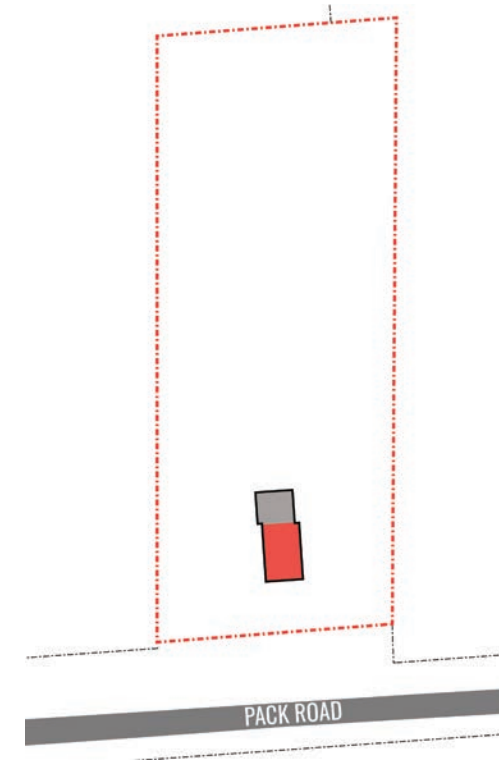
1 Official Plan Interpretation

The project site is identified on Schedule A - Land Use of the Official Plan as being within both the Medium Density Residential and Low Density Residential designations. Section 19.1.1 of the Official Plan explains that the boundaries of the designations are not meant to be rigid except in cases where they align with distinct physical features. In this case, given that the site bounds a school site and future development lands to the east, and can be developed on its own, it is reasonable to interpret the entire parcel as being within the Medium Density Residential Designation.



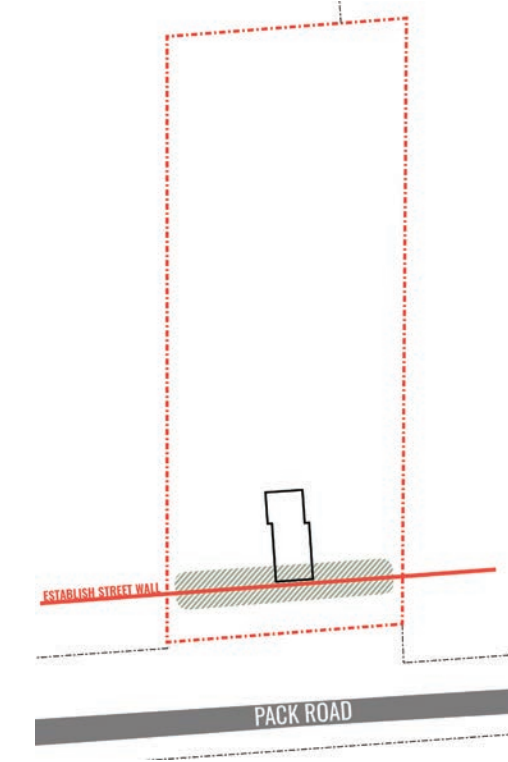
2 Road Widening

A road widening dedication of 8.0 metres from the existing front lot line along the Pack Road right-of-way is anticipated. This portion of the site will need to be left free and clear of new built form. Pack Road is currently not developed to an urban cross-section but will be urbanized and widened to a 4-lane cross section with an anticipated 36.0 metre ROW through the Bradley Avenue Extension project. Timing for the improvements is currently unknown.



3 Built Heritage

6092 Pack Road is listed on the City of London's register of properties that are of cultural heritage value or interest (CHVI). Demolition is generally not supported by the City and heritage resources/attributes are encouraged to be incorporated into new development. In this regard, the project will seek to retain the existing 20th-Century Farmhouse. It is assumed that the attached garage, which formed an addition to the dwelling at some point in time, does not possess cultural heritage value and may be removed as part of the site's redevelopment.



4 Edge Conditions

All new buildings on the site in proximity to Pack Road should be oriented such that the primary building frontages face Pack Road. Further, the existing heritage building on the site establishes the "streetwall". In this regard, new buildings should generally be setback from Pack Road in-line with the front face of the existing heritage building. Edge conditions to the west, north and east are currently undefined as there are no specific plans available for the development of the adjacent sites. However, some measure of sensitivity should be paid so as to not hinder future development of those sites.

S4: DESIGN PRINCIPLES

S4.1 Key Design Principles

The applicable policies of the SWAP, 1989 Official Plan and the London Plan allow for and encourage a mix of residential dwelling types to be developed at 6092 Pack Road. The form-based policies for new development in this area requires a detailed understanding of the context of the site with regard for issues such as fit and compatibility. It is expected that new development will have regard for and respond to it's context. The detailed urban design analysis that follows interprets the form-based policies of the applicable policy framework in a tangible way to shape a realistic design outcome that could be implemented through a rezoning application. The following urban design principles are critical in the context of 6092 Pack Road and should be maintained in any specific development concept contemplated for the project site:

- 1 **Mixed Housing Development:** the MFMDR policies allow for a range of housing forms including multiple-attached dwellings, such as apartments, row houses or cluster houses. These areas also allow for single-detached, semi-detached and duplex dwellings. Building heights are generally limited to 4-storeys and densities of up to 75 units per hectare are allowable.
- 2 **Account for the Road Widening:** An approximately 8.0 metre road right-of-way widening will be required to be dedicated to the City of London along the frontage of the project site. This reduction in land area must be accounted for in the development design.
- 3 **Retain the Heritage:** An important principle of new development on the site is to ensure retention of any significant cultural heritage resources. This goal will be achieved through full retention of the original volume of the 20th-Century Farmhouse. The concept plan involves removal of some minor, more recent, building additions but retains the full volume of the original building. The proposed new building forms do not alter the appearance, proportions or heritage attributes of the heritage structure from the street.
- 4 **Plan for Access:** New development will require a new 6.5 metres access/driveway from Pack Road. In order to allow for the preservation of the heritage farmhouse and visual exposure of the wraparound porch, the new site access should occur on the east side of the site.
- 5 **Shape Massing to Respect Context:** The orientation, setbacks and massing of new buildings should have regard for neighbouring uses. In this regard, the side and rear yard setbacks should vary based on building orientation to accommodate appropriate facing distances based on the type of orientation (e.g., side-to-rear, front-to-rear) and the design features (e.g., windows or no windows). The front yard setback should recognize the setback of the heritage farmhouse and generally be in-line with that building to preserve it's contextual relevance along Pack Road.
- 6 **Animate Pack Road:** New buildings adjacent to Pack Road should be oriented such that primary building frontage faces towards Pack Road with principal unit entrances and walkways directly to the City sidewalk and no parking located between the building nearest to the street and the street itself.

S4.2 Shaping the Zoning Box

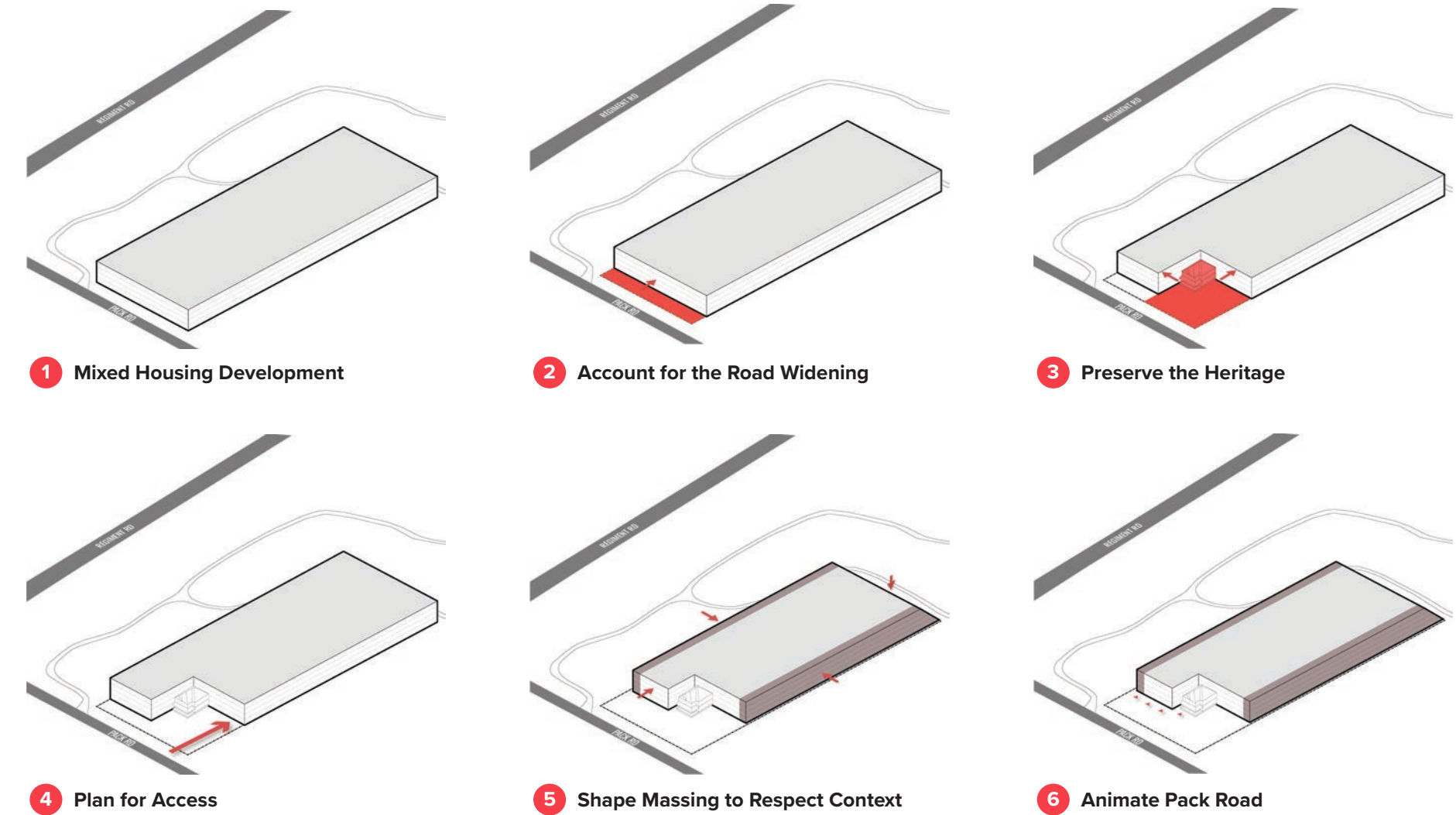


Fig 4. Visualizing the Design Principles

S5: ZONING APPROACH

S5.1 Proposed Zoning By-law Amendment

To support the development vision for 6092 Pack Road and implement the applicable planning policies, we propose to rezone the site from the Urban Reserve (UR3) Zone to a Residential R6 Special Provision (R6-5(_)) Zone. The proposed zone will provide a framework for medium density residential development in various housing forms of cluster housing from single detached dwellings to townhouses and stacked townhouses up to a maximum of 12.0 metres in height (4-storeys). The proposed zone includes special regulations to account for the unique context of the project site and implement applicable form-based policy directions of the Official Plan and North Talbot Community Plan. The proposed zone and special regulations are structured to facilitate a range of desirable site design outcomes and are not tied to a specific development design.

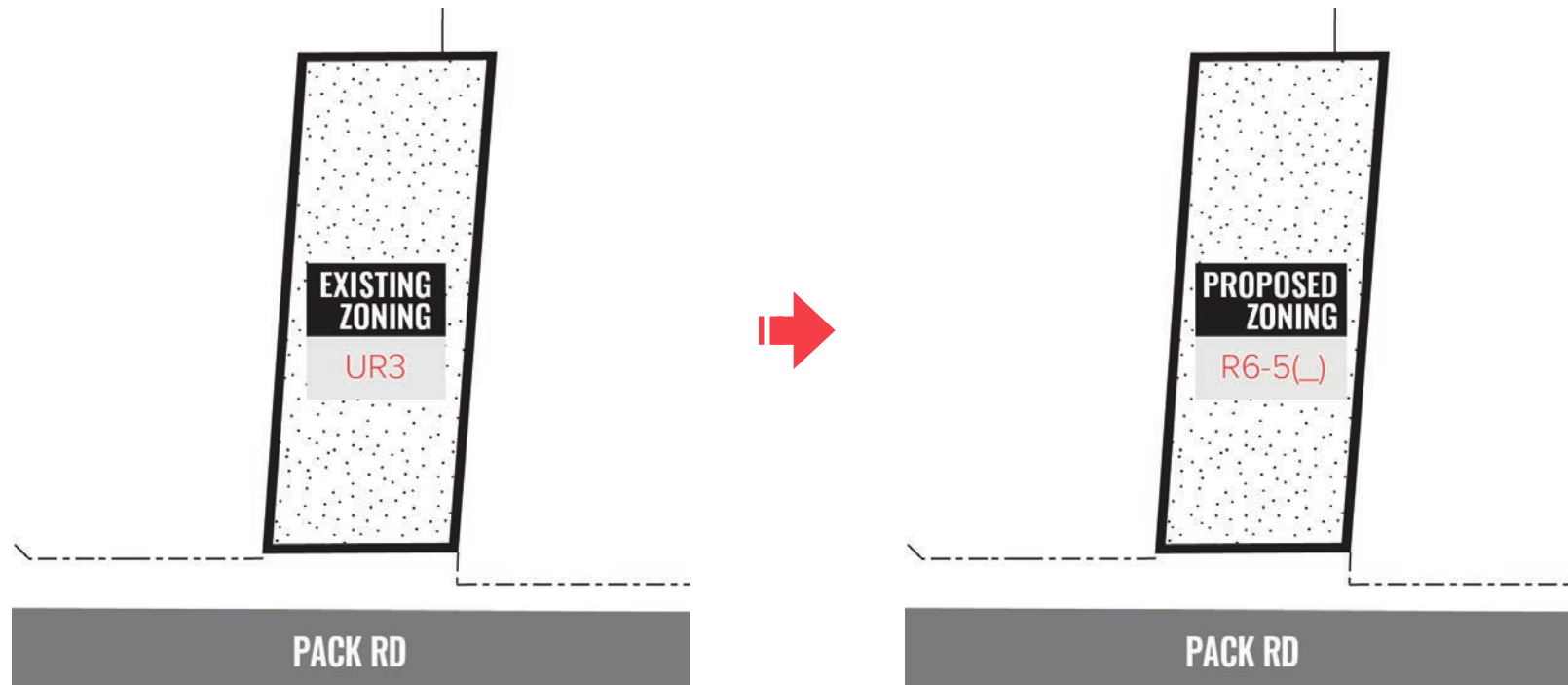


Fig 5. Proposed Rezoning

S5.2 Proposed Special Regulations

6092 Pack Road Zoning			
Regulation		R6-5	Proposed R6-5(_)
Permitted Uses		Section 10.2	Notwithstanding Section 10.2, Apartment Buildings shall not be permitted.
Lot Area (min.)		850m ²	-
Lot Frontage (min.)		10.0m	-
Front and Exterior Side Yard Depth (min.)	Arterial	8.0m	10.0m
Interior and Rear Yard Depth (min.)		0.4 metres (1.3 feet) per 1 metre (3.28 feet) of main building height or fraction thereof, but in no case less than 3 metres (9.8 feet) when the end wall of a unit contains no windows to habitable rooms, or 6.0 metres (19.7ft.) when the wall of a unit contains windows to habitable rooms.	1.8 metres (5.9 feet) when the end wall of a unit contains no windows to habitable rooms, or 6.0 metres (19.7ft.) when the wall of a unit contains windows to habitable rooms.
Landscaped Open Space (min.)		30%	-
Lot Coverage (max.)		45%	-
Height (max.)		12.0m	-
Density (max.)		35uph	45uph
Parking		1.5/unit	-
Orientation		n/a	The front face and primary entrance of all dwellings units located in new buildings adjacent to Pack Road shall be oriented to Pack Road.

