

# Agenda Including Addeds

## Community Advisory Committee on Planning

5th Meeting of the Community Advisory Committee on Planning

September 14, 2022, 5:00 PM

Advisory Committee Virtual Meeting - Please check the City website for current details

The City of London is situated on the traditional lands of the Anishinaabek (AUh-nish-in-ah-bek), Haudenosaunee (Ho-den-no-show-nee), Lūnaapéewak (Len-ah-pay-wuk) and Attawandaron (Add-a-won-da-run).

We honour and respect the history, languages and culture of the diverse Indigenous people who call this territory home. The City of London is currently home to many First Nations, Metis and Inuit people today.

As representatives of the people of the City of London, we are grateful to have the opportunity to work and live in this territory.

The City of London is committed to making every effort to provide alternate formats and communication supports for meetings upon request. To make a request specific to this meeting, please contact [advisorycommittee@london.ca](mailto:advisorycommittee@london.ca).

|  | Pages |
|--|-------|
| <b>1. Call to Order</b>  |       |
| 1.1. Disclosures of Pecuniary Interest   |       |
| <b>2. Scheduled Items</b>  |       |
| <b>3. Consent</b>  |       |
| 3.1. 4th Report of the Community Advisory Committee on Planning  | 3     |
| 3.2. Notice of Planning Application - Zoning By-law Amendment - 1208 Fanshawe Park Road East   | 6     |
| 3.3. Notice of Planning Application - Zoning By-law Amendment - 634 Commissioners Road West  | 11    |
| 3.4. Notice of Study Commencement - University Drive Bridge, Western University - Municipal Class Environmental Assessment   | 15    |
| <b>4. Sub-Committees and Working Groups</b>  |       |
| 4.1. Stewardship Sub-Committee Report  | 17    |
| <b>5. Items for Discussion</b>   |       |
| 5.1. Heritage Alteration Permit Application by D. Ramdihal for 870 Queens Avenue, Old East Heritage Conservation District  | 18    |
| a. K. Gonyou, Heritage Planner   |       |
| b. D. Ramdihal   |       |
| c. <i>(ADDED) Presentation</i>   | 32    |
| 5.2. Request to Remove Properties from the Register of Cultural Heritage Resources by 2698746 Ontario Inc. for the property located at 185 Wellington Street and by 2700875 Ontario Inc. for the property located at 189 Wellington Street | 43    |

|      |   |     |
|------|---|-----|
| a.   | L. Dent, Heritage Planner   |     |
| 5.3. | 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 | 204 |
| a.   | L. Dent, Heritage Planner   |     |
| 5.4. | Heritage Planners' Report   |     |
| a.   | <i>(ADDED) Heritage Planners' Report</i>  | 228 |
| 6.   | <b>Confidential</b>   |     |
| 6.1. | <i>(ADDED) Personal Matter/Identifiable Individual</i>  |     |
|      | A personal matter pertaining to identifiable individuals, including municipal employees, with respect to the 2023 Mayor's New Year's Honour List.   |     |
| 7.   | <b>Adjournment</b>  |     |



# **Community Advisory Committee on Planning Report**

4th Meeting of the Community Advisory Committee on Planning  
August 10, 2022

Attendance                      PRESENT: S. Bergman (Chair), I. Connidis, G. de Souza  
Barbosa, J. Dent, A. Johnson, S. Jory, J.M. Metrailler, M. Rice,  
M. Wallace, K. Waud and M. Wojtak and J. Bunn (Committee  
Clerk)

ABSENT:     S. Ashman, M. Bloxam, J. Wabegijig and M.  
Whalley

ALSO PRESENT:   G. Barrett, L. Dent, K. Gonyou, J. Kelemen  
and A. Mustard-Thompson and B. Westlake-Power

The meeting was called to order at 5:01 PM.

## **1. Call to Order**

### **1.1 Disclosures of Pecuniary Interest**

That it BE NOTED that no pecuniary interests were disclosed.

## **2. Scheduled Items**

### **2.1 Community Advisory Committee on Planning Orientation**

That it BE NOTED that the presentation, dated August 10, 2022, from G. Barrett, Director, Planning and Development, with respect to an orientation for the Community Advisory Committee on Planning, was received.

## **3. Consent**

### **3.1 3rd Report of the Community Advisory Committee on Planning**

That it BE NOTED that the 3rd Report of the Community Advisory Committee on Planning, from the meeting held on July 13, 2022, was received.

### **3.2 Municipal Council Resolution - 2nd Report of the Community Advisory Committee on Planning**

That it BE NOTED that the Municipal Council resolution, from the meeting held on July 5, 2022, with respect to the 2nd Report of the Community Advisory Committee on Planning, was received.

### **3.3 CHO Newsletter - Summer 2022**

That it BE NOTED that the Community Heritage Ontario (CHO) Newsletter for Summer 2022, as appended to the Agenda, was received.

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

### **4.1 Stewardship Sub-Committee Report**

That it BE NOTED that the Stewardship Sub-Committee Report, from the meeting held on June 29, 2022, was received.

#### 4.2 Education Sub-Committee Report

That it BE NOTED that the Education Sub-Committee, from the meeting held on August 2, 2022, was received.

#### 4.3 Sub-Committee Discussion

That it BE NOTED that the Community Advisory Committee on Planning (CACP) held a general discussion with respect to the sub-committee of the CACP.

### 5. Items for Discussion

#### 5.1 Request to Remove Properties from the Register of Cultural Heritage Resources by J. Fernandez for the Properties at 140 and 142 Wellington Street

That it BE NOTED that the London Community Advisory Committee on Planning (CACP) received a report, dated August 10, 2022, with respect to a request to remove properties from the Register of Cultural Heritage Resources by J. Fernandez for the properties located at 140 and 142 Wellington Street, and the CACP supports the staff recommendation.

#### 5.2 Demolition Request for Heritage Designated Property at 520 Ontario Street, Old East Heritage Conservation District

That it BE NOTED that the London Community Advisory Committee on Planning (CACP) received a report, dated August 10, 2022, with respect to a demolition request for the heritage designated property located at 520 Ontario Street in the Old East Heritage Conservation District and the CACP supports the staff recommendation; it being noted that the CACP encourages the owner to salvage any historical elements and/or materials for use in future developments.

#### 5.3 2023 Mayor's New Year's Honour List - Call for Nominations

That the communication, dated July 6, 2022, from M. Schulthess, City Clerk and B. Westlake-Power, Deputy City Clerk, with respect to the 2023 Mayor's New Year's Honour List Call for Nominations, was received.

#### 5.4 Heritage Planners' Report

That it BE NOTED that the Heritage Planners' Report, dated August 10, 2022, was received.

### 6. Additional Business

#### 6.1 (ADDED) Municipal Council resolution from the meeting held on August 2, 2022, with respect to the 3rd Report of the Community Advisory Committee on Planning

That it BE NOTED that the Municipal Council resolution, from the meeting held on August 2, 2022, with respect to the 3rd Report of the Community Advisory Committee on Planning, was received.

6.2 Public Meeting Notice - Zoning By-law Amendment - 4519, 4535, 4557  
Colonel Talbot Road

That it BE NOTED that the Public Meeting Notice, dated August 4, 2022, from A. Riley, Senior Planner, with respect to a Zoning By-law Amendment for the properties located at 4519, 4535 and 4557 Colonel Talbot Road, was received.

**7. Adjournment**

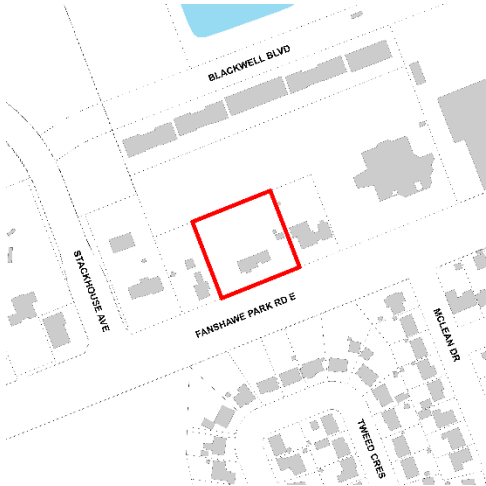
The meeting adjourned at 6:27 PM.



# NOTICE OF PLANNING APPLICATION

## Zoning By-Law Amendment

### 1208 Fanshawe Park Road East



**File: Z-9539**

**Applicant: Masar Development Inc. (c/o Abdul Zaro)**

#### What is Proposed?

Zoning amendment to allow:

- Two 3-storey stacked townhouse buildings with a total of 24 residential units.
- A maximum density of 70 units per hectare.

## LEARN MORE & PROVIDE INPUT

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

Nancy Pasato

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

519-661-CITY (2489) ext. 7156

Planning & Development, City of London

300 Dufferin Avenue, 6<sup>th</sup> Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9539

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

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

Councillor Maureen Cassidy

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

519-661-CITY (2489) ext. 4005

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

Date of Notice: August 31, 2022

# Application Details

## Requested Zoning By-law Amendment

To change the zoning from a Residential R1 (R1-14) Zone to a Residential R5 Special Provision (R5-7(\_)) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

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

### Current Zoning

**Zone:** Residential R1 (R1-14) Zone

**Permitted Uses:** single detached dwellings.

**Height:** 12.0 metres

### Requested Zoning

**Zone:** Residential R5 Special Provision (R5-7(\_)) Zone

**Permitted Uses:** cluster townhouse dwellings; and cluster stacked townhouse dwellings.

**Special Provision(s):** a reduced minimum front yard setback of 4.5m, whereas 6.0m is required; and an increased maximum density of 70 units per hectare (uph), whereas 60uph is permitted.

**Residential Density:** 60 units per hectare

**Height:** 12.0 metres

The City may also consider additional considerations such as a different base zone, the use of holding provisions, and/or additional special provisions.

## Planning Policies

Any change to the Zoning By-law must conform to the policies of The London Plan, London's long-range planning document.

The subject lands are in the Neighbourhoods Place Type fronting an Urban Thoroughfare. This Place Type permits a range of residential uses including stacked townhouses; fourplexes; low-rise apartments; emergency care establishments; rooming houses; and supervised correctional residences.

## How Can You Participate in the Planning Process?

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

### See More Information

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

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

### Reply to this Notice of Application

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

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

### Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested 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](mailto:docservices@london.ca). You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

## Right to Appeal to the Ontario Land Tribunal

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

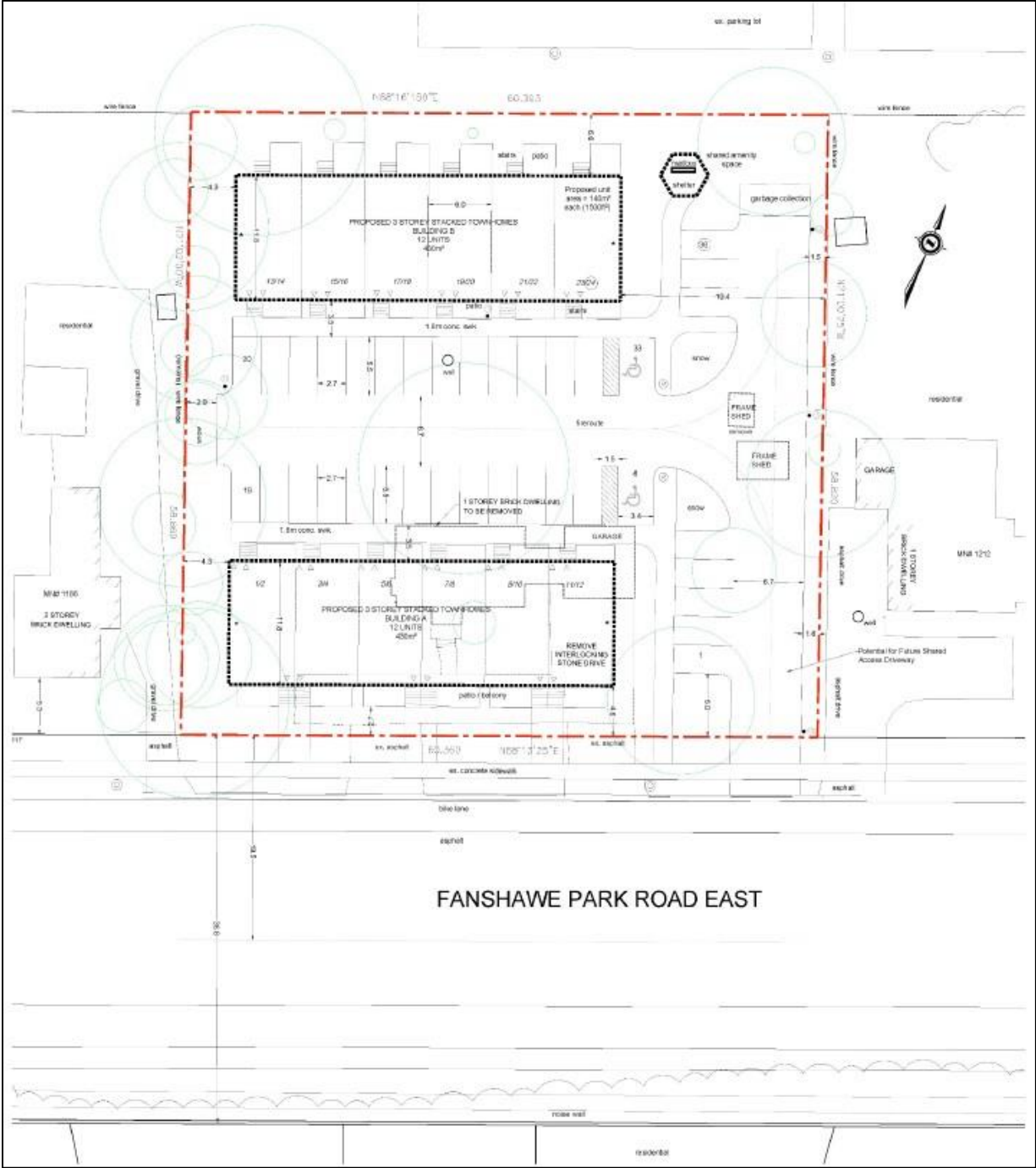
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London 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 [plandev@london.ca](mailto:plandev@london.ca) for more information.



# Site Concept



Site Concept Plan

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

# Building Renderings



Conceptual Rendering (looking west from Fanshawe Park Road East)





**Conceptual Rendering (view from Fanshawe Park Road East)**



**Conceptual Rendering (aerial view)**

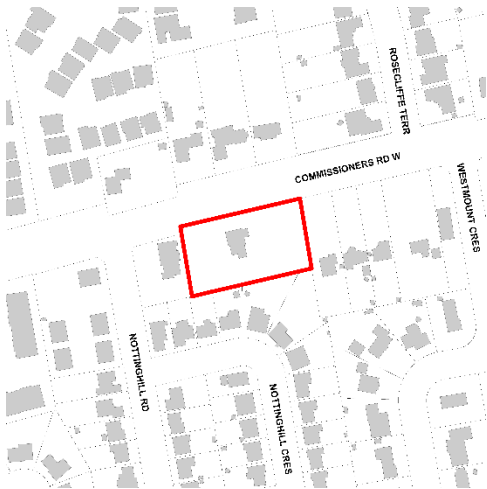
The above images represent the applicant’s proposal as submitted and may change.



# NOTICE OF PLANNING APPLICATION

## Zoning By-Law Amendment

### 634 Commissioners Road West



**File: Z-9541**

**Applicant: Royal Premier Homes (c/o Farhad Noory)**

#### What is Proposed?

Zoning amendment to allow:

- Cluster stacked townhouses, consisting of two 4-storey townhouses with 10 units and the retention of an existing detached dwelling.

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **September 21, 2022**

Olga Alchits

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

519-661-CITY (2489) ext. 7154

Planning & Development, City of London

300 Dufferin Avenue, 6<sup>th</sup> Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9541

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

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

Councillor Paul Van Meerbergen

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

519-661-CITY (2489) ext. 4010

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# Application Details

## Requested Zoning By-law Amendment

To change the zoning from a Residential R1 (R1-9) Zone to a Residential R5 Special Provision (R5-7(\*)). Changes to the currently permitted land uses and development regulations are summarized below.

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

### Current Zoning

**Zone:** R1-9

**Permitted Uses:** Single detached dwelling

**Residential Density:** One single detached dwelling per lot.

**Height:** 12.0 metres

### Requested Zoning

**Zone:** Residential R5 Special Provision (R5-7(\*))

**Permitted Uses:** Cluster townhouse dwellings, cluster townhouse dwellings

**Special Provision(s):** permit 6.5m front and exterior side yard setback whereas 8.0m is required, 1.8m interior setback (first 30m of lot depth) when the end wall of a unit contains no windows to habitable rooms, or 6.0m when the wall of a unit contains windows to habitable rooms and 3.0m interior setback (remainder) when the end wall of a unit contains no windows to habitable rooms, or 6.0m when the wall of a unit contains windows to habitable rooms whereas 0.5 metres per 1.0 metres of main building height, or fraction thereof, but in no case less than 3.0 metres (9.8 feet) when the end wall of a unit contains no windows to habitable rooms, or 6.0 metres) when the wall of a unit contains windows to habitable rooms is required, rear yard setback of 1.0m per 1.0m of main building height but in not less than 6.0m whereas 3.0 metres where the end wall of an end unit facing the rear yard and/or interior side yard may contain a window(s) to habitable rooms on the group floor only and no access points to the dwelling unit along the end wall facing the rear and/or the interior sideyard is required, height of 13.5m whereas 12.0m is required and a minimum 6.0m deep landscape strip shall be required along the south lot line (up to 12 surface parking stalls may encroach into the required landscape strip).

**Residential Density:** 60 units per hectare

**Height:** 12.0 metres

The City may also consider other special provisions.

## Planning Policies

Any change to the Zoning By-law must conform to the policies of the London Plan, London's long-range planning document.

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

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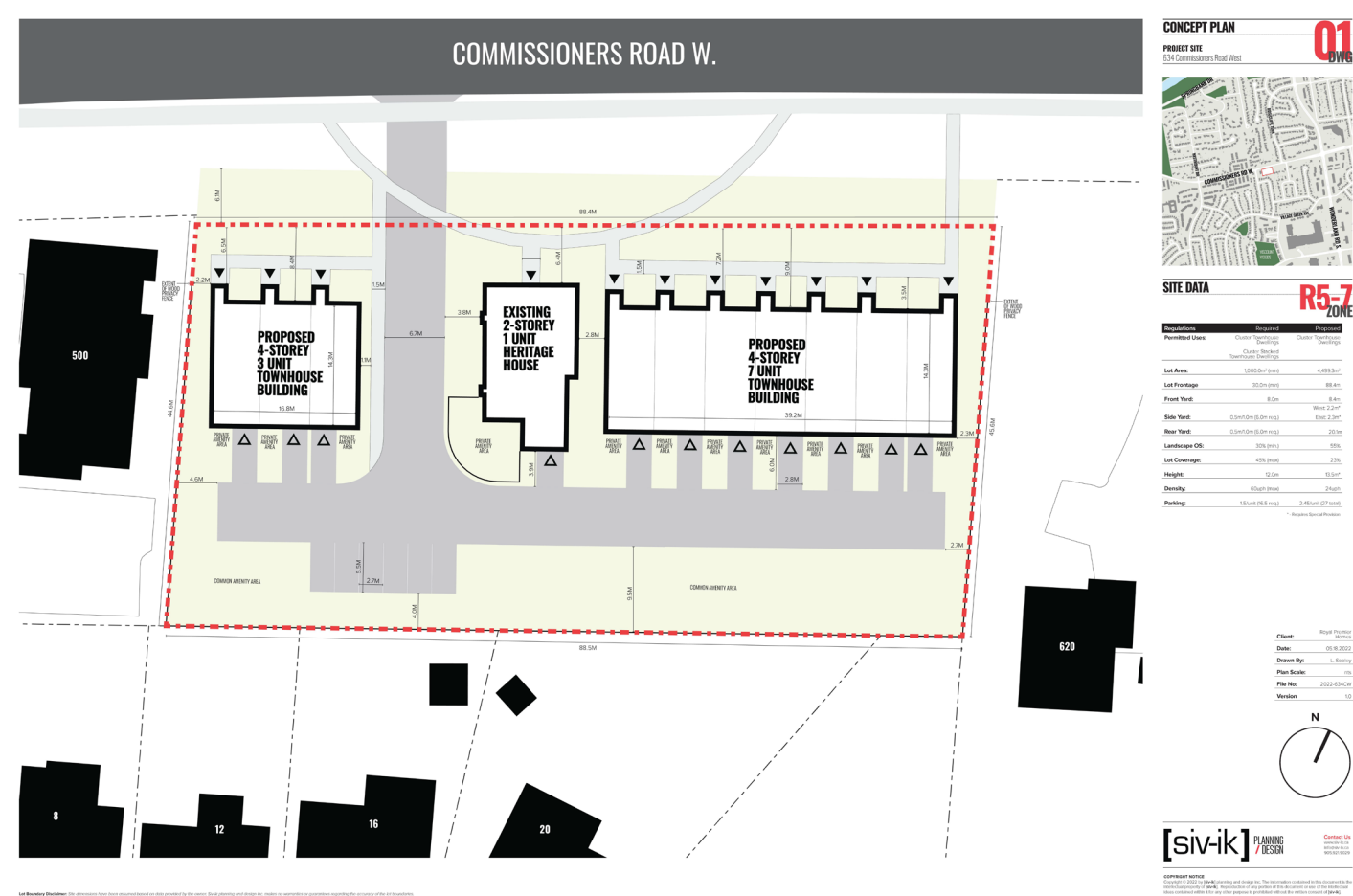
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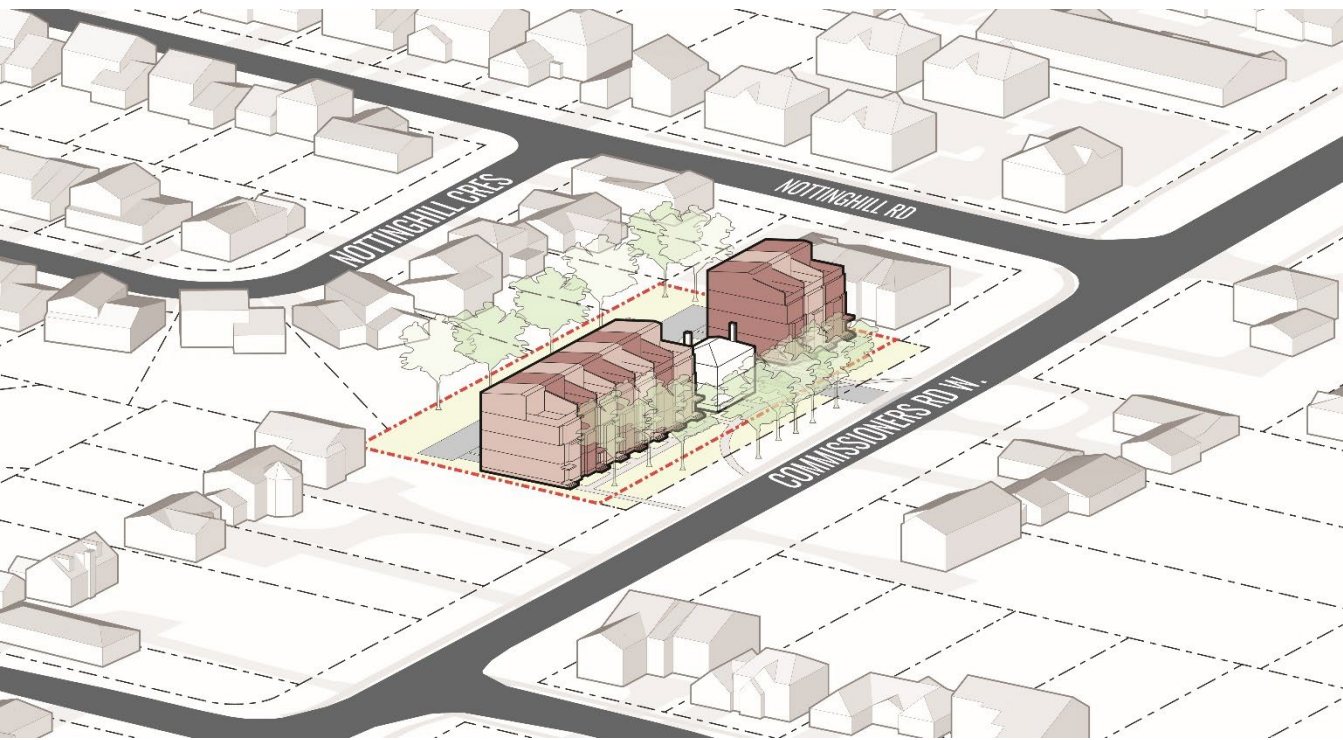
# Site Concept



## Site Concept Plan

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

# Building Renderings



Conceptual Rendering (south view from Commissioners Road West)

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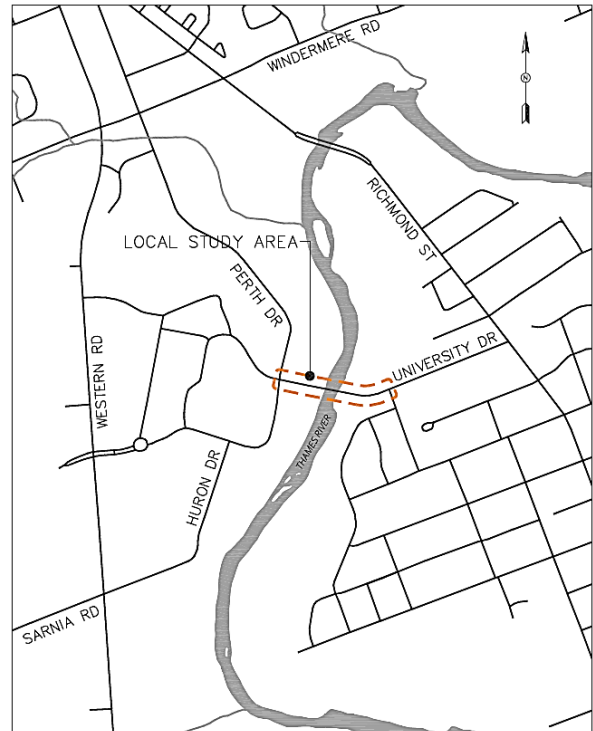


## Notice of Study Commencement University Drive Bridge, Western University Municipal Class Environmental Assessment (EA)

### Introduction

Western University retained Entuitive and BT Engineering Inc., in joint venture, to complete the Environmental Assessment (EA) and detailed design for the rehabilitation/replacement of the University Drive Bridge over the North Branch of the Thames River in London, Ontario. The existing bridge is near the end of its service life for vehicular traffic and the University will define a plan for the Thames River crossing. The plan will consider a range of alternatives to address the University's needs, including:

- Rehabilitation of the existing bridge;
- Rehabilitation of the existing bridge plus structure widening;
- A new bridge on the existing alignment; or
- Rehabilitation of the existing bridge for active transportation plus construction of a new bridge for vehicular traffic.



### Study Process

The University Drive Bridge rehabilitation/replacement will be completed as a Schedule C project under the Municipal Class Environmental Assessment (MCEA) (2015). The study will complete all necessary phases of the MCEA, including: establishing the need and justification for the project; documenting existing environmental conditions; documenting engineering considerations; considering alternatives; involving the public and regulatory agencies in developing the preferred solution for improvements; completing the related roadway design; and obtaining environmental clearance for construction. The study will also define the construction staging plan and traffic management plan.

## Public Consultation

Public consultation is a key component of the Class EA, and we value your input during the planning process. There is an opportunity at any time during the EA process for interested persons to provide comments. All information will be collected in accordance with the *Freedom of Information and Protection of Privacy Act* (2009). With the exception of personal information, all comments will become part of the public record.

If you require additional information or wish to provide comments during the Class EA process, please contact us anytime at: [westernubridge@uwo.ca](mailto:westernubridge@uwo.ca).

**Tucker Morton, P.Eng., M.Eng.**  
**Project Coordinator**  
**Western University**  
1151 Richmond Street  
London, ON N6A 3K7

**Steve Taylor, P.Eng., M.Eng.**  
**Project Manager**  
**BT Engineering Inc.**  
509 Talbot Street  
London, ON N6A 2S5

**Stewardship Sub-Committee  
Report  
Wednesday August 31, 2022**

Location: Zoom  
6:30pm

Present: M. Whalley, M. Rice, T. Regnier, B. Vazquez; L. Dent, K. Gonyou (staff)

**Agenda Items**

**1. Demolition Request for Non-Heritage Buildings at 850 Highbury Avenue North (former London Psychiatric Hospital) – Phase 2**

The Stewardship Sub-Committee reviewed the demolition request for the remaining non-heritage buildings at 850 Highbury Avenue North. The Stewardship Sub-Committee noted previous consideration of eight other non-heritage buildings at 850 Highbury Avenue North at the April 27, 2022, meeting. L. Dent provided a brief verbal update, noting that none of the buildings in question are identified in the heritage designating by-law or Heritage Easement Agreement. L. Dent described the proposed measures to ensure the protection of the Infirmary Building (addressed as part of the Phase 1 demolition request).

Motion: The Stewardship Sub-Committee does not object to the careful demolition of the remaining non-heritage buildings at 850 Highbury Avenue North – noting that this excludes the Horse Stables, Chapel of Hope, Recreation Hall, Infirmary Building, and tree allée. Moved: M. Whalley, B. Vazquez. Passed.

**2. Request to Remove Property from the Register of Cultural Heritage Resources – 185 Wellington Street and 189 Wellington Street**

The Stewardship Sub-Committee received and reviewed the Cultural Heritage Impact Assessment (Wayne Morgan, January 2021) for the properties at 185 Wellington Street and 189 Wellington Street. The Stewardship Sub-Committee noted the thoroughness of the Cultural Heritage Impact Assessment, including land registry research, review of historical mapping, interior and exterior photographs, as well as floorplans. It was noted that “engine driver” in the City Directory refers to a driver of a locomotive.

Motion: The Stewardship Sub-Committee does not object to removing the property at 185 Wellington Street and 189 Wellington Street from the Register of Cultural Heritage Resources. Moved: B. Vazquez, T. Regnier. Passed.

## Report to Community Advisory Committee on Planning

**To:** Chair and Members  
Planning and Environment Committee  
**From:** Jana Kelemen, M.Sc.Arch., MUDS, MCIP RPP  
Manager, Urban Design and Heritage  
**Subject:** Heritage Alteration Permit Application by D. Ramdihal for 870  
Queens Avenue, Old East Heritage Conservation District  
**Date:** September 14, 2022

## Summary of Recommendation

Refusal of the Heritage Alteration Permit application seeking retroactive approval for the painting of previously unpainted brick of the heritage designated property at 870 Queens Avenue, Old East Heritage Conservation District, is recommended.

## Executive Summary

The property at 870 Queens Avenue is a C-rated property in the Old East Heritage Conservation District, meaning it contributes to the heritage character of the area. The building, built circa 1903, was constructed of unpainted buff brick. Painting previously unpainted brick is a class of alterations that requires Heritage Alteration Permit to discourage painting this heritage material.

The current property owner acquired the property at 870 Queens Avenue in May 2022. The City received complaints that the exterior of the building was being painted in July 2022. Compliance action was initiated, and the property owner directed to cease painting. The property owner, however, continued to paint the exterior of the building.

Painting has a negative impact on the physical material and diminishes the character contributions of this property to the Old East Heritage Conservation District. The paint should be removed from the buff brick, using appropriate methods, to restore the property to its former condition.

## Analysis

### 1.0 Background Information

#### 1.1 Property Location

The property at 870 Queens Avenue is located on the northwest corner of Queens Avenue and Ontario Street (Appendix A).