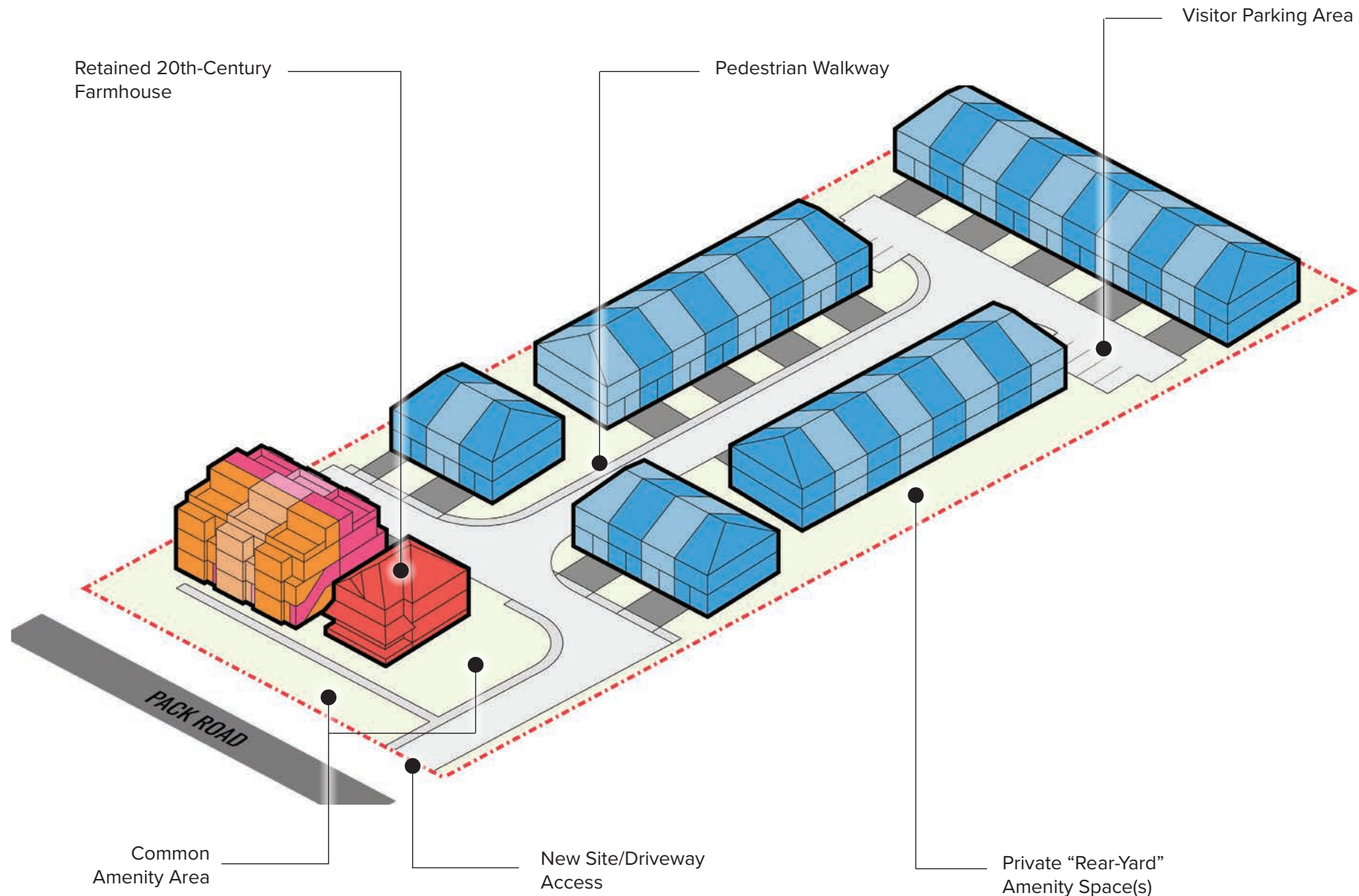
Fig 6. Special Regulations Overview

- : No change

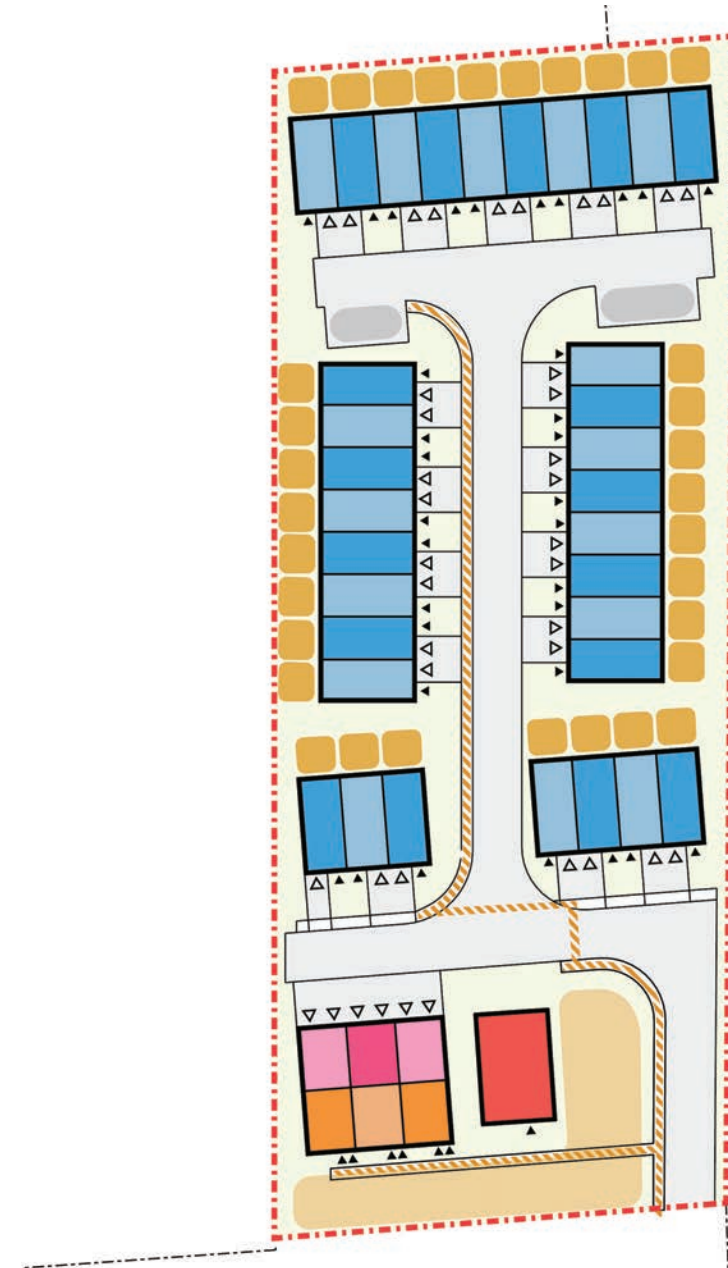
S6: PRELIMINARY DEVELOPMENT CONCEPT

/ Mixed Towns + Heritage Farmhouse

The preliminary concept plan illustrated on page 15-16 of this brief envisions the development of a mix of housing forms on the site including thirty-three (33) 2.5-storey cluster townhouse units, six (6) 3.5-storey back-to-back townhouse units and the retention of the existing 20th-Century Farmhouse as a single detached unit. In total, the proposed development includes 40 residential units. The proposed building heights and densities are within the standard limits for site's in the MFMDR designation. All of the required vehicular parking will be provided in surface form with this concept, within integrated/attached garages and individual driveways. The conceptual site design allows for the creation of 9 visitor parking stalls in addition to the resident parking. The preliminary concept plan represents a desirable implementation of the proposed Zoning By-law Amendment outlined in Section 5 of this Vision Brief.



Perspective 1: View looking northwest



Conceptual Site Plan

HIGHLIGHTS

Performance Metrics

Units	Towns	33
	Back-to-Back	6
	Heritage Dwelling	1
	Total	40
Density	40.2 uph	
Building Height	7.5-12.0m	
Parking	Towns	2/unit
	Back-to-Back	2unit
	Heritage Dwelling	2/unit
	Visitor	9
Yard Depth	Front	10.9m
	East	1.9m-8.7m
	West	1.9m-6.0m
	North	6.0m
LOS	43.5%	
Lot Coverage	30.6%	

LEGEND

- Back-to-Backs (rear)
- Back-to-Backs (front)
- Towns
- Heritage Dwelling
- Parking Area
- Shared Amenity Space
- Private Amenity Space (at-grade)
- Landscaped Area
- Pedestrian Walkway
- Garage Entrances
- Principal Entrances

S7: PLANNING ISSUES

S7.1 Applications Required

It is anticipated that the following *Planning Act* applications will be required in order to implement the planned vision for the project site:

1. **Zoning By-law Amendment:** To rezone the site from Urban Reserve (UR3) Zone to a Residential R6 Special Provision R6-5() Zone, with special provisions to address the site context and applicable policy framework.
2. **Site Plan Control:** To implement the specific development design envisioned in the preliminary development concept illustrations.
3. **Draft Plan of Condominium (Optional):** To establish tenure for the proposed residential units and common ownership for various physical elements of the site (e.g., common amenity space, surface parking areas, etc.).

S7.2 Issues for Clarification

From the proponent's perspective, the following attributes are critical to the success of the development vision. As such, the project team would appreciate any specific insights that City Staff are able to offer on the following:

1. The City's desired route/process for implementing the proposed heritage retention (e.g., Planning Act, Ontario Heritage Act, etc.).
2. Exploration of access opportunities and/or limitations along Pack Road (e.g., left turn lane warrant, RIRO access, etc.).
3. Staff's perspective on the proposed interpretation of the MFMDR designation applying across the entire parcel.



REFERENCES

1. City of London, Southwest Area Secondary Plan (2014)
2. 1989 City of London Official Plan
3. The London Plan
4. City of London Comprehensive Zoning By-law Z.-1.
5. H-8968 City of London Staff Report, dated November 12, 2018.
6. 39T-14506/Z-8436 City of London Staff Report, dated May 19, 2015.
7. City of London, London CityMap (Last updated October 1, 2020).

Appendix B Renderings





REVISED NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

599-601 Richmond Street



File: Z-9367

Applicant: Westdell Development Corporation

What is Proposed?

Zoning amendment to allow:

- An 8-storey mixed-use building on the rear portion of the lands with a building footprint of approximately 740m² in area and 270m² of ground floor commercial fronting onto Central Ave;
- A total of 57 residential units;
- A residential density of 519 units per residential hectare;
- Pedestrian and vehicular access fronting onto Central Ave;
- Private amenity rooms and secure bicycle storage;
- A loading area located within the building; and
- 6 parking spaces.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **May 26, 2022**

Alanna Riley

ariley@london.ca

519-661-CITY (2489) ext. 4579

Planning & Development, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9367

london.ca/planapps

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

Councillor John Fyfe-Millar

jfmillar@london.ca

519-661-CITY (2489) ext. 5095

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

Application Details

Requested Zoning By-law Amendment

To change the zoning from a Business District Commercial Special Provision (BDC(1)) Zone **TO** Business District Commercial Special Provision Bonus (BDC(1))*B-() Zone. Changes to the currently permitted land uses and development regulations are summarized below.

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

Current Zoning

Zone: Business District Commercial Special Provision BDC(1)

Permitted Uses: Animal hospitals; Apartment buildings, with any or all of the other permitted uses on the first floor; Bake shops; Clinics; Commercial recreation establishments; Commercial parking structures and/or lots; Converted dwellings; Day care centres; Dry cleaning and laundry depots; Duplicating shops; Emergency care establishments; Existing dwellings; Financial institutions; Grocery stores; Laboratories; Laundromats; Libraries; Medical/dental offices; Offices; Personal service establishments; Private clubs; Restaurants, Retail stores; Service and repair establishments; Studios; Video rental establishments; Lodging house class 2; Cinemas; Brewing on Premises Establishment; Food Store; Animal Clinic; Convenience Store; Post Office; Convenience service establishments; Dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor; Bed and breakfast establishments; Antique store; Police stations; Artisan Workshop; and Craft Brewery.

Special Provisions: Special provision permits BDC uses and reduced lot frontage.

Requested Zoning

Zone: Business District Commercial Special Provision Bonus (BDC(1))* B-() Zone

Permitted Uses: Same as above.

Special Provisions: Special Provisions for the bonus zone include the existing buildings with frontage along Richmond Street with existing ground floor commercial space consisting of 180m² and existing two 2-bedroom residential units on the second floor; and for the new building a maximum ground floor area of 731m²; a minimum front yard, a minimum side yard, and a minimum rear yard setback of 0m; 57 residential units; a maximum density of 519 units per hectare; a maximum height of 8-storeys(28m); total ground floor commercial space consisting of 270m²; a maximum lot coverage of 100%; a minimum of 6 parking spaces; pedestrian and vehicular access fronting onto Central Ave; private amenity rooms and secure bicycle storage; and a loading area within the building.

Bonus Zone: The proposed bonus zone would permit these special provisions in return for eligible facilities, services, and matters, specifically affordable housing outlined in Section 19.4.4 of the 1989 Official Plan and policies 1638_ to 1655_ of The London Plan. The City is also considering adding special provisions in the zoning to implement the urban design requirements and adding holding provisions for the following: urban design, archaeological and public site plan.

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 in the 1989 Official Plan, which include residential units created through the development of mixed-use buildings.

The subject lands are in the Rapid Transit Corridor Place Type in The London Plan, permitting a range of mixed-uses including residential.

How Can You Participate in the Planning Process?

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

See More Information

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

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

Reply to this Notice of Application

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

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

Attend a Future Public Participation Meeting

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

What Are Your Legal Rights?

Notification of Council Decision

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

Right to Appeal to the Ontario Land Tribunal

If a person or public body 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/contact/local-planning-appeal-tribunal/>.

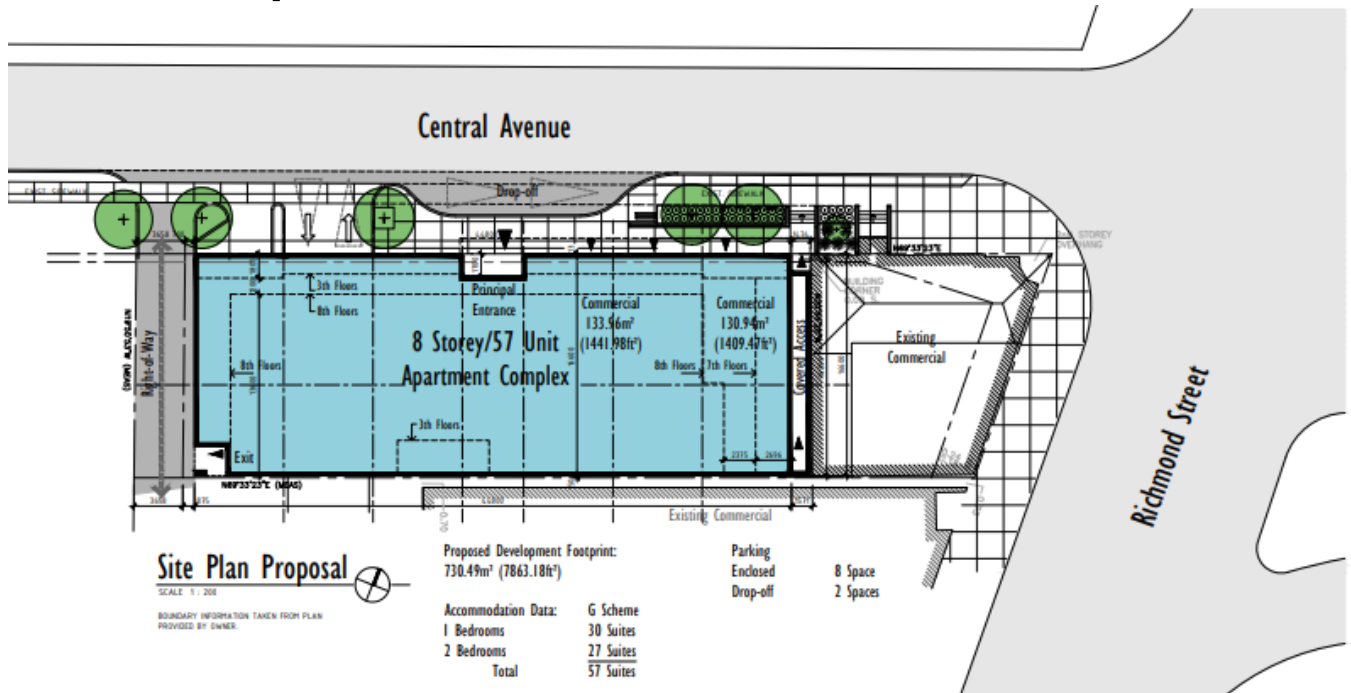
Notice of Collection of Personal Information

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 Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

Accessibility

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

Site Concept



Site Concept Plan

Building Renderings



Conceptual Renderings (Front)



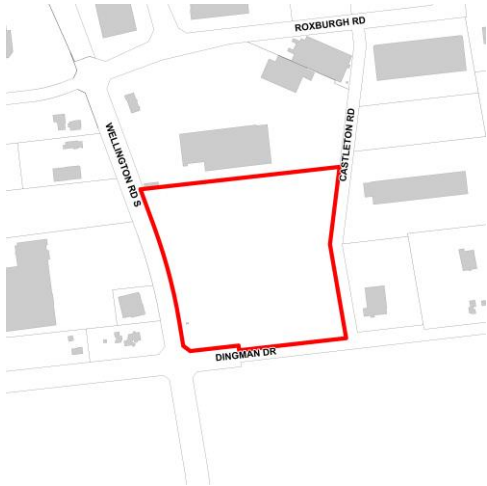
Conceptual Renderings (Looking from Richmond)

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

NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

4452 Wellington Road South



File: OZ-9497

Applicant: 2858637 Ontario Inc.

What is Proposed?

Official Plan and Zoning amendments to allow:

- A transport terminal on the eastern portion of the site
- An Environmental Review Zone to require further environmental study on a natural heritage feature
- Future commercial uses on the western portion of the site



LEARN MORE & PROVIDE INPUT

Please provide any comments by **June 10, 2022**

Nancy Pasato

npasato@london.ca

519-661-CITY (2489) ext. 7156

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

File: OZ-9497

london.ca/planapps

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

Steven Hillier

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519-661-CITY (2489) ext. 4014

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

Application Details

Requested Amendment to the 1989 Official Plan

To change the designation on a portion of the site from New Format Regional Commercial Node to Light Industrial to permit transport terminals.

Requested Amendment to The London Plan (New Official Plan)

To change the designation on a portion of the site from the Shopping Area Place Type to the Light Industrial Place Type to permit transportation terminals.

Requested Zoning By-law Amendment

To change the zoning from a Holding Associated Shopping Area Commercial (h-17*ASA1/ASA2/ASA6) Zone to a Holding Light Industrial (h-17*LI6) Zone, and an Environmental Review (ER) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

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

Current Zoning

Zone: Holding Associated Shopping Area Commercial (h-17*ASA1/ASA2/ASA6) Zone

Permitted Uses: Animal hospitals; Convenience service establishments; Convenience stores; Dry cleaning and laundry plants; Duplicating shops; Financial institutions; Grocery stores; Restaurants; Retail stores; Personal service establishments; Pharmacies; Printing establishments; Video rental establishments; Brewing on premises establishment; Repair and rental establishments; Service and repair establishments; Studios; Supermarkets; Commercial recreation establishments; Taverns.

Holding Provision(s): To ensure the orderly development of lands and the adequate provision of municipal services, the "h-17" symbol shall not be deleted until full municipal sanitary sewer and water services are available to service the site.

Height: 12.0 meters

Requested Zoning

Zone: Holding Light Industrial (h-17*LI6) Zone, Environmental Review (ER) Zone

Permitted Uses: LI6 Zone - Bakeries; Business service establishments; Laboratories; Manufacturing and assembly industries; Offices support; Paper and allied products industries excluding pulp and paper and asphalt roofing industries; Pharmaceutical and medical product industries; Printing, reproduction and data processing industries; Research and development establishments; Warehouse establishments; Wholesale establishments; Custom workshop. Brewing on premises establishments. Service Trade; Existing Self-storage Establishments, Artisan Workshop, Craft Brewery, Dry cleaning and laundry plants; Food, tobacco and beverage processing industries excluding meat packaging; Leather and fur processing excluding tanning; Repair and rental establishments; Service and repair establishments; Service trades; Textile processing industries; Building or contracting establishments; Storage depots; Terminal centres; Transport terminals; ER Zone - Conservation lands; Conservation works; Passive recreational uses; Managed woodlot; Agricultural uses.

Height: 50 metres

The City may also consider the use of additional holding provisions, special provisions, or additional zoning and Official Plan/London Plan amendments as part of this application.

An Environmental Opportunities and Constraints Study has been prepared to assist in the evaluation of this application.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as New Format Regional Commercial Node in the 1989 Official Plan, which permits a wide range of commercial uses which meet specialized service and comparison-shopping needs as the main uses.

The subject lands are in the Shopping Area Place Type in The London Plan, permitting a wide range of retail, service, business, recreational, social, educational and government uses.

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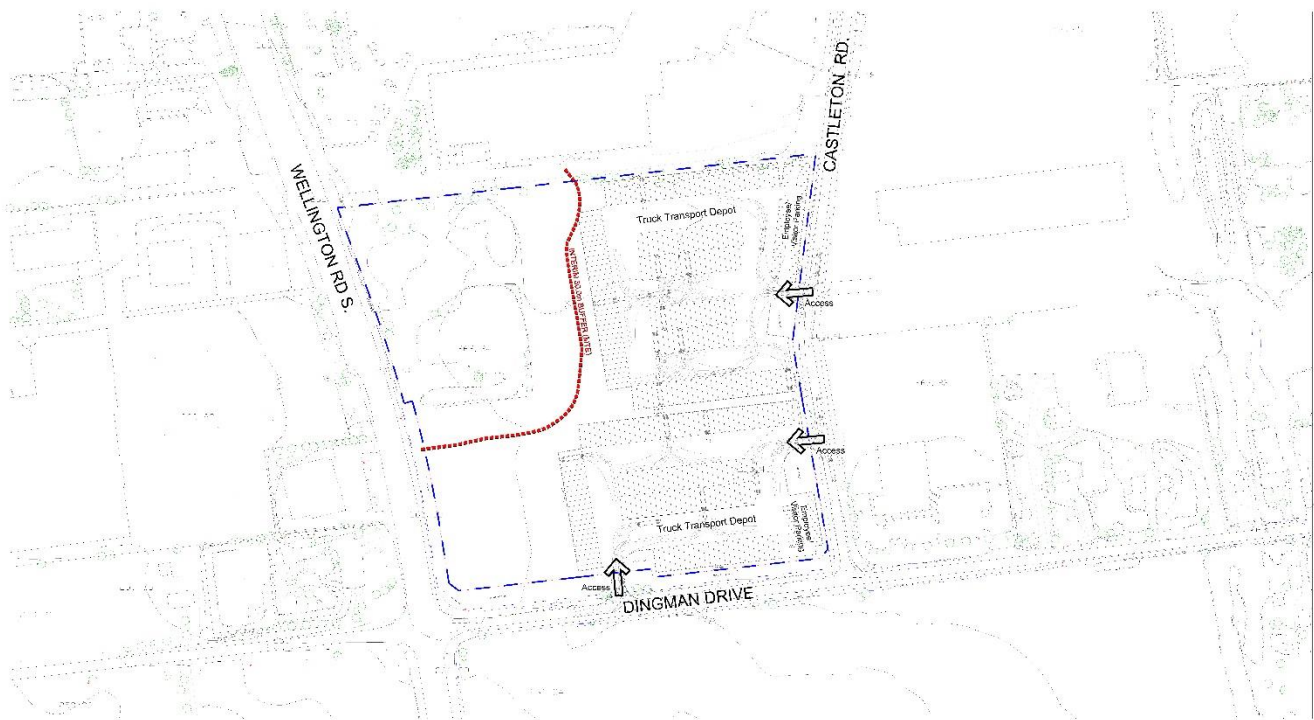
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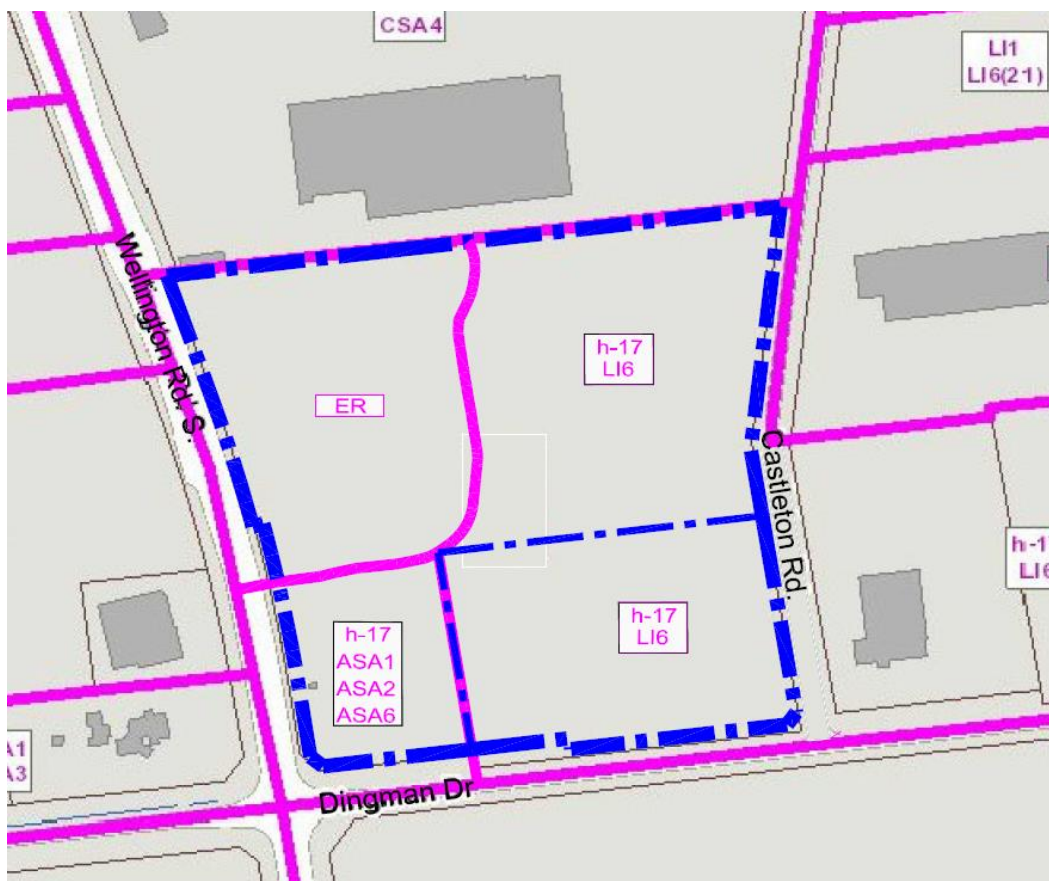
Site Concept



Concept Plan for proposed development

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

Proposed Zoning



Proposed zoning to implement site concept

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



Cultural Heritage **IMPACT ASSESSMENT** Report

4452 Wellington Road South,
City of London

Date:
November 2021

Prepared for:
Navdeep Singh

Prepared by:
**MacNaughton Hermsen Britton
Clarkson Planning Limited (MHBC)**

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Our File: '21356 A'

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PROJECT PERSONNEL

Dan Currie, MA, MCIP, RPP, CAHP	<i>Managing Director of Cultural Heritage</i>	Senior Review
Rachel Neiser, MSc	<i>Heritage Planner</i>	Author

OWNER

Navdeep Singh

ACKNOWLEDGEMENT OF INDIGENOUS COMMUNITIES

This Cultural Heritage Impact Assessment acknowledges that the subject property located at 4452 Wellington Road South, City of London, is situated within territory of the Haudenosaunee, Wyandot, and Anishinaabe Peoples (Whose Land, accessed online, 2021). These lands are acknowledged as being within the Treat 2, 1790 area (Native-Land, accessed online, 2021).

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

1.0 INTRODUCTION

The purpose of this Cultural Heritage Impact Assessment is to assess the impact of the proposed development at 4452 Wellington Road South, London, hereinafter referred to as ‘the subject property’ on the adjacent property located at 4680 Wellington Road South, London which is identified as containing Nichols Cemetery. The adjacent property located at 4680 Wellington Road South is listed (non-designated) as per Section 27 of the *Ontario Heritage Act* on the City of London’s Register of Cultural Heritage Resources.

The City of London supports the protection of built and cultural heritage resources to promote the unique identity of the City (Direction #3 & #7 of *The London Plan* (2016)). This report has determined that the heritage resource located on 4680 Wellington Road South does have the potential to yield historical and contextual value. There are no anticipated impacts to this heritage resource as a result of the proposed development, therefore no mitigation, conservation measures and/ or alternative development options are recommended.

1.1 DESCRIPTION OF SUBJECT PROPERTY

The subject lands are located at 4452 Wellington Road South (legally described as Concession 3 S, Part Lots 15 and 16, Registered Plan 33R858 Part 1). The lands are within the Brockley Planning District and within the Wellington Road/Highway 401 neighbourhood that is intended for commercial and office uses. The subject lands are south of Highway 401, north of Dingman Drive, east of Wellington Road South, and west of Castleton Road.



Figure 1: Aerial photograph of subject lands (outlined with red dashing) (London City Map, accessed October 2021).

The subject lands have an area of approximately 8.4 hectares. These lands are currently being used for agriculture, with a small wooded area to the northwest of the site, and a small out-building to the south near Wellington Road South.



Figure 2: Image of existing condition of property facing northeast from Wellington Road South (Google Street View, accessed 2021).

1.2 HERITAGE STATUS

The subject lands do not have a heritage designation or listing; however, the property adjacent to the subject land located at 4680 Wellington Road South (legally described as Westminster Concession 4, Part Lots 14 and 15, Registered Plan 33R2798 Parts 1, 2, and 5) is listed (non-designated) on the City of London's Register of Cultural Heritage Resources as per Part IV, Section 27 of the *Ontario Heritage Act*. The Register identifies that the property contains Nichols Cemetery and was added to the Register on March 26, 2007.