#### 1.2 Cultural Heritage Status

The property at 870 Queens Avenue is located within the Old East Heritage Conservation District, designated pursuant to Part V of the *Ontario Heritage Act* by By-law No. L.S.P.-3383-111, passed on September 10, 2006.

The property at 870 Queens Avenue is C-rated by the *Old East Heritage Conservation District Plan*. A C-ranking is assigned to a property that are “of value as part of the environment” (Section 4.2, *Old East Heritage Conservation District Study*), meaning that they contribute to the heritage character of the area.

#### 1.3 Description

The building at 870 Queens Avenue was built in about 1903 (Appendix B). The residential form building is two-and-a-half storeys in height. The building is constructed of buff brick and is accented with stone lintels across some window and door openings. The primary (south) façade of the building faces Queens Avenue, but parking is provided off Ontario Street to the east.



The building's massing and period of construction, accompanied by some of the building's details in the gable and porch, suggest influences of the Queen Anne Revival architectural style which is a major architectural influence in the Old East Heritage Conservation District.

Buff brick is generally recognized as a heritage material and can be considered characteristic of the Old East Heritage Conservation District.

Prior to July 2022, the buff brick exterior masonry was unpainted (see Appendix B).

### **1.5 Heritage Alteration Permit Application (HAP22-053-L)**

In July 2022, the City began to receive complaints from community members that the buff brick exterior of the building on the heritage designated property at 870 Queens Avenue was being painted. Site visits were undertaken by staff on July 4, July 5, July 14, and July 26, 2022.

Following protocol, a letter regarding the non-compliance was sent to the property owner on July 4, 2022. The letter instructed the property owner to cease painting immediately. This direction was repeated in email correspondence and telephone conversation. By July 26, 2022, the exterior of the entire building at 870 Queens Avenue had been painted.

Following compliance action by the City, the property owner submitted a Heritage Alteration Permit application seeking retroactive approval for painting the previously unpainted brick masonry of the building on the heritage designated property at 870 Queens Avenue.

The property owner attributed the reason to painting the previously unpainted brick masonry as mould (see Appendix C for images that were submitted as part of the Heritage Alteration Permit application).

The previously unpainted brick masonry was painted using an acrylic latex paint.

The complete Heritage Alteration Permit application was received on July 26, 2022. Per Section 42(4), *Ontario Heritage Act*, a decision to approve, approve with terms and conditions, or refuse this Heritage Alteration Permit application is required before October 24, 2022.

## **2.0 Discussion and Considerations**

Cultural heritage resources are to be conserved and impacts evaluated as per fundamental policies in the *Provincial Policy Statement* (2020), the *Ontario Heritage Act*, *The London Plan*. More specific, area-based policies and guidelines – part of the *Old East Heritage Conservation District Conservation Plan* and *Old East Heritage Conservation District Conservation & Design Guidelines* – contain policies establishing intention and specific guidelines that provide direction on how to achieve the conservation of cultural heritage resources, heritage attributes, and character.

### **2.1 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.”

## **2.2 Ontario Heritage Act**

Section 42(1) 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*).

Furthermore, Section 41.2(1) requires that Municipal Council shall not carry out any public work in a Heritage Conservation District that is contrary to the objectives set out in the applicable Heritage Conservation District Plan.

## **2.3 The London Plan**

*The London Plan* is the City of London’s Official Plan. The policies of *The London Plan* found in the Key Directions and Cultural Heritage chapter support the conservation of London’s cultural heritage resources.

Policy 61\_5 of *The London Plan* states, “Protect what we cherish by recognizing and enhancing our cultural identity, cultural heritage resources, neighbourhood character, and environmental features.”

Policy 594\_, *The London Plan*, includes policies relevant to change management within London’s Heritage Conservation Districts:

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

## **2.4 Old East Heritage Conservation District Conservation Plan**

The Old East Heritage Conservation District was designated pursuant to Part V of the *Ontario Heritage Act* by By-law No. L.S.P.3383-111 and came into force and effect on September 10, 2006. The *Old East Heritage Conservation District Conservation Plan* articulate a policy framework to help manage change for the nearly 1,000 properties located within its boundaries.

The goals and objections of the designation of the Old East as a Heritage Conservation District are found within Section 3.2 of the *Old East Heritage Conservation District Conservation Plan*. Two goals are particularly relevant:

- *Recognize, protect, enhance and appreciate the integrity of heritage buildings and streets in Old East and value their contributions to the interest and diversity of the community by:*
  - *Encouraging individual building owners to recognize the unique character of each building and to become more interested in the conservation and celebration of that unique character*
  - *Encouraging individual building owners to understand the broader context of heritage restoration in history, and recognize that buildings*

*should outlive their individual owners and each owner or tenant should consider themselves stewards of the building for future owners and users*

- *Avoid the destruction and/or inappropriate alteration of the existing building stock, materials and details by:*
  - *Encouraging sensitive restoration practices that make gentle, reversible changes, when necessary, to significant heritage buildings*
  - *Providing homeowners with conservation and maintenance guidelines and best practices so that appropriate building and repair activities are undertaken,*
  - *Establishing design guidelines to ensure new development or alterations are sensitive to the heritage characteristics and details of the Old East Heritage Conservation District*

Section 4.1, *Old East Heritage Conservation District Conservation Plan* (Dealing with Growth and Change – Architecture), includes important references to understand the individual contributions of properties to the heritage character of the Old East Heritage Conservation District:

- “...the intent of the designation of the heritage conservation district is to preserve an adequate stock of the heritage features that define the character of the area to preserve the cohesive nature of the district”
- “The contribution of each individual property to the overall character of the district is primarily the front façade of the building except at corners where the side façade also contributes to the street appearances.”
- “Any of the original components that face the public street(s) should be preserved as much as possible to conserve the heritage character of the street”

Policies regarding alterations, in Section 4.2, *Old East Heritage Conservation District Conservation Plan*, highlight the importance of conserving the street-facing facades, stating,

*Alterations to the street-facing façade of the buildings (typically the front of the house or the front and side of the house on corner lots) have the potential to dramatically affect the appearance of not only the building itself, but the entire streetscape.*

Table 7.1, in Section 7.1, *Old East Heritage Conservation District Conservation Plan*, describes the classes of alterations that do or do not require Heritage Alteration Permit approval. Heritage Alteration Permit approval is required for “painting previously unpainted brick” for A, B, and C-ranked properties.

## **2.5 Old East Heritage Conservation District Conservation & Design Guidelines**

To support the conservation of the cultural heritage resources within its boundaries, the *Old East Heritage Conservation District Conservation & Design Guidelines* provides guidelines to help manage change.

Specifically, regarding exterior walls, masonry, and paint, guidelines are provided in Sections 3.2, 3.4, and 3.9.2 of the *Old East Heritage Conservation District Conservation & Design Guidelines*.

Section 3.2, *Old East Heritage Conservation District Conservation & Design Guidelines*, states, “the goal of heritage conservation is to preserve as much of the community fabric, both built and natural, as possible from the time of its development” and “the main focus is the retention of original street façades of the district’s period homes.”

The guidelines of Section 3.4, *Old East Heritage Conservation District Conservation & Design Guidelines*, support the maintenance of the exterior appearances of buildings. Approximately 74% of the buildings in the Old East Heritage Conservation District were clad in brick – primarily buff (yellow, white) coloured London brick or red (Milton) bricks.

Conservation and Maintenance Guidelines for masonry include (Section 3.4, *Old East Heritage Conservation District Conservation & Design Guidelines*):

- *Painting of original brick surfaces is not recommended, as it can trap moisture and cause greater deterioration of the brick*
- *Do not sandblast brick. This is likely to permanently damage the surface of the brick and accelerate any deterioration.*

Regarding paint and masonry, Section 3.9.2, *Old East Heritage Conservation District Conservation & Design Guidelines*, provides the following guidelines:

- *Paint films over large areas of brick are inclined to seal the surface, trap moisture, and cause spalling and other deterioration of the masonry*
- *The covering of this detail by painting diminishes the heritage character of the original building and introduces a maintenance responsibility for the remaining lifetime of the building*
- *The best method [to remove paint] requires an application of a chemical stripper that softens the paint and permits it to be rinsed away with water*
- Do not permit sandblasting, either wet or dry

### **3.0 Financial Impact/Considerations**

None.

### **4.0 Key Issues and Considerations**

#### **4.1 How to address a mould issue on exterior masonry?**

In the Heritage Alteration Permit application, the property owner stated that mould was the motivating factor for painting the previously unpainted brick exterior of the heritage designated property at 870 Queens Avenue. Photographs submitted in support of this assertion (see Appendix C) do not appear to be of the property at 870 Queens Avenue. The information submitted as part of the Heritage Alteration Permit application has not clearly demonstrated that the property at 870 Queens Avenue had a mould problem.

Mould is a fungus that lives on surfaces. Mould requires moisture to survive. Therefore, addressing potential sources of moisture would be necessary in addressing a potential mould issue. This could include removing vegetation from around a building or improving water management through eavestroughs and downspouts – none of which would require Heritage Alteration Permit approval.

If mould existed on the unpainted brick exterior of the heritage designated property at 870 Queens Avenue, painting over it would cover the mould rather than removing it.

Painting is not generally a method recommended to remove mould. In some circumstances, such as a bathroom or other high humidity space, special paints can be used to discourage mould growth. However, cleaning the surface is required to remove mould. Cleaning methods could include using low-pressure water and light detergent (sometimes diluted bleach) and a soft brush. Testing any methods and materials is essential before subjecting a historic material to cleaning.

#### **4.2 Why is painting buff brick masonry discouraged?**

Buff brick is an important heritage material, local to the London area and characterizes the Old East Heritage Conservation District. Seventy-four percent of buildings within the Old East Heritage Conservation District are brick or brick-clad, demonstrating the character contributions of this important material. The low iron clay of the area produces the buff (yellow/white) colour when fired, unlike the high iron clay of the Milton area, for example, which produces an orange-red colour when fired. Covering this important heritage material with paint diminishes its contributions to the heritage character of the area as it makes this material less apparent and visible.

Historically, some early brick buildings were painted to compensate for low-quality or irregular masonry units (Fram 2003, 126). Some low-fired clay bricks could be porous and susceptible to environmental degradation and required painting to provide a weatherproof skin; later high-fired clay brick would achieve this surface through

technical improvements in brickmaking methods. Removing paint from masonry that has been painted for most or all its existence is generally discouraged.

As brickmaking methods improved over time, with more regular form and appearance achieved, the brick predominantly used during the period of development of the Old East Heritage Conservation District (1860s-1930s) does not require painting to provide a weatherproof skin. From its construction in circa 1903 until July 2022, the exterior brick masonry of the heritage designated property at 870 Queens Avenue was unpainted as painting the masonry was unnecessary.

Aesthetically, painting unpainted brick is also unnecessary. Low risk methods, such as low-pressure washing with a light detergent and soft brush, can be used should a brick building be considered “dirty.” However, the patina of a brick building, as accumulated over time, contributes to its authenticity as a cultural heritage resource.

Painting brick, if done improperly, can cause a serious risk and long-term damage to the brick and its mortar by trapping moisture. Historic masonry is particularly susceptible. The degradation caused by trapped moisture can appear invisible, as it is hidden behind a painted surface. An acrylic latex paint was used to paint the previously unpainted brick of the heritage designated property at 870 Queens Avenue, which is supposed to be a “breathable” material. However, it is not clear how or if the brick was prepared for painting; was the masonry repointed prior to painting, was the exterior properly cleaned prior to painting, was an appropriate primer used prior to painting?

As it is unnecessary to paint buff brick, painting introduces a new maintenance obligation. Most paint manufacturers recommend repainting exterior surfaces every 5-10 years. Unpainted brick does not require the same degree of maintenance; however, repointing may not be required for 50 or more years.

Painting previously unpainted brick is a class of alterations that requires Heritage Alteration Permit per the policies of Section 7.1, *Old East Heritage Conservation District Conservation Plan*. Requiring a Heritage Alteration Permit in advance of undertaking alterations enables an opportunity to positively influence alterations to help ensure that the heritage character of the Old East Heritage Conservation District is conserved, but still allows appropriate growth and change. This can also include the opportunity to discourage inappropriate alterations and encourage the maintenance and preservation of heritage materials like buff brick.

Unnecessarily painting historic masonry is discouraged by Parks Canada’s *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), the National Parks Service (US)’s *Preservation Brief 1* (2000), and many other sources.

#### **4.3 Can the paint be successfully removed?**

As painting previously unpainted brick has a negative impact on the contributions of this property to the heritage character of the Old East Heritage Conservation District, removing the paint is necessary.

Acrylic latex paint can be removed from the brick masonry by a professional restoration company. Staff contacted four professional restoration companies for their advice on the appropriate method to remove acrylic latex paint. Unanimously, a chemical stripper accompanied by a water or steam removal was recommended. This method presents the lowest risk to the buff brick masonry but could contribute to the further need to repoint the exterior of the building (which is likely required anyways).

Blasting, such as sand or soda blasting, is exceptionally detrimental and damaging to buff brick masonry. No blasting methods should be used.

## **Conclusion**

Painting the previously unpainted brick exterior of the heritage designated property at 870 Queens Avenue has had a negative impact on the physical heritage material and it

diminishes the character contributions of this property to the Old East Heritage Conservation District. Painting has covered the buff brick, a heritage material, diminishing its visibility. Painting the previously unpainted brick exterior has failed to conserve the heritage material, as expected by the legislative and policy framework for heritage designated properties.

Painting is not an appropriate method to address a potential mould issue on historic masonry. Other methods, such as ensuring appropriate water management (e.g., downspouts) and cleaning, could have addressed a potential mould issue without compromising a heritage material.

The paint should be removed, using appropriate methods, to restore the property to its former condition. Low-risk methods exist to remove the acrylic latex exterior paint and restore the buff brick exterior.

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

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

Appendix A Location

Appendix B Images

Appendix C Images submitted as part of the Heritage Alteration Permit application

### **Selected Sources**

City of London. Property File.

City of London. *Old East Heritage Conservation District Conservation Plan and Old East Heritage Conservation District Conservation & Design Guidelines*. 2006.

City of London. *Register of Cultural Heritage Resources*. 2019.

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Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*. 2020.

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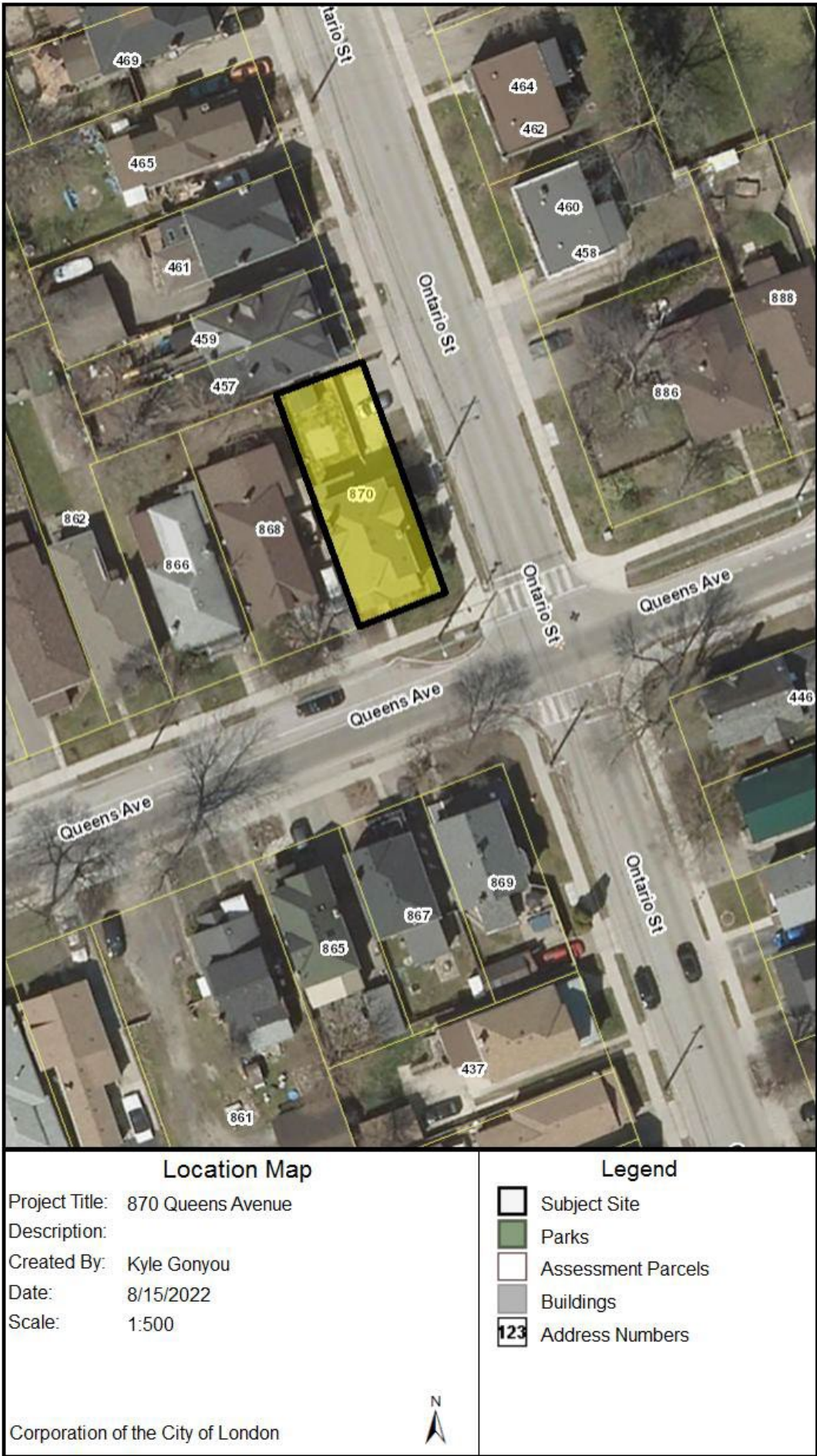
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Ritchie, T. *Canada Builds 1867-1967*. National Research Council. 1967.

State Heritage Office, Government of Western Australia. *Maintenance Series – Removal of Paint from Masonry*. March 2012.



Appendix A – Location





## Appendix B – Images



*Image 1: Photograph of the heritage designated property at 870 Queens Avenue on October 18, 2019. Note: none of the exterior brick or stone detailing is painted.*



*Image 2: Detail of the front porch, south (main) and east façades of the heritage designated property on November 1, 2019. Note: none of the exterior brick or stone detailing is painted.*





*Image 3: Photograph of the south (main) and part of the east façade of the heritage designated property on July 4, 2022.*



*Image 4: Photograph of the heritage designated property at 870 Queens Avenue on July 4, 2022, showing the exterior painting which started on the north (rear) façade.*





*Image 5: Photograph of the heritage designated property at 870 Queens Avenue on August 14, 2022, showing further exterior painting.*



*Image 6: Photograph of the heritage designated property at 870 Queens Avenue, on July 14, 2022, showing painting on the west façade.*





*Image 7: Photograph of the heritage designated property at 870 Queens Avenue on July 26, 2022, showing that the exterior of the building had been painted.*



*Image 8: Photograph of the heritage designated property on July 26, 2022, showing that the west façade of the building has been painted.*



**Appendix C – Images Submitted as part of Heritage Alteration Permit**



*Image 9: Image submitted by the property owner as part of the Heritage Alteration Permit application. The undated photograph appears to show the north (rear) façade of the heritage designated property at 870 Queens Avenue.*





*Image 10: Image submitted by the property owner as part of the Heritage Alteration Permit application.*



*Image 11: Image submitted by the property owner as part of the Heritage Alteration Permit application.*



*Image 12: Image submitted by the property owner as part of the Heritage Alteration Permit application.*





# Heritage Alteration Permit 870 Queens Avenue Old East Heritage Conservation District

Community Advisory Committee on Planning  
September 14, 2022

# Chronology

- Circa 1903: house at 870 Queens Avenue built
- April 6, 2006: Old East HCD designated
- May 12, 2022: Property at 870 Queens Avenue purchased by current owner
- July 4, 2022: Complains regarding exterior painting
- July 4-July 26, 2022: Inspection and correspondence, direction to cease painting
- July 28, 2022: HAP application seeking retroactive approval received





18/10/2019





07/04/2022





07/04/2022





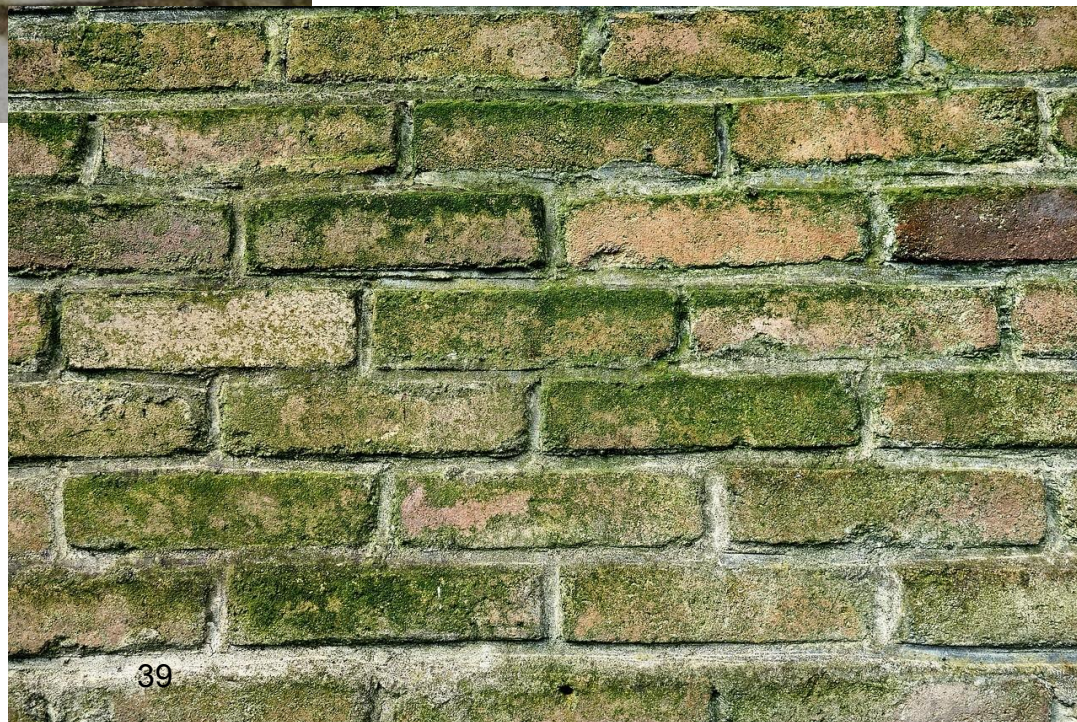
07/14/2022







# Submitted Images





# Key Issues

- How to address a mould issue on exterior masonry?
- Why is painting buff brick masonry discouraged?
- Can the paint be successfully removed?

# *Ontario Heritage Act*

Section 42(4), *Ontario Heritage Act*, 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

# Recommendation

Refusal of the Heritage Alteration Permit application seeking retroactive approval for the painting of previously unpainted brick of the heritage designated property at 870 Queens Avenue, Old East Heritage Conservation District, is recommended.

## Report to Community Advisory Committee on Planning

**To:** Chair and Members  
**Community Advisory Committee on Planning**  
**From:** Jana Kelemen, M.Sc.Arch., MUDS, MCIP RPP,  
Manager, Urban Design and Heritage  
**Subject:** Request to Remove Properties from the Register of Cultural  
Heritage Resources by 2698746 Ontario Inc. for the Property  
at 185 Wellington Street, and by 2700875 Ontario Inc. for the  
property at 189 Wellington Street  
**Date:** Wednesday September 14, 2022

## Recommendation

Removal of the properties located at 185 Wellington Street and 189 Wellington Street from the *Register of Cultural Heritage Resources* is being recommended, in response to a request received by the City. As heritage listed properties, Municipal Council must decide whether the properties should continue to be included on the *Register of Cultural Heritage Resources* or whether they should be removed.

## Executive Summary

A written request to remove the properties at 185 Wellington Street and 189 Wellington Street from the *Register of Cultural Heritage Resources* was received by the City. Pursuant to the requirements of the *Ontario Heritage Act*, when considering a request to remove a property from the *Register of Cultural Heritage Resources*, Municipal Council must decide as to whether the property should continue to be included on the *Register* or whether it should be removed and provide notice of decision to the owner(s) of the property within 90 days after the decision. A Cultural Heritage Impact Statement report was submitted with this request and determined that the properties do not meet the criteria of *Ontario Regulation 9/06* and do not merit designation pursuant to the *Ontario Heritage Act*. Staff agree with the findings and conclusions of the Cultural Heritage Impact Statement report.

## Analysis

### 1.0 Background Information

#### 1.1 Property Location

The properties located at 185 Wellington Street and 189 Wellington Street are situated on the west side of Wellington Street, between Simcoe Street and Grey Street (Appendix A).

185 Wellington Street and 189 Wellington Street are located within the SoHo neighbourhood, which has been identified as an area for future study as a potential heritage conservation district (*Heritage Places 2.0*, 2019). Both properties are part of a historic commercial streetscape, including purpose-built commercial buildings, institutional buildings, and residential-form buildings including some that have been adapted to commercial uses. Nearby heritage landmarks include the former Wellington Street Methodist Church (156 Wellington Street, heritage listed property), former Christ Anglican Church (138 Wellington Street, heritage designated property), and the Red Antiquities Building (129-131 Wellington Street). There are numerous adjacent and nearby heritage listed properties.

#### 1.2 Cultural Heritage Status

The properties at 185 Wellington Street and 189 Wellington Street are heritage listed properties. The properties were added to the *Register of Cultural Heritage Resources* by resolution of Municipal Council on March 27, 2018.

## 1.3 Description

### 1.3.1 185 Wellington Street<sup>1</sup>

The built resource on the property at 185 Wellington Street is circa 1859, and consists of a 1-storey, vernacular frame building, clad with contemporary siding. The front section is on a brick foundation that has been parged. The primary footprint of the building consists of a front square portion (measuring approximately 10m x 10m) and a wing extending 4m to the rear. Most of the front and rear yard is paved. In its massing, roof shape and the centre gable, the building exhibits elements of an Ontario Cottage style, but with few other representative details.

Much of the building has been altered or replaced including the exterior cladding, doors, and windows. The Cultural Heritage Impact Statement report notes the following alterations to the exterior:

- *replacement of all window sash with modern slider or double hung sash;*
- *the enlargement of window openings on the principal elevation;*
- *replacement and relocation of the front door;*
- *removal of any other window and door openings of the [b]uilding;*
- *addition of modern siding; it is not known whether any original siding remains under the modern siding;*
- *cladding of fascia and soffits with modern synthetic material;*
- *addition to the [rear] wing;*
- *addition of front and rear wooden decks and staircases; and*
- *removal of all chimneys. (Morgan, p27)*

### 1.3.2 189 Wellington Street<sup>2</sup>

The built resource on the property at 189 Wellington Street is circa 1856, and consists of a 1-storey, vernacular frame building, clad with yellow brick on the front façade and asbestos shingle siding on the other elevations. The building sits on a concrete block foundation. The footprint of the building is rectangular, measuring approximately 10m x 14.8m which includes a wing extending to the rear. The front section is capped by a low pitched, asphalt gabled roof (side facing). A brick façade was added to the primary façade which obscures what is thought to be a centre gable (like what is at 185 Wellington Street). The rear wing is capped by a low-pitched hip roof.

Alterations to the exterior are extensive and the Cultural Heritage Impact Statement report notes the following alterations:

- *addition of a full front elevation and extension in a different architectural style and building material from the rest of the [b]uilding;*
- *change in siding to the rest of the [b]uilding; it is unlikely the original siding remains under the shingle siding;*
- *replacing all of the original foundation with concrete blocks;*
- *change in size and sash of all window openings except one;*
- *replacement of all doors;*
- *alterations to the rear [...] wing; and*
- *replacement of all original chimneys with one 1950s chimney. (Morgan, p31)*

## 1.4 History

The Euro-Canadian history of the properties at 185 Wellington Street and 189 Wellington Street originates with the original survey of the town plot of London, completed by Colonel Mahlon Burwell in 1826 under the direction of Surveyor-General Thomas Ridout. The original town site was bounded by North Street (later Queens Avenue), Wellington Street, and the Thames River. The subject site is identified relative to this town survey as Lot, Part 1, Plan 30 – NW Grey Street (185 Wellington Street) and Lot Part 1, Plan 30 – SW Simcoe Street (189 Wellington Street).

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<sup>1</sup> This section is excerpted from Morgan, 2021 (p25-29).

<sup>2</sup> This section is excerpted from Morgan, 2021 (p29-31).



### 1.4.1 185 Wellington Street<sup>3</sup>

The Crown retained ownership of Lot, Part 1, Plan 30 – NW Grey Street (185 Wellington Street) until 1850 when all of Lot 1 on the north side of west Grey Street was sold to John Wood. Wood acquired the property as an investment and sold the north half of the lot to William Winslow within four months of acquiring the patent. The property, specifically at the address now 185 Wellington Street, remained vacant until circa 1859 when Winslow mortgaged the property to build a rental dwelling. The property was sold to Laura Newell in 1863 (a previous tenant) and then to John Price in 1877 who also owned and resided at the adjacent property at 189 Wellington Street. John Price and his descendants continued to own the property until 1957. The building was a rental property that was used as a residence for a variety of people and, in the mid-twentieth century, it was a beauty salon for roughly 30 years. The property has been held by the current owner since 2019 and is not currently occupied.

### 1.4.2 189 Wellington Street<sup>4</sup>

The Crown retained ownership of Lot Part 1, Plan 30 – SW Simcoe Street until 1848 when a half-area lot containing 189 Wellington Street was sold to Henry McCabe. The lot was subsequently sold and subdivided. The property specifically at the address now 189 Wellington Street remained vacant until 1854 when Robert Leathorn then owner, built the dwelling on the property circa 1855. This building was built as a rental property for Robert Leathorn. John Price, who later bought the property may have rented it prior to purchasing it in 1863. John Price and his descendants continued to own the property until 1949 and it appears that the building was still being used for residential purposes at that time, and up until the early 1960s when a barber shop was established in the front of the house. The property has been held by the current owner since 2019 and is not currently occupied.

## 2.0 Discussion and Considerations

### 2.1 Legislative and Policy Framework

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

#### 2.1.1 Provincial Policy Statement

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

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

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

#### 2.1.2 Ontario Heritage Act

Section 27, *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

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<sup>3</sup> This section is excerpted from Morgan, 2021 (p18, pp23-24; pp35-36; Appendix I).

<sup>4</sup> This section is excerpted from Morgan, 2021 (pp18-23, pp38-39, Appendix I).

the Community Advisory Committee on Planning (CACP) is consulted, and a public participation meeting is held at the Planning & Environment Committee.

Section 27(8), *Ontario Heritage Act*, requires that when an objection to a property's inclusion on the Register is received, Municipal Council must decide as to whether the property should continue to be included on the *Register* or whether it should be removed, and provide notice of Municipal Council's decision to the owner of the property within 90-day after decision.

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 back to Municipal Council. Appeals to the passing of a by-law to designate a property pursuant to the *Ontario Heritage Act* are referred to the Ontario Land Tribunal (OLT).

#### **2.1.2.1 Criteria for Determining Cultural Heritage Value or Interest**

*Ontario Heritage Act* Regulation 9/06 establishes criteria for determining the cultural heritage value or interest of individual properties. These criteria are:

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

A property is required to meet one or more of the abovementioned criteria to merit protection under Section 29 of the *Ontario Heritage Act*. Should the property not meet the criteria for designation, the demolition request should be granted. 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.