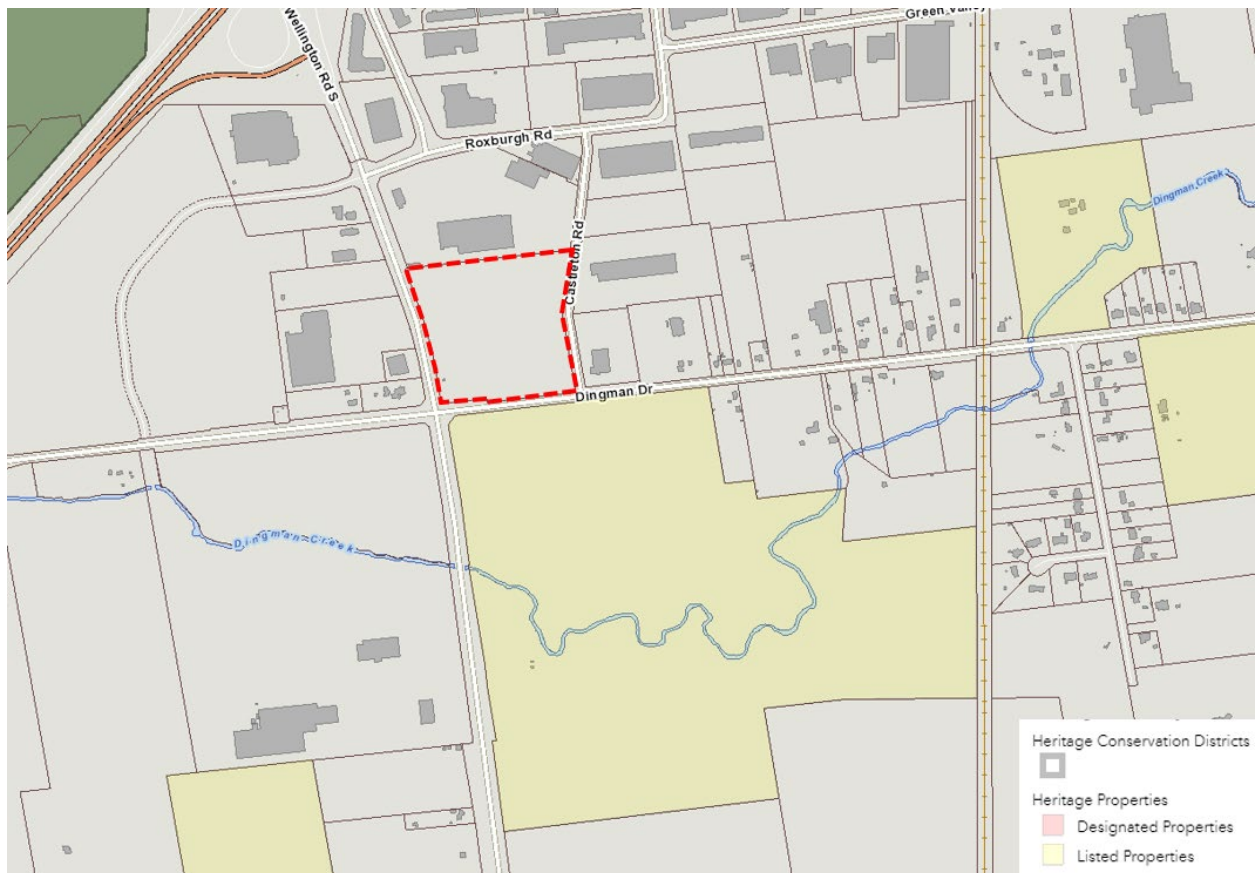


Figure 3: Excerpt of the London's City Map noting the location of the subject property (outlined in red) in relation to the southerly (adjacent) listed property shown with yellow shading directly across Dingman Drive (City of London City Map, Heritage Inventory and Conservation Districts layer, accessed 2021).

1.3 LAND USE AND ZONING

The subject lands are located in the Brockley Planning District and is Zoned “h-17, ASA1, ASA2, ASA6” as per By-law No. Z.-1. According to Section 24 of the by-law, the Associated Shopping Area Commercial (ASA) Zone Variations applying to this property are intended for retail, convenience, and personal service as per ASA1; retail and semi light industrial uses as per ASA2; and large traffic generating uses as per ASA6. Section 3 of the by-law states that the h-17 provision is to ensure that there is an adequate provision of municipal services for orderly development; dry uses on individual sanitary services are permitted in the interim.

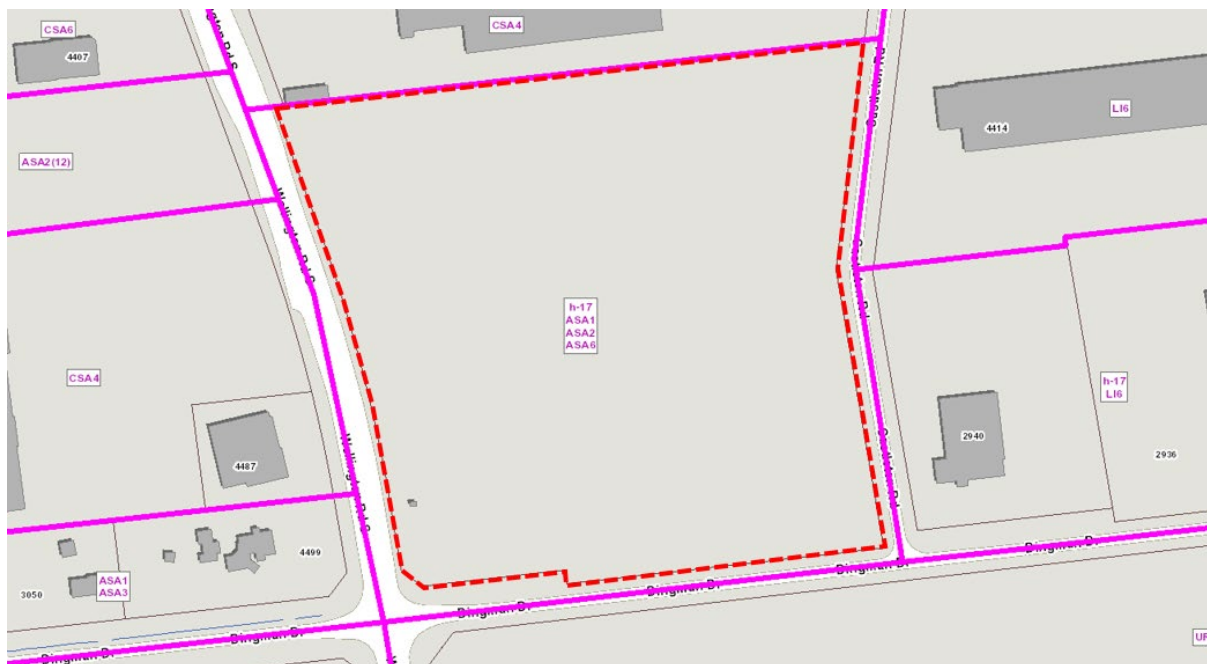


Figure 4: Excerpt of the City of London Interactive Map noting the location of the subject lands (red dashing), zoned h-17, ASA1, ASA2, ASA6 (Source: City of London City Map, accessed October 2021).

2.0 POLICY CONTEXT

2.1 THE PLANNING ACT AND PPS 2020

The *Planning Act* makes a number of provisions respecting cultural heritage, either directly in Section 2 of the Act or Section 3 respecting policy statements and provincial plans. In Section 2, the *Planning Act* outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. One of the intentions of *The Planning Act* is to “encourage the co-operation and co-ordination among the various interests”. Regarding cultural heritage, Subsection 2(d) of the Act provides that:

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

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

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

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

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

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.

The PPS 2020 also states in Sub-section 2.6.3 that,

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

The following definitions are provided in Section 6.0 of the PPS 2020 outline key terms that are valuable in the overall evaluation of cultural heritage resources:

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 45 | Provincial Policy Statement, 2020 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).*

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

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

2.2 ONTARIO HERITAGE ACT

The *Ontario Heritage Act*, R.S.O., 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. This HIA has been guided by the criteria provided with *Regulation 9/06* of the *Ontario Heritage Act* outlining the mechanisms for

determining cultural heritage value or interest. The regulation sets forth categories of criteria and several sub-criteria.

2.3 THE LONDON PLAN

The City of London Council adopted a new City of London Official Plan ('The London Plan') on June 23, 2016 and the Ministry of Municipal Affairs and Housing (MMAH) issued its approval of the new Official Plan, with modifications on December 30, 2016. Several applicable policies and schedules of the new Official Plan are under appeal to the Ontario Land Tribunal (OLT) and are not in effect; however, the following aforementioned policies are in effect.

Policy 554 states that planning and development within the City will:

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

As per Policy 565 within the City Building Policies of *The London Plan* (2016), new development on or adjacent to heritage properties will require a heritage impact assessment:

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 impacts 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 heritage attributes.

The London Plan identifies adjacent as follows:

Adjacent when considering potential impact on cultural heritage resources means sites that are contiguous; sites that are directly opposite a cultural heritage resource

separated by a laneway, easement, right-of-way, or street; or sites upon which a proposed development or site alteration has the potential to impact identified visual character, streetscapes or public views as defined within a statement explaining the cultural heritage value or interest of a cultural heritage resource.

As a part of the City's commitment to cultural heritage, Policy 586 states:

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

Thus, it is the purpose of this report to analyze the potential impact(s) created by the proposed development to the existing cultural heritage resource and attributes located at 4680 Wellington Road South.

2.4 CITY OF LONDON TERMS OF REFERENCE

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

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

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

3.0 HISTORICAL BACKGROUND

3.1 INDIGENOUS COMMUNITIES AND PRE-CONTACT HISTORY

The pre-contact period of history in Ontario specifically refers to the period of time prior to the arrival of Europeans in North America. The prehistory of Ontario spans approximately 11,000 years from the time the first inhabitants arrived in the Paleo-lithic period to the late Woodland period, just before the arrival of Europeans and the “contact” period, in the 16th and 17th centuries. The periods (and sub-periods) of Indigenous history in Ontario includes the Paleo period (beginning approximately 11,500 B.P.), the Archaic Period (9,500 B.P. to 2,900 B.P.), and the Woodland period (900 B.C. to approximately the 16th century). There are several registered archaeological sites in London dating to the Paleo period, the Early, Middle and Late Archaic period, as well as Early, Middle, and Late Woodland period; this includes Iroquoian longhouse settlements during the Early and Late Ontario Iroquoian period (*Archaeological Management Plan* (2017)).

The subject lands are encompassed within the traditional territory of the Haudenosaunee, Wyandot, and Anishinaabe Peoples (Whose Land, accessed October 2021). It is also acknowledged that these lands are covered by Treaty 2, the McKee Purchase, which was signed in 1790 by Potawatomi, Wyandot, Ojibwe, and Odawa nations of Detroit (Native-Land, accessed October 2021). Today, the neighbouring First Nations communities include the Chippewas of the Thames First Nation, Munsee- Delaware Nation and Oneida Nation of the Thames (The London Plan, 2021).

3.2 TOWNSHIP OF WESTMINSTER, MIDDLESEX COUNTY

The former Township of Westminster was bounded by the Thames River to the north, North Dorchester Township to the east, Elgin County to the south and Delaware to the west. The Council for the Westminster Township was first established March 4, 1817 (Brock and Moon, accessed 2021). The subject property was located in the former Township of Westminster, south of London in Middlesex County. In the latter half of the 19th century, Westminster Township was one of the largest townships within Middlesex County (Whebell & Gooden, 2012).



Figure 5: Excerpt of Tremaine's Map of the County of Middlesex, Canada West, 1862 (courtesy of University of Toronto's Ontario Historical County Maps Project, accessed October 2021). The approximate location of 4680 Wellington Road South is indicated with the red outline.

In 1855, the City of London was officially incorporated as a City which resulted in development to the south of the Thames River (Whebell & Gooden, 2012). As a result of this development, the City of London significantly expanded resulting in the annexation of land from Westminster Township as part of the city's boundaries.

In the 1940s and 1950s, the City continued to grow south of the Thames River. The year 1961 marked the great annexation of London which increased its population by 60,000 residents which included the annexation of the majority of Westminster Township (Meligrana, 2000; Whebell & Goodden, 2012). Remaining non-annexed largely rural portions of the Township became annexed in 1993 (Meligrana, 2000).

3.3 4680 WELLINGTON ROAD SOUTH (ADJACENT LANDS)

The lands adjacent to the subject property were originally a part of Lot 15 of Concession 4 in the Township of Westminster. An excerpt of a pre-confederation map of the Township of Westminster demonstrates that in 1843, Lot 15 of Concession 4 was associated with the Crown.

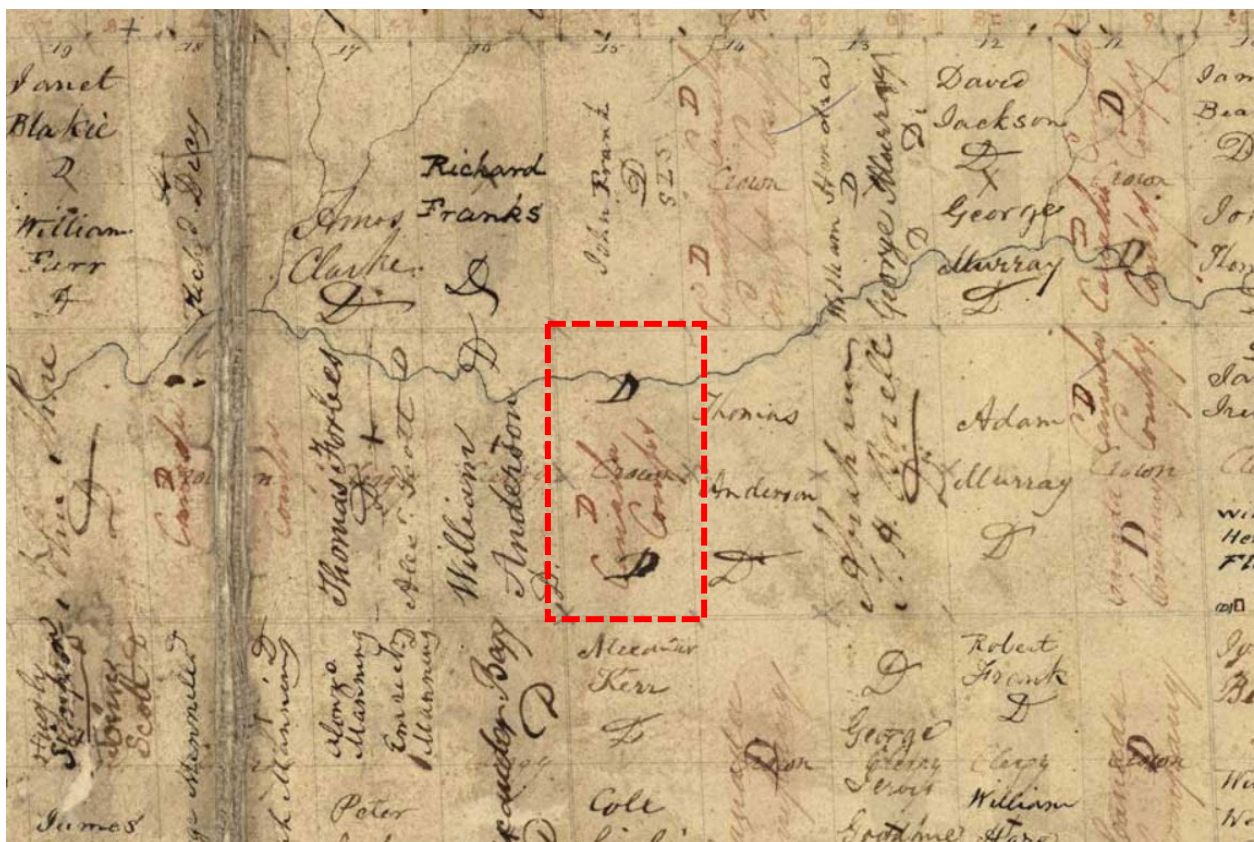


Figure 6: Excerpt of Township of Westminster Map Plan No. 38 of January 20th, 1843; the red box indicates the lands of Lot 15, Concession 4 under consideration as the adjacent heritage resource (Courtesy of Heritage Property Index, Westminster Township, accessed October 2021).

Between 1843 and 1862, the ownership of 4680 Wellington Road South changed from the Crown to Francis Nichol. The 1861 Census does not identify any buildings on the subject lands, but identifies Francis Nichol as a farmer from Scotland (Library and Archives Canada, accessed October 2021).