#### **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 properties at 185 Wellington Street and 189 Wellington Street are included on the *Register of Cultural Heritage Resources* as a heritage listed properties.

### 3.0 Financial Impact/Considerations

None

### 4.0 Key Issues and Considerations

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

A complete written request to remove the properties at 185 Wellington Street and 189 Wellington Street from the Register of Cultural Heritage resources was received by the City on August 29, 2022.

Pursuant to Section 27(8) of the *Ontario Heritage Act*, when considering a request to remove a property from the *Register of Cultural Heritage Resources*, Municipal Council must decide as to whether the property should continue to be included on the *Register* or whether it should be removed and provide notice of decision to the owner of the property within 90-days after the decision.

#### 4.2 Cultural Heritage Impact Statement (CHIS)

A Cultural Heritage Impact Statement report by Wayne Morgan – heritage planner (dated January 2021) was submitted as a part of the request to remove the properties from the *Register of Cultural Heritage Resources*. As required, the Cultural Heritage Impact Statement report included an evaluation of the properties according to the criteria of *Ontario Regulation 9/0, Criteria for Determining Cultural Heritage Value or Interest*. Through the evaluation, Morgan (2021) determined that both properties –185 Wellington Street and 189 Wellington Street – do not meet the criteria of *Ontario Regulation 9/06* and therefore do not merit designation pursuant to the *Ontario Heritage Act*. Staff agree with the conclusions of the Cultural Heritage Impact Statement report.

#### 4.3 Consultation

Pursuant to the Council Policy Manual, notification of the request to remove the subject properties from the *Register of Cultural Heritage Resources* will be sent to property owners within 120m of the subject property, as well as community groups including the Architectural Conservancy Ontario – London Region Branch, the London & Middlesex Historical Society, and the Urban League of London. Notice will be published in *The Londoner* on September 15, 2022. This item will be heard at the October 3, 2022, PPM of the Planning and Environment Committee (PEC).

At its meeting on August 31, 2022, the Stewardship Sub-Committee of the Community and Advisory Committee on Planning (CACAP), received and reviewed the Cultural Heritage Impact Statement report (Morgan, 2021) for the properties at 185 Wellington Street and 189 Wellington Street, and did not object to removing both properties from the *Register of Cultural Heritage Resources*.<sup>5</sup>

Heritage planning staff accessed the subject properties on August 30, 2022, for the purposes of photo-documenting the building exteriors and surrounding context.

### Conclusion

A written request to remove the properties at 185 Wellington Street and 189 Wellington Street was received by the City. A Cultural Heritage Impact Statement report was submitted with the written request and included an evaluation of the properties

---

<sup>5</sup> The Stewardship Sub-Committee noted the thoroughness of the Cultural Heritage Impact Statement report, including land registry research, review of historical mapping, interior and exterior photographs, as well as floorplans.

according to the criteria of *Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest*. The evaluation determined that the properties did not meet the criteria, and therefore do not warrant designation pursuant to the *Ontario Heritage Act*. Staff agree with the findings and conclusions of the Cultural Heritage Evaluation Report. The properties should be removed from the *Register of Cultural Heritage Resources*.

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

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

## **Appendices**

|            |                                    |
|------------|------------------------------------|
| Appendix A | Location of Properties             |
| Appendix B | Images                             |
| Appendix C | Cultural Heritage Impact Statement |

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Appendix A – Location of Properties

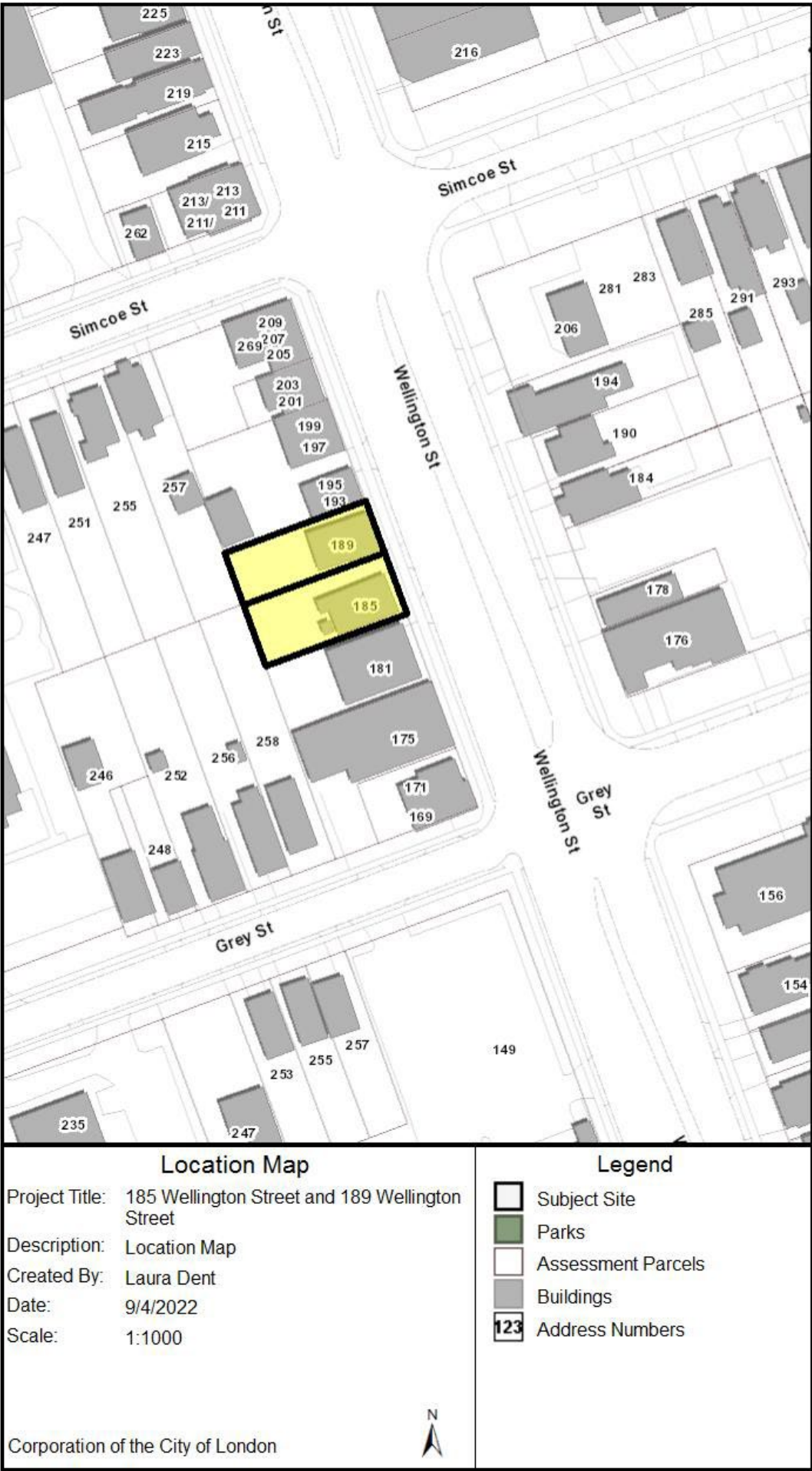


Figure 1: Location of the subject properties at 185 Wellington Street and 189 Wellington Street



## Appendix B – Images



Image 1. 185 Wellington Street, façade-facing southwest – W. Morgan (CHIS, Jan 2021)



Image 2. 185 Wellington Street, rear-facing northeast – W. Morgan (CHIS, Jan 2021)





Image 3. 189 Wellington Street, facade-facing northeast – W. Morgan (CHIS, Jan 2021)



Image 4. 189 Wellington Street, rear-facing northeast – W. Morgan (CHIS, Jan 2021)



Image 5. 189 Wellington Street, façade detail-facing northeast – W. Morgan (CHIS, Jan 2021)

## **Appendix C – Cultural Heritage Impact Statement**

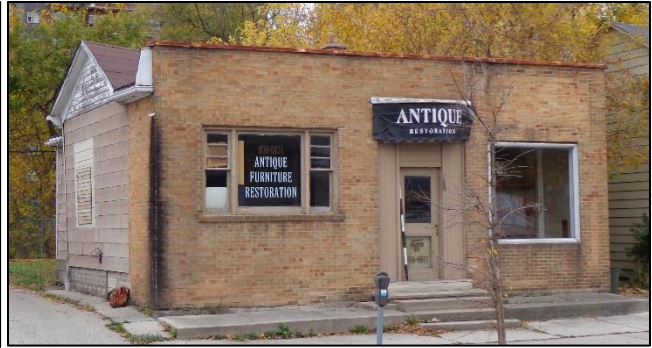
Cultural Heritage Impact Statement (Wayne Morgan, dated January 2021) – *attached separately*



# CULTURAL HERITAGE IMPACT STATEMENT



*185 - East and North Elevations*



*189 - South and East Elevations*



**185 & 189 WELLINGTON STREET  
CITY OF LONDON, ONTARIO**

**January 2021**

**Prepared for:**

**2698748 Ontario Inc.**

**Prepared by:**

**WAYNE MORGAN  
HERITAGE PLANNER**

## **CULTURAL HERITAGE IMPACT STATEMENT**

**185 & 189 WELLINGTON STREET  
CITY OF LONDON, ONTARIO**

**January 2021**

**Prepared for:**

**2698748 Ontario Inc.**

**Prepared by:**

**Wayne Morgan**

**Heritage Planner**

**21 Land's End**

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## EXECUTIVE SUMMARY

The owners of a site, 185 and 189 Wellington Street, on the west side of the Street between Simcoe and Grey Streets, propose to redevelop the site for a three storey 'Main Street' type building. They have prepared a Concept Plan for the proposal and will submit more detailed plans in conjunction with applications for Site Plan Approval and Zoning By-law variances. The subject properties are listed in the City's Register of Heritage Properties but are not designated under the *Ontario Heritage Act*.

City Official Plan (OP) policy 565 requires a heritage impact assessment for the proposal. Also, an assessment of the heritage values of the subject and adjacent properties is required. This Cultural Heritage Impact Statement (CHIS) meets both requirements by identifying and evaluating heritage values on and near the site, assessing impacts from the proposed development and recommending measures to mitigate any adverse heritage impacts consistent with provincial and municipal policies.

The historical development of the site and nearby properties, within the City context, was examined. The site's building exteriors and interiors and landscapes were examined and documented. Both buildings were built in the 1850s but have been considerably altered. The site and nearby properties were evaluated using municipal and provincial criteria supplemented by consideration of heritage integrity and building condition. It was determined that the site's buildings and landscapes do not have sufficient cultural heritage value to warrant conservation but adjacent and some nearby properties have potential heritage value that may warrant their conservation.

The owners' Concept Plan is a phased development involving the demolition of the site's existing structures, constructing a three storey building with ground floor commercial and upper floor residential uses and parking in the rear. Access to the rear parking is from a north end driveway. The proposed building abuts the street right-of-way; no front yard is proposed.


Since the subject site does not warrant heritage conservation, the proposal will not have an adverse on-site heritage impact. Similarly the proposal will not adversely impact the attributes of adjacent heritage resources. However there is a potential for adverse visual impact on the adjacent properties. It is proposed to mitigate such impacts through modification of the proposed development in terms of the Wellington Street setback, the exterior material palette and landscaping on the north side.

This CHIS recommends that the City:

1. accept this CHIS as fulfilling the requirements of OP policy 565;
2. approve demolition of the site's structures and landscapes once the proposed building replacement plans has been approved;
3. approve replacement building plans as shown in the Concept Plan with setback, an exterior material palette and landscaping modifications as described in this CHIS;
4. accept this CHIS as sufficient archival documentation of the site;
5. not require salvage of material from demolition of the buildings on the site;
6. not require a commemorative interpretation program for the site; and

the owner, in respect of the replacement building plans:

7. not apply for demolition permits until those plans have been approved; and
8. work with City staff to develop an appropriate exterior material palette.

  
Wayne Morgan, Heritage Planner



## PROJECT PERSONNEL

**Wayne Morgan**  
Heritage Planner

Member, Canadian Association of Heritage Professionals  
Member, Canadian Institute of Planners  
Member, Ontario Professional Planners Institute  
President, Community Heritage Ontario

## TABLE OF CONTENTS

|   | Page |
|---|------|
| 1.0 INTRODUCTION  | 1    |
| 2.0 DESCRIPTION OF THE PROPERTY AND ITS CONTEXT                                 | 2    |
| 2.1 Location  | 2    |
| 2.2 Ownership and Legal Description   | 3    |
| 2.3 Area Character and Physiography   | 3    |
| 2.4 Context – General Character   | 4    |
| 2.5 Context – Adjacent and Nearby Heritage Properties                           | 5    |
| 3.0 HERITAGE POLICIES   | 7    |
| 3.1 The Planning Act and Provincial Policy Statement (2020)                     | 7    |
| 3.2 Ontario Heritage Act (OHA)  | 8    |
| 3.3 City of London Official Plan and Zoning By-law                              | 9    |
| 3.4 Standards and Guidelines - Conservation of Historic Places in Canada        | 12   |
| 3.5 Municipal Heritage Status - Subject and Adjacent/Nearby Heritage Properties | 12   |
| 4.0 HISTORICAL SUMMARY  | 13   |
| 4.1 Development of the Area – Town / City of London                             | 14   |
| 4.2 The Subject Site  | 18   |
| 5.0 BUILT AND LANDSCAPE RESOURCE DESCRIPTIONS                                   | 25   |
| 5.1 185 Wellington Street – Building & Landscape                                | 25   |
| 5.2 189 Wellington Street – Building & Landscape                                | 29   |
| 5.3 Adjacent/Nearby Heritage Properties   | 31   |
| 6.0 HERITAGE EVALUATION   | 35   |
| 6.1 Introduction  | 35   |
| 6.2 Application of Provincial Criteria  | 35   |
| 6.2.1 185 Wellington Street – Cultural Heritage Value                           | 35   |
| 6.2.2 189 Wellington Street – Cultural Heritage Value                           | 38   |
| 6.3 Summary of Cultural Heritage Values   | 40   |
| 6.4 Statement of Cultural Heritage Values and Attributes                        | 40   |
| 6.5 Adjacent/Nearby Heritage Properties – Cultural Heritage Values              | 40   |
| 7.0 DEVELOPMENT PROPOSAL  | 42   |
| 7.1 Description of the Development Proposal                                     | 42   |
| 8.0 DEVELOPMENT PROPOSAL IMPACT ON HERITAGE RESOURCES                           | 44   |
| 8.1 Impact of the Development on the Subject Site                               | 44   |
| 8.2 Impact of the Development on Adjacent/Nearby Heritage Resources             | 44   |

## **TABLE OF CONTENTS** **(continued)**

|   | Page |
|---|------|
| 9.0 OPTIONS, CONSERVATION AND MITIGATION                                | 47   |
| 9.1 Options for Managing the Heritage Resource                          | 47   |
| 9.2 Mitigation / Conservation Measures                                  | 47   |
| 9.2.1 Documentation of Resources to be Demolished                       | 47   |
| 9.2.2 Salvage of Features and Commemoration of Site                     | 47   |
| 9.2.3 Addressing Visual Impacts on Adjacent / Nearby Heritage Resources | 48   |
| 9.2.3.1 Setbacks from Wellington Street                                 | 48   |
| 9.2.3.2 Exterior Material Palette                                       | 48   |
| 9.2.3.3 Landscaping next to 191 – 193 Wellington Street                 | 49   |
| 9.2.3.4 Upper Floor Stepbacks   | 49   |
| 10.0 CONCLUSIONS AND RECOMMENDATIONS                                    | 51   |
| 10.1 Conclusions  | 51   |
| 10.2 Recommendations  | 51   |
| SOURCES CONSULTED   | 53   |
| <br>APPENDICIES   |      |
| A Property Survey   |      |
| B Photographs – Context   |      |
| C Maps  |      |
| D Aerial Photographs  |      |
| E Exterior Photographs  |      |
| F Floor Plan Sketches   |      |
| G Interior Photographs  |      |
| H Landscape Photographs   |      |
| I Property Ownership History  |      |
| J Adjacent/Nearby Heritage Properties                                   |      |
| K Development Proposal  |      |
| L City of London Planning Document Maps                                 |      |
| M Curriculum Vitae – Wayne Morgan                                       |      |

## **LIST OF FIGURES**

|            |   |   |
|------------|---|---|
| Figure 2.1 | General Location Map [Source: London City Maps, 2020].          | 2 |
| Figure 2.2 | Subject Site in Context [Source: London City Maps, image 2020]. | 2 |



## LIST OF FIGURES (continued)

|  | page |
|--|------|
| Figure 2.3 The Area in 1942. [Source: Ontario Dept. of Lands & Forests, Line 17, Photo 9].   | 4    |
| Figure 4.1 London District, later Middlesex County Courthouse & Goal built 1828-31, pictured c1870 [Source: Ontario Archives, Acc3629, s12569]   | 15   |
| Figure 4.2 A brewery, established 1828, acquired by Labatt in 1847, pictured c1875 [Source: London Public Library]   | 15   |
| Figure 4.3 The GWR Station (left) and rail yard and associated industries. No date. [Source: <a href="https://labattheritage.lib.uwo.ca/closer-look/labatt-the-legacy-of-a-legend">https://labattheritage.lib.uwo.ca/closer-look/labatt-the-legacy-of-a-legend</a> ] | 16   |
| Figure 4.4 University of Western Ontario c1891 [Source: University of Western Ontario Archives]  | 17   |
| Figure 4.5 Aerial Photograph of an Industrial Area in London, c1948 [Source: <a href="https://www.facebook.com/vintagelondon/photos/an-aerial-view-of-the44606915665611">https://www.facebook.com/vintagelondon/photos/an-aerial-view-of-the44606915665611</a> ]     | 17   |
| Figure 4.6 George Jervis Goodhue [Source: London Public Library, Ivey Room]  | 19   |
| Figure 4.7 London Directories showing Resident on the West Side of Wellington Street between Simcoe and Grey Streets   | 21   |
| Figure 4.8 189 Wellington Street in 2009 [Source: Google Street View]  | 23   |
| Figure 4.9 John Wood [Source: London Public Library, Ivey Room]  | 23   |
| Figure 4.10 185 Wellington Street in 2009 [Source: Google Street View]   | 24   |
| Figure 5.1 185 Wellington Street, East and North Elevations, 2020.   | 25   |
| Figure 5.2 108 Albion Street, Brantford. [Source: Google Street View, 2011].   | 28   |
| Figure 5.3 Other London one Storey Gothic Revival Styled House-Form Heritage Buildings   | 28   |
| Figure 5.4 189 Wellington Street, South and East Elevations, 2020.   | 29   |
| Figure 5.5 West Block Face of Wellington Street between Grey and Simcoe Streets showing the Subject Properties.  | 33   |
| Figure 5.6 Heritage Properties Adjacent to the Subject Site  | 34   |
| Figure 7.1 Proposed East (Wellington Street) Elevation in Context, Phase One   | 42   |
| Figure 7.2 Proposed East (Wellington Street) Elevation in Context, Phase Two   | 43   |
| Figure 8.1 189 – 197 Wellington Street, Building Alignments, 2020  | 44   |
| Figure 8.2 181– 85 Wellington Street, Shared Side Yard Conditions 2020   | 45   |
| Figure 8.3 181 – 185 Wellington Street, Building setback and alignments with Wellington Street, 2020   | 46   |
| Figure 9.1 Recommended Building Setback from Wellington Street   | 49   |

## LIST OF TABLES

|           |  |    |
|-----------|--|----|
| Table 4.1 | London Population  | 18 |
| Table 4.2 | Historical Timelines – 185 & 189 Wellington Street, London   | 18 |
| Table 4.3 | 1851 – 1921 Census of Canada -185 & 189 Wellington Street<br>by Household Head                             | 20 |
| Table 4.4 | Vernon’s Directory, London, 185 & 189 Wellington Street,<br>1939 - 200                                     | 22 |
| Table 6.1 | Application of Heritage Criteria to the Resources of 185 and<br>189 Wellington Street, London              | 36 |
| Table 6.2 | Potential Cultural Heritage Values – Properties Adjacent to or<br>Near 185 & 189 Wellington Street, London | 41 |
| Table 7.1 | Development Proposal Statistics – 185 & 189 Wellington St  | 45 |
| Table 9.1 | Heritage Policy Compliance   | 46 |

## 1.0 INTRODUCTION

The owners of an approximately 879 square metre (9,460 square feet) site on the west side of Wellington Street between Simcoe and Grey Streets in the City of London propose to develop the site for a three storey ‘Main Street’ type building with a mix of commercial and residential uses. A Concept Plan has been submitted for the proposed development. The owners will be submitting more detailed plans in conjunction with applications for Site Plan Approval and variances to the Zoning By-law for the proposed development. The proposal encompasses two properties – 185 and 189 Wellington Street. Both properties are listed in the City’s Register of Heritage Properties in accordance with the *Ontario Heritage Act*, but are not designated under that *Act*.

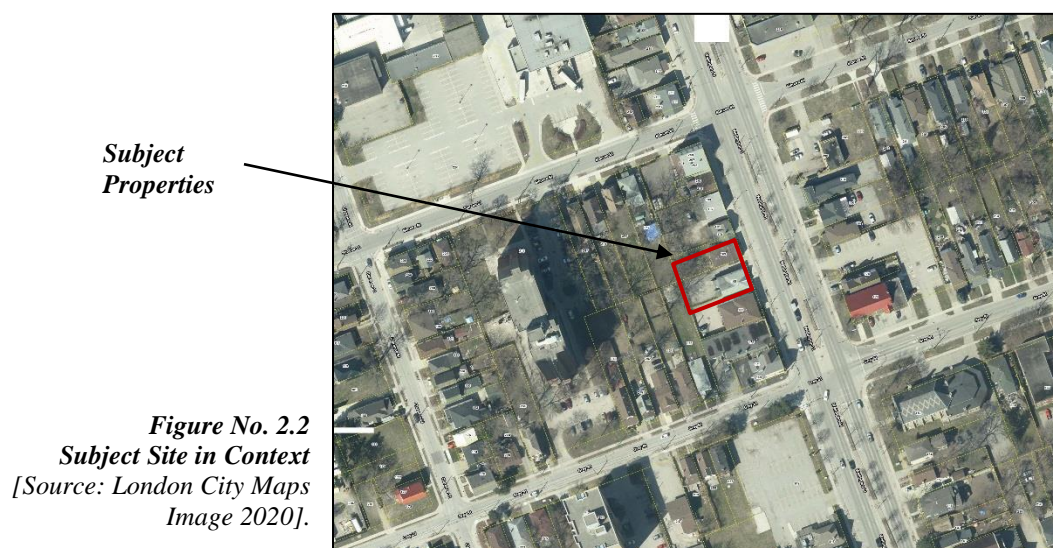
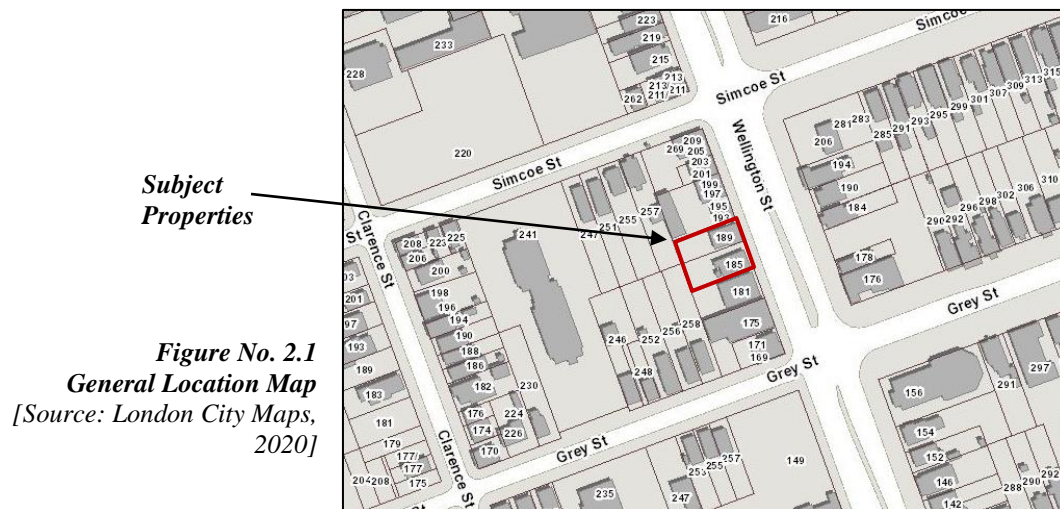
Policy 565 of the London Official Plan requires a heritage impact statement when redevelopment or new development is proposed on a listed property. Since the subject properties are listed and not designated, a cultural heritage assessment is required to determine the heritage values and attributes of the subject and nearby properties. This Cultural Heritage Impact Statement (CHIS) has been prepared to meet both of those requirements. Wayne Morgan, Heritage Planner, was retained by the property owners to prepare this CHIS in accordance with provincial and municipal heritage policies and to recommend any mitigation measures with respect to the heritage resources and values of the subject and adjacent / nearby heritage properties. A curriculum vitae for Wayne Morgan is contained in *Appendix M*.



## 2.0 DESCRIPTION OF THE PROPERTIES AND THEIR CONTEXT

### 2.1 Location

The two properties are located in the City of London in the County of Middlesex on the west side of Wellington Street south of Simcoe Street and north of Grey Street, south of the downtown area of London (**Figures 2.1 and 2.2**). The two properties are bounded on the east by Wellington Street, on the north by a property line dividing 189 Wellington Street from 193 Wellington Street, on the west by the lot line that forms the east boundary of 257 Simcoe and 258 Grey Streets and on the south by a property line dividing 185 Wellington Street from 181 Wellington Street.



## 2.2 Ownership and Legal Description

Currently the properties are owned by:

2698748 Ontario Inc. (185 Wellington Street) and  
2700875 Ontario Inc. (189 Wellington Street)  
6751 Professional Court, Suite 203  
Mississauga, Ontario L4V 1Y3

The short legal description of each property is:

*185 Wellington Street - Part Lot 1, North of West Grey Street, Crown Plan 30 as in 765429 in the City of London; and*

*189 Wellington Street - Part Lot 1, South of West Simcoe Street, Crown Plan 30 and Part Lot 1 North of West Grey Street being the northerly 1 foot as in W42629 in the City of London.*

**Appendix A** contains a survey of the properties. Together, the properties are approximately 878.7 square metres (9,460 square feet) in size.

The municipality has addressed the properties as 185 and 189 Wellington Street. These municipal addresses have been applied to the properties since at least 1881.

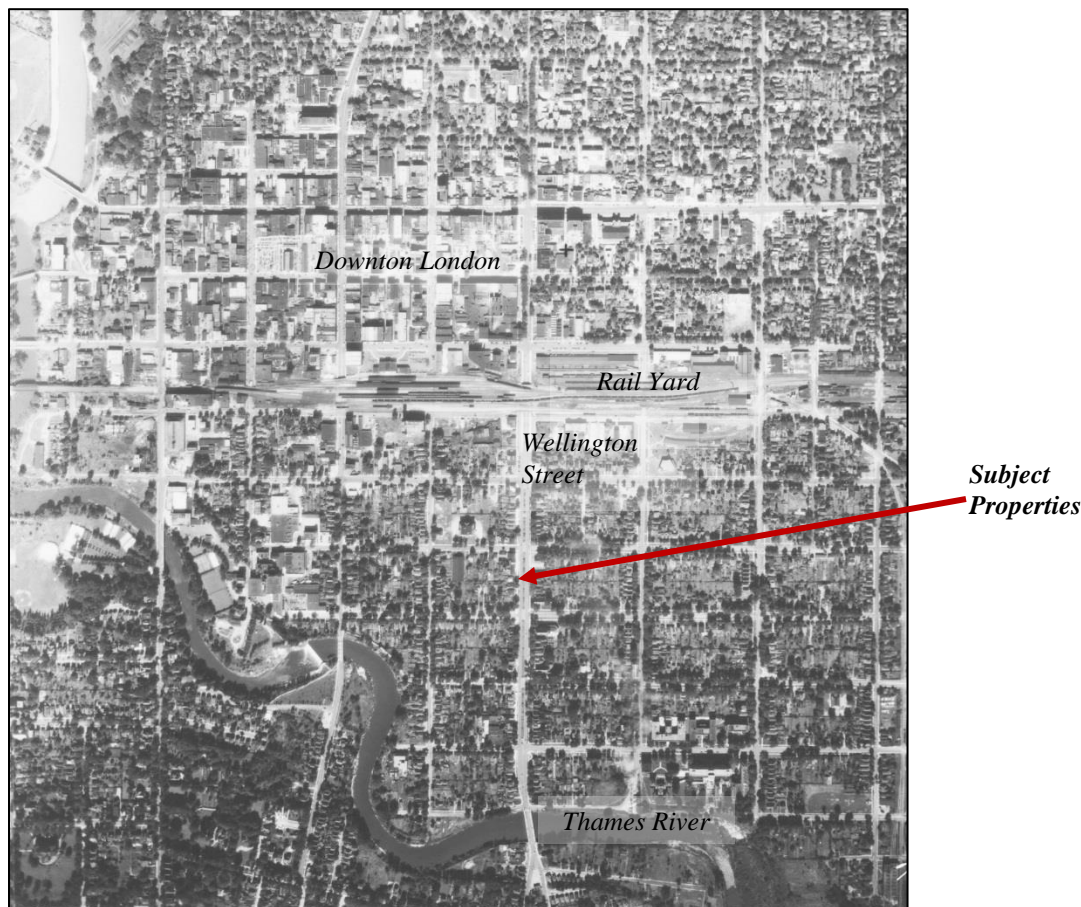
## 2.3 Area Character and Physiography

As shown on the topographic map (**Appendix C**), the subject site is relatively flat, with a very gentle slope to the southwest to the Thames River which drains west into Lake St. Clair. The river valley, which is the only noteworthy topographic feature in the area, is in a relatively wide valley with low valley walls. The subject site is within an urban area that has been developed for urban purposes for more than a century.

The area character identified in the topographic map is also illustrated in a 1942 aerial photograph (Figure 2.3) which shows that the subject property located in an extensive urban area. Downtown London is to the north of the subject site, with railway tracks and a rail yard between the subject site and downtown London.

Since 1942, there has been some change in the area land uses when Figure 2.3 is compared to Figure 2.2. A number of sites have been redeveloped for more intensive use, while others have had buildings demolished and the property paved for parking lots.

Detailed aerial photographs of the subject site from 1922 to 2020 are found in **Appendix D**.



**Figure No. 2.3**  
**The Area in 1942**

[Source: Ontario Department of Lands and Forests, Line 17, Photo 9].

The property is in the Caradoc Sand Plains and London Annex physiographic region<sup>1</sup> which is described as:

*Immediately surrounding the city and extending several miles eastward there is a basin lying between 850 and 900 feet above sea level. Into this basin the earliest glacial spillways discharged muddy water, laying down beds of silt and fine sand. Later, when standing water had retired westward to lower levels, gravely alluvium was spread over the lower parts of the basin.*

## **2.4 Context - General Character**

The subject site is within an immediate area that is urban in character (Figures 2.2 and 2.3).

---

<sup>1</sup> Chapman and Putnam, pp 236-238.



As shown by the context photographs in **Appendix B**, the properties to the north, south, east and west of the subject property have been developed for a variety of low rise residential, mixed commercial / residential and institutional uses. On one property to the west, there is a high rise residential building.

Wellington Street is a heavily traveled four lane arterial road with a special urban character – sidewalks on both sides, enclosed storm drains, curbs, a lane of metered parking on the west side and a landscaped centre median containing street lights. Between the sidewalk and the curb, there is a planting area paved with coloured concrete pavers with a street tree in it in front of 189 Wellington Street. On Wellington Street, the nearest signalized intersections are at Horton Street to the north and Grey Street to the south. Further south on Wellington Street, a bridge provides a crossing over the south branch of the Thames River.

## **2.5 Context - Adjacent and Nearby Heritage Properties**

Two heritage properties are adjacent to or abut the subject site. There are:

- *181 Wellington Street* – west side of the street – semi-detached House – circa 1855 –  
A two storey yellow, solid brick, hip roofed, house-form building with a symmetrical arrangement openings on the front façade.
- *193-195 Wellington Street*<sup>2</sup> – west side of street – semi-detached House – circa 1860  
A 1½ storey frame, gable roofed, house-form building with a centre gable and a symmetrical arrangement of openings on the front façade.

The following heritage properties are near to the subject site:

- *169-171 Wellington Street* – west side of street – House – circa 1885 -  
A 2 storey, solid yellow brick, gable and hip roofed house-form structure with an ‘L’ shaped floor plan; upper floor retains original openings, ground floor commercial facades – 31.6 metres from the subject site.
- *184 Wellington Street* – east side of street – House – 1881 -  
A 1 storey, solid brick, hip roofed, structure with a symmetrical arrangement of front openings – 40.3 metres from the subject site.
- *190 Wellington Street* – east side of street – House – circa 1890 -  
A 2 storey, solid yellow brick, cross gable roofed house-form structure with an ‘L’ shaped floor plan; retains original front openings– 41.3 metres from the subject site.

---

<sup>2</sup> 193 – 195 and 197-199 Wellington Street are two separate structures on one property. In this CHIS, they are discussed as two separate properties.

- *197-199 Wellington Street* – west side of street – commercial structure – circa 1870 -  
A 2 storey, solid yellow brick, flat roofed, structure with ground floor retail and upper floor residential uses – 11.9 metres from the subject site.
- *201-203 Wellington Street* – west side of street – commercial structure – circa 1870 -  
A 2 storey, solid brick, gable roofed, structure with the gable facing the street, ground floor retail and a symmetrical arrangement of front openings – 25 metres from the subject site.
- *205-209 Wellington Street* – west side of street – commercial structure – circa 1885 -  
A 3 storey, solid brick, flat roofed, structure, ground floor retail and a symmetrical arrangement of upper floor rectangular window openings – 34.4 metres from the subject site.

No other potential heritage properties were identified adjacent to or near the subject site using the London Heritage Register and walking the area.

### 3.0 HERITAGE POLICIES

This chapter identifies federal, provincial, and municipal heritage policies relevant to the proposed development of the subject site.

#### 3.1 The Planning Act and Provincial Policy Statement (2020)

Section 2 of the *Planning Act* identifies “matters of provincial interest, which includes the conservation of significant features of architectural, cultural, historical, archaeological or scientific interest.”<sup>3</sup> This applies as a planning application will be required for the proposal.

Section 3 of the *Planning Act* enables the Province to issue Policy Statements on matters of Provincial Interest. The Provincial Policy Statement (2020) (PPS) issued under the *Act* applies. Section 2.6 of the PPS addresses Cultural Heritage. Policy 2.6.1 states:

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

The PPS provides the following definitions to the italicized terms.

*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*.”

*Built heritage resources* “means a building, structure, monument, installations or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including indigenous community. Built heritage resources are located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers.”

*Cultural heritage landscape* means a defined geographical area that may have been modified by human activities and is identified as having cultural heritage value or interest by a community including an indigenous community. The area may include features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. ...

*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

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<sup>3</sup>Ontario Ministry of Culture. Heritage Resources in the Land Use Planning Process, p 1.



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.”

Policy 2.6.3 of the PPS deals with development adjacent to a protected heritage property,

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*.

In addition to the above definitions, each of the italicized terms has the following definitions:

*Development* means “the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the *Planning Act*”;

*Site alteration* means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site;  
*Adjacent lands* means “for the purposes of policy 2.6.3, those lands contiguous to a *protected heritage property* or as otherwise defined in the municipal official plan”;

*Protected heritage property* means “property designated under Part 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”.

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

Other PPS policies that do not deal with cultural heritage may apply to the subject site. In such situations, the PPS states that “when more than one policy is relevant, a decision-maker should consider all of the relevant policies to understand how they work together.” This CHIS has not considered other PPS policies in evaluating the proposed development.

### **3.2    *Ontario Heritage Act (OHA)***

Amendments to the *OHA* were proclaimed on January 1, 2021. This section addresses those amendments and the sections of the *OHA* relevant to the proposed development.

*Designation & the Register* - Part IV of the *OHA* enables a municipality to list and designate properties of cultural value or interest after consultation with its heritage advisory committee, if one is appointed. Section 27 of the *Act* requires the municipal clerk to keep a Register of properties of cultural heritage value or interest. *OHA* amendments have changed the process for securing designation, including the opportunity for the owner to appeal the municipality's intent to designate to the Local Planning Appeals Tribunal (LPAT).

*Listing* - Subsection 27.1 of the *Act* allows municipal councils to include properties that may be of cultural heritage value that have not been designated (listed properties) on its Heritage Register after the council has consulted with its heritage advisory committee. Amendments to the *OHA* specify the scope of information to be provided for new listed properties and changes to the procedure for listing a property, including notification of the owner.

*Criteria* - The Provincial Government has established criteria for determining the cultural heritage value or interest of properties through Regulation 9/06. The criteria are unchanged by the new regulations and are identical to policy 573 of the London OP (see below).

*Effect of Designation & Listing* - Once a property is designated, demolition or alterations that may affect the heritage attributes require municipal council approval. An owner may appeal Council's decision on an application to alter or demolish to the LPAT. Once a property is listed in the municipal register under the *Act*, any application to demolish a building on a listed property may be delayed 60 days from the date when Council is notified of the intent to demolish, during which Council may pursue designation of the property.

### **3.3 City of London Official Plan and Zoning By-law**

The office consolidation of the London Official Plan (OP) dated November 13, 2019 was reviewed for this report. Cultural heritage objectives and policies are found in the Cultural Heritage Section, pages 137 – 148.

The relevant cultural heritage objectives of the OP are:

554. *In all of the planning and development we do, and the initiatives we take as a municipality we will:*
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.*

Relevant cultural heritage conservation policies of the OP are:

565. *New development, redevelopment ... on and adjacent to properties listed on the Register will be designed to protect the heritage attributes and character of those resources, to minimize visual and physical impact on these resources. A heritage impact assessment will be required for new*

*development on and adjacent to ... properties listed on the Register to assess potential impacts, and explore alternative development approaches and mitigation measures to address any impact to the cultural heritage resource and its heritage attributes.<sup>4</sup>*

- 566 *Relocation of cultural heritage resources is discouraged. All options for on-site retention must be exhausted before relocation may be considered.*
- 567 *In the event that demolition, salvage, dismantling, relocation or irrevocable damage to a cultural heritage resources is found necessary as determined by City Council, archival documentation may be required to be undertaken by the proponent and made available for archival purposes.*
- 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.*
- 569 *Where, ... 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.*
- 573 *City Council will consider one or more of the following criteria in the identification and designation of individual properties of cultural heritage value or interest:*
- 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.*
    - c. Demonstrates a high degree of technical or scientific achievement.*
  - 2. The property has historic 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.*

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<sup>4</sup> This policy is currently under appeal to the LPAT.



- 584 *Building height and densities may be increased, in conformity with the Bonus Zoning policies in the Our Tools part of this Plan, in support of heritage designation of a property that is of cultural heritage value or interest.*
- 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.*
- 590 *Where a property has been identified on the Register and an application is submitted for its demolition or removal, the Heritage Planner and the Clerks Department will be notified in writing immediately. A demolition permit will not be issued until such time as City Council has indicated its approval, approval with conditions, or denial of the application pursuant to the Ontario Heritage Act. Council may also request such information that it needs for its consideration of a request for demolition or removal.*
- 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.*

The OP designates the subject site ‘Rapid Transit Corridors’ (**Appendix L**) with the objective of permitting “a mix of residential and a range of other uses along corridors to establish demand for rapid transit services”. The uses are residential, retail, service, office, cultural, recreation and institutional uses a minimum 8 metre (2 storeys) and maximum 12 metre (4 storeys) height. Within the corridor, the subject site is part of the Main Street Soho Community Improvement Area where buildings are to be close to the street with parking to the rear or underground. There are design and signage requirements for new buildings in this segment. In addition paragraph 548, policy 1 specifies that “Cultural heritage resources shall be conserved in conformity with the Cultural Heritage policies of this Plan and the OHA.”

Although these policies show the intent of City Council for this area, OP Map 1 and many of the Place Type policies are under appeal, so the 1989 City OP remains in effect.

The subject site is in zone ‘BDC(4)’ Business District Commercial (4) (**Appendix L**) which permits a range of commercial, institutional and residential uses with residences on the upper floors or rear of the ground floors and no additional requirements for heritage conservation.

### **3.4 Standards and Guidelines - Conservation of Historic Places in Canada**

In 2005, Parks Canada produced a set of standards and guidelines for the conservation of historic places in Canada. These standards and guidelines are intended to identify best practices in the management of heritage resources which include buildings, landscapes and

archaeological sites. The approach taken in developing the standards and guidelines has been informed by international charters for the conservation of heritage resources developed under the auspices of ICOMOS, the international council on historic sites and monuments, a body of heritage professionals which advises the United Nations Educational and Scientific Committee. Some municipalities in Canada have adopted Parks Canada's Standards and Guidelines in the management of their heritage resources.

In 2010, Parks Canada updated and expanded the Standards and Guidelines in a second edition of the document.

In general the Standard and Guidelines seek to:

- preserve the heritage attributes of the historic places;
- ensure that restoration work is consistent with documentary evidence;
- ensure that alterations are reversible and do not create a false sense of history; and
- ensure that additions to a heritage place are distinguishable from the heritage character of the place, yet sympathetic to that character.

Although it does not appear that the City of London has adopted the Standards and Guidelines, other municipalities and heritage professionals use the Standards and Guidelines as 'best practice' in the conservation of heritage resources.

### **3.5 Municipal Heritage Status - Subject and Adjacent/Nearby Heritage Sites**

The subject site at 185 and 189 Wellington Street are listed in the City of London Heritage Register approved by City Council as per the *Ontario Heritage Act* but is not designated under Part IV or V of the *Act*.

All adjacent or nearby heritage properties where heritage resources continue to exist on the properties – 169-171, 184, 190, 193 – 195, 197-199, 201-203 and 205-209 Wellington Street are identified on City Maps as 'listed' heritage properties but are not designated under either Parts IV or V of the *Act*. All of the previous properties, except 193-199 Wellington Street, are included in the July 2019 edition of the Register.

## 4.0 HISTORICAL SUMMARY

With the gradual retreat of the glaciers from southern Ontario during the last glacial period some 12,000 to 10,000 years ago, the land was occupied by early indigenous (Paleo-Indian) peoples. Initially a nomadic people, later generations engaged in agricultural pursuits, along with hunting and fishing, and established temporary settlements throughout the area. The Thames River was a principal transportation route, with settlements located near the River.

In May 1790 the colonial government based in Quebec City negotiated Treaty number 2, the McKee Purchase<sup>5</sup>, with the chiefs of indigenous peoples of the area, securing for the Crown ownership of a tract of land in southwestern Ontario, including part of the City of London. In 1796, Treaty number 6, the London Township Treaty<sup>6</sup>, was signed with the Crown by the Chippewa of the Thames surrendering land that became London Township including the subject site. These land surrenders were part of the government's response to the need for land to settle Loyalists from the American Revolution and British immigrants.

In 1791, the government split the colony of Canada into Upper and Lower Canada and appointed John Graves Simcoe as governor of Upper Canada. In 1793 Simcoe traveled along the Thames confirming that the site for the colony's new capital should be just west of the forks of the Thames as shown in a 1795 map (*Appendix C*). He named the site after London, England. However, later settlement of London would occur mostly east of the forks of the Thames. Also in 1793, Augustus Jones initiated surveys of the Thames River<sup>7</sup> and Dundas Road<sup>8</sup>, the latter connecting London with Dundas to the east and then Toronto (York).

In 1788, the colonial government divided southern Ontario into four administrative regions, with the subject site in Hesse District. In 1792 new administrative regions were created, with this site in the Western District. In 1798, the regions were reorganized again, with this site in the London District. By 1826, further reorganizations placed this subject site in London Township in the London District. At that time, the village of London became the seat for the District, housing District legal and administrative services. In 1847, London, including this site, was elevated as a 'Town' separate from the Township. In 1850 municipal and county governments were created in Ontario with the Town of London in Middlesex County. In 1855 London became a City separate from the County<sup>9</sup>, its current status.

The City of London is bounded by the Municipalities of Middlesex Centre (north and west), Thames Centre (east) and in Elgin County, Central Elgin and Southwold (south).

The survey of London Township was initiated by Colonel Mahlon Burwell in 1810. A line roughly parallel to the Thames River near the forks of the River was the east-west survey

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<sup>5</sup> <https://www.rcaanc-cirnac.gc.ca/eng/1370372152585/1581293792285#ucls4>

<sup>6</sup> <https://www.rcaanc-cirnac.gc.ca/eng/1370372152585/1581293792285#ucls9>

<sup>7</sup> Gentilcore (1973), 92.

<sup>8</sup> Ibid, 97.

<sup>9</sup> Dean, plates 98 and 100.



base, with concessions numbered north and south of this base and lots numbered from the east Township limit to the west limit. Concessions south of the base line were lettered (A, B and C) while concessions to the north were numbered. After every five lots, north-south roads were surveyed. The Township was laid out in the 'Double Front System' resulting in 200 acre rectangular lots with frontages on two concession roads<sup>10</sup>. These 200 acre lots were usually divided in two, one hundred acre lots and referenced as the north and south halves.

The Crown retained ownership of the site for the capital and in, 1824, directed Burwell to lay out a town survey superimposed on the Township survey. This was registered as Crown Plan 30, part of which is shown in **Appendix C** (1824). Wellington Street was the base line for this survey, with lots numbered east and west of the base. The town survey imposed a settlement grid that persists to this day.

The subject site is identified relative to this town survey as part of Lots 1 northwest of Grey Street (189 Wellington) and southwest of Simcoe Street (185 Wellington). **Appendix I** contains selected listings from the Abstract Index to Deeds and Mortgages for the properties.

#### **4.1 Development of the Larger Area - Town / City of London**

To understand the development of the subject site, it is essential to place it within the larger context of development of the area.

The site for London has several physical advantages that facilitated its early development. *“It was originally located at the forks of the Thames because the river was the early route of travel, and because the high alluvial terrace offered a good site on which to build. The underlying sands also offered a good water supply”*<sup>11</sup>.

With the Township survey establishing lots available for settlement, Thomas Talbot brought a group of Irish settlers to the area in 1817 and 1818.<sup>12</sup> Initially, London would have developed slowly as a market centre for the surrounding agricultural settlement.

With the naming of London as the District seat in 1826, London's growth accelerated when such District services as the Court house, goal and registry office (Figure 4.1) were established in London. Industries were developed to process agricultural produce and to serve the local market (Figure 4.2). Labatt's brewery is a couple of blocks west of the subject site. By 1834 London had a population over 1,100. In 1838 a British garrison was stationed in London<sup>13</sup>. As shown on the 1839 map (**Appendix C**), most of the development in London was focused on the west end of Dundas Street, near the Thames, with a scattering of buildings throughout the rest of the area surveyed for the Town.

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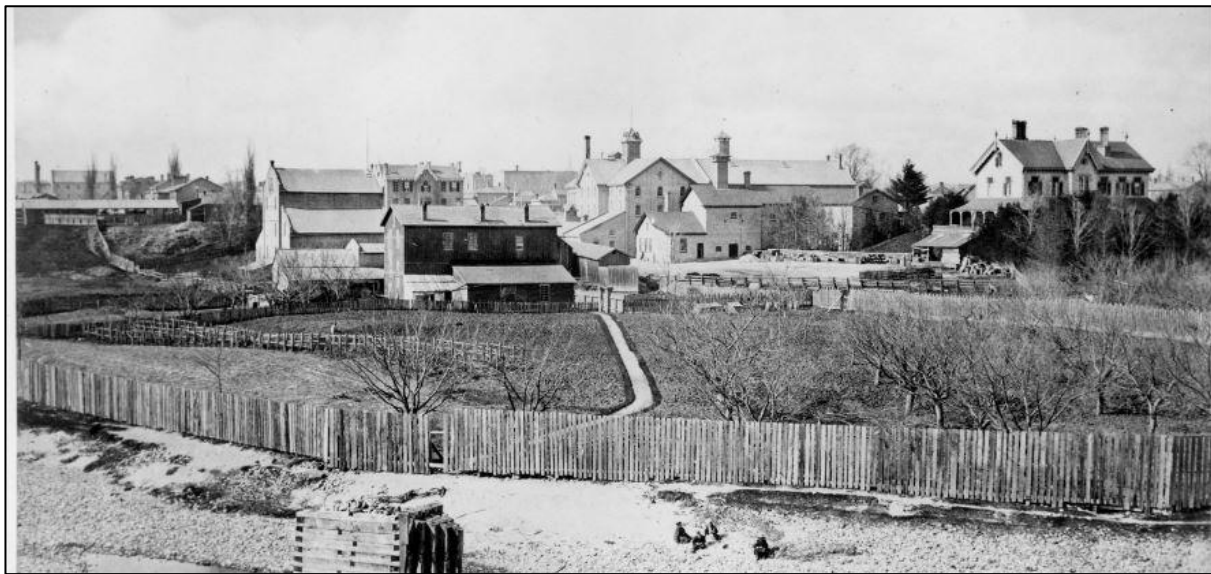
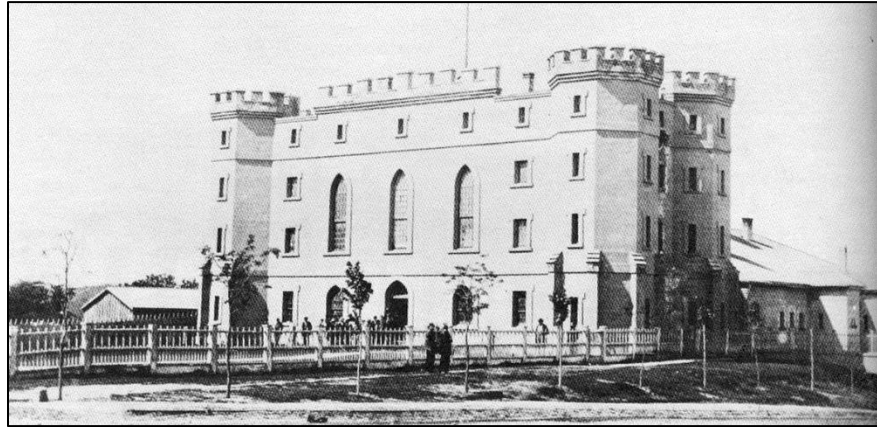
<sup>10</sup> Gentilcore (1973), 9.

<sup>11</sup> Chapman and Putnam, pp 237-238.

<sup>12</sup> Arnold, 2.

<sup>13</sup> The Founding of London, heritage plaque.

**Figure 4.1**  
*London District, later  
Middlesex County  
Courthouse & Goal, built  
1828-31, pictured c1870*  
[Source: Ontario Archives  
Acc.3629 s12569]



**Figure 4.2**  
*A brewery, established 1828, acquired by Labatt in 1847, pictured c1875* [Source: London Public Library]

In 1846 the settlement of London was described as:

*The District Town of the London District, situated in the township of London, ..., [is] eighty-five miles from Hamilton, twenty-six from Port Stanley, and seventeen from St. Thomas. ... It is finely situated, being in the midst of a beautiful country, and at the ... junction of the two branches of the River Thames.*

*London possesses a handsome jail and court house, built of brick in the form of a castle; ... Large barracks, capable of accommodating a regiment, and Artillery barracks in addition, both of which are occupied. A fire company with one engine, a theatre, and two market buildings. Within the last two years London has been twice nearly destroyed by fire. The Episcopal Church was burnt down ...; ... [rebuilt] and London can now boast of possessing the handsomest gothic church in Canada West. ... A fire took place on the 8th October, 1844, when a large portion of the town was burnt; a second fire occurred on the 12th April, 1845,*

*when about 150 buildings were consumed. Building, however, has been proceeded with rapidly; and in place of the old frame buildings, handsome streets have been erected, composed of brick buildings three and four stories high.*

*Excellent roads stretch away in every direction. A plank road ... to Port Stanley, and a plank and macadamized road to Brantford [Dundas Street]. New roads have also been completed to Chatham and Port Sarnia. Stages leave London daily for Hamilton, Chatham, and Detroit, and all intermediate places; three times a-week for Port Sarnia and Port Stanley; and twice a-week for Goderich.*

*A weekly newspaper, the "Times," is published here.*

*Churches and chapels, 10; ....*

*Post Office, post every day.*

*Population about 3500.<sup>14</sup>*

Initially the main modes of transportation were by road, described above, and by river. Wellington Street provided access from the City to the area to the south. However, in 1854, the first of several railways, the Great Western Railway (GWR), provided a more reliable mode of transportation and the basis for industrial development in the City, both directly through employment on the railway, in the rail yards and shops; and indirectly by facilitating the growth and relocation of businesses to the City. The 1855 map (*Appendix C*) shows the location of this railway in the City, with the line and station located several blocks north of the subject site while Figure 4.3 shows the line, rail yard and station north of the subject site.



**Figure 4.3**

*The GWR Station (left) and rail yard and associated industries. No date. [Source: <https://labattheritage.lib.uwo.ca/closer-look/labatt-the-legacy-of-a-legend>]*

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<sup>14</sup> Smith, 100.



The GWR merged with the Grand Trunk Railway (1882) and became part of Canadian National Railways (1921). Other railways to service the City were the London and Port Stanley Railway (1856) and the West Ontario Pacific railway (1887) which in 1888 became part of the Ontario and Quebec Railway a subsidiary of the Canadian Pacific Railway.

In 1881, the University of Western Ontario, which would become a major institution in the City, received its first students.



**Figure 4.4**  
*University of Western  
Ontario c1881 [Source:  
University of Western  
Ontario Archives]*

The federal government, through high tariff barriers, promoted the growth of branch plants of foreign owned companies in the country. London was well placed to take advantage of this economic policy and, with its program of bonusing new industries, became the site of numerous American branch plants (Figure 4.5), including Kellogg's, Kelvinator and General Motors. The growth of Canadian owned industries was also promoted. London became the site of a number companies in the service sector, such as insurance company head offices, providing services to the province and nation.

In the early 1950s, road access from London to the rest of Ontario was promoted with the construction of Highway 401, a limited access, multi-lane expressway.



**Figure 4.5**  
*Aerial Photo of an  
Industrial Area in  
London, circa 1948.*  
[Source:

<https://www.facebook.com/vintagelondon/photos/an-aerial-view-of-the44606915665611/>

Table 4.1 shows the growth in population in the City of London from 1861 to 2016 as reported by the Census.

| <b>Table 4.1 London Population</b> |                   |
|------------------------------------|-------------------|
| <b>Year</b>                        | <b>Population</b> |
| 1861                               | 11,555            |
| 1891                               | 22,281            |
| 1911                               | 46,300            |
| 1961                               | 168,569           |
| 2016                               | 383,822           |

The subject site is within an area that has been urbanized for more than 140 years in a City that has grown steadily from the mid nineteenth through to the twenty-first century.

## 4.2 The Subject Site

| <b>Table 4.2 HISTORICAL TIMELINES – 185 &amp; 189 Wellington Street, London</b> |   |
|---|---|
| <b>Key Date</b>   | <b>Historical Event</b>   |
| 1810  | London Township surveyed into lots and concessions  |
| 1826  | Town of London surveyed into building lots; subject properties each part of half acre lots; Crown retains ownership of lots |
| 1839  | Lots remain vacant despite development elsewhere in Town  |
| 1848  | Half acre Lot containing 189 Wellington sold to McCabe who sells part to Goodhue  |
| 1850  | Half acre Lot containing 185 Wellington sold to Wood who sells to Winslow   |
| 1851 - 1854   | 189 Wellington – four sales of lot ending with Leathorn in 1854.  |
| 1855  | Both 185 & 189 Wellington remain vacant.  |
| 1856 (est.)   | <b>House Built</b> 189 Wellington – house built by Leathorn & leased to employee  |
| 1859 (est.)   | <b>House Built</b> 185 Wellington – Winslow mortgages property  |
| 1862  | 189 Wellington – property sold to John Price  |
| 1863  | 185 Wellington – property sold to Laura Newell (later Milne)  |
| 1877  | 185 Wellington – property sold to John Price who now owns both 185 & 189  |
| 1949  | 189 Wellington – sold out of Price/Stephens family to Goldsworthy & Cripps  |
| 1957  | 185 Wellington – sold out of Price/Stephens family to Lea Ayers   |

As stated in section 4.1, London Township survey was initiated in 1810. Despite land being made available for sale to settlers, the Crown retained ownership of an area at the forks of the Thames for its vision of the area being the site for the capital of Upper Canada.

In 1826, the Crown registered a further subdivision of the land with Crown Plan 30, creating approximately half acre lots on the north and south sides of Grey and Simcoe Streets. The Crown continued to retain ownership of the newly created lots.

An 1839 map of London (*Appendix C* – 1839) shows development in the Town to that year. Buildings are identified on the map with a red square. No buildings are shown on the subject properties despite scattered development to the north, west and south.

***189 Wellington Street*** - In 1848, the Crown sold all of lot 1 on the south side of west Simcoe Street to Henry McCabe<sup>15</sup>. Nothing could be found about McCabe; he is not listed in the City in the 1861 Census or in later directories. In 1851, McCabe sold the vacant lot to the Honourable George Jervis Goodhue<sup>16</sup> (1799 – 1870), a wealthy London merchant, land speculator and member of the provincial legislature for the London District.<sup>17</sup> In 1863 Goodhue was living on Bathurst Street between Talbot and Ridout Street, so he probably purchased the land for speculative purposes.

Shortly after acquiring the land, Goodhue sold parts of the lot. In 1851 he sold the north 40 feet (of the original 120 foot lot), which is the lot for 189 Wellington Street, to Phillip Davis<sup>18</sup>. Nothing could be found about Davis. In 1853 Davis sold the lot to George Brett<sup>19</sup>. Similarly nothing could be found about Brett. However, the lot was still vacant as shown on the 1855 map (*Appendix C*).

In 1854, Brett sold the vacant building lot to Robert Leathorn<sup>20</sup> (c1826 –?), a butcher. In 1861 Leathorn was listed living in Ward 6 in London in a brick two storey house with his wife, three children and servant<sup>21</sup>. The subject site is in Ward 3<sup>22</sup>. However, Leathorn is also shown in the 1861 Census (Table 4.3) owning a vacant, frame one storey house on a 40 x 100 foot lot (the lot for 189 Wellington is 40 x 110). Around 1856 he appears to have built the house at 189 Wellington Street either for his own use or as a rental property. If it was built for his own use, later in the 1850s he moved to the brick house referenced in the 1861 Census.

In 1862 Leathorn sold the property at 189 Wellington Street to John Price<sup>23</sup>. Although Price moved into the house, it is not clear whether he rented the house prior to the 1862 purchase. The 1861 Census (Table 4.3) shows Price living in a frame, one storey on a quarter acre lot (twice the size of the lot at 189 Wellington Street) in Ward 6, not Ward 3, the Ward in which



**Figure 4.6**  
*George Jervis Goodhue*  
[Source: London Public  
Library, Ivey Room]

<sup>15</sup> Land Records, Middlesex County, Lot 1, SW Simcoe Street, London Township, Patent.

<sup>16</sup> Ibid, Instrument No. 218.

<sup>17</sup> [http://www.biographi.ca/en/bio/goodhue\\_george\\_jervis\\_9E.html](http://www.biographi.ca/en/bio/goodhue_george_jervis_9E.html)

<sup>18</sup> Land Records, Middlesex County, Lot 1, SW Simcoe Street, London Township, Instrument No. 1229.

<sup>19</sup> Ibid, Instrument No. 3044.

<sup>20</sup> Ibid, Instrument No. 3887.

<sup>21</sup> 1861 Census of Canada, (Population), London City, p. 308.

<sup>22</sup> The 1861 Census for London City does not show any entries for Ward 3. Either the forms for Ward 3 have not survived, or some forms have been incorrectly assigned to Ward 6.