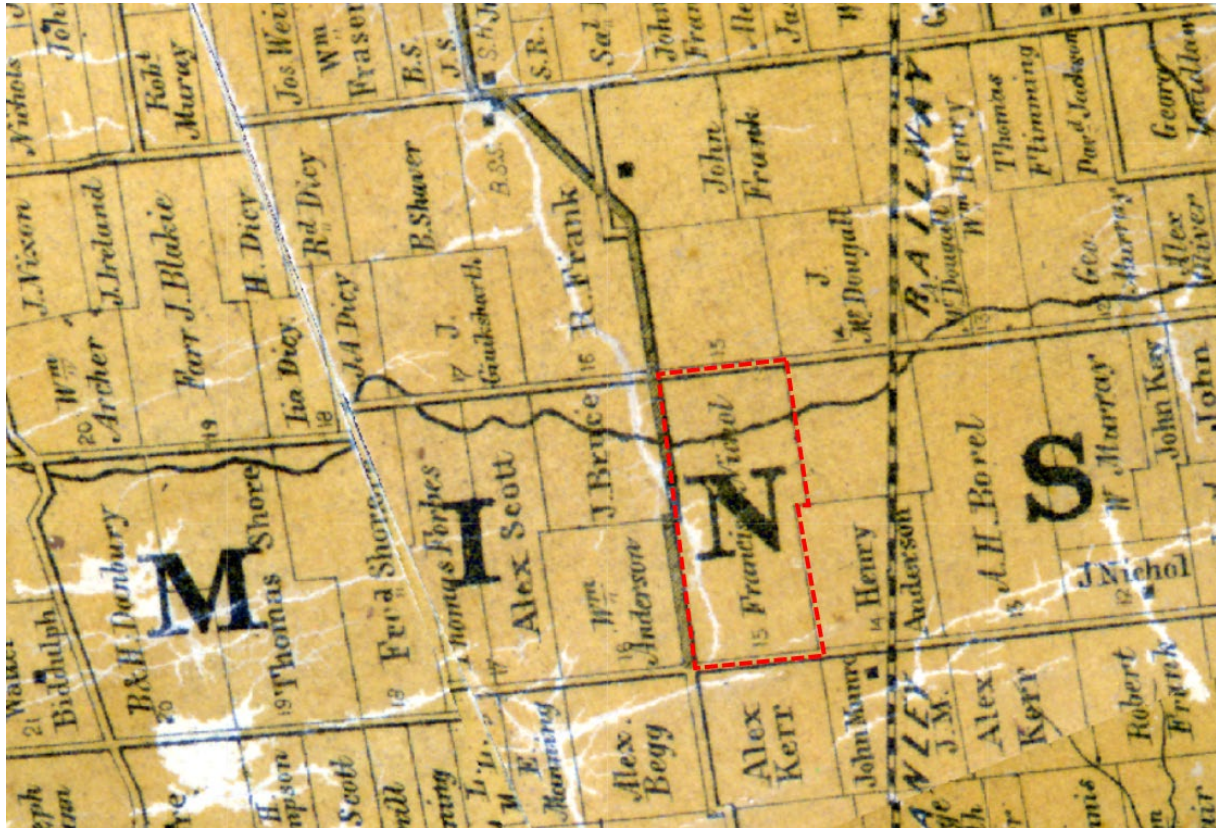


Figure 7: Excerpt of 1862 Tremain Map identifying the adjacent lands under consideration (Courtesy of University of Toronto's Ontario Historical County Maps Project, accessed October 2021).

Between 1862 and 1877, the ownership of the lands changed to Adam Nichol. The following Middlesex County 1877 map also makes first note of a structure on the lands, located in the mid-section of the lot near the western property line.



Figure 8: Excerpt from Middlesex County, Ontario Map Ref #5 (1880) with adjacent lands under consideration outlined in red (courtesy of McGill University, 'The Canadian Illustrated Atlas Digital Project', accessed October 2021).

The aerial imagery from 1950 shows a driveway with several structures south of Dingman Creek on the lands of 4680 Wellington Road South. The grove of evergreens surrounding the cemetery are apparent in this image.



Figure 9: Aerial photography of the northerly portion of 4680 Wellington Road South in 1950; the location of evergreens surrounding the cemetery are shown within the red box (courtesy of Western Libraries, London Air Photo Collection, 2021).

The 1960 aerial image shows minimal change from the previous 1950s imagery.



Figure 10: Aerial photography including subject adjacent property in 1960 (courtesy of Western Libraries, London Air Photo Collection, 2021).

Current mapping shows that the property municipally known as 4680 Wellington Road South has been reconfigured, with modifications to the easterly boundary and a severance to the south. Additionally, the buildings previously noted on the property have been removed, the forested area has become denser, and southerly portion of the evergreen circle previously surrounding the cemetery has been removed. The lands where the buildings previously stood have been modified to accommodate a golf driving range.



Figure 11: Satellite imagery (2021) of the subject adjacent lands with a property boundary overlay (courtesy of City of London City Map, accessed October 2021).

4.0 POTENTIAL CULTURAL HERITAGE RESOURCES

4.1 DESCRIPTION OF ADJACENT LISTED PROPERTY

The adjacent listed property located at 4680 Wellington Road South is located on the south side of Dingman Drive, opposite the subject lands. The Nichol Cemetery is located over 600 meters from the proposed development on 4452 Wellington Road South.



Figure 12: The distance between the cemetery and the edge of the subject lands proposed for development is approximately 650 meters, as indicated by the blue line (courtesy of City of London, City Maps, accessed October 2021).

A driving range occupies the mid section of the western portion of the property. Nichol Cemetery is contained within the forested area of the property which also contains Dingman Creek. The cemetery is distinguished from the forest by several evergreens that surround the grave sites. The remaining lands on this property are used for agriculture.

The Nichol Cemetery was a family burying ground on the Nichol farm. Francis Nichol and his wife Janet purchased the 200 acre farm and moved to these lands from Scotland in 1833. Subsequently, they set aside a plot for family burials.



Figure 13: Image of remaining extents of Nichol Cemetery, with two newer headstones on either side of the frame, stone headstones resting in the middle of the image, and a sign indicating the cemetery name (courtesy of Ontario Abandoned Places, 2018).

The Wilton Grove WI Tweedsmuir Community History scrapbook, published in 1976, references the names and dates of deaths on the gravestones in this cemetery to have historically been as follows:

- Frances Nichol, August 28, 1866
- Janet Nichol, his wife, 1872
- Thomas Nichol, their son, 1901
- Christine, his wife from Quebec, 1893

- Frances Nichol, February 12, 1907
- Ann Cruickshank, his wife, April 25, 1903
- Jenny Nichol, their daughter, April 26, 1893
- Lina Nichol, 1946
- Mary Nichol Cousins, wife of William Cousins, April 6, 1864.

The cemetery currently only contains a portion of these gravestones, with several being moved to Pond Mills Cemetery. Two of the remaining stones, both belonging to either Frances Nichol, are more modern in nature with their construction being of marble. Several older stone tombstones lay on the ground, and are constructed of stone.



Figures 14 &15: The remaining marble gravestones in memory of Frances Nichol (courtesy of Ontario Abandoned Places, 2018).



Figure 16: The remaining stone headstones at Nichol Cemetery (courtesy of Ontario Abandoned Places, 2018).

4.2 EVALUATION OF 4680 WELLINGTON ROAD SOUTH, "NICHOLS CEMETERY"

4.2.1 DESIGN/PHYSICAL VALUE

No historical buildings remain on property as the property is used for farming, woodlands, and a driving-range. There are some remaining grave stones in the cemetery, two being marble, three being stone. The grove of mature evergreens surrounding the gravestones distinguishes the cemetery from the surrounding forest.

4.2.2 HISTORICAL/ASSOCIATIVE VALUE

The property has potential to yield information as it contains a late 19th century cemetery in the former Westminster Township. Current commemorative signage provides little insight into this history, with one street sign recognizing the cemetery and its date of establishment and one sign with the name "Nichol Cemetery" among the gravesites.

4.2.3 CONTEXTUAL VALUE

The cemetery is physically linked to the property in its original orientation and is related to the mature landscape features, including the surrounding grove of evergreens.

4.2.4 LIST OF HERITAGE ATTRIBUTES

- Grove of evergreens surrounding gravesites;
- Remaining gravestones; and
- A commemorative sign on Wellington Road South indicating the date of establishment.

In summary, the Nichol Cemetery has potential to yield information as it forms part of the late 19th century cemeteries in Westminster. The cemetery is physically linked to the property in its connection to the late 19th century inhabitants of the land, original orientation, and the landscape features on the property.

5.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development of 4452 Wellington Road South includes a trucking facility on the eastern portion of the site (~ 5.26 ha), while the western portion will remain future commercial lands along Wellington Road South (~1.72 ha).

Access to the trucking facility is proposed on Dingman Drive and Castleton Road. An office will be located in the southeastern corner of the lands, an employee parking lot will line the remainder of Dingman Drive, and a truck depot and parking area will encompass the rest of the trucking facility.

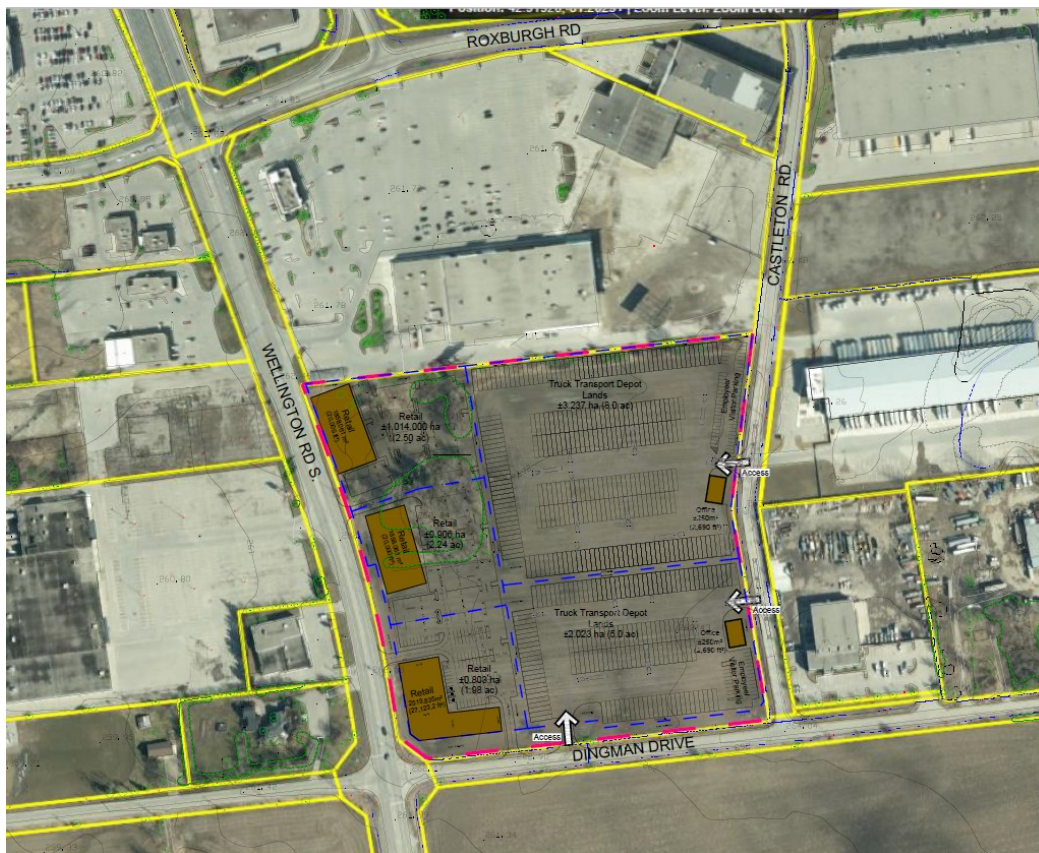


Figure 17: The concept plan shows the proposed development of the lands (east)(Source: MHBC, 2021).

6.0 IMPACT ANALYSIS

6.1 INTRODUCTION

The impacts of a proposed development or change to a cultural heritage resource may be direct or indirect. They may occur over a short term or long term duration, and may occur during a pre-construction phase, construction phase or post-construction phase. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of physical impact.

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

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

6.2 IMPACT ANALYSIS: 4680 WELLINGTON ROAD SOUTH, "NICHOL CEMETERY"

The following chart evaluates the impact of the proposed development on the subject property to the adjacent cultural heritage resource. These impacts are based on the heritage attributes outlined in sub-section 4.2.4 of this report.

Table 1.0 Impact Assessment		
Impact	Level of Impact (Potential, No, Minor, Moderate or Major)	Analysis
Destruction or alteration of heritage attributes	No	The proposed development will not destruct or alter heritage attributes.
Shadows	No	Proposed development will not result in shadows that negatively impact heritage attributes.
Isolation	No	The relationship of the cemetery to the associated landscape features (i.e. road, tree row, surrounding open space) will remain the same.
Direct or Indirect Obstruction of Views	No	There will be no direct or indirect obstruction of significant views of the cemetery.
A Change in Land Use	No	There will be no change in land use.
Land Disturbance	No	There are no expected land disturbances as a result of the new trucking facility as it is approximately 650 metres away from the location of the cemetery.

There are no adverse impacts anticipated to the heritage resources located on 4680 Wellington Road South from the proposed development on 4452 Wellington Road South.

7.0 ALTERNATIVES, MITIGATION, & MONITORING

There are no adverse impacts identified in section 6 of this report as it relates to the existing cultural heritage resource located at 4680 Wellington Road South; thus, no alternatives, mitigation measures, or implementation or monitoring measures are being proposed.

8.0 CONCLUSIONS & RECOMMENDATIONS

There are no adverse impacts as a result of the proposed development as it relates to the existing Nichols Cemetery located at 4680 Wellington Road South. The Nichols Cemetery is located adjacent to the subject lands, albeit the cemetery is approximately 600 metres from the subject lands. Given the distance, impacts related to vibration or other land disturbances from construction are not anticipated. Since no impacts are expected, no alternatives or mitigation measures have been recommended.

Respectfully submitted,



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



Rachel Neiser, MSc
Planner, MHBC

9.0 BIBLIOGRAPHY

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APPENDIX **A** – CONCEPT PLAN



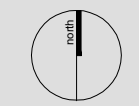
Figure 1
**PRELIMINARY
 SITE PLAN**

4452 WELLINGTON RD.S.

LEGEND

 Subject Lands

DATE: November 29, 2021
 SCALE: 1:2500
 FILE: 21356'A'
 DRAWN: LM



P:\21356'A\4452 WELLINGTON ROAD SOUTH\GRAPHICS\PRELIMINARY SITE PLAN_NOV 29 2021_V02.DWG

MHBC PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE
200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3K9
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APPENDIX **B**—CURRICULUM VITAE



EDUCATION

2006

Masters of Arts (Planning)
University of Waterloo

1998

Bachelor of Environmental Studies
University of Waterloo

1998

Bachelor of Arts (Art History)
University of Saskatchewan

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CURRICULUMVITAE

Dan Currie, MA, MCIP, RPP, CAHP

Dan Currie, a Partner and Managing Director of MHBC's Cultural Heritage Division, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997. Dan provides a variety of planning services for public and private sector clients including a wide range of cultural heritage policy and planning work including strategic planning, heritage policy, heritage conservation district studies and plans, heritage master plans, cultural heritage evaluations, heritage impact assessments and cultural heritage landscape studies.

PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners
Full Member, Ontario Professional Planners Institute
Professional Member, Canadian Association of Heritage Professionals

SELECTED PROJECT EXPERIENCE

Heritage Conservation District Studies and Plans

Alton Heritage Conservation District Study, Caledon (underway)
Port Stanley Heritage Conservation District Plan (underway)
Port Credit Heritage Conservation District Plan, Mississauga
Town of Cobourg Heritage Conservation District Plan updates
Rondeau Heritage Conservation District Study & Plan, Chatham Kent,
Barriefield Heritage Conservation District Plan Update, Kingston
Victoria Square Heritage Conservation District Study, Markham
Bala Heritage Conservation District Study and Plan, Township of Muskoka Lakes
Downtown Meaford Heritage Conservation District Study and Plan
Brooklyn and College Hill Heritage Conservation District Plan, Guelph
Garden District Heritage Conservation District Study and Plan, Toronto

Heritage Master Plans and Management Plans

City of Guelph Cultural Heritage Action Plan
Town of Cobourg Heritage Master Plan
Burlington Heights Heritage Lands Management Plan
City of London Western Counties Cultural Heritage Plan

Cultural Heritage Evaluations

MacDonald Mowatt House, University of Toronto

CURRICULUMVITAE

Dan Currie, MA, MCIP, RPP, CAHP

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

Heritage Impact Assessments

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

Heritage Assessments for Infrastructure Projects and Environmental Assessments

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

Conservation Plans

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

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CURRICULUMVITAE

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Tribunal Hearings: Local Planning Appeal Tribunal & Conservation Review Board

Port Credit Heritage Conservation District (LPAT)
 Demolition 174 St Paul Street (Collingwood Heritage District) (LPAT)
 Brooklyn and College Hill HCD Plan (LPAT)
 Rondeau HCD Plan (LPAT)
 Designation of 108 Moore Street, Bradford (CRB)
 Redevelopment of property at 64 Grand Ave, Cambridge (LPAT)
 Youngblood subdivision, Elora (LPAT)
 Designation of St Johns Church, Norwich (CRB - underway)

MASTER PLANS, GROWTH MANAGEMENT STRATEGIES AND POLICY STUDIES

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

DEVELOPMENT PLANNING

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

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

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CURRICULUM VITAE

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Heritage Planner

EDUCATION

2020

Master of Science in Rural Planning and Development, specializing in Indigenous Community Planning

*University of Guelph,
School of Environmental Design and Rural Development*

2019

Bachelor of Arts (Honours Double Major) in Sociology and Geography
McMaster University

Rachel Neiser is a Heritage Planner with MHBC. Rachel joined the firm after having gained experience as a researcher in the public realm where she was responsible for working with various non-profit organizations and community groups to produce policy reports and social studies. Rachel graduated from the University of Guelph with a Master of Science in Planning degree, specializing in Indigenous Community Planning. Rachel provides a variety of development application, research, and report writing services for public and private sector clients.