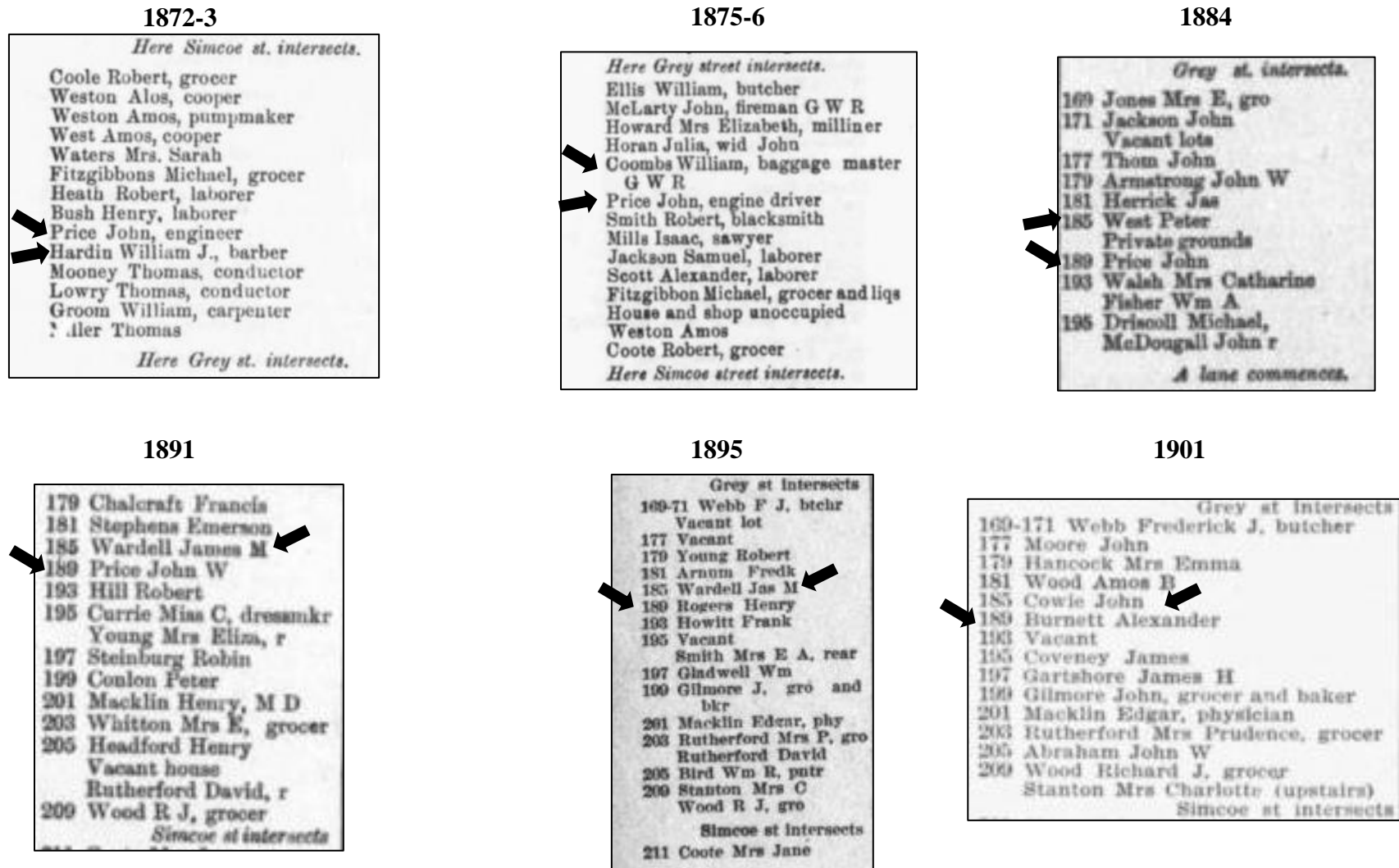
<sup>23</sup> Land Records, Middlesex County, Lot 1, SW Simcoe Street, London Township, Instrument No. 1229.



| Table 4.3 1851 – 1921 Census, London City – 185 & 189 Wellington Street, by Household Head |                  |   |                 |     |           |        |          |         |       |          |        |
|--|------------------|---|-----------------|-----|-----------|--------|----------|---------|-------|----------|--------|
| Year   | 185<br>Or<br>189 | Name  | Profession      | Age | Land      | Houses |          |         |       |          |        |
|  |                  |   |                 |     |           | #      | Material | Storeys | Rooms | Families | Vacant |
| 1851   |                  | No individual forms have survived for the City of London from the 1851 Census |                 |     |           |        |          |         |       |          |        |
| 1861   | ?                | Robert Leathorn   | Butcher         | 35  | 30 x 120’ | 1      | brick    | 2       | nc    | 2        | -      |
|  | 189?             |   |                 |     | 40 x 100’ |        | frame    | 1       | nc    | -        | 1      |
|  | 189?             | John Price  | GWR Fireman     | 26  | 1/4 ac    | 1      | frame    | 1       | nc    | 1        | -      |
|  | 185?             | Laura Newell  | Milliner        | 29  | 1/4 ac    | 1      | frame    | 1       | nc    | 1        | -      |
| 1871   | 189?             | John Price  | GWR Fireman     | 35  | 1/4 ac    | 1      | nc       | nc      | nc    | nc       | 0      |
|  | 185              | ?   |                 |     |           |        |          |         |       |          |        |
| 1881   | 189              | ?   |                 |     | nc        |        | nc       | nc      | nc    | nc       | 0      |
|  | 185              | ?   |                 |     |           |        |          |         |       |          |        |
| 1891   | 189              | John Price  | Engineer        | 57  | nc        | 1      | wood     | 1       | 5     | 1        | 0      |
|  | 185?             | James Wardell   | Dry Goods Clerk | 41  | nc        | 1      | wood     | 1       | 6     | 1        | 0      |
| 1901   | 189              | Alexander Burnett   | Builder         | 66  | tenant    | 1      | wood     | nc      | 7     | 1        | nc     |
|  | 185              | John Cowie  | Moulder?        | 52  | tenant    | 1      | wood     | nc      | 6     | 1        | nc     |
| 1911   | 189              | Walter Logan  | Civil servant   | 41  | nc        | nc     | nc       | nc      | nc    | nc       | nc     |
|  | 185              | George Cowie  | Cigar maker     | 29  | nc        | nc     | nc       | nc      | nc    | nc       | nc     |
| 1921   | 189              | James Anderson  | ?               | 62  | nc        | 1      | wood     | nc      | 6     | nc       | nc     |
|  | 185              | George Cowie  | Cigar maker     | 40  | tenant    | 1      | wood     | nc      | 6     | nc       | nc     |

Notes: nc- not collected,

Figure 4.7 London Directories showing Residents on the West Side of Wellington Street between Simcoe and Grey Streets



| Table 4.4 Vernon's Directories, London, 185 & 189 Wellington Street, 1939 – 2000 |                                    |                                       |
|--|------------------------------------|---------------------------------------|
| Year   | 185 Wellington Street              | 189 Wellington Street                 |
| 1939   | Bernard McGibbon                   | C. J. Planz                           |
| 1946   | H. W. Ayers                        | Robert Findlater                      |
| 1950   | H. W. Ayers                        | Robert Findlater                      |
| 1955   | Mrs. L. Ayers / Lea's Beauty Salon | H. G. Goldsworthy                     |
| 1960   | Mrs. L. Ayers / Lea's Beauty Salon | Florence Goldsworthy                  |
| 1965   | Mrs. L. Ayers / Lea's Beauty Salon | Mrs. Goldsworthy / Adrian Barber Shop |
| 1970   | Mrs. L. Ayers / Lea's Beauty Salon | Mrs. R. Goldsworthy                   |
| 1974   | Mrs. L. Ayers / Lea's Beauty Salon | R. Goldsworthy / Fred the Barber      |
| 1979   | Mrs. L. Ayers / Lea's Beauty Salon | R. Goldsworthy / Fred the Barber      |
| 2000   | Pushin Inc. Tattoo Emporium        | vacant                                |

189 Wellington Street is located<sup>24</sup>. John Price and his descendants continued to own the property until 1949, although he only lived in the house until about 1894 when he rented it to others. John Weyman Price:

*was born in 1836 in Basingstoke, England to George Price and his wife Elizabeth Weyman. In Canada he married the former Elizabeth Harvey with whom he had a son and a daughter, William and Mary Elizabeth Price. He worked more than thirty years for the Great West Railway, initially as a fireman and later as an engineer.*<sup>25</sup>

Residents of 189 Wellington Street were Henry Rogers in 1895 and Alexander Burnett in 1901. (Figure 4.7 and Table 4.3). Burnett, a builder, lived with his wife and adult son in this six room, one storey house. By 1911, Walter Logan, a civil servant, his wife and three children were the tenants in 189 Wellington Street.

In 1920, John Price's daughter, Mary, inherited the property. Mary had married Emerson Stephens and, in 1921, lived at 190 Wellington Street. As of 1921, her tenants at 189 were James Anderson and his wife. The Fire Insurance Plans (**Appendix C**) shows only a minor alteration to the rear of the building from the time John Price lived in it until 1922. In that year, a small rear extension and garage was added to the property. The 1922 aerial photo (**Appendix D**) shows that the existing brick addition had not been constructed on the front of the building. In 1939 her tenant was C. J. Planz and in 1946 Robert Findlater. It appears that the building was still being used for residential purposes when she died in 1949 and her estate sold it to Florence Goldsworthy and Ella Cripps.<sup>26</sup>

<sup>24</sup> 1861 Census of Canada, (Population), London City, p. 54.

<sup>25</sup> Arnold, pp.4-5.

<sup>26</sup> Land Records, Middlesex County, Lot 1, SW Simcoe Street, London Township, Instrument No. 42629.



Florence Goldsworthy and her husband moved into the house around 1950. It continued to be used as a house until the early 1960s, when a barber shop was established in the front of the house. The 1965 aerial photo (*Appendix C*) appears to show that the existing brick addition had been constructed on the front of the house; the addition is clearly visible in the 1974 aerial photo. Mrs. Goldsworthy continued to live in the house, while there was a barbershop in the front of the building (Table 4.4).

In 1998 the property was sold to Marko Boskovic<sup>27</sup> who, with other members of his family bought the property to the south as an investment. In 2010 Boskovic sold the property to Marilyn and Mark Benns, who sold it to the current owner in 2019.<sup>28</sup>

No builder or designer or early photographs of the building could be found. The oldest photos are the aerial photos (*Appendix D*) and Google Street Views in 2009 (Figure 4.8) when it housed an antique and fine arts store.

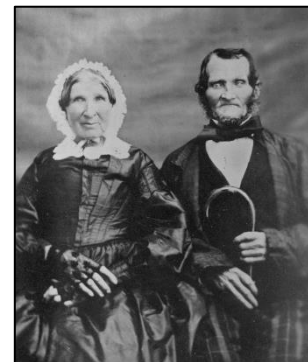
**Figure 4.8**  
189 Wellington Street in 2009  
[Source: Google Street View]



**185 Wellington Street** - In 1850, the Crown sold all of lot 1 on the north side of west Grey Street to John Wood<sup>29</sup>. Wood was a plasterer who lived at the northwest corner of Wellington and Simcoe Streets. He acquired the property as an investment and sold the north half of the lot to William Winslow, a mason, within four months of acquiring the patent.<sup>30</sup> “Winslow was born in England in 1809 and travelled to London about 1845 where he married his Irish-born wife, Mary Jane. They had a family of three sons being William Jr., Richard and Robert.”<sup>31</sup> It is likely that Winslow constructed the brick house on the north half of the lot as shown in the 1855 map (*Appendix C*), now 181 Wellington Street, but left the north quarter, which would constitute the building lot for 185 Wellington Street, vacant.

In 1859, Winslow mortgaged the property and possibly used the funds to construct the

**Figure 4.9**  
John Wood  
[Source: London  
Public Library, Ivey  
Room]



<sup>27</sup> Ibid, Instrument No. LT508948.

<sup>28</sup> Ibid, Instrument No. ER1241972.

<sup>29</sup> Land Records, Middlesex County, Lot 1, NW Grey Street, London Township, Patent.

<sup>30</sup> Ibid, Instrument No. 867.

<sup>31</sup> Arnold, p. 4.

house at 185 Wellington Street<sup>32</sup>. It is not clear to whom he rented the house, although it may have been Laura Newell, a widow and milliner. In 1861 Newell was living with her two children in a frame, one storey house<sup>33</sup> (Table 4.3). The Census shows her living in Ward 6, although the property is in Ward 3. However, there are no entries for Ward 3 in the 1861 Census suggesting either the original enumeration forms for Ward 3 have been lost or misclassified as Ward 6. In any event, Winslow sold the property to Mrs. Newell in 1863.<sup>34</sup> Newell continued to live in the house until she married John Milne in 1866. She eventually moved to Detroit but continued to rent the house. In 1872, William Hardin, a barber, lived in it (Figure 4.7). In 1875, William Coombs, a GWR baggage master, lived at 185.

In 1877 Laura Newell (now Milne), sold the property at 185 Wellington Street to John Price<sup>35</sup>, who owned and lived in the property to the north at 189. Price continued to rent the property to others. In 1884 Peter West rented 185 Wellington Street. By 1891, James Wardell, a dry goods clerk, was living with wife and three children in the house, a one storey wood structure with six rooms.<sup>36</sup> (Table 4.3). Wardell continued to live at 185 until at least 1895. By 1901, John Crowie rented the house. His son, George Crowie, a cigar maker, continued to live in the house with his wife and six children in 1911 and 1921. Later tenants included Bernard McGibbon (1939) and H. W. Ayers (1946) (Table 4.4).

By 1955, Lea Ayers was living in the house and had established a Beauty Salon in the front section of house. In 1957 Lea bought the property from the estate of Mary Stephens, John Price's daughter. Lea continued to live in and operate a beauty salon at 185 until she sold the property in 1986 to Edith Fleming<sup>37</sup> who sold it to Ivan Milicevic the same year<sup>38</sup>. The following year Milicevic sold it to the Boskovic brothers<sup>39</sup>. It was sold two more times in 2003 and 2006 and purchased by the current owner in 2019.

No builder or designer or early photographs of the building could be found. The oldest photos are the aerial photos (*Appendix D*) and Google Street Views in 2009 (Figure 4.10) when it housed a print shop.

**Figure 4.10**  
*185 Wellington Street in 2009*  
[Source: Google Street View]



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<sup>32</sup> Land Records, Middlesex County, Lot 1, NW Grey Street, London Township, Instrument No. +125.

<sup>33</sup> 1861 Census of Canada, (Population), London City, p. 168.

<sup>34</sup> Land Records, Middlesex County, Lot 1, NW Grey Street, London Township, Instrument No. 2358.

<sup>35</sup> Ibid, Instrument No. 15063.

<sup>36</sup> 1891 Census of Canada, (Schedule 1), London City, enumeration area no. 6, p. 39.

<sup>37</sup> Land Records, Middlesex County, Lot 1, NW Grey Street, City of London, Instrument No. 736719.

<sup>38</sup> Ibid, Instrument No. 749933.

<sup>39</sup> Ibid, Instrument No. 765428.

## 5.0 BUILT AND LANDSCAPE RESOURCE DESCRIPTIONS

On October 25, 2020, an on-site survey of all built and landscape resources was conducted.

The following components of the site are documented in photographs in:

- **Appendix E** – 185 & 189 Wellington Street Building Exteriors,
- **Appendix F** – 185 & 189 Wellington Street – Floor Plan Sketches
- **Appendix G** – 185 & 189 Wellington Street Building Interiors; and
- **Appendix H** – Landscapes on the Site

The six foot measuring stick that appears in some of the photographs is divided in one foot lengths.

### 5.1. 185 Wellington Street – Building & Landscape

As discussed in Chapter 4, this Building was built as a rental structure around 1859 for William Winslow when he mortgaged the property. Census information, whether it is for Winslow, or his possible tenant, Laura Newell strongly suggest that the Building had been constructed by January 1861 when the census after its construction was undertaken<sup>40</sup>.

*Figure 5.1  
185 Wellington Street,  
East and North Elevations,  
2020*



**Exterior** - The Building, which is setback 7.3 feet (2.22 metres) from the Wellington Street right-of-way, is a single detached, one storey frame structure clad in white, modern synthetic siding imitating vertical boards on the front elevation and horizontal clapboards on the side and rear elevation. The front section of the Building rests on a brick foundation that has been parged with a thin surface of mortar painted.

This Building is rectangular in plan measuring approximately 28 feet 8 inches by 44 feet 10 inches, the latter including a 14-foot tail wing. Evidence of an earlier tail wing was not visible on the exterior.

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<sup>40</sup> [Census of 1861 - Library and Archives Canada \(bac-lac.gc.ca\)](https://www.bac-lac.gc.ca)



The front section of the Building is capped by a low pitched, hip roof with a centre gable on the front side of the Building. The tail wing is capped by a gable roof on the south two-thirds of the wing, with the gable facing the rear or west, and a shed roof on the northwest one-third. The grey asphalt shingled roof has unadorned projecting eaves with soffits clad in modern synthetic materials and fascia clad with metal eaves trough. The centre gable on the front elevation has a moulded wood fascia and soffit. There was no evidence of chimneys or decorative brackets supporting the eaves. (*Appendix E*).

All window openings are rectangular with flat heads, synthetic material clad frames and modern sash – double sliders on the front windows and vertical one over one on the side windows. There are no sills on the window openings. The window openings were not measured as they are, at least on the front elevation, modern alterations to the original openings.

The one storey tail wing is a frame structure clad in the same siding and roofing as the front or main section of the Building. It rests partly on a concrete block foundation and partly on a brick foundation with modern parging on the exterior. A modern shed roof covered deck is attached to part of the rear of the tail wing. There is a separate metal clad, modern shed adjacent, but not attached, to the tail wing.

*East Elevation* – The east or principal elevation contains a roughly symmetrical three bay façade with a centre door (*Appendix E* and Figure 5.1) flanked by two modern window openings. The upper gable has a small modern metal vent and no window. The front door opening contains a modern, single leaf, door with an upper glazed panel. The door is slightly off centre, perhaps having been placed within part of a larger original door opening. There is a modern platform deck with side stair and wood balustrade constructed of unfinished lumber providing access to the front door.

There is no physical evidence nor evidence on the Fire Insurance plans (*Appendix C*) that there ever was a veranda on this elevation.

*North Elevation* – This elevation contains two rectangular window openings, one in the front section of the Building and one in the tail wing. Towards the east end of the front section a hydro pole and meter has been fixed to the side of the Building and nearby there is a metal vent which is assumed for the furnace. This elevation also contains the north elevation of the rear, shed roofed veranda or deck

*West Elevation* – This elevation contains the rear veranda or deck discussed above and a solid, double leafed metal door which opens onto the deck. The foundation wall has not been painted black on this elevation.

*South Elevation* - The south elevation of blank wall clad in the same siding as the north and rear elevations.

Alterations to the exterior of the Building include:

- replacement of all window sash with modern slider or double hung sash;
- the enlargement of window openings on the principal elevation;
- replacement and relocation of the front door;
- removal of any other window and door openings of the Building;
- addition of modern siding; it is not known whether any original siding remains under the modern siding;
- cladding of fascia and soffits with modern synthetic material;
- addition to the tail wing;
- addition of front and rear wooden decks and staircases; and
- removal of all chimneys.

No early photographs could be found of the Building and the builder and architect, if any, could not be identified.

**Architectural Style** - The architectural style of this house is a vernacular variation on the 'Gothic Revival' or 'Ontario Cottage'.

*In Ontario, where the Gothic Revival had more influence than anywhere else in Canada, the 1830s witnessed the appearance of Neo-Gothic features in another version of the Neo-Classical house that was primarily built in small towns. This was dubbed the Ontario Cottage, although the same type of building is found in other British colonies, where it was apparently introduced by discharged British soldiers. It was usually a house with one-and-a-half stories, a square plan, three bays on the main façade and a pavilion roof. The influence of the Gothic Revival is seen in the appearance of a small central gable with a fretted fascia board highlighting a gothic window; sometimes the shape of the other windows and the door is also modified.<sup>41</sup>*

Blumenson has also described Gothic Revival styled buildings.

*The most common and often singular feature shared by many houses across the Province is the simple lancet or pointed window, located in the centre gable above the main door. Another common detail is the vergeboard or bargeboard, a roof trim ideally decorated with curvilinear patterns. Hood-moulds with carved label stops, numerous dormers and gables, finials, pinnacles and crockets are other features highlighting a formal brick villa or modest frame dwelling. Bay windows, verandas and a steep roof pierced by tall decorated chimney stacks also add to the ideal picturesque quality of the building.<sup>42</sup>*

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<sup>41</sup> Brosseau, p 11.

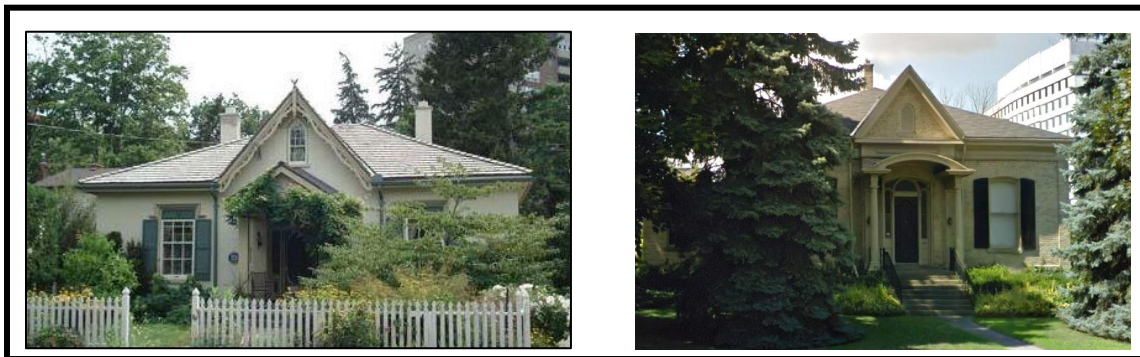
<sup>42</sup> Blumenson, p. 37.

The Building at 185 Wellington Street exhibits few of the details of the architectural style discussed by Brousseau and Blumenson. Figure 5.2 is a representative example of the Gothic Revival style house with a similar massing and roof shape to 185 that meets the style requirements by the authors. All that the Building at 185 has in common is the massing, roof shape and the centre gable. It lacks all the details of this architectural style. Even the windows and the door location on the principal elevation of 185 are very poor and heavily altered examples of this style.



**Figure 5.2**  
*108 Albion Street, Brantford.*  
[Source: Google Street view, 2012].

Similar Gothic Revival style house-form buildings with a one storey massing and similar roof shape are found in London that more closely conform to the style requirements than the subject property. These properties, shown in Figure 5.3, are designated under the OHA and in a better state of conservation.



**Figure 5.3 Other London one Storey, Gothic Revival styled House-Form Heritage Buildings**  
*39 Carfrae Street (left - 2007), 477 Waterloo Street (333 Dufferin Avenue (right - 2019)*  
[Source: National Historic Places (left), Google Street View (right)].

**Interior** – As shown in the record of photographs of the interior of taken during the site visit (**Appendix F**), most of the interior has been gutted with all plaster work, doors, many wall partitions and most trim (door and window casings and baseboard) removed. Only in Room 2 on the ground floor has a door casing and baseboard been retained. Most of the north wall of the original tail wing been removed following the north addition to the tail wing sometime between 1990 and 1999. The tail wing was underpinned, and a basement dug out under part of that section of the structure. There is only a crawl space under the rest of the Building. The concrete pads under the brick piers in the crawl space suggest that additional structural reinforcement of the Building occurred sometime after 1900.

**Landscape** – As shown in **Appendix H**, most of the rear yard is a paved parking surface with a few shrubs or young trees along the boundary. The front yard consists of concrete paving slabs and a gravel planting area with a few low shrubs. This landscape did not exist in 1922



(**Appendix D**). Wellington Street was widened in the 1950s or 1960s removing most of the original front yard.

## 5.2 189 Wellington Street – Building & Landscape

This Building was built as a rental property around 1856 for Robert Leathorn based on an 1855 map and the 1861 Census. John Price, who later bought the property may have rented it prior to purchasing it in 1863.

**Exterior** - The Building, which is setback between 1.1 and 2.2 feet (0.32 and 0.69 metres) from the Wellington Street right-of-way, is a single detached, one storey frame structure clad in yellow brick laid in a common bond on the principal elevation and grey asbestos<sup>43</sup> shingle siding on other elevations. The Building rests on a concrete, rock-faced block foundation. The use of concrete blocks suggest that the Building was raised sometime after 1910.



**Figure 5.4**  
*189 Wellington Street,  
South and East Elevations,  
2020*

This Building is rectangular in plan measuring approximately 30 feet 9 inches by 47 feet ½ inches, the latter including a 22-foot 11 inch tail wing that is recessed by 4 feet 1 inch on the south elevation. Evidence of an earlier tail wing was not visible on the exterior.

The front section of the Building is capped by a low pitched, gable roof with the gable facing the Building sides. Originally it also had a centre gable on the front of the Building like 185 Wellington Street. However, with the addition of the brick façade on the principal elevation, the gable has been widened although hidden behind the brick parapet. The tail wing is capped by a low-pitched hip roof. The black asphalt shingled roof has unadorned projecting eaves with soffits clad in plain wooden boards and fascia clad with metal eaves trough except on the gable ends which have plain board fascia. There is no evidence of decorative brackets supporting the eaves. (**Appendix E**). There is a single flue, square brick chimney stack towards the northwest corner of the main section of the Building (**Appendix F**).

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<sup>43</sup> The shingles appear to be asbestos, but this was not confirmed during the on-site visit.

Window openings are a variety of rectangular shapes with flat heads and no sills except for the south window on the front elevation, which has a brick sill. These openings, with the same exception, have modern sash clad in synthetic materials. The exception on the south side of the front elevation is divided in three, with a large fixed centre sash flank by smaller narrow units with one over one sash. The openings were not measured as they are all relatively modern alterations.

There are three door openings on the Building – one on the front and two on the south side. All have relatively modern wood doors with upper glazed panels.

The one storey tail wing is a frame structure clad in the same siding and roofing as the front section of the Building. The tail wing rests on a plain concrete block foundation.

*East Elevation* – The east or principal elevation contains a symmetrical three bay façade with a centre door (**Appendix E** and Figure 5.4) flanked by two modern window openings. The front door opening contains a concrete threshold and a modern, single leaf, solid, two paneled door with an upper glazed panel. The door may have been flanked by side lights and a transom, but those features are now covered with wood on both the exterior and interior. Concrete steps accessing the front door and a semi-circular vinyl sign band is over the door.

The brick façade and extension to the front of the Building was added around 1960. No front veranda is shown on in any of the Fire Insurance plans (**Appendix C**) or aerial photos.

*South Elevation* – This elevation contains three parts – the front brick section, the original gable end of the Building and the tail wing. The gable contains clapboard siding and a plain frieze board below the west soffit suggesting this section of the roof was raised on the west side. Based on the difference in siding around the openings, the two window appear to have been reduced in size. Where the tail wing has lost the shingle siding, the plain, horizontal board construction of the wing is visible. The two door openings on the south side have upper glazed panels and lower wood panels. Concrete steps access to the east door.

The foundation contains one in-filled basement window opening in the front section and one in the tail wing. The modern concrete block foundation of the rear of the tail wing suggests either the tail wing is a recent addition or an older section underpinned by a new foundation.

*West Elevation* – This elevation contains two altered, ground floor window openings and one in-filled basement window opening.

*North Elevation* - The south elevation has two altered window openings and is clad in the same siding as the south and rear elevations.

Alterations to the exterior of this Building include:

- addition of a full front elevation and extension in a different architectural style and building material from the rest of the Building;
- change in siding to the rest of the Building; it is unlikely the original siding remains under the shingle siding;
- replacing all of the original foundation with concrete blocks;
- change in size and sash of all window openings except one;
- replacement of all doors;
- alterations to the rear of the tail wing; and
- Replacement of all original chimneys with one 1950s chimney.

No early photographs could be found of the Building and the builder and architect, if any, could not be identified.

**Architectural Style** - The Building exhibits no particular architectural style with a 1960s retail brick façade replacing a 1850s residential elevation.

**Interior** – The interior photographs of 189 Wellington Street taken during the site visit (**Appendix F**) show that the interior has been gutted and reconfigured with new internal partitions. All early doors and trim (door and window casings and baseboards) have been removed and, in the front section of the Building, new floor levels. The original front of the Building has been completely removed by the addition of the front extension and façade. Further, the original foundation of the Building has been replaced with concrete block, a material not available when the Building was constructed. Some original brick foundation remains in isolated locations in the basement. The roof has been altered with the construction of the tail wing and front section of the Building.

**Landscape** – As shown in **Appendix H**, most of the rear yard is lawn with a few young trees or shrubs along the rear boundary and in the side yard with the property to the north. The front yard is all concrete slabs. This landscape did not exist in 1922 (**Appendix D**) which, in the front yard prior to the widening of Wellington Street, was a grassed with a centre walkway to the front door, and, in the rear yard, a garage, trees, grass and walkways.

### **5.3 Adjacent/Nearby Heritage Properties**

The adjacent / nearby heritage properties are shown in **Appendix J**. The heritage features of those properties are briefly described in section 2.5 of this CHIS. All heritage features relate to the structures and not the landscapes. The properties on the Wellington Street block face between Grey and Simcoe Streets are shown in Figure 5.5, while the adjacent properties are also shown in context with the subject site in Figure 5.6.



On all properties on the west side of Wellington Street, the heritage structures are close to and, in most cases, adjacent to the Street right-of-way. On the two properties on the east side of the Street, the structures are set back from the right-of-way providing room for a narrow, landscaped front yard. In terms of the front yards of properties abutting the subject site, 191-193 Wellington is adjacent to the right-of-way, while 181 has a narrow front yard, part of which is paved.

The building heights on the west side of Wellington (Figure 5.5) range from 3 stories at the north end to 1 ½ abutting the north side of the subject site. On the east side of the Street, the two late nineteenth century, yellow brick, house-form structures are 1 and 2 ½ storeys. The mid to late nineteenth century west side properties consist of three house-form structures, both in yellow brick, and three mixed commercial - residential structures, two with flat roofs and of brick construction. The abutting property south of the subject site is 2 storeys.

As shown in Figure 5.5, the west side block face is characterized by its variety of built forms, heights, roof shapes, building materials and fenestration.

**Figure 5.5** West Block Face of Wellington Street between Grey and Simcoe Streets showing the Subject Properties

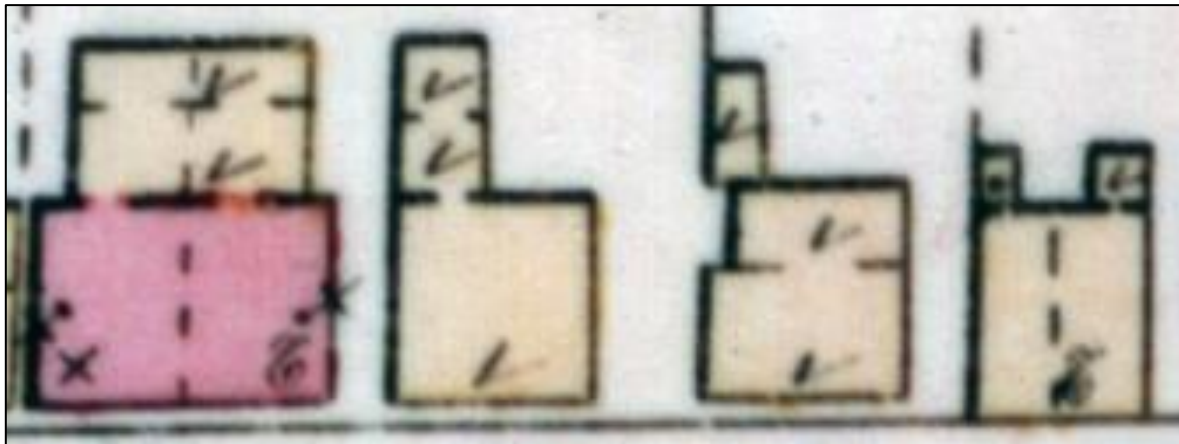


**Figure 5.6** Heritage Properties Adjacent to the Subject Site

*2020*



*1881*



*1922*





## **6.0 HERITAGE RESOURCE EVALUATION**

### **6.1 Introduction**

Criteria for determining the cultural heritage value or interest of a property are specified in Ontario Regulation 9/06 and repeated in the London OP (Section 3.3, policy 573). The criteria assist in evaluating properties for designation. They are grouped into three categories – design or physical value, historical or associative value and contextual value. A property must meet only one of the criteria to warrant designation.

The criteria are insufficient to determine the merits of heritage resource conservation. Other factors that should be considered include resource condition – the extent of deterioration in the attributes and fabric of a resource – and heritage integrity – the extent to which heritage attributes (character defining features) remain in place.

### **6.2 Application of Provincial Criteria**

In this report, the application of the criteria, in addition to condition and heritage integrity, are based on a thorough examination of the site. They have been applied to the Buildings and landscape on both properties. Table 6.1 summarizes the evaluation.

#### **6.2.1 185 Wellington Street - Cultural Heritage Value**

##### *Design or Physical Value:*

- i. Example of a style, type, expression, material or construction method

The Building, on the exterior, is not a rare, unique or representative example of a vernacular interpretation of the ‘Gothic Revival’ or ‘Ontario Cottage’ architectural style. As discussed in section 5.1, the Building, except for its massing and roof shape, lacks the details of this style. With no documentary evidence of its early appearance, it cannot be restored to its original character; any such work would be speculative. Since there is little heritage fabric left, except for the frame and foundation, any ‘restoration’ would incorporate little visible heritage fabric.

- ii. Display a high degree of craftsmanship or artistic merit

The Building does not display a high degree of craftsmanship or artistic merit on either the exterior or interior.

- iii. High technical or scientific achievement

This construction and design of the Building does not demonstrate high technical or scientific achievement.

| Table 6.1 Application of Heritage Criteria to the Resources of 185 & 189 Wellington Street, London                                |                       |           |                       |           |
|---|-----------------------|-----------|-----------------------|-----------|
| Criteria  | Resource              |           |                       |           |
|   | 185 Wellington Street |           | 189 Wellington Street |           |
|   | Building              | Landscape | Building              | Landscape |
| <b>Design or Physical Value</b>   |                       |           |                       |           |
| i. Rare, unique, representative or early example of a style, type, expression, material or construction method.                   | No                    | No        | No                    | No        |
| ii. Displays a high degree of craftsmanship or artistic merit.  | No                    | No        | No                    | No        |
| iii. Demonstrates a high technical or scientific achievement  | No                    | No        | No                    | No        |
| <b>Historical or Associative Value</b>  |                       |           |                       |           |
| i. Has direct association with a theme, event, belief, person, activity, organization or institution of community significance    | No                    | No        | *                     | No        |
| ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture             | No                    | No        | No                    | No        |
| iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist significant to a community | No                    | No        | No                    | No        |
| <b>Contextual Value</b>   |                       |           |                       |           |
| i. Is important in defining, maintaining, or supporting the area character.   | No                    | No        | No                    | No        |
| ii. Is physically, functionally, visually or historically linked to its surroundings.   | Yes                   | No        | *                     | No        |
| iii. Is a landmark  | No                    | No        | No                    | No        |
| <b>Condition / Heritage Integrity</b>   |                       |           |                       |           |
| i. Significant condition problems -   | Minor                 | N/A       | Minor                 | N/A       |
| ii. Integrity – retains much of its original built heritage character -   | Low – exterior only   | N/A       | No                    | N/A       |

N/A – Not Applicable; \* - Marginal

*Historical or associative value:*

- i. The Building, in either its owners or residents, is not directly associated with a theme, event, belief, person, activity, organization or institution of community significance.

Although it was constructed during the early years of the railway boom in London, it was not directly associated with the railway. For a brief time in the 1870s, a railway employee rented the house.

- ii. The Building does not yield or have the potential to yield information that contributes to an understanding of London or its culture.

The Building was a rental property that was used as a residence for a variety of people and, in the mid-twentieth century, it was a beauty salon for roughly 30 years.

- iii. Even if the Building's designer and or builder could be determined, which they have not, the Building has limited value demonstrating the body of work or ideas of such a person.

*Contextual Value:*

- i. The Building is not important in defining, maintaining or supporting the area character.

As shown in Figure 5.4, the character of the Wellington Street block between Grey and Simcoe Streets is diverse, with no architectural style or building material dominating the area character. The Building does not define the character of the area; it is not essential to its maintenance nor does it support that character.

- ii. The Building is physically, visually and historically linked to its site and the street on which it has been located for more than 160 years.

- iii. The Building is not a landmark.

It is not an important point of reference in the landscape; it does not terminate a view or vista; it is not a building of such note that general public have regard for it.

*Condition and Heritage Integrity:*

- i. The Building does not appear to have any significant condition issues.

The Building appears to be structurally sound – there are only minor cracks in the foundation brickwork but no evidence of bowing or distortion of the ground floor walls. The roof appears to be water-tight. The basement was dry.

- ii. The Building has only limited heritage integrity.

On the interior, only a few pieces of trim remain; the rest of the interior has been gutted. On the exterior, the Building maintains its original massing and roof shape. Both the size and sash of windows have been altered, as has the front door. Modern synthetic cladding has replaced original siding. All decorative details and chimneys have been removed from the Building. Any attempt to replicate lots features of this Building would be speculative as no early photographs of it could be found.

*Landscape*

The current landscape, a paved parking area and front yard planting bed, has no cultural heritage value. None of it is associated with the early use of the Building nor is it a designed landscape of note.



### **6.2.2 189 Wellington Street – Cultural Heritage Value**

#### *Design or Physical Value:*

- i. Example of a style, type, expression, material or construction method

The Building, on the exterior, is not a rare, unique or representative example of any architectural style. As discussed in section 5.2, the Building, because of alterations, does not represent any architectural style. With no documentary evidence of its early appearance, it cannot be restored to its original character; any such work would be speculative and incorporate little, if any, heritage fabric.

- ii. Display a high degree of craftsmanship or artistic merit

The Building does not display a high degree of craftsmanship or artistic merit on either its exterior or interior.

- iii. High technical or scientific achievement

This Building, in its construction or design, does not demonstrate high technical or scientific achievement.

#### *Historical or associative value:*

- i. The Building, based on its owners or residents, is not directly associated with a theme, event, belief, person, activity, organization or institution of community significance.

Although the Building was constructed during the early years of the railway boom in London, it has a marginal association with the railway. For approximately fifty years, John Price, a railway employee, owned the property, although he and his family only lived in it for about twenty years. The Building was not constructed specifically for him but was built by Robert Leathorn as a rental property. For these reasons, it is noted as having a marginal connection with the City's railway development.

- ii. The Building does not yield or have the potential to yield information that contributes to an understanding of London or its culture.

The Building was a rental property that was used as a residence for a variety of people and in the mid-twentieth century it served as a barber shop for roughly 20 years and later was used as a retail outlet and residence.

- iii. Even if the designer and or builder of this Building could be determined, which it has not, the Building would have little to no value in demonstrating the body of work or ideas of such a person because of later alterations.

*Contextual Value:*

- iv. The Building is not important in defining, maintaining or supporting the area character.

As shown in Figure 5.4, the character of the Wellington Street block between Grey and Simcoe Streets is diverse, with no architectural style or building material dominating its character. The Building does not define the character of the area; it is not essential to its maintenance nor does it support that character.

- v. The Building is physically and historically linked to its site and the street on which it has been located for more than 160 years. However, the visual linkage of the Building to the site is tenuous with the severe front alterations made in the later part of the 20<sup>th</sup> century. For this reason it is noted as having a marginal value for this criteria.
- vi. The Building is not a landmark.

It is not an important point of reference in the landscape; it does not terminate a view or vista; it is not a building of such note that general public have regard for it.

*Condition and Heritage Integrity:*

- i. The Building has some condition issues.

The Building appears to be structurally sound – there is no evidence of bowing or distortion of the ground floor walls or the foundation. However, the shingle siding has been lost from parts of the Building. The siding, if it is asbestos shingles, is an environmental hazard as they deteriorate over time. The roof appears to be mostly water-tight, although the loss of some downspouts has discoloured brickwork and there is some water damage in Room 8. The basement has a number of damp areas. There has been some vandalism to interior walls and ceilings.

- ii. The Building has minimal heritage integrity.

The interior has been gutted; no heritage fabric remains. The floor levels in the front of the Building have been altered. The original massing, roof shape and front façade have not been maintained. On the sides and rear of the structure, the size and sash of windows have been altered; the siding has been changed as have exterior doors. There is no original siding under the existing shingle siding. All decorative details, if there were any, and original chimneys have been removed. Any attempt to replicate lost features would be speculative as no early photographs could be found; even the framing for the east elevation frame would have to be entirely replaced.

*Landscape*

The current landscape, a greased rear yard has no cultural heritage value. None of it is associated with the early use of the Building nor is it a designed landscape of note.

### **6.3 Summary of Cultural Heritage Values of the Subject Site**

Even though the building 185 Wellington Street has long been associated with the site, it meets no other criteria making it worthy of designation. Indeed the extent of alteration to the Building compromises its heritage value. The structure, in its current state, lacks most of the architectural details of the ‘Gothic Revival’ style. Any ‘restoration’ work on those lost features would be speculative due to the lack of documentary evidence. The building is not important in defining or maintaining the character of the immediate streetscape. For these reasons the building at 185 Wellington Street does not warrant conservation.

Similarly, the building at 189 Wellington Street does not have sufficient cultural value or interest as defined by provincial regulation or London OP policy 573 to warrant heritage conservation under the *Act*. Most heritage values of this building have been lost as a result of later alterations, especially to the front façade. Lack of documentary evidence, especially old photographs, prohibits reconstruction of those features, a requisite for appropriate restoration under the federal Standards and Guidelines (see section 3.4).

### **6.4 Statement of Cultural Heritage Value and Heritage Attributes –**

Since this report has determined that the properties do not have sufficient cultural heritage value to warrant conservation under the *Act* or London OP policy 573, a statement of the cultural heritage value and attributes of each of the properties was not prepared.

### **6.5 Adjacent/Nearby Heritage Properties Cultural Heritage Values**

The potential cultural heritage values of the adjacent / nearby heritage properties are described in sections 2.5 and 5.4 of this CHIS. Such values relative to the criteria of *OHA* Regulation 9/06 and London OP policy 573 are summarized in Table 6.2. They were determined based on ownership information in the case of 181 Wellington Street and a combination of maps (1855), fire insurance plans, aerial photographs, recent photographs, site inspections from the street and the experience of the author. Any proposals to designate these properties under the *Act* should be accompanied by a more thorough analysis – both historical and architectural.

Notwithstanding this qualification, all properties except 197 – 199 Wellington Street, have potential cultural heritage values that indicate that they warrant consideration for designation under the *Act*. Alterations to the front façade of 197 – 199 Wellington Street suggest that it may not warrant conservation.



| Table 6.2 Potential Cultural Heritage Values – Properties Adjacent to or Near 185 & 189 Wellington Street, London                 |   |     |     |     |       |       |       |       |
|---|---|-----|-----|-----|-------|-------|-------|-------|
| Criteria  | Resource – Property – Wellington Street |     |     |     |       |       |       |       |
|   | 161-171                                 | 181 | 184 | 190 | 193-5 | 197-9 | 201-3 | 205-9 |
| <b>Design or Physical Value</b>   |   |     |     |     |       |       |       |       |
| i. 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.  |   |     |     |     |       |       |       |       |
| iii. Demonstrates a high technical or scientific achievement  | U                                       | U   | U   | U   | U     | U     | U     | U     |
| <b>Historical or Associative Value</b>  |   |     |     |     |       |       |       |       |
| i. Has direct association with a theme, event, belief, person, activity, organization or institution of community significance    |   | √   | U   | U   | U     | U     | U     | U     |
| ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture             | U                                       | U   | U   | U   | U     | U     | U     | U     |
| iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist significant to a community | U                                       | √   | U   | U   | U     | U     | U     | U     |
| <b>Contextual Value</b>   |   |     |     |     |       |       |       |       |
| i. Is important in defining, maintaining, or supporting the area character.   | √                                       | √   | √   | √   | √     |       | √     | √     |
| ii. Is physically, functionally, visually or historically linked to its surroundings.   | √                                       | √   | √   | √   | √     |       | √     | √     |
| iii. Is a landmark  |   |     |     |     |       |       |       | √     |
| <b>Condition / Heritage Integrity</b>   |   |     |     |     |       |       |       |       |
| i. Significant condition problems -   | U                                       | U   | U   | U   | U     | U     | U     | U     |
| ii. Integrity – retains much of its original built heritage character -   | √                                       | √   | √   | √   | √     |       | √     | √     |

√ - potentially meets criteria; U - Unknown

## 7.0 DEVELOPMENT PROPOSAL

### 7.1 Description of the Development Proposal

The owner, as shown in Concept Plans (*Appendix K*), is proposing to develop the site in two phases.

Phase One involves removing the existing building at 189 Wellington Street and constructing a three storey (14 metre) building with one ground floor commercial unit and six upper floor residential units, three per floor. Eight surface parking spaces would be provided to the rear of the site (some of the parking spaces would be in the rear of the property at 185 Wellington Street) with access to the parking provided on the north side of the building at the ground floor level. The building would be constructed abutting the east or Wellington Street property line. The east elevation would be finished in two different materials as shown in Figure 7.1, with the materials still to be determined.



**Figure 7.1** *Proposed East (Wellington Street) Elevation in Context, Phase One*  
[Source: CSPACE Architecture, December 2, 2020, with photo inserts].

Phase Two involves removing the existing building at 185 Wellington Street and constructing a three storey (14 metre) addition to the building at 189 Wellington Street. The addition would have two ground floor commercial units and eight upper floor residential units, four per floor. Four additional surface parking spaces would be provided to the rear of the site with access to the parking provided on the north side of the building at 189 Wellington Street at the ground floor level. The building would be constructed abutting the east or Wellington Street property line. The east elevation would be finished in two different materials as shown in Figure 7.2, with the materials still to be determined.

Statistics for the completed building on the site (185 and 189 Wellington Street) are shown in Table 7.1. Once completed, the building would have fourteen upper floor residential units, three ground floor commercial units and twelve parking spaces accessed through a ground floor, two way driveway at the north end of the site.



**Figure 7.2** *Proposed East (Wellington Street) Elevation in Context, Phases One and Two*  
[Source: CSPACE Architecture, December 2, 2020, with photo inserts].

| <b>Table 7.1</b> Development Proposal Statistics - 185 & 189 Wellington Street |           |           |                     |
|--|-----------|-----------|---------------------|
|  | Phase One | Phase Two | Completed Structure |
| Commercial   | 1         | 2         | 3                   |
| Residential  | 6         | 8         | 14                  |
| Parking Spaces   | 8         | 4         | 12                  |
| Front Yard   | 0.0 m     | 0.0 m     | 0.0 m               |
| North Side yard  | 0.0 m     | 0.0 m     | 0.0 m               |
| South Side yard  | NA        | 0.0 m     | 0.0 m               |
| Height   | 14 m      | 14 m      | 14 m                |

The development proposal generally complies with the Official Plan but requires variances to the Zoning By-law in respect to height and number of parking spaces.

## 8.0 DEVELOPMENT PROPOSAL IMPACT ON HERITAGE RESOURCES

### 8.1 Impact of the Proposed Development on the Subject Site

As discussed in Chapter 7 and shown in *Appendix K*, the proposed development, when phase two is complete, will have resulted in the demolition and removal of existing structures and landscapes on 185 and 189 Wellington Street. Since it was determined, after an evaluation using provincial and municipal criteria, that the built and landscape resources of both properties do not warrant heritage conservation, no heritage resources on the subject site will be altered or lost by completion of the proposed development.

### 8.2 Impact of the Proposed Development on Adjacent/Nearby Heritage Resources

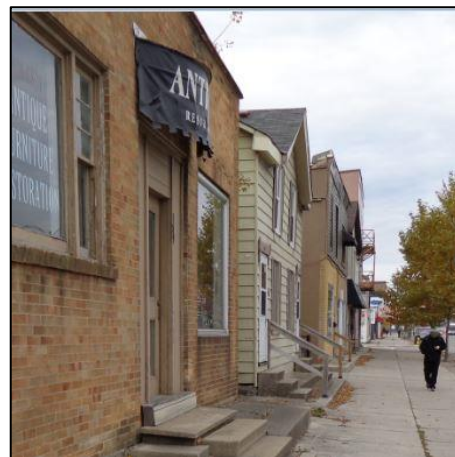
*Adjacent heritage properties -*

*193 – 195 Wellington Street –*

This property abuts the subject site's north boundary as shown in Figures 7.1 and 7.2 and *Appendix K*.

The existing heritage structure at 193 – 195 Wellington Street has been constructed between 0.21 and 0.25 metres from the common property boundary. The proposed piers for the parking garage will be constructed 0.2 metres from the common boundary as shown in the Site/Ground Floor Plan in *Appendix K*. The existing house at 193 – 195 Wellington Street is setback from boundary with the Wellington Street right-of-way approximately 0.5 metres. The existing building at 189 Wellington Street is setback 0.32 metres from the right-of-way. The existing setback relationship between the two buildings is shown in Figure 8.1. The proposed pier and building at 189 Wellington Street will be setback 0.0 metres from the Wellington Street boundary.

*Figure 8.1  
189 – 197 Wellington Street,  
Building alignments with Wellington Street,  
2020*



The proposed development will not have a direct impact on the heritage attributes of the heritage structure at 193 – 195 Wellington Street. All existing attributes – the height, massing, roof shape, fenestration and cladding will remain. Should the



owner of 193 – 195 wish to restore the original siding of the structure, it could still be done after construction of the proposed development at 189 Wellington Street.

However, the proposed development will have visual impacts on 193 – 195 Wellington Street. The proposed building will be set closer to the street than the existing building, limiting views of the heritage structure at 193 - 195 as one walks along the sidewalk. The height of the proposed building will be slightly more than one storey higher than the building at 193 - 195. Lastly, the soft landscaping between the two existing buildings will be replaced by a hard landscape - driveway, building piers and, above the ground floor, the new building.

#### *181 Wellington Street –*

This property abuts the subject site's south boundary of the site as shown in Figure 7.2 and **Appendix K** and will be most affected by Phase two of the development.

The existing heritage structure at 181 Wellington Street has been built between 2.54 and 2.49 metres from the common property boundary as shown in Figure 8.2. This setback on 181 provides for a driveway to the rear of the property at 181. The existing house at 185 Wellington Street is setback between 0.69 and 0.7 metres from the common property boundary. The setback area on 185 has been largely paved and forms part of the driveway for 181.

**Figure 8.2**  
**181 – 185 Wellington Street,**  
**Shared Side Yard Conditions,**  
**2020**



The proposed building at 185 – 189 Wellington Street will be constructed 0.0 metres from the common boundary.

In terms of Wellington Street setback (often referred to as the front yard setback), the existing houses at 181 and 185 are both setback approximately 2.2 metres from the Street right-of-way as shown In Figure 8.3. The proposed building at 185 - 189 Wellington Street will be setback 0.0 metres from the Wellington Street right-of-way.

**Figure 8.3**  
**181 – 185 Wellington Street,**  
**Building setbacks and alignments with**  
**Wellington Street, 2020**



The proposed development will not have a direct impact on the heritage attributes of the heritage structure at 181 Wellington Street. All existing attributes – the height, massing, roof shape, fenestration and cladding will remain.

However, the proposed development will have visual impacts on 181 Wellington Street. The proposed building will be set closer to the street than the existing building, limiting views of the heritage structure at 181 as one walks along the sidewalk. The height of the proposed building will be one storey higher than the building at 181. The side yard condition between the two buildings will not be severely affected as there will still be a 2.5 metre separation between the existing building at 181 and the proposed building at 185 - 189.

*Nearby heritage properties* – Excluding adjacent heritage properties, the heritage attributes of and visual setting for the nearby heritage properties will not be adversely affected by the proposed development given the three storey or 14 metre height of the proposed development and the distance between the subject site and the nearby heritage properties. However, for all heritage resources along the west side of Wellington Street between Grey and Simcoe Streets (Figure 5.5), the proposed development, when both phases are complete, will present a longer front facade on the block face than currently exists for any other building on the west side.

## **9.0 OPTIONS, CONSERVATION, MITIGATION AND POLICY COMPLIANCE**

### **9.1 Options for Managing Resource on the Subject Site**

Since the heritage resources of 185 and 189 Wellington Street (the subject site) were evaluated using provincial and municipal criteria to determine whether a property warrants heritage conservation and it was determined that neither warranted such conservation, no options were considered for their conservation.

As these properties are listed by the Council of the City of London under subsection 27.1 of the *OHA*, approval of the Council is required for the demolition of any structures on these properties. Accordingly, this report recommends that the City of London grant approval for the demolition of the structures on the subject site when the owner has obtained approval for the new structures to be built on the site. This report also recommends that the owner not apply for demolition of the structures until Council grants approval of plans for the new structures on the site.

### **9.2 Mitigation / Conservation Measures**

In order to meet the heritage requirements of applicable legislation and to conserve the heritage values of properties adjacent and nearby resources the subject site, the following measures are recommended.

#### **9.2.1 Documentation of Resources to be Demolished**

London Official Plan Policy 567 specifies that archival documentation of a cultural heritage resource may be required in the event of demolition of a resource.

This CHIS includes a comprehensive set of photographs of the exteriors, interiors and landscapes of the subject site. It also provides floor plan sketches of each Building. This documentation provides an archival record of the subject site. It is recommended that this CHIS be considered as fulfilling the archival requirements of policy 567.

#### **9.2.2 Salvage of Features and Commemoration of the Site**

London Official Plan Policy 569 specifies that, in the event of approved demolition, retention of architectural or landscape features and use of interpretive techniques may be required.

This CHIS examined the exteriors and interiors of both buildings and determined there was little left other than a few baseboards and door casings in 185 Wellington Street. It is not recommended that any architectural features be salvaged from the site.

This CHIS examined the history of the site and its context in some detail and attempted to find historical photographs to illustrate the evolution of the properties. No such photographs could be found and the historical development of the site was not noteworthy for its historical or associative values, other than being an indirect product of the early railway development of the City. As a result, no interpretive techniques, such as heritage plaques, are recommended as a condition of approval of this development.

### **9.2.3 Addressing Visual Impacts on Adjacent / Nearby Heritage Resources**

London Official Plan Policy 565 specifies that new development adjacent to listed properties be designed to protect their heritage attributes and minimize visual and physical impacts.

This CHIS examined the cultural heritage values and attributes of adjacent and nearby heritage resources. It determined that there will be no adverse impact on the heritage attributes of adjacent and nearby properties from the proposed development. However, it did determine that there will be some visual impacts. Such impacts arise from the zero front yard setback and the overall length of the frontage of the proposed development relative to other buildings on the west side of Wellington Street.

#### **9.2.3.1 Setbacks from Wellington Street**

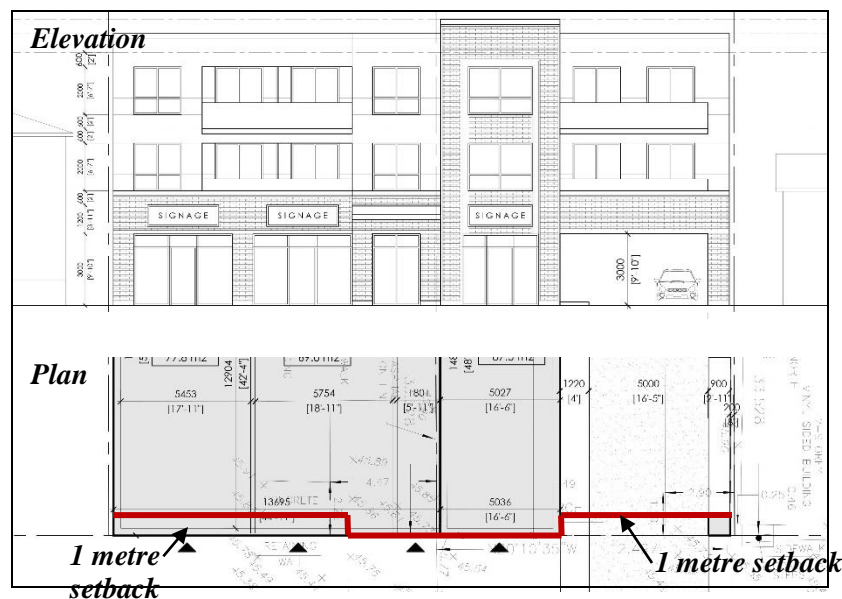
It is currently proposed that both phases of the proposed building have a setback of 0.0 metres from the Wellington Street right-of-way. As discussed in section 8.2 of this CHIS, this setback will affect views of the adjacent heritage buildings at 181 and 191-193 Wellington Street, both of which are setback varying distances from the right-of-way.

To address this visual impact, it is recommended that sections of the front façade of the east elevation be setback one (1) metre as shown in Figure 9.1. This would provide for greater visibility of the adjacent heritage buildings and better reflect the varying setback conditions that currently exist among the heritage resources on this west side of Wellington Street.

#### **9.2.3.2 Exterior Material Palette**

Although materials to be used in cladding the exterior of the proposed building have not been determined, the Concept Plan (Figure 9.1 and **Appendix K**) shows different materials on the ground floor and the upper floors and in one of the central bays. While this helps to visually mitigate the length and height of the proposed building, such materials, including their colour, should be appropriate to the area's heritage character. In addition, use of different materials on the ground floor of one or several bays should be explored to mitigate visual impacts. It is recommended that the owner's consultants and City heritage staff work together to determine an appropriate exterior material palette for the proposed building.





**Figure 9.1**  
*Recommended Building Setbacks from Wellington Street*

### 9.2.3.3 Landscaping next to 191-193 Wellington Street

As discussed in section 8.2 of this CHIS, the existing soft landscaping between 189 and 191-193 Wellington Street will be lost with the construction of the proposed building. The open ground floor north wall presents an opportunity to reintroduce a landscaping feature, albeit a narrow one, to mitigate the loss of this landscaping feature. It is recommended that landscaping beds be included along the ground floor north wall between the pillars of the parking garage.

### 9.2.3.4 Upper Floor Stepbacks

To further address the visual impact on the adjacent heritage resources, stepback of the upper floors by an additional one to two metres, providing balcony areas using clear glass guard balustrades was considered. Such a stepback would be permitted by the area Zoning By-law. However, given that the adjacent heritage structures are between one and one-half and two storeys and the proposed building is only three storeys in height, such a modification to the proposed development was not considered necessary.

## 9.3 Policy Compliance

Table 9.1 shows compliance of the proposed development, as modified by recommendations of this report, with applicable heritage policies. As the Table shows, the development proposal complies with the applicable heritage policies.

| <b>Table 9.1 Heritage Policy Compliance</b> |                          |  |  |  |
|---|--------------------------|--|--|--|
| No.   | Policy                   | Policy Summary   | Discussion   | Complies?                                  |
| 1   | PPS Policy 2.6.1         | Conserve significant cultural heritage resources   | No Significant cultural heritage resources will be demolished by this development  | Yes  |
| 2   | PPS Policy 2.6.3         | Development adjacent to protected heritage properties  | There are no 'protected' heritage properties   | Yes  |
| 3   | <b>OHA – 27.1</b>        | No demolition on listed properties except with Council approval  | Owner will apply to the Council for heritage permit to demolish  | Yes – owner will comply - approval process |
| 4   | London OP Policy 554 - 2 | Conserve cultural heritage resources   | Cultural heritage resources have been evaluated & significant resources will be conserved  | Yes  |
| 5   | London OP Policy 554 - 3 | New development sensitive to cultural heritage resources   | Proposed development through mitigation measures is sensitive  | Yes  |
| 6   | London OP Policy 565     | New development protect heritage attributes & minimize visual & physical impact; conduct impact assessment | Proposed development does not affect heritage attributes of adjacent heritage properties and minimizes visual impact; this CHIS is the impact assessment | Yes  |
| 7   | London OP Policy 567     | Demolition – archival documentation  | This CHIS provides archival documentation  | Yes  |
| 8   | London OP Policy 569     | Demolition – salvage & interpretation  | No heritage fabric worth salvaging; no heritage storey worth plaquing  | Yes  |
| 9   | London OP Policy 573     | Criteria for evaluation properties for cultural heritage value   | Subject site and adjacent / nearby properties evaluation using criteria; results in Tables 6.1 & 6.2   | Yes  |
| 10  | London OP Policy 586     | No development adjacent to listed properties unless heritage attributes conserved                          | The proposed development will not result in the loss of heritage attributes on adjacent listed heritage properties                                       | Yes  |
| 11  | London OP Policy 590     | No demolition on listed properties except with Council's approval  | Demolition will not be sought until such time as Council has approved the replacement building   | Yes  |
| 12  | London OP Policy 591     | No demolition without implementation of mitigation measures & salvage of heritage materials                | Mitigation measures are part of the approval of the new development; no heritage fabric on subject site worth salvaging                                  | Yes  |

The proposal also complies with the City's Official Plan land use policies and Zoning By-law except with respect to height, where the proposal is for 14 metres and the zoning permits a maximum of 12 metres, and the number of parking spaces.

## 10.0 CONCLUSIONS AND RECOMMENDATIONS

The owners of an approximately 879 square metre (9,460 square feet) site on the west side of Wellington Street between Simcoe and Grey Streets in the City of London propose to construct a three storey, 'Main Street' type building with residential and commercial uses. A Concept Plan (**Appendix K**) has been prepared. The owners will be submitting applications for Site Plan Approval and Zoning By-law variances. The site contains two properties, 185 and 189 Wellington Street, which are listed in the City's Register of Heritage Properties under the *Ontario Heritage Act*. The properties are not designated under that *Act*.

### 10.1 Conclusions

After a detailed examination of the history and evaluation of the resources on the site, this Cultural Heritage Impact Statement (CHIS) found that neither of the two properties warrant designation under the *Act*. Although the structures were built in the 1850s during the early railway boom in the City, later unsympathetic alterations have resulted in the structures and associated landscapes not having significant cultural heritage values, whether those values are design, historical or contextual. This CHIS also found that adjacent and nearby properties have potential cultural heritage value and may warrant protection under the *Act*.

Based on those findings, this CHIS evaluated the impact of the construction of the proposed development on the adjacent / nearby heritage properties. It found that the proposed building will not have an adverse effect of the heritage attributes of those adjacent / nearby properties and, with mitigating measures specified in chapter 9 of this CHIS, will not have an adverse visual impact on those properties.

### 10.2 Recommendations

Based on the analysis and evaluation of this CHIS, it is recommended that:

the City:

1. in regard to the proposed development at 185 and 189 Wellington Street, accept this CHIS as fulfilling the impact assessment requirements of Official Plan policy 565;
2. approve the demolition of the structures and alteration of the landscapes on the listed properties at 185 and 189 Wellington Street once plans for the replacement building for those properties described in recommendation 3 has been approved;
3. approve the plans for the replacement building generally in accord with the Concept Plan contained in **Appendix K** of this CHIS with modifications for the

Wellington Street setback, the exterior material palette and landscaping contained in sections 9.2.3.1, 9.2.3.2 and 9.2.3.3 of this CHIS;

4. accept this CHIS as sufficient archival documentation of the existing buildings and landscapes at 185 and 189 Wellington Street and that no further archival documentation be required of the owner;
5. not require the salvage of any materials from the demolition of the buildings at 185 and 189 Wellington Street as there is little heritage fabric worth salvaging; and
6. not require any commemorative interpretation program for this site; and

the owner:

7. not apply for demolition permits for the structures at 185 and 189 Wellington Street until plans for the replacement building for the site have been approved; and
8. work with City staff to develop an appropriate exterior material palette for the proposed building.