PROFESSIONAL EXPERIENCE

July 2021 - Present	Heritage Planner MacNaughton Hermsen Britton Clarkson Planning Ltd.
2019 - 2021	Research Assistant University of Guelph
2019	Planning Student City of Hamilton

SELECT PROJECT EXPERIENCE

HERITAGE IMPACT ASSESSMENTS (HIAs)

18 Portland Street, Toronto, potential CHVI of Toronto Hydro-Electric Substation, impacts to adjacent properties and HCD
1001-1051 King Street East, Kitchener, listed property and CHL

PLANNING JUSTIFICATION REPORTS

Special Policy Area, Official Plan and Zoning By-law Amendment – 85 Bridgeport Avenue, Waterloo
Zoning By-law Amendment – 989 Arthur Street, Elmira
Official Plan and Zoning By-law Amendment – 95-101 Cedar Street, Kitchener
Official Plan and Zoning By-law Amendment - 81323 Westmount Line, Huron

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CURRICULUM **VITAE**

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Heritage Planner

URBAN DESIGN REPORTS

Mixed-Use Apartment – 85 Bridgeport Avenue, Waterloo
Industrial Complex – 250 Allendale Road, Cambridge
Stacked Townhouses – 95-101 Cedar Street, Kitchener

FINAL PROPOSAL REPORTS

Draft Plan of Subdivision – 1160 Wharnccliffe Road, London

DEVELOPMENT PLANNING

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

- Draft Plans of Subdivision/Condominium
- Site Plan
- Consent
- Minor Variance
- Official Plan Amendment
- Zoning By-law Amendment

RESEARCH ASSISTANTSHIPS

Canadian Urban Indigenous Planning Involvement – Jurisdictional Scan
Rural Response to COVID-19 – First-Hand Data, Policy Report for United Way
Multi-Level Governance Responses to COVID-19 – United Nations Database
Urban Indigenous Engagement in Wellington County – Practical Framework

SPECIAL PROJECTS

Practical Policy Report for Additions to Reserve with the Chippewas of the Thames First Nations Community

CONTACT

540 Bingham Centre Drive,
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T 519 576 3650
F 519 576 0121
rneiser@mhbcplan.com
www.mhbcplan.com

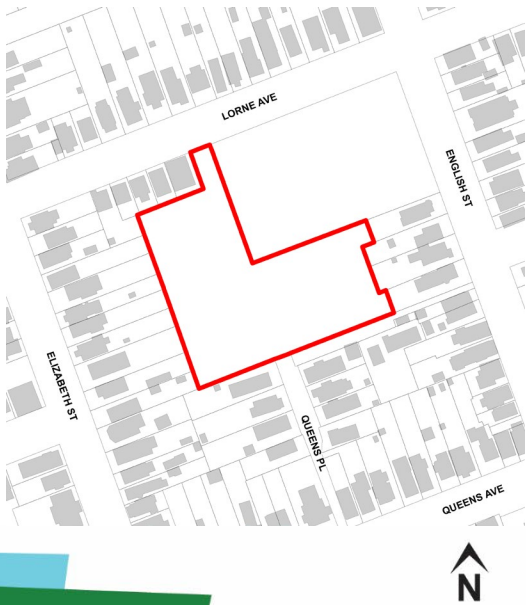


MHBC
P L A N N I N G
U R B A N D E S I G N
& L A N D S C A P E
A R C H I T E C T U R E

NOTICE OF REVISED PLANNING APPLICATION

Draft Plan of Subdivision

723 Lorne Avenue & 25 Queens Place



File: 39T-21504

Applicant: Habitat for Humanity – Heartland Ontario

What is Proposed?

Revised Draft Plan of Subdivision to allow:

- 12 single detached dwellings;
- served by the extension of Queens Place north to Lorne Ave.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **May 12, 2022**

Alison Curtis

acurtis@london.ca

519-661-CITY (2489) ext. 4497

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

File: 39T-21504

london.ca/planapps

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

Jesse Helmer

jhelmer@london.ca

519-661-CITY (2489) ext. 4004

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

Application Details

Requested Revised Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of 12 single detached dwellings all served by the extension of Queens Place north to Lorne Avenue.

The application has been revised to account for an existing easement providing driveway access to adjacent properties. A Transportation Impact Assessment on the function and design of the proposed Queens Place extension has been complete to assist in the evaluation of this application.

How Can You Participate in the Planning Process?

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

See More Information

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

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

Reply to this Notice of Application

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

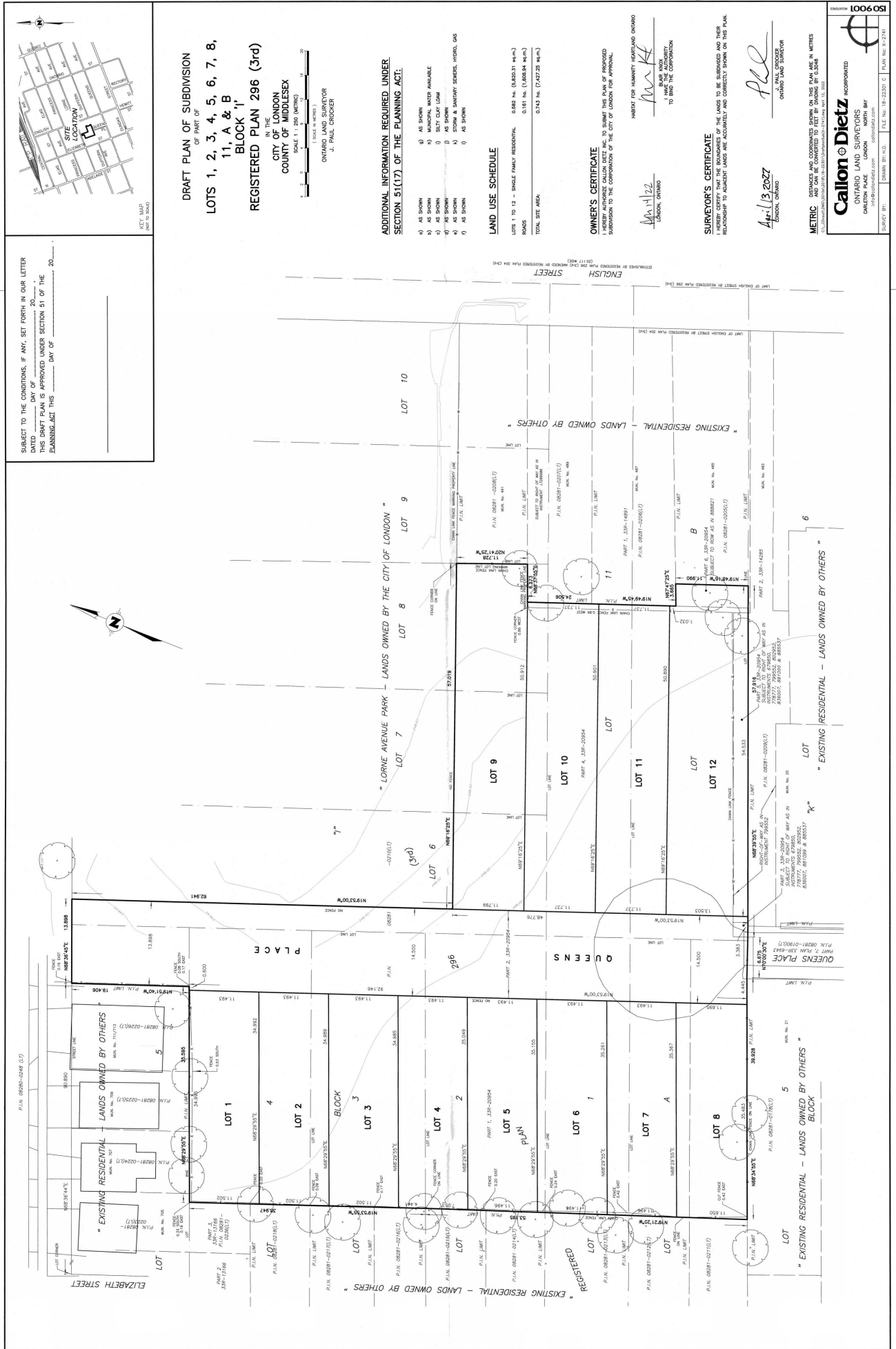
Notice of Collection of Personal Information

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 Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

Accessibility

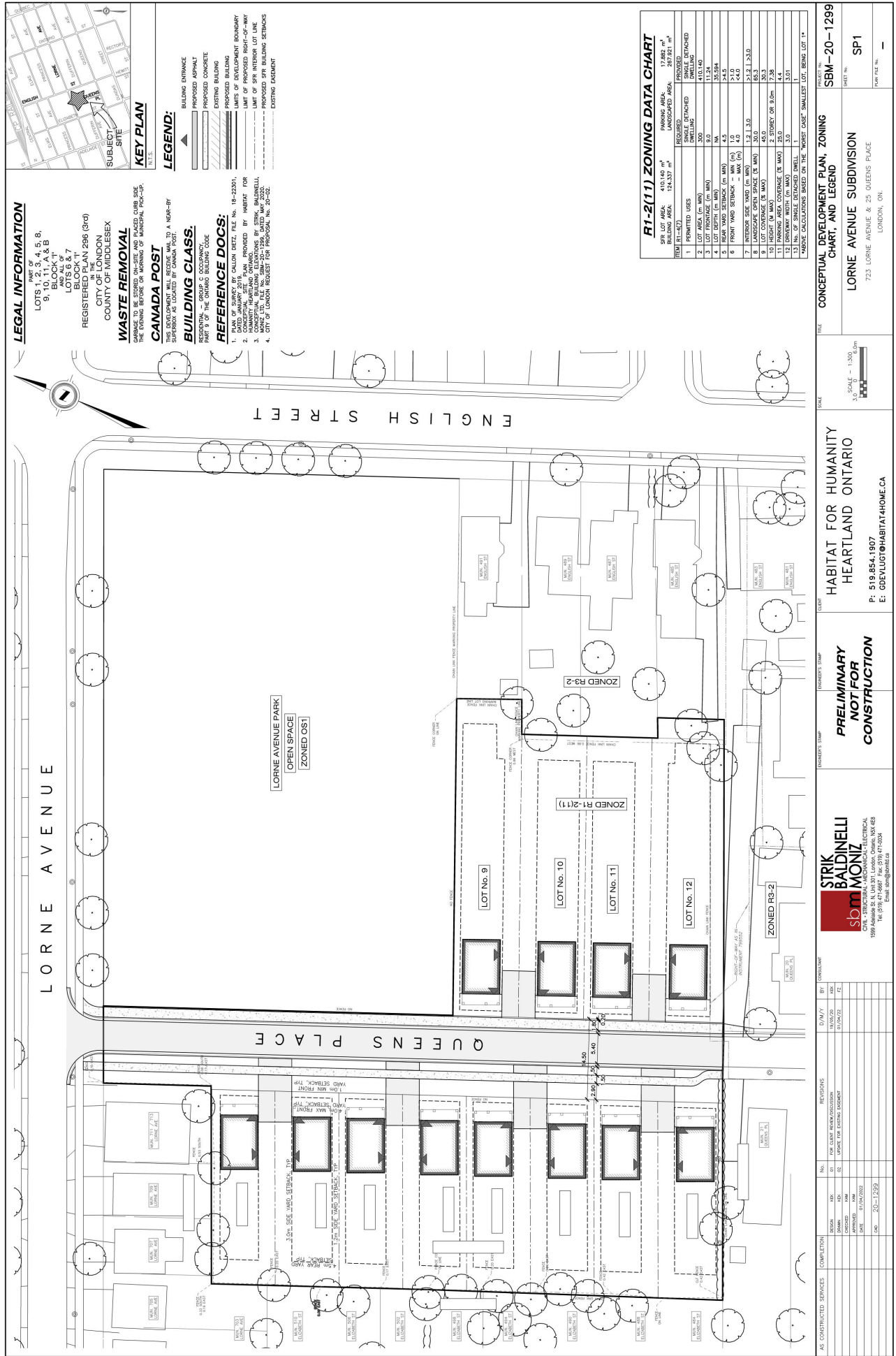
Alternative accessible formats or communication supports are available upon request. Please contact developmentsservices@london.ca for more information.

Requested Revised Draft Plan of Subdivision



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

Conceptual Development Plan



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

**Stewardship Sub-Committee
Report**

Wednesday April 27, 2022

Location: Zoom
6:30pm

Present: K. Waud, T. Regnier, B. Vazquez, J. Hunten; L. Dent, K. Gonyou
Regrets: M. Whalley, M. Bloxam

Agenda Items

1. Request for Designation: 514 Pall Mall Street

K. Gonyou circulated a draft Statement of Cultural Heritage Value or Interest for review and discussion purposes. The Stewardship Sub-Committee provided comments for revision. K. Gonyou noted on-going consultation with the property owners working towards designation.

2. Demolition Request for Heritage Listed Property at 180 Simcoe Street

The Stewardship Sub-Committee received and reviewed the Heritage Impact Assessment (MHBC) for the heritage listed property at 180 Simcoe Street.

Motion: The Stewardship Sub-Committee recommends that the property at 180 Simcoe Street be removed from the Register of Cultural Heritage Resources.

Moved: T. Regnier; Seconded: J. Hunten. Passed.

3. Demolition Request for the Non-Heritage Buildings at 850 Highbury Avenue North (former London Psychiatric Hospital)

The Stewardship Sub-Committee received a brief verbal presentation from L. Dent explaining the demolition request for eight non-heritage buildings at 850 Highbury Avenue North (former London Psychiatric Hospital). The Stewardship Sub-Committee recognized the heritage designation of the property, as well as the Heritage Easement Agreement held by the Ontario Heritage Trust which includes the horse stables, Chapel of Hope, recreation hall, Infirmary building, and tree allée.

Motion: The Stewardship Sub-Committee does not object to the demolition of the eight non-heritage buildings at 850 Highbury Avenue North – noting that it excludes the horse stables, Chapel of Hope, recreation hall, Infirmary building, and tree allée. Moved: J. Hunten; Seconded: K. Waud. Passed.