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[Aerial Photos Selector \(arcgis.com\)](https://londoncityphotos.arcgis.com/)

London Public Library – Digitized Historic Photograph collection –  
[Historic London Photographs | London Public Library](https://londonpubliclibrary.ca/historic-photos/)

National Historic Places - [HistoricPlaces.ca - Welcome to / Bienvenue à HistoricPlaces.ca /  
LieuxPatrimoniaux.ca](https://historicplaces.ca/)

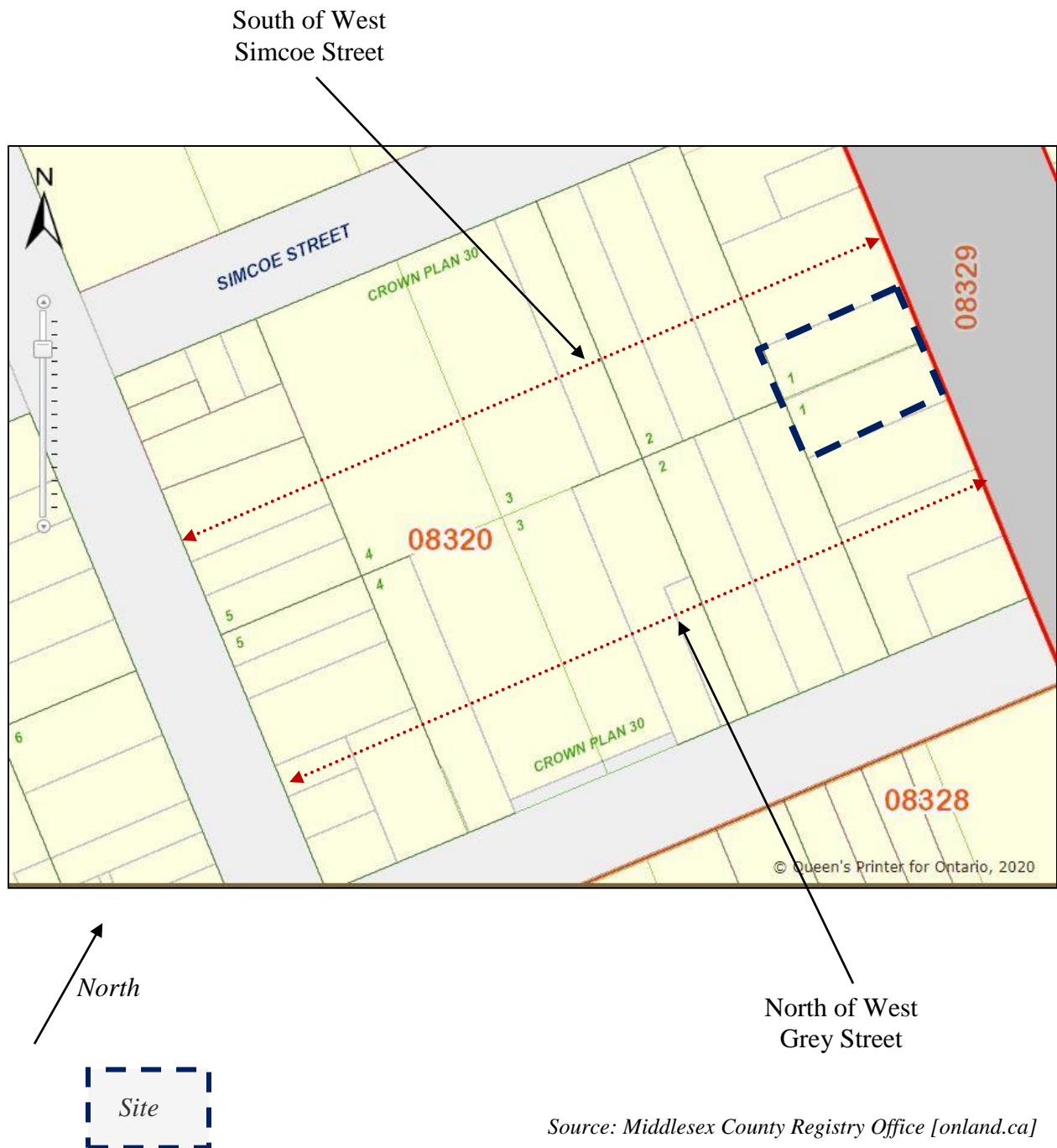
University of Western Ontario – Western Libraries – Historic Maps -  
[London Ontario Historical Maps | Digitized Special Collections | Western University  
\(uwo.ca\)](https://westernlibraries.ca/historic-maps/)

University of Western Ontario – Western Libraries – Fire Insurance Plans -  
[Fire Insurance Plan Holdings - Western Libraries - Western University \(uwo.ca\)](https://westernlibraries.ca/fire-insurance-plans/)

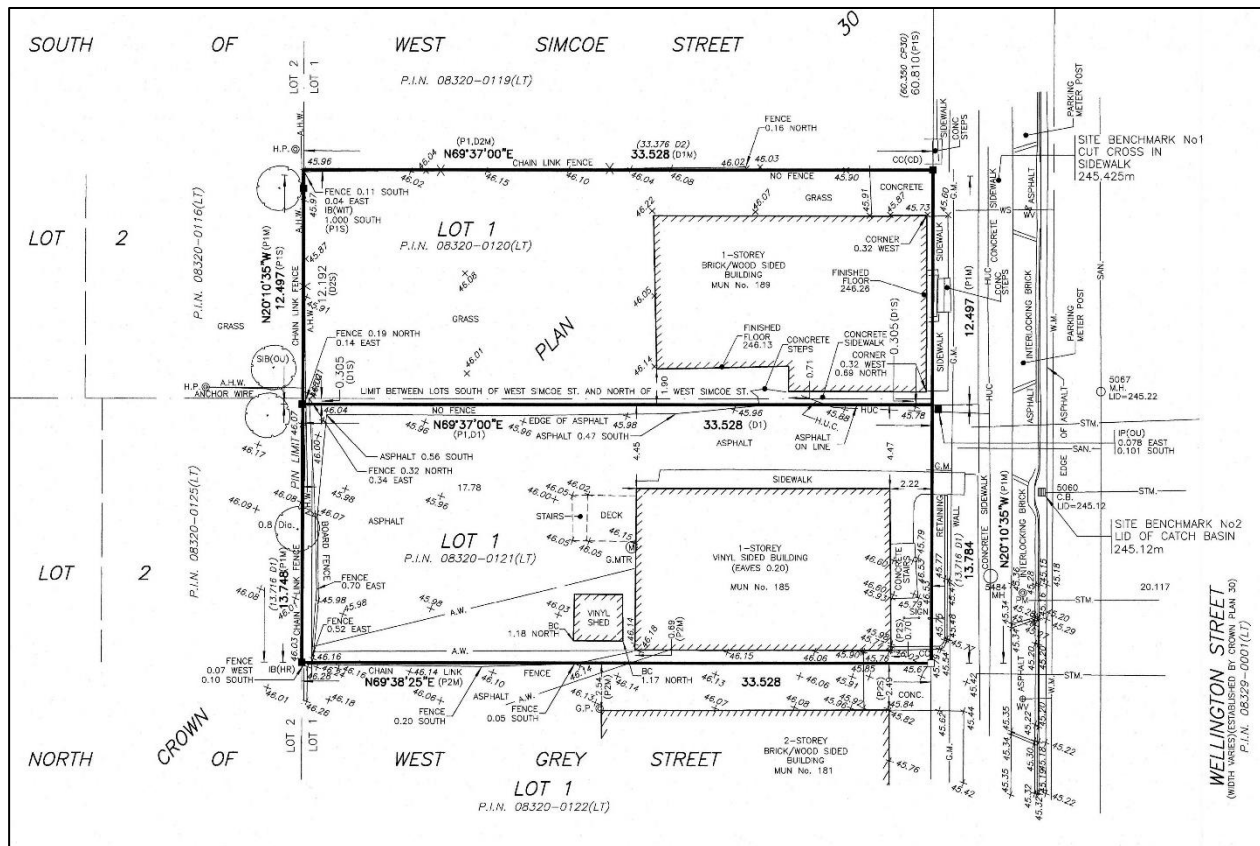
## **Appendix A: Property Survey**



## Property Fabric



## Property Survey



Source: Callon Dietz Incorporated, Ontario Land Surveyors,  
November 15, 2018.

## **Appendix B: Photographs - Context**



West side of Wellington Street, including subject site.

View north on Wellington Street from just north of the subject site.







East side of Wellington Street directly opposite the subject site.

View south on Wellington Street from just south of the subject site.







South of the rear yards of the subject site.



North of the rear yards of the subject site.



## **Appendix C: Maps**



**1795**  
**Proposed location for**  
**'New London'**

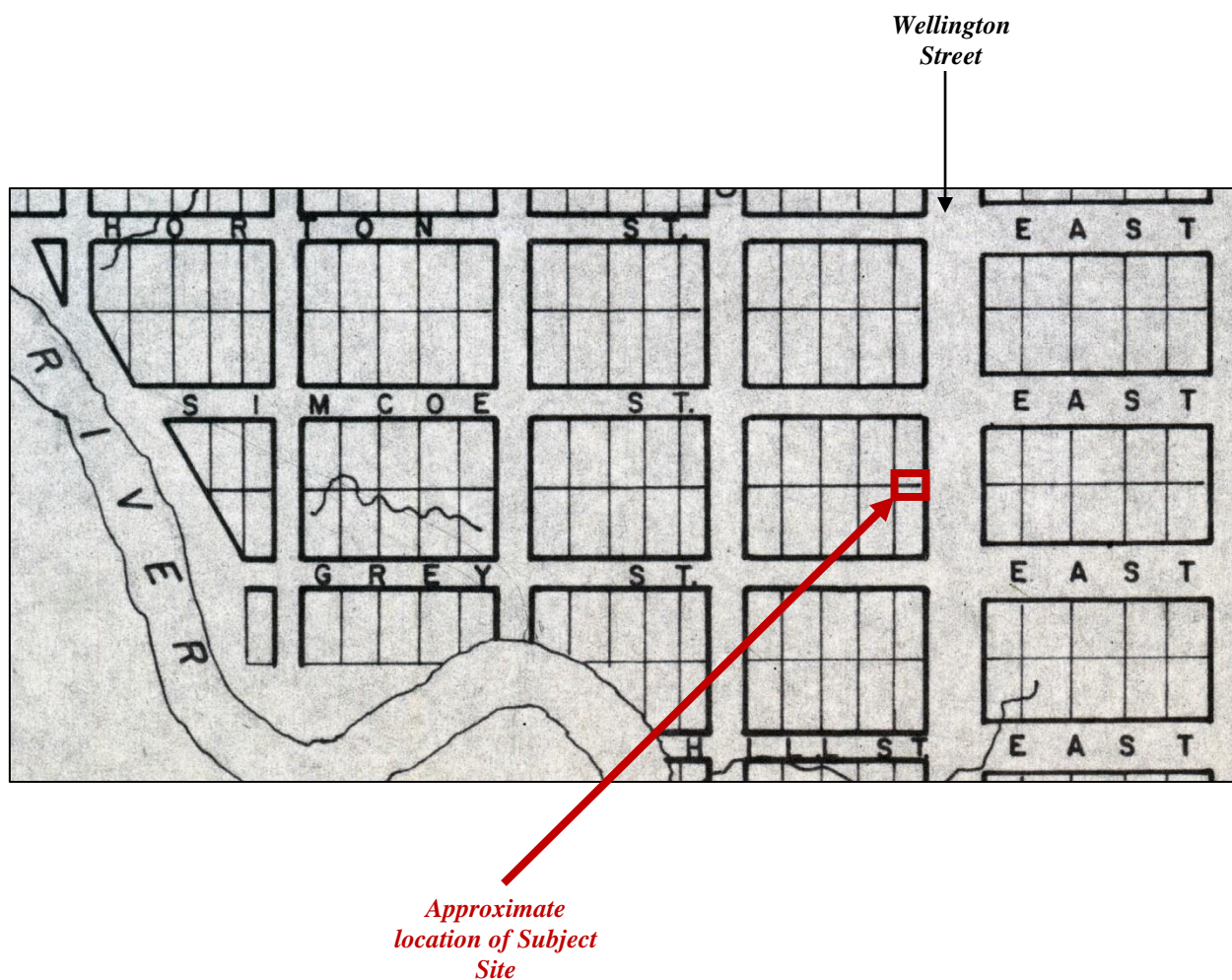


*Approximate  
location of Subject  
Site*

*Source: Survey of the River La Tranche or Thames from  
its entrance or confluence with Lake S.t Clair to the  
Upper Forks by M<sup>r</sup> McNiff & M<sup>r</sup> Jones, D. W. Smith Act<sup>s</sup>  
Surveyor Gen<sup>l</sup> Upper Canada.*

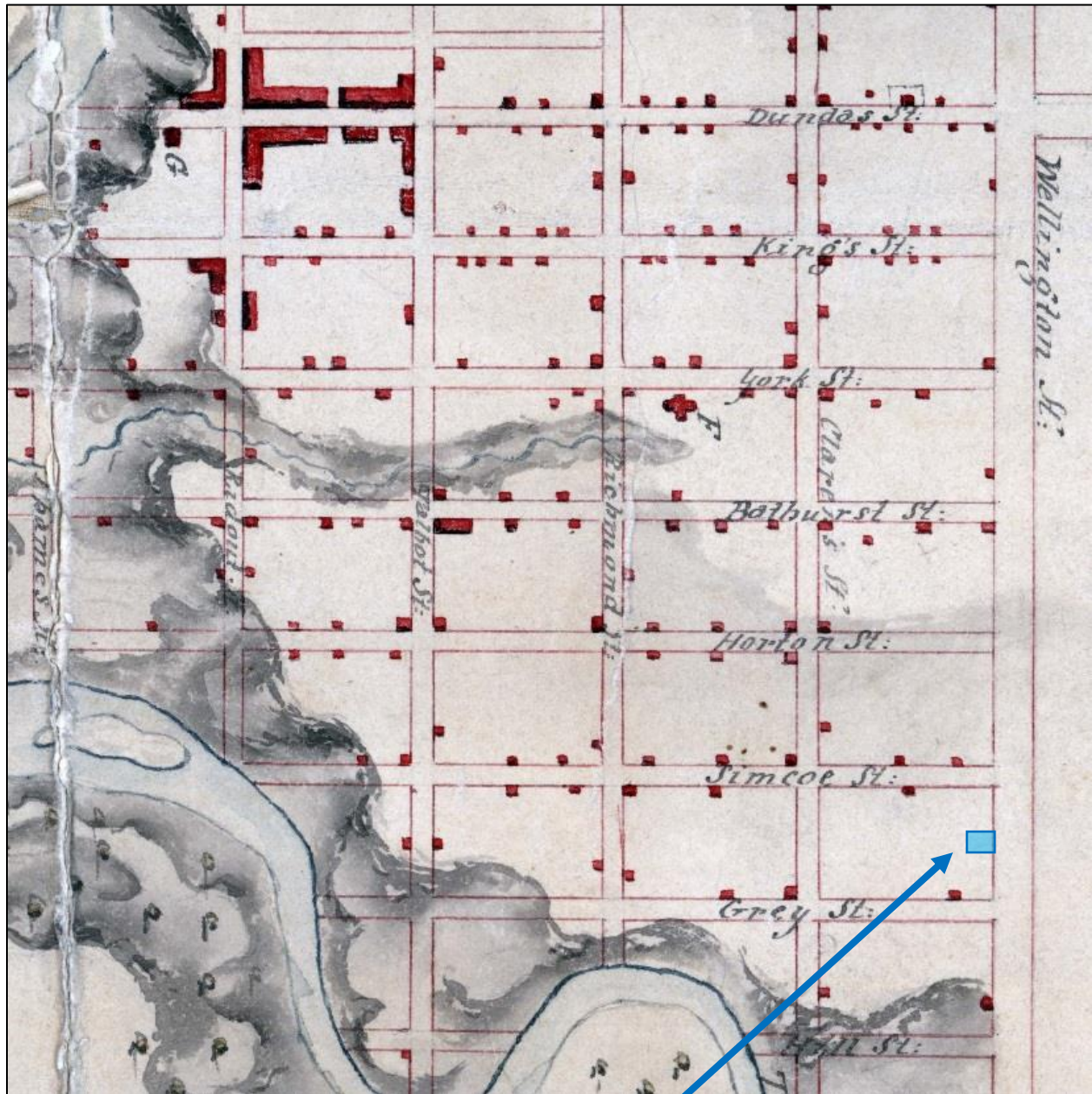


1824



*Source: Part of A Plan for London  
Crown Plan 30  
Department of Crown Lands, July 15, 1824  
Byron Russell, Commissioner*

1839



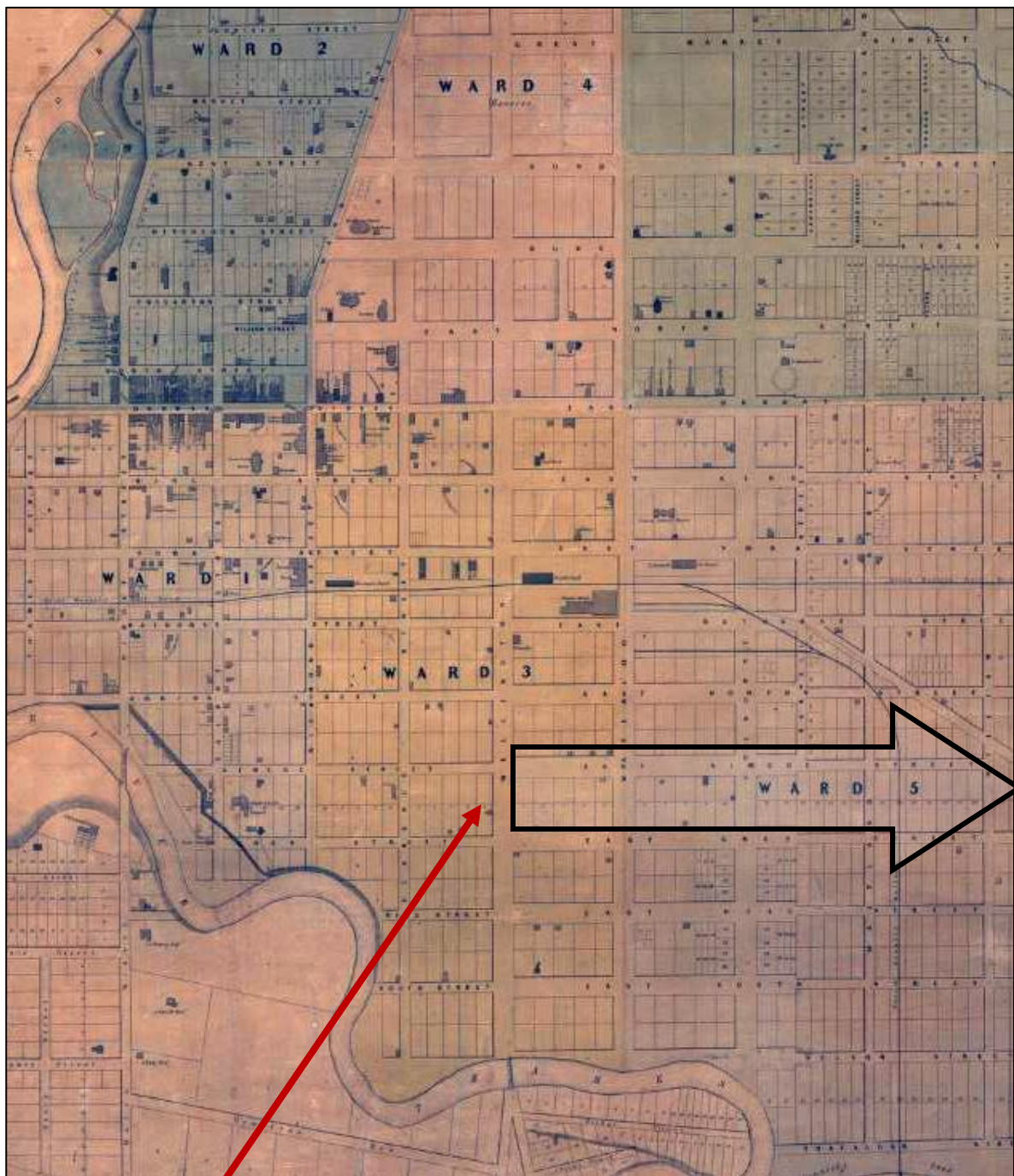
*Buildings shown in red*

*Approximate  
location of Subject  
Site*

*Source: Sketch of the Position of London  
November 1839  
By Major William Sykes, 73<sup>rd</sup> Regiment*



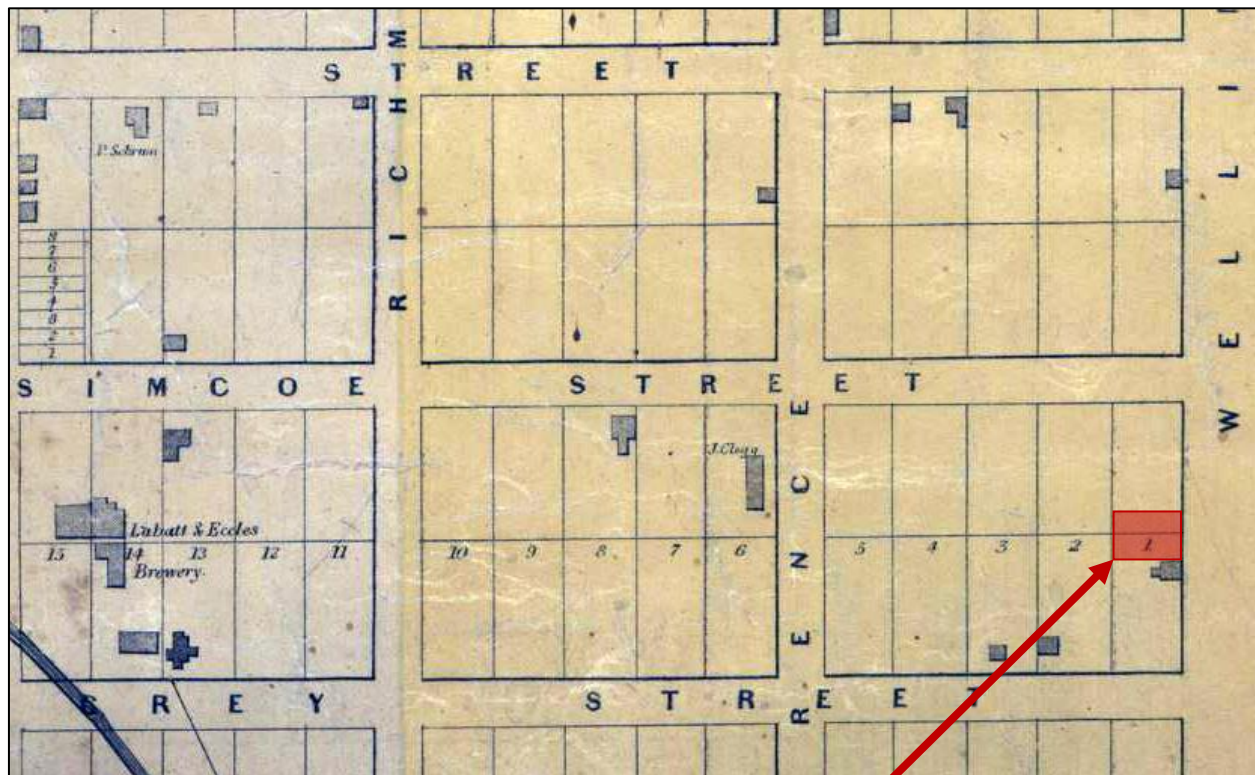
**1855  
London City Map**



*Approximate  
location of Subject  
Site*

*Source: Part of the 'Map of the City of  
London, Canada West 1855  
By S. Peters, PLS & CE*

**1855  
Detail of  
London City Map**

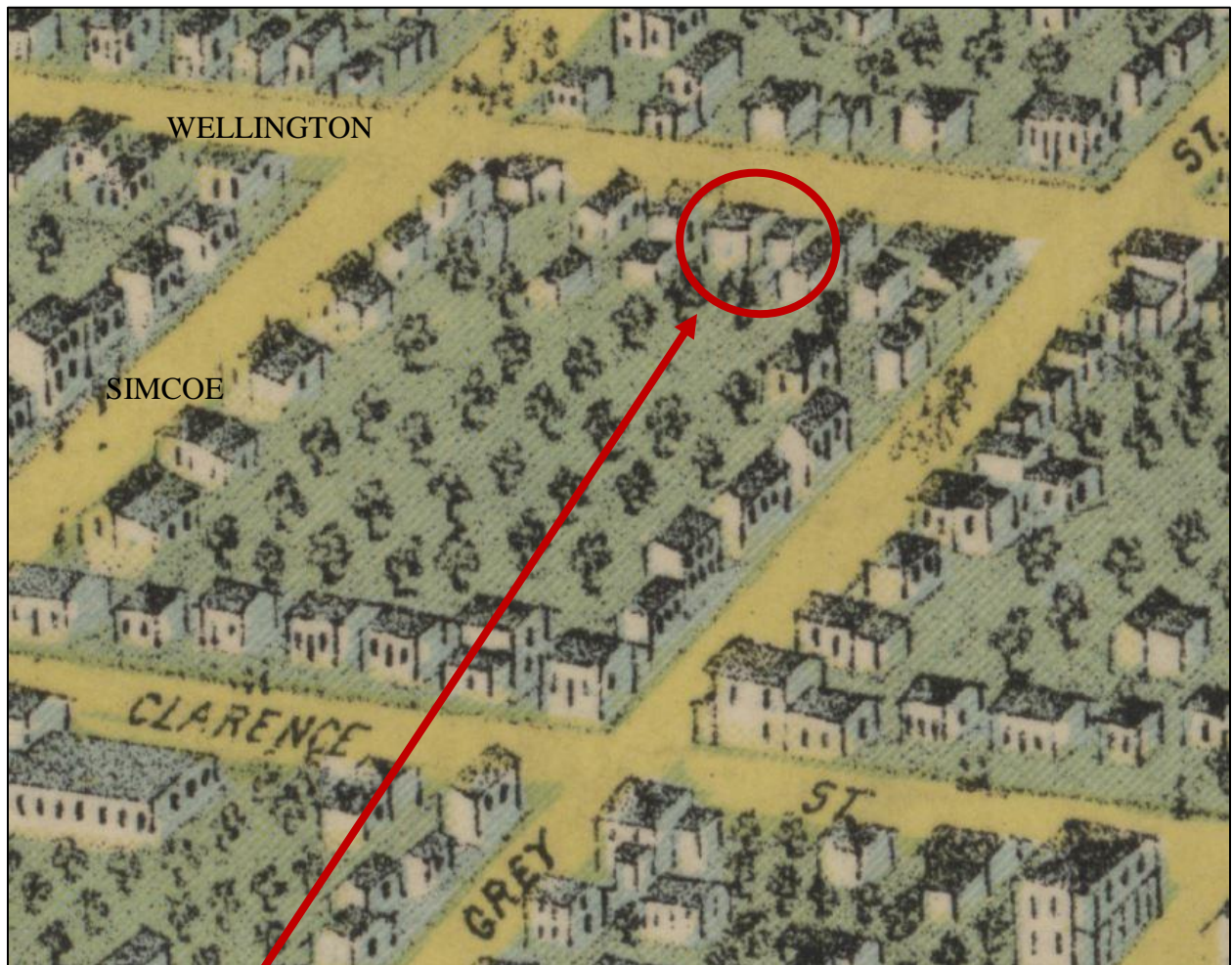


*Approximate  
location of Subject  
Site*

*Source: Part of the 'Map of the City of  
London, Canada West 1855  
By S. Peters, PLS & CE*



## 1872 Bird's Eye View

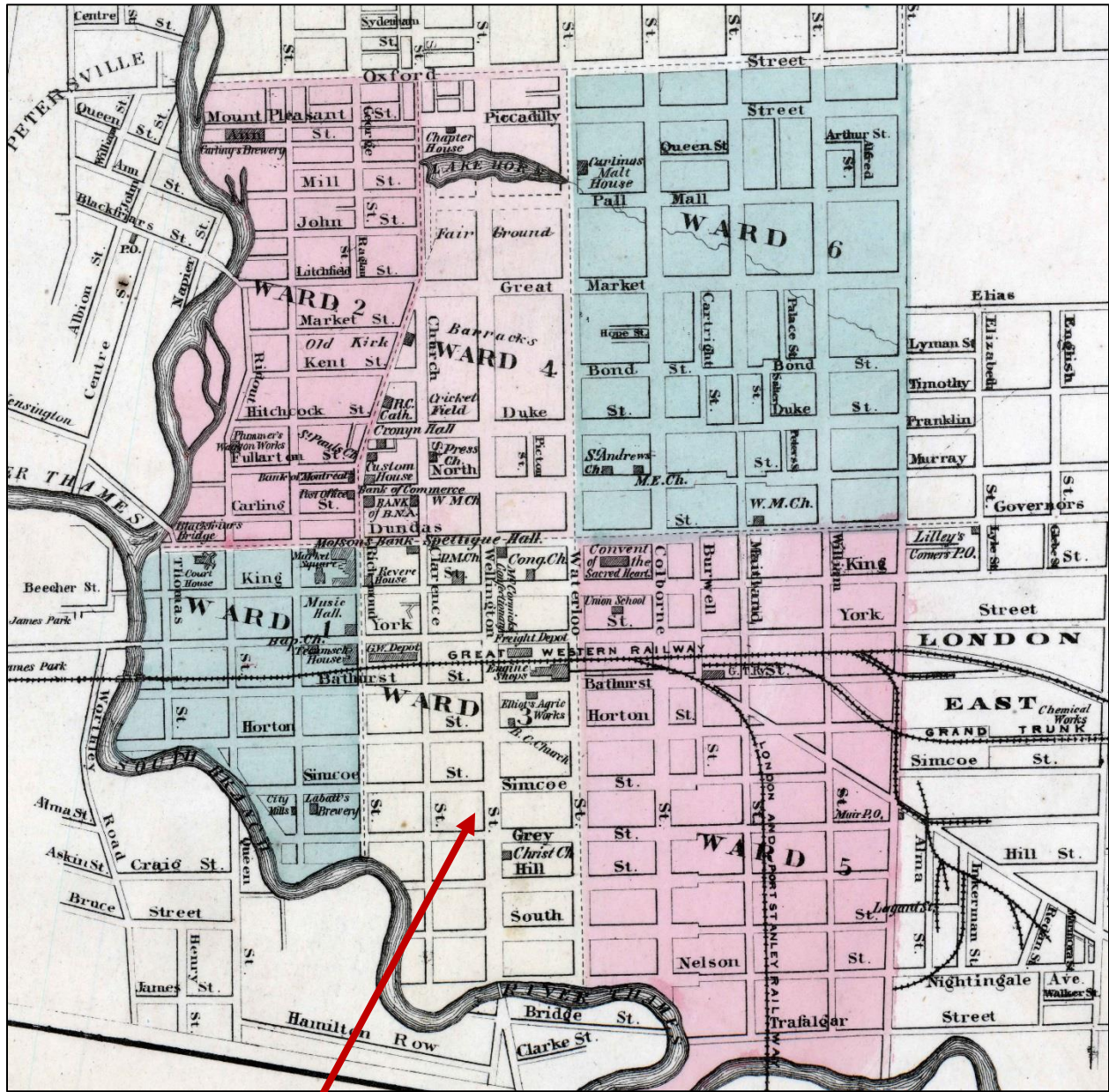


*Approximate  
location of Subject  
Site*

*Source: Part of 'Bird's Eye View of London'  
Ontario, Canada 1872  
Published by Strobbridge & Co. Lith.*



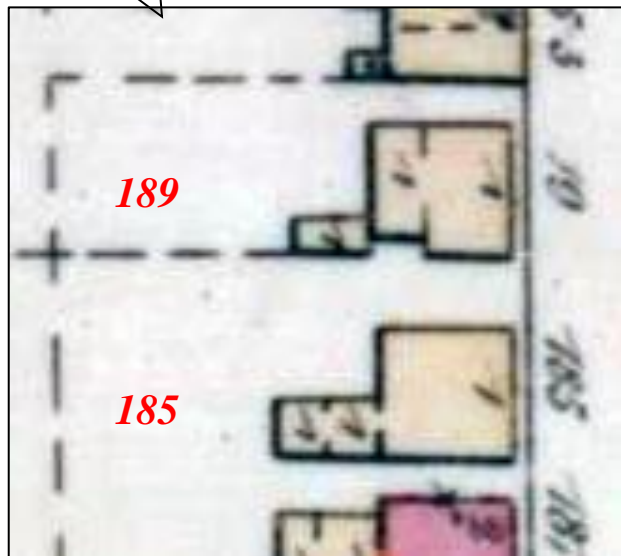
## 1875 Context



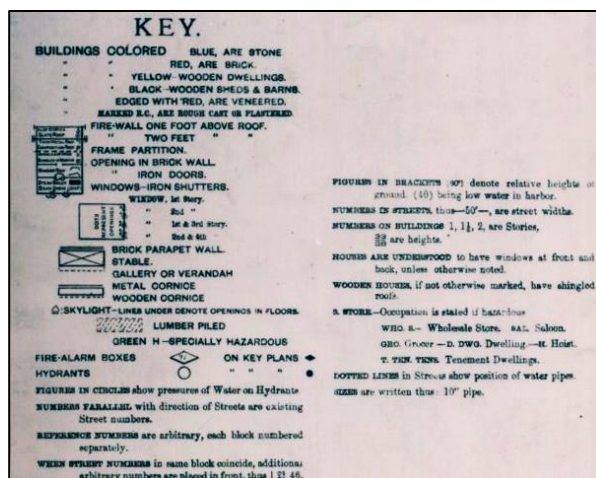
*Approximate  
location of Subject  
Site*