Report to Community Advisory Committee on Planning

To: Chair and Members
Community Advisory Committee on Planning

From: Scott Mathers, MPA, P. Eng.,
Deputy City Manager, Planning and Economic Development

Subject: Heritage Alteration Permit application by E. Placzek at 525
Dufferin Avenue, East Woodfield Heritage Conservation
District

Date: Thursday May 26, 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 to replace the porch railings/guard on the heritage designated property at 525 Dufferin Avenue, within the East Woodfield Heritage Conservation District, **BE PERMITTED** with the following terms and conditions:

- a) All exposed wood be painted;
- b) The installation of the proposed porch railings/guards be completed within twelve months of Municipal Council's decision on this Heritage Alteration Permit; and,
- c) The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

Executive Summary

The property at 525 Dufferin Avenue is a significant cultural heritage resource, designated as part of the East Woodfield Heritage Conservation District. The porch railings/guards were removed and replaced without Heritage Alteration Permit approval in a manner that does not comply with the policies or guidelines in the *East Woodfield Heritage Conservation District Plan*. The property owner has submitted a Heritage Alteration Permit application to replace the porch's railings/guards with traditional wood railings, which better complies with the policies for alterations in the *East Woodfield Heritage Conservation District Plan* and are compatible with the property's heritage character. The Heritage Alteration Permit application for 525 Dufferin Avenue should be approved with terms and conditions.

Linkage to the Corporate Strategic Plan

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

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

Analysis

1.0 Background Information

1.1 Location

The property at 525 Dufferin Avenue is located on the south side of Dufferin Avenue between Peter Street and William Street (Appendix A).

1.2 Cultural Heritage Status

The property at 525 Dufferin Avenue is located within the East Woodfield Heritage Conservation District, which was designated pursuant to Part V of the *Ontario Heritage Act* by By-law No. L.S.P.-3179-68. The East Woodfield Heritage Conservation District came into force and effect on May 6, 1993.

1.3 Description

The house located at 525 Dufferin Avenue was built circa 1910, but could date earlier pending further research, and is identified as a vernacular building. It is a two-and-a-half storey building with an end-gable roof. The building is setback consistently with other historic buildings on the southside of Dufferin Avenue, westerly towards Peter Street, all of which are constructed of buff brick. There is a front porch, which spans the front façade. The building has a gable on the east side as well as an oriel bay window on the upper storey of the west elevation. A stucco-clad or parged addition with a flat roof was constructed on the east side of the building. It now serves as the main entry to the multiple residential units in the converted dwelling. The building has a tall chimney on the east side. The building, including its porch, has a slate roof.

The porch has a shed roof supported by square posts. A gable, with half timbering, is located off-centre on the porch. It is also articulated by additional applied bracket details. Previously, the railings/guards of the porch were painted wood in a traditional style with turned spindles (see Image 2, Appendix B). The railings/guards were replaced with a metal railing, which included a glass-like panel detail (see Image 3, Appendix B).

The building demonstrates a combination of architectural styles that were popular at the time of the building's construction including Romanesque Revival and Arts & Crafts, lending to its identification as a vernacular building. The Romanesque Revival influence can be seen in the heavy, rusticated stone trim detail around the window openings on the front façade. The Arts & Crafts influence can be seen in the half timbering present in the front gable and porch gable. These attributes and elements contribute to the property's heritage character and its contributions to the East Woodfield Heritage Conservation District.

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*, 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

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 East Woodfield Heritage Conservation District

East Woodfield was designated to recognize and protect its heritage character as a Heritage Conservation District, pursuant to Part V of the *Ontario Heritage Act*, in 1993. The *East Woodfield Heritage Conservation District Plan*, Parts I-IV, provides policies and guidelines to help manage change within its boundaries.

In addition to the goals and objectives supporting the heritage designation of the East Woodfield Heritage Conservation District, Section 1.3 of the *East Woodfield Heritage Conservation District Plan* (Part I) provides principles relevant to the consideration of a Heritage Alteration Permit application:

- *Replacement of architectural features must match the material being replaced in composition, design, texture, colour, size, and level of craftwork.*
- *Historical, physical, or pictorial and documentary evidence shall guide the repair and replacement of missing architectural features of an individual heritage*

building. Guesswork or use of architectural elements borrowed from other buildings should be avoided.

- *Contemporary design of alterations and additions will be permitted where they do not destroy significant historical, architectural, streetscape or cultural features.*

Section 4.2, Part II, *East Woodfield Heritage Conservation District Plan* states, *Generally in any alteration to a heritage property every attempt must be made to ensure that:*

- *Historical building materials and architectural features are protected;*
- *Character defining elevations, especially those that face the street or public spaces, are not radically altered; and,*
- *That replacement of building components or features are unobtrusive and fit visually and functionally with existing features.*

Specifically regarding porches, Policy 3 of Section 4.2.4, Part II, *East Woodfield Heritage Conservation District Plan* states,

The design and construction of a new entrance and/or porch are encouraged to be compatible with the character of the building. Restoration of a missing porch should be based upon historical, pictorial, and physical documentation.

2.2 Heritage Alteration Permit (HAP22-031-L)

A complaint from the community brought the alterations to the railings/guards of the property at 525 Dufferin Avenue to the attention of the City. The railings/guards of the porch had been removed and replaced, as well as the railings/guards on the east steps to the main entry, of the property at 525 Dufferin Avenue.

The property owner subsequently submitted a Heritage Alteration Permit application which was received on May 12, 2022. The property owner has applied for a Heritage Alteration Permit for:

- Retroactive approval for the removal and replacement of the metal railing/guard installed on the east steps;
- Removal of the non-compliant metal railings/guards of the porch; and,
- Installation of new painted wood railings/guards for the porch, with the following details (see Appendix C):
 - Constructed out of wood (pine);
 - Top and bottom railings, with square spindles (1-5/8" square); and,
 - Affixed to the existing wood posts.

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 Community Advisory Committee on Planning (CACCP).

Per Section 42(4) of the *Ontario Heritage Act*, the 90-day timeline for this Heritage Alteration Permit application will expire on August 10, 2022.

In addition to the requirement to obtain a Heritage Alteration Permit, a Building Permit is required for the replacement of the railings/guards.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

Porches are an important part of the heritage character of the East Woodfield Heritage Conservation District and make significant contributions to its streetscapes.

The porch railings/guards of the heritage designated property at 525 Dufferin Avenue were removed and replaced without obtaining Heritage Alteration Permit approval. The contemporary design of the porch railings, metal with inset glass-like panels, installed without Heritage Alteration Permit approval have a negative impact on the heritage

character of this heritage designated property and are negatively affecting its contributions to the streetscape. The existing porch railings/guards do not conserve the street-facing façade of the heritage designated property at 525 Dufferin Avenue and do not fit the heritage character of the property or streetscape.

To address these issues, the property owner has submitted a Heritage Alteration Permit application proposing to replace the existing railings/guards and reinstate railings/guards that are appropriate for the heritage designated property at 525 Dufferin Avenue. The proposed railings/guards are wooden railings/guards, with wood top and wood bottom railings and square wood spindles set between. The railings/guards will be attached to the existing square wood posts of the porch.

The former porch railings/guards featured turned painted wood spindles, which also appears to be consistent with the previous photograph of the property in 1993 (see Image 1, Appendix B). The Heritage Alteration Permit application proposes the use of square wooden spindles but installed in the same traditional manner between a wood top and bottom railings. Given the Arts & Crafts influences of the property, seen in its other architectural details of the building, square spindles are appropriate and compatible with the property's heritage character.

The porch, including the proposed railings/guards, should be painted to ensure the longevity of the wooden elements, in accordance with Section 3.8, Part II, *East Woodfield Heritage Conservation District Plan*.

The replacement of the metal railings/guards on the east steps with new metal railings/guards is sufficiently compatible with the policies for alterations in the *East Woodfield Heritage Conservation District Plan*.

Conclusion

Porches make a significant contribution to the heritage character of the East Woodfield Heritage Conservation District. Unfortunately, alterations were completed to the porch of the heritage designated property at 525 Dufferin Avenue without Heritage Alteration Permit approval that were not in keeping with its heritage character and negatively affected the property and its streetscape contributions.

To correct the non-compliance, a replacement porch railing/guard, constructed of wood in a traditional style, has been proposed. This better complies with the policies in the *East Woodfield Heritage Conservation District* and is more compatible with the heritage character of the property, supporting its contributions to the East Woodfield Heritage Conservation District and the conservation of this significant cultural heritage resource. The Heritage Alteration Permit application should be approved with terms and conditions.

Prepared by: Kyle Gonyou, RPP, MCIP, CAHP
Heritage Planner

Reviewed by: Jana Kelemen, M.Sc.Arch., MUDS, RPP, MCIP
Manager, Urban Design, and Heritage

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

Submitted by: Scott Mathers, MPA, 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. *East Woodfield Heritage Conservation District Plan*. 1993.

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>.

Property file, 525 Dufferin Avenue.

Appendix A – Property Location

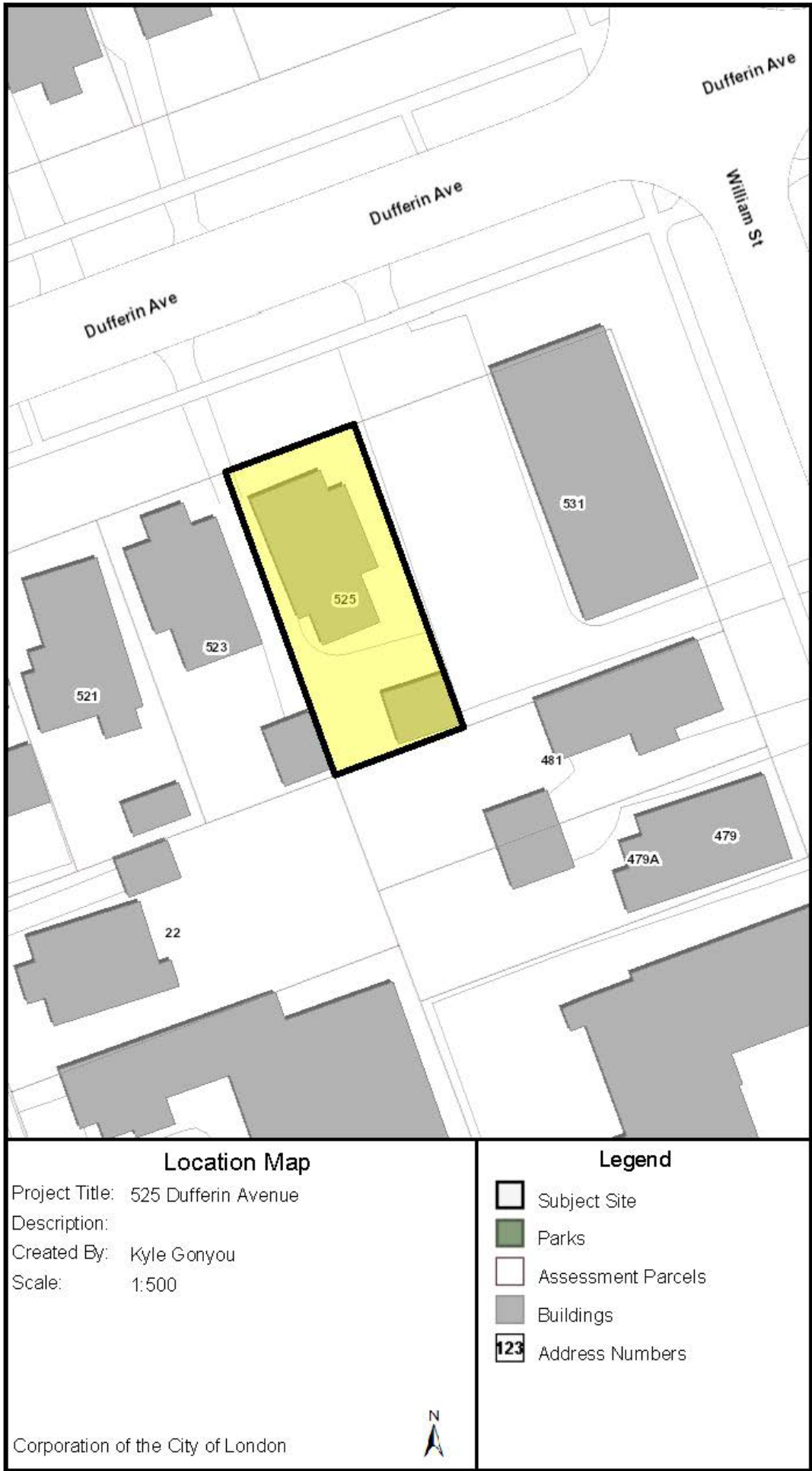


Figure 1: Location map of the subject property at 525 Dufferin Avenue, in the East Woodfield Heritage Conservation District.



525 Dufferin Avenue

Image 1: Photograph of the property at 525 Dufferin Avenue, included in the East Woodfield Heritage Conservation District Study (1993).



Image 2: Photograph of the property at 525 Dufferin Avenue, East Woodfield Heritage Conservation District, on April 15, 2020.



Image 3: Photograph of the property at 525 Dufferin Avenue, on April 6, 2022, showing the changes completed to the railing/guard of the porch.

Appendix C – Heritage Alteration Permit application details



Image 4: Image submitted as part of the Heritage Alteration Permit application showing the proposed wooden railing/guard for the heritage designated property at 525 Dufferin Avenue.

Heritage Planners' Report to CACP: May 26, 2022

1. Heritage Alteration Permits processed under Delegated Authority By-law:
 - a) 516 Colborne Street (WW HCD) – driveway
 - b) 540 Colborne Street (WW HCD and Part IV) – porch floor replacement
 - c) 797 Dufferin Avenue (OE HCD) – remove detached garage
 - d) 104 Askin Street (WV-OS) – rear addition visible from the street
 - e) 183 Dundas Street (DT HCD) – upper façade window replacements
 - f) 359 Talbot Street (DT HCD) – signage
 - g) 190 Wortley Road (DT HCD) – signage
 - h) 160 Dundas Street (DT HCD) – signage
 - i) 119 Elmwood Avenue East (WV-OS HCD) – remove stucco exterior cladding
 - j) 516 Maitland Street (EW HCD) – porch replacement
 - k) 183 Dundas Street (DT HCD) – façade (storefront) alterations
 - l) 20 Grosvenor Street (Part IV) – exterior cladding change to rear addition
 - m) 300 Ridout Street North (DT HCD) – signage
 - n) 802 Hellmuth Avenue (BH HCD) – roofing

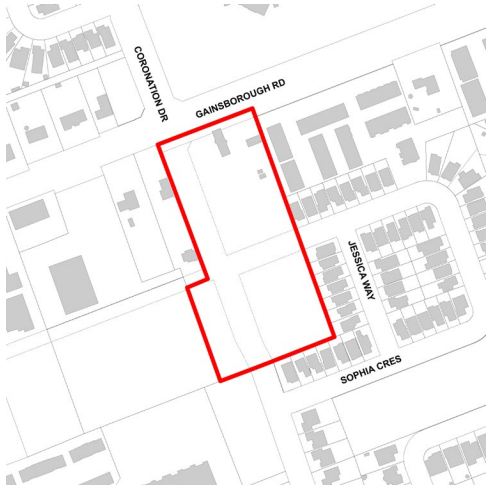
Upcoming Heritage Events

- The Holy Roller will return to Victoria Park following its restoration on May 31, 2022. The City will be launching a PSA to inform Londoners of road closure impacts caused by the return of the tank in the coming days.
- Gathering on The Green, Saturday June 4, 2022, 10am-5pm at The Green (behind the Normal School, 165 Elmwood Avenue East)
- Ontario Heritage Conference, June 16-18, 2022, Brockville and the surrounding area. More information: www.ontarioheritageconference.ca
- National Trust for Canada Conference, October 20-22, 2022, Toronto, Ontario. More information: www.nationaltrustconference.ca
- Association for Preservation Technology International Conference, November 7-12, 2022 in Detroit, Michigan. More information: www.eventscribe.net/2022/APTDetroit

NOTICE OF PLANNING APPLICATION

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

954 Gainsborough Road



File: 39T-22501 & OZ-9502

Applicant: Royal Premier Homes

What is Proposed?

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

- A nine (9) storey apartment building with 190 units
- 33 townhouse dwellings
- Two (2) new streets

LEARN MORE & PROVIDE INPUT

Please provide any comments by **June 26, 2022**

Alison Curtis

acurtis@london.ca

519-661-CITY (2489) ext. 4497

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

File: 39T-22501 & OZ-9502

london.ca/planapps

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

Josh Morgan

joshmorgan@london.ca

519-661-CITY (2489) ext. 4007

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

Application Details

Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of one (1) medium density block to accommodate a nine (9) storey apartment building containing 190 units, two (2) medium density blocks to accommodate 33 townhouse dwelling units, and five (5) blocks for road allowances serviced by the extension of Sophia Crescent and Coronation Drive.

Requested Amendment to the 1989 Official Plan

Requested amendment to add a special policy to the Multi-Family, Medium Density Residential Designation to permit a density of 265 units per hectare

Requested Amendment to The London Plan (New Official Plan)

Requested amendment to add a special policy to the Neighbourhoods Place Type to permit a height of nine (9) storeys.

Requested Zoning By-law Amendment

To change the zoning from a Urban Reserve (UR3), Holding Urban Reserve (h-2*UR3) and Open Space (OS5) Zone to a Residential R4 (R4-5) Zone, Residential R5 (R5-5) Zone and a Residential R9 Special Provision Bonus Zone (H33*R9-7()*B() Zone. Changes to the currently permitted land uses and development regulations are summarized below.

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

Requested Zoning (Please refer to attached map)

Possible Amendments to the Zoning By-law Z.-1 to change the zoning from an Urban Reserve (UR3), Holding Urban Reserve (h-2*UR3) and Open Space (OS5) Zone to:

- Residential R9 Special Provision Bonus Zone (H33*R9-7()*B() (Block 1) – to permit apartment buildings, lodging houses class 2, senior citizens apartment buildings, and continuum-of-care facilities on a minimum lot area of 1000 square meters with a minimum lot frontage of 30 meters and a requested height provision of 33 meters. Special Provisions for a reduced front yard setback of 4.3 meters, whereas 11 meters are required, and a reduced exterior side yard setback of 2.6 meters, whereas 9 meters are required. Bonus Zone to permit 265 units per hectare and a height of 9 storeys.
- Residential R4 (R4-5) Zone (Block 2) - to permit street townhouse dwellings on lots with a minimum lot area of 145 square meters and a minimum lot frontage of 5.5 meters per unit.
- Residential R5 (R5-5) Zone (Block 3) – to permit cluster and cluster stacked townhouse dwellings on a minimum lot area of 1000 square meters and a minimum lot frontage of 30 meters.

The City may also consider applying holding provisions in the zoning.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Low Density Residential and Multi-Family, Medium Density Residential in the 1989 Official Plan, which permits single-detached, semi-detached, duplex, row houses or cluster houses; low-rise and high-rise apartment buildings; rooming and boarding houses; emergency care facilities; converted dwellings; small-scale nursing homes, rest homes and homes for the aged; apartment hotels; multiple-attached dwellings; and rooming and boarding houses as the main uses

The subject lands are in the Neighbourhood Place Type in The London Plan, permitting a range of residential uses in the form of single-detached, semi-detached, townhouse dwellings and apartment buildings.

How Can You Participate in the Planning Process?

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

See More Information

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

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

Reply to this Notice of Application

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

Attend a Community Information Meeting

A community information meeting will be held in your neighbourhood to present this proposal and obtain input from interested members of the public. The meeting has not yet been scheduled, but will be in advance of the Future Public Meeting described below. You will receive a separate notice inviting you to this meeting. The Community Information Meeting is not the public meeting required by the Planning Act and attendance at this meeting does not create a right to appeal the decision of Council to the Local Planning Appeal Tribunal.

Attend a Future Public Participation Meeting

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

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

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

Right to Appeal to the Ontario Land Tribunal

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

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

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public

body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

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

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

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

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

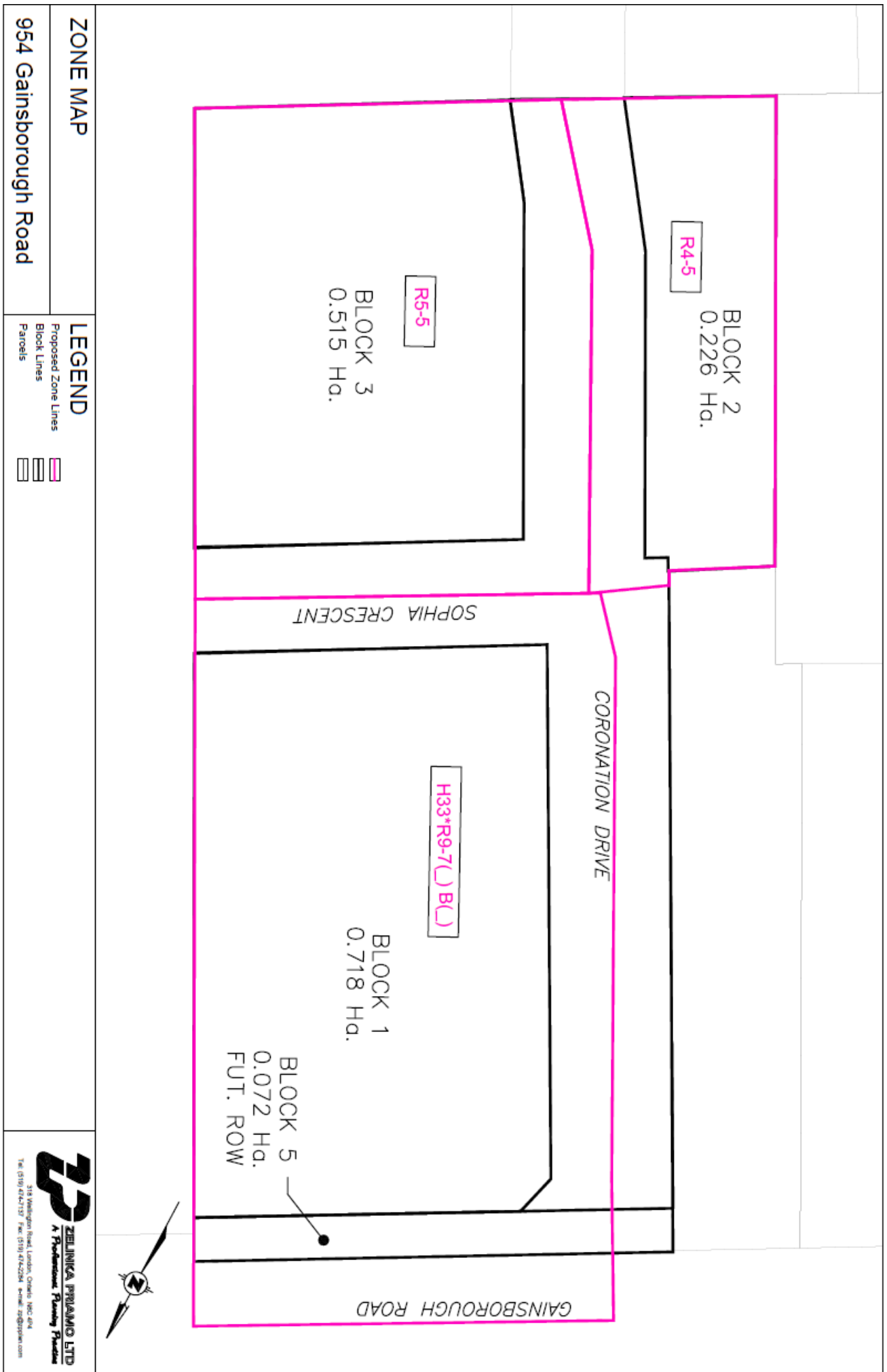
Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

Accessibility

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

Requested Zoning



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



Notice of Public Meeting

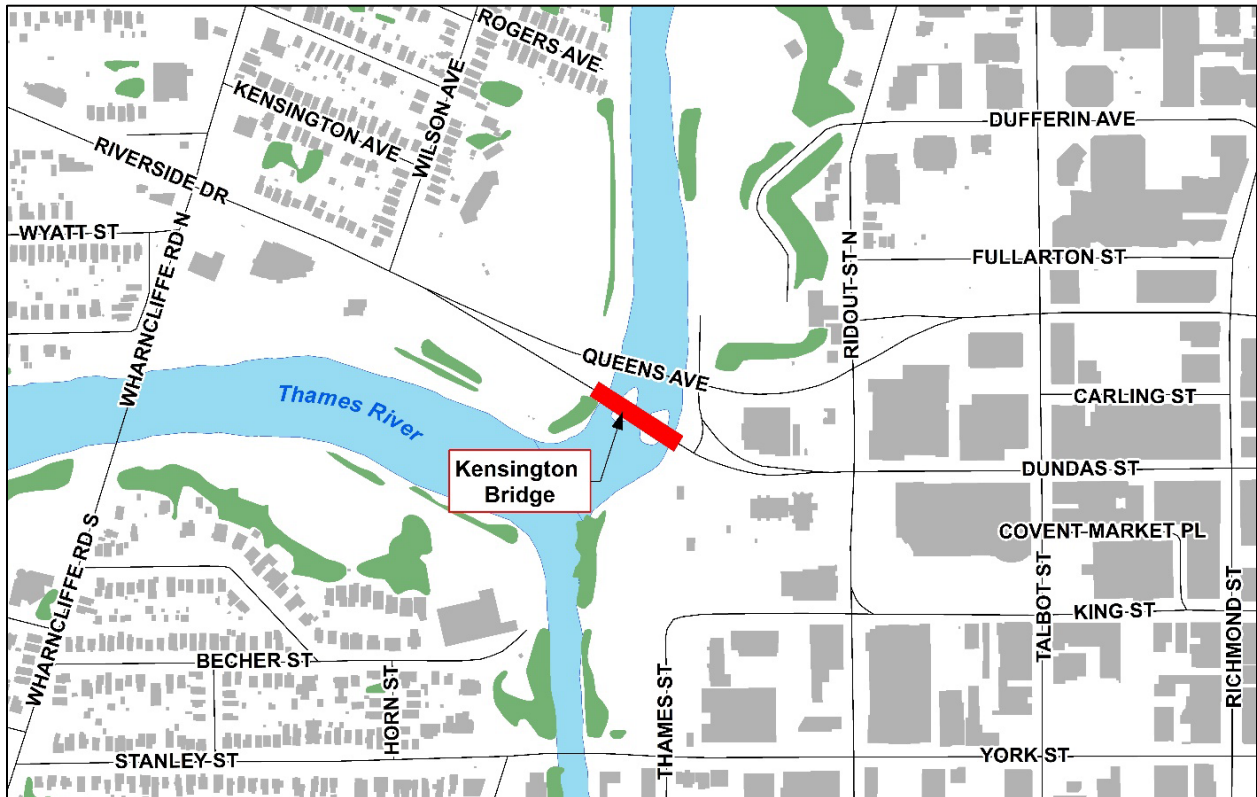
May 24, 2022

Kensington Bridge Environmental Assessment

The Kensington Bridge is a 90-year-old structure that crosses over the North Branch of the Thames River. The bridge carries two lanes of east bound traffic on Riverside Drive into Downtown London and includes cantilevered sidewalks that are supported on the exterior of both trusses. Given the age of the structure and repair needs, the City of London, in partnership with its consultant, AECOM, has initiated a Municipal Class Environmental Assessment Study to identify, evaluate and determine the best long-term rehabilitation or replacement alternative solution and design concept for the Kensington Bridge.

Study Area

The study area is centred around Riverside Drive / Dundas Street from Wharncliffe Road North to Ridout Street North, with a primary focus on the immediate vicinity of Kensington Bridge.





London
CANADA

Project Updates

Visit the study webpage (getinvolved.london.ca/kensingtonbridge) to sign up for project updates, share feedback, view the status of the study and learn about upcoming Public Information Centres.

Upcoming Public Information Centre

When: Wednesday, June 8, 2022, from 6-8 p.m. (up to two hours)

Format: Virtual (Zoom webinar)

Registration required: Yes - visit getinvolved.london.ca/kensingtonbridge to register

Recording: Yes - the webinar will be available on getinvolved.london.ca/kensingtonbridge

Purpose: Provide background information, present the problem and opportunity statement, share potential solutions for the bridge, present preliminary recommendation, collect feedback and discuss next steps.

About Environmental Assessments

A Municipal Class Environmental Assessment (MCEA) is a process designed to predict environmental effects of proposed initiatives before they are carried out to protect the natural, cultural, social and economic environment. This project is being completed as a Schedule "C" project which includes the major re-construction or alteration of a structure which is found to have heritage value. Consultation with people impacted by the project is mandatory. Following the Public Information Centre, feedback will be collected and reviewed by the project team. After that, another Public Information Centre, scheduled for December 2022, will be held to review design alternatives.

Contact Information

The City wants to hear from you now and throughout the process. If you would like to ask a question, give input, or add your name to the contact list to receive updates, please reach out to the City Project Manager.

Karl Grabowski, P.Eng

Program Manager

City of London

300 Dufferin Avenue

London ON, N6A 4L9

Tel: 519-661-2489 x5071

Email: kgrabows@london.ca

John Pucchio, P.Eng

Project Manager

AECOM Canada Ltd.

250 York Street, Suite 410

London ON, N6A 6K2

Tel: 519-963-5880

Email: John.Pucchio@aecom.com

Information collected will be used in accordance with the Freedom of Information and Protection Privacy Act. With the exception of personal information, all comments will become part of the public record.



Notice of Study Commencement

Meadowlily Road Area
Municipal Class Environmental Assessment

The Study

The City of London has initiated a Class Environmental Assessment Study for a new municipal pumping station to service future developments within the Meadowlily Road area (see **Figure 1.0** for study area). This study will identify and evaluate alternative solutions, and select the preferred sanitary servicing strategy for the study area.

In addition, the Class Environmental Assessment Study will also assess the most appropriate means of establishing primary recreational pathway linkages between Meadowlily Bridge and the Citywide Sports Park within the Meadowlily Road South and Commissioners Road East, Right of Ways (ROWS).

The Process

This project is being carried out in accordance with the requirements of the Environmental Assessment Act by following the Municipal Class Environmental Assessment document (as amended in 2007, 2011 and 2015) and it is being planned under Schedule 'B' of the Municipal Class Environmental Assessment (Class EA).

The City of London has retained MTE Consultants to undertake the study, which involves an evaluation of alternatives, selection of preferred alternative, and evaluation of environmental impacts, and their mitigation measures. At the end of the study, an Environmental Study Report (ESR) documenting the process will be submitted to the Ministry of the Environment, Conservation, and Parks (MECP) and will be available for public review for a period of 30 calendar days. Before any decisions are made on the recommendation, or acceptance of the preferred solution, all interested parties will have an opportunity to attend a Public Information Centre (PIC) meeting. Notification of the PIC will be provided at the appropriate time by means of a similar advertisement. To learn more, please visit the project website:

<https://london.ca/projects/meadowlily-road-area-environmental-assessment>.

Comments Invited

Public, Indigenous, and agency consultation is a key component of the Class EA process, and we value your input during the planning process. To help facilitate this input, a PIC where some of the alternative solutions will be presented is scheduled to take place Summer 2022. If you wish to be placed on the study mailing list to receive notices and information, or, if you wish to provide comments at any time during the Class EA process, you can do so by contacting:

**Vince Pugliese, P.Eng, PMP,
MBA, Project Manager**
MTE Consultants Inc.
Phone: (519) 743-6500 ext. 1225
Cell Phone: (519) 651-7903
Email: vpugliese@mte85.com

Kevin Graham, GDPA, P.Eng.
Environmental Services Engineer
City of London
Phone: (519) 661-CITY (2489) ext. 4793
Email: kgraham@london.ca

Please note that all correspondence will be kept on file for use during the decision-making process throughout the project and will become part of the public record. Under the Municipal Freedom of Information and Protection of Privacy Act and the Environmental Assessment Act, any personal information such as name, address, and telephone number included in a submission may become part of the public record unless otherwise requested in the submission.



Figure 1. Meadowlily Road Area (Study Area)

This figure illustrates the limits of the study area bounded by Commissioners Rd. E (to the south), Highbury Ave S (to the west) and Hamilton Road (to the north). South Thames River bisects part of the study area.

This notice was issued on May 3, 2022.