## Context

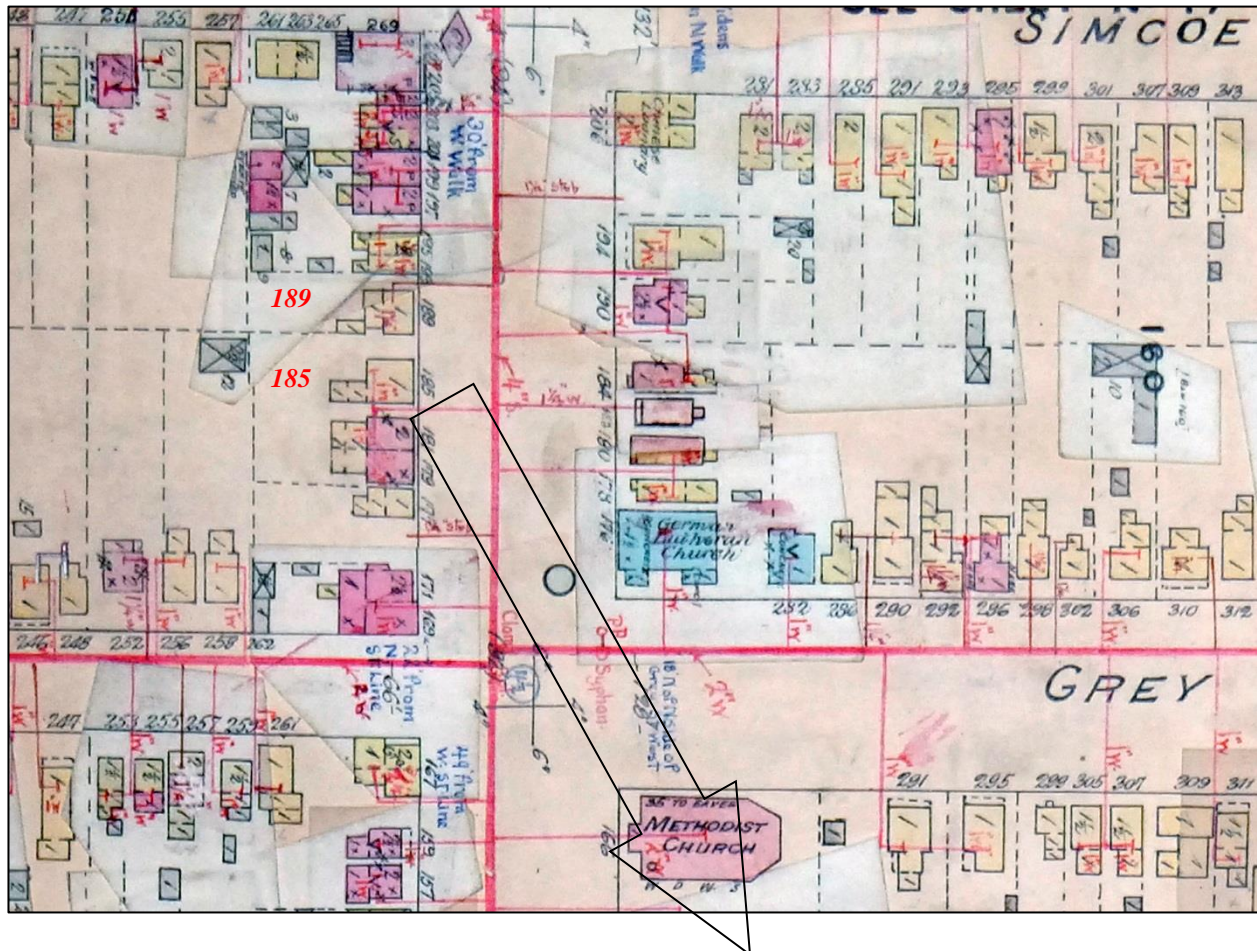


*Site*

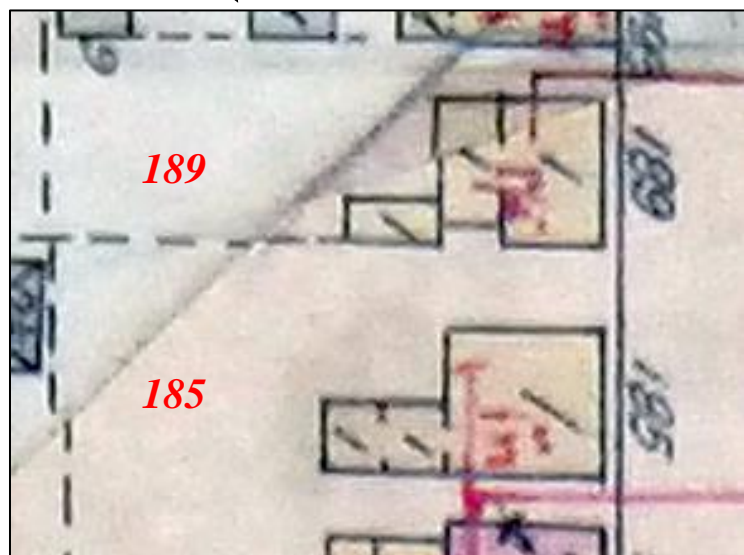


1907  
Fire Insurance Plan

*Context*



*Site*



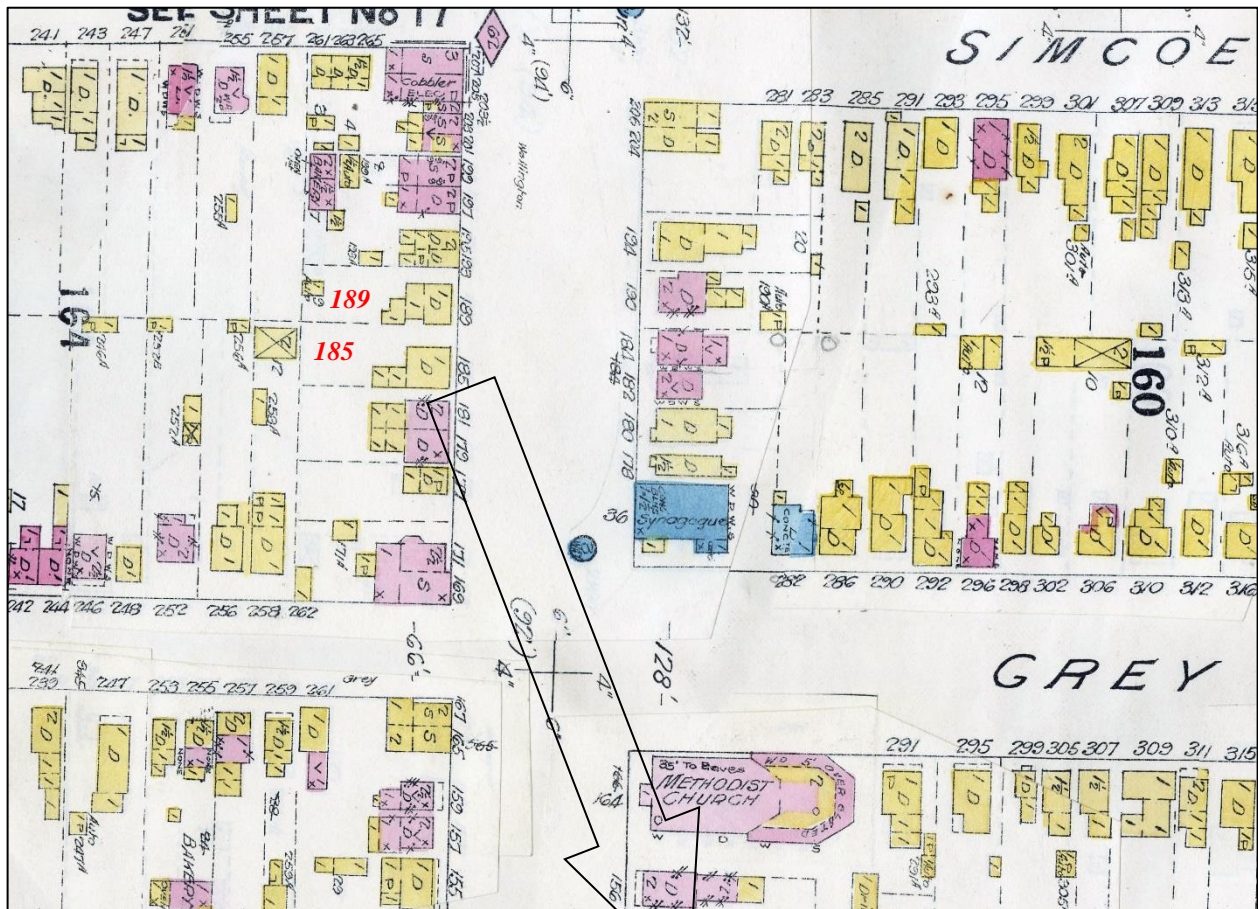
*Legend*





1922  
Fire Insurance Plan

Context



Site

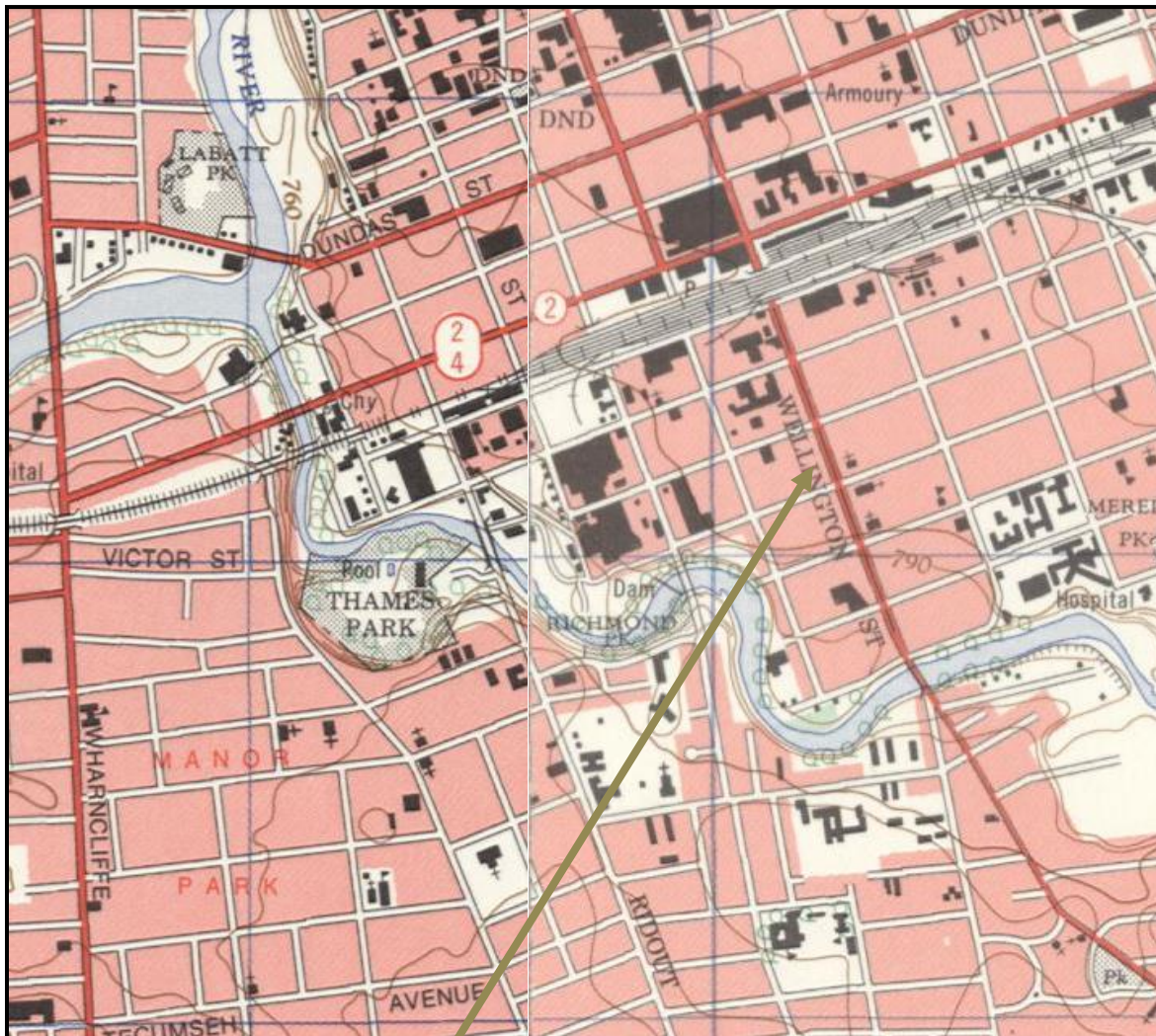


Legend





**1973  
Topographic Maps  
1:25,000 series**



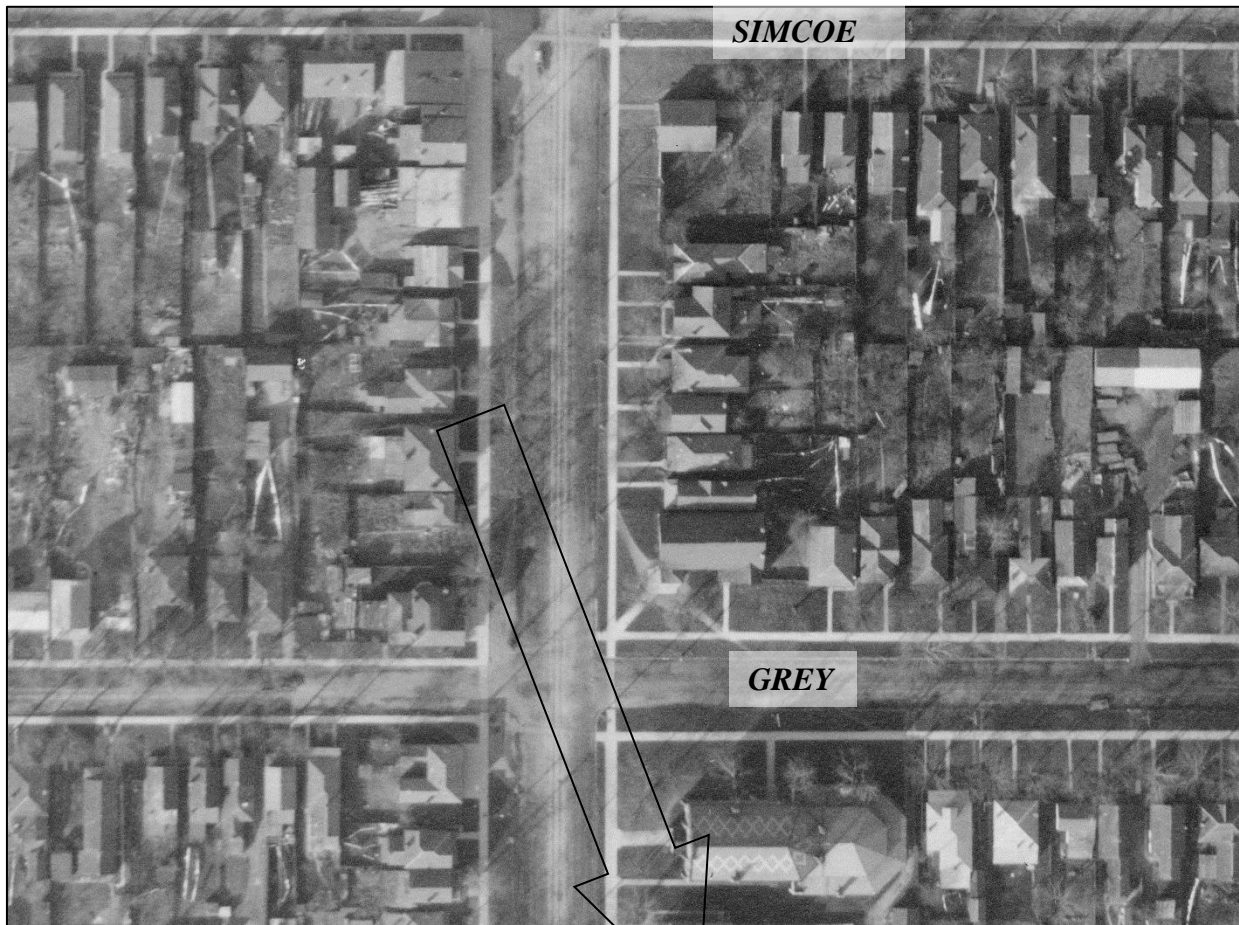
*Approximate  
location of Subject  
Site*

*Source: National Topographic Series,  
1:25,000  
1973*

## **Appendix D: Aerial Photographs**

**1922**  
***Context and Site***

***Context***



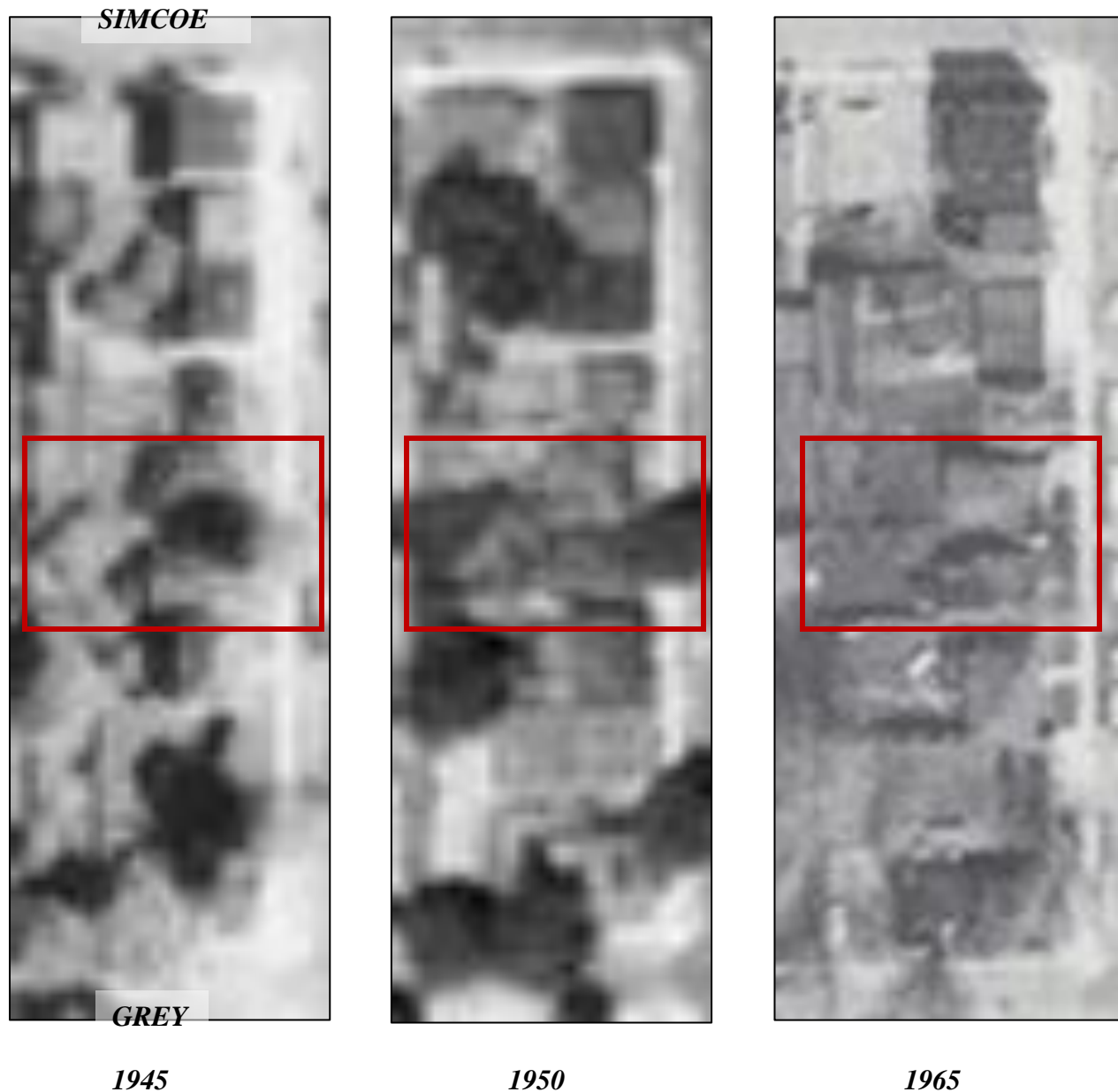
***Site***



Source – National  
Airphoto Library  
Roll No. R3-081



**1945 - 1965**  
***Block Face –***  
***West side of Wellington***  
***Between Simcoe & Grey Streets***



**Site**

Sources – National Airphoto Library Roll No. A9344-44 (1945);  
Dept. of Planning & Development 1413-17, Photo 21 (1950);  
Hunting Survey Line 5, Photo 207 (1965).

**1974**

***Context and Site***

***Context***



***Site***



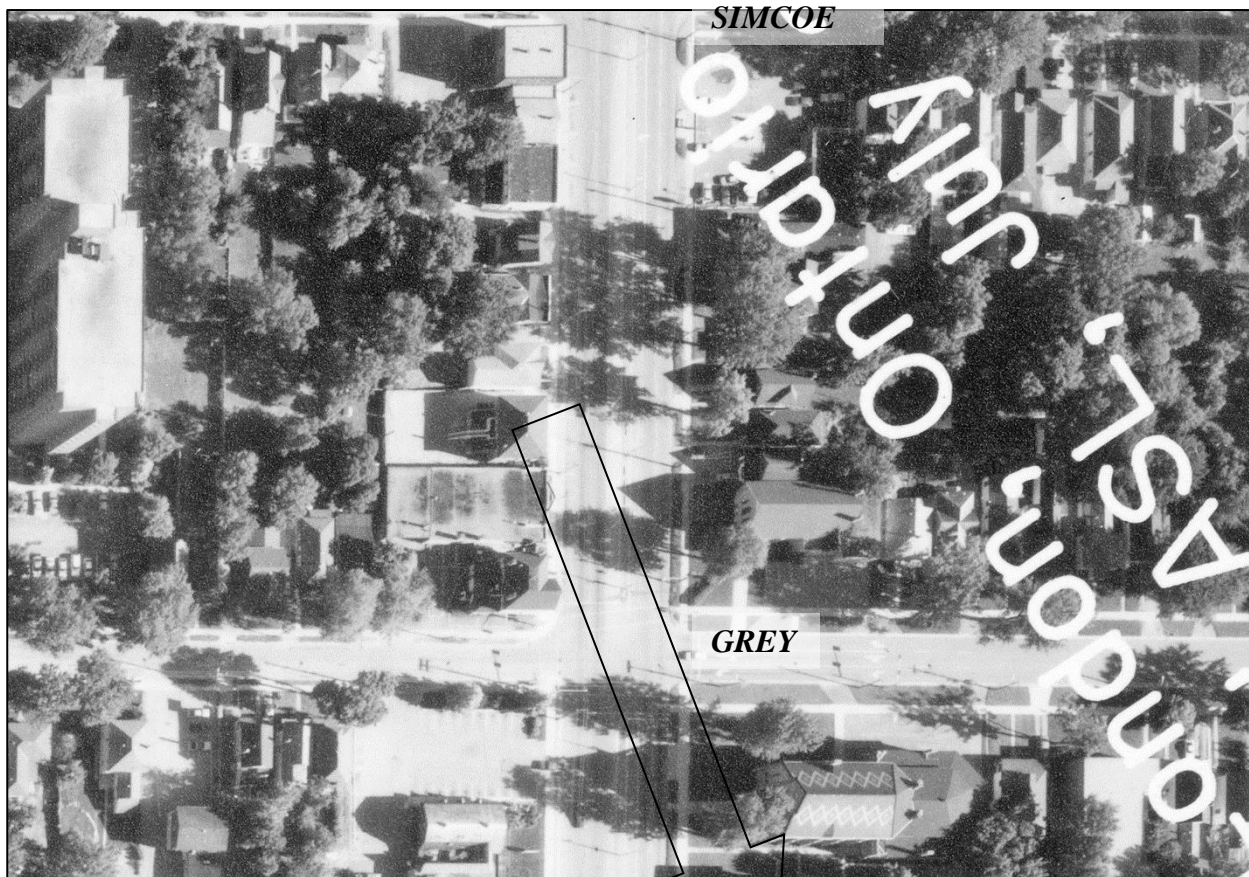
Source – National  
Airphoto Library  
Roll No. A23667-171



**1990**

***Context and Site***

***Context***



***Site***



Source – National  
Airphoto Library  
Roll No. A27597-169

**1999**  
**Context and Site**

**Context**



**Site**



Source – London City  
Maps, Archives air  
photos



**2020**  
**Context and Site**

**Context**



**Site**



Source – London City  
Maps

## **Appendix E: Exterior Photographs**



*185 Wellington Street*



East Elevation

East and North Elevations





*185 Wellington Street*



North Elevation

North and West Elevations





***185 Wellington Street***



West Elevation

South and East Elevations





*189 Wellington Street*



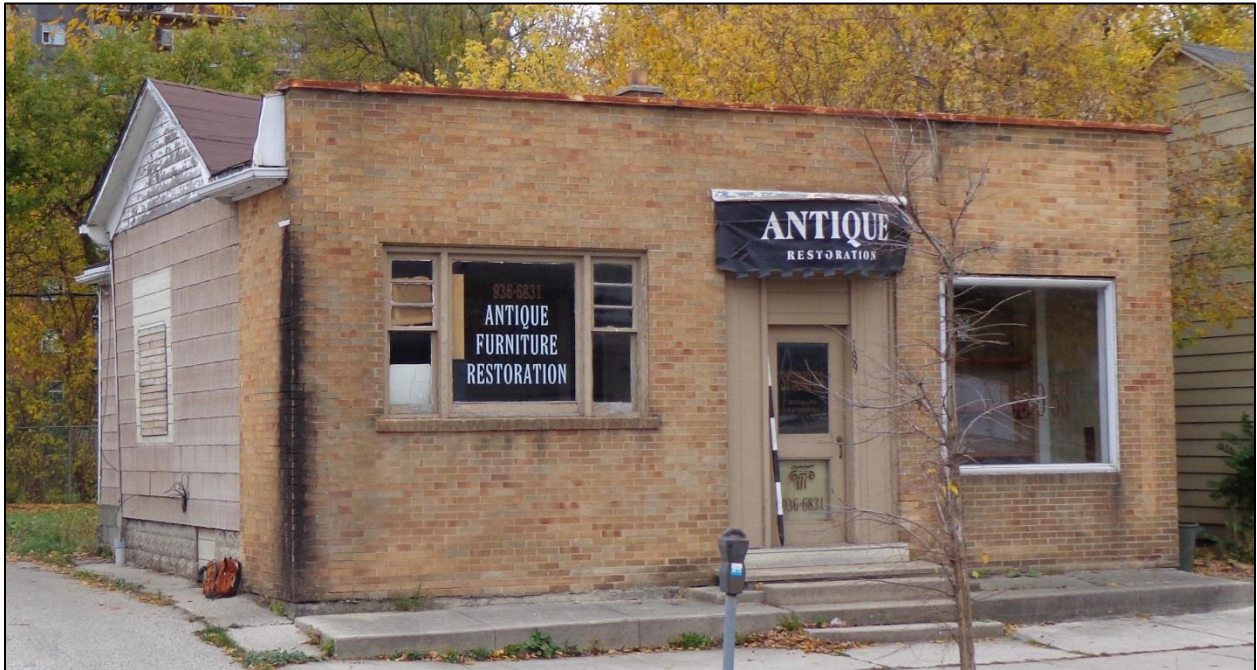
East and North Elevations

East Elevation





*189 Wellington Street*



South and East Elevations

South and East Elevations





*189 Wellington Street*



South Elevation

West and South Elevations





***189 Wellington Street***



West Elevation

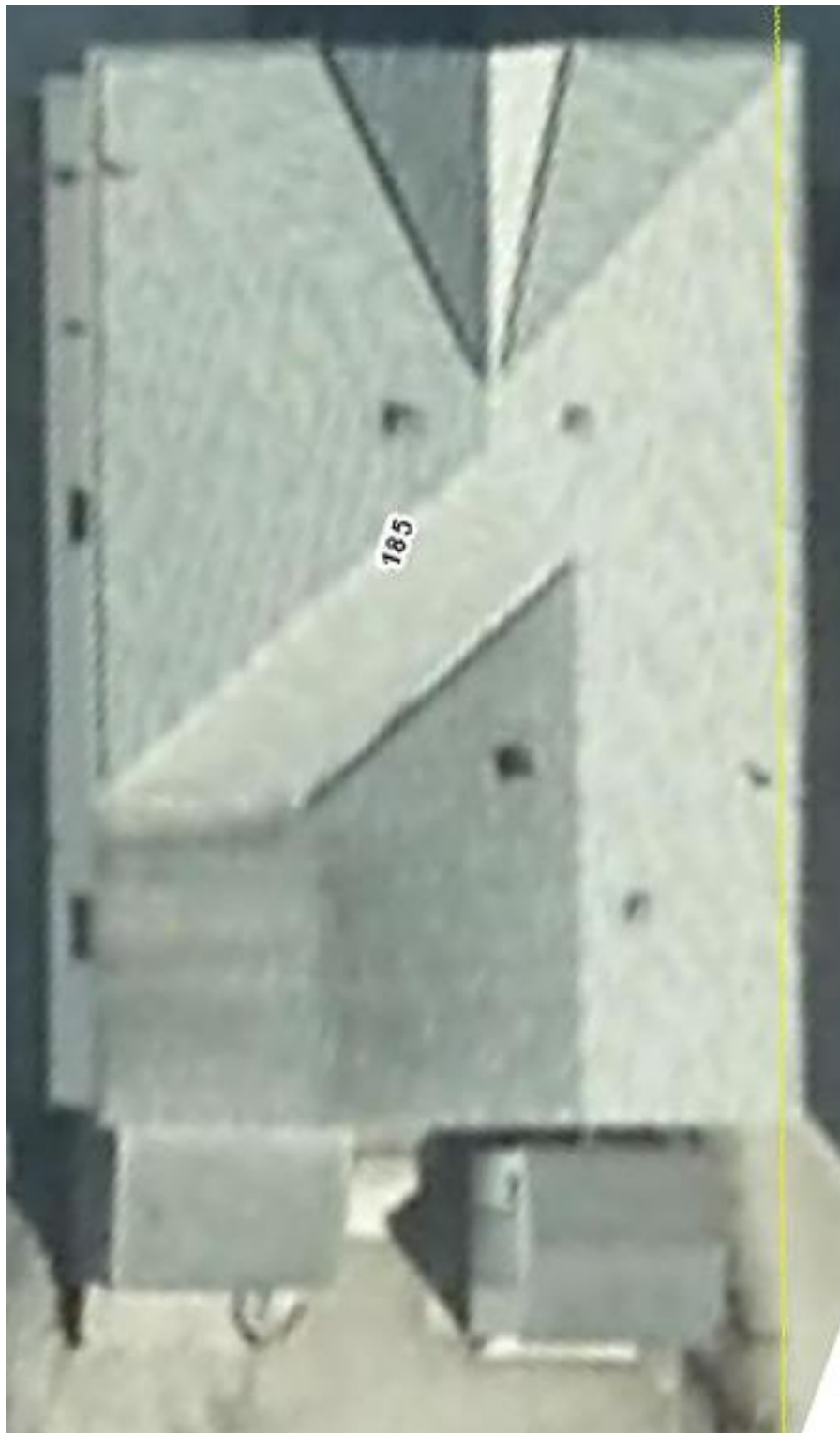
North and West Elevations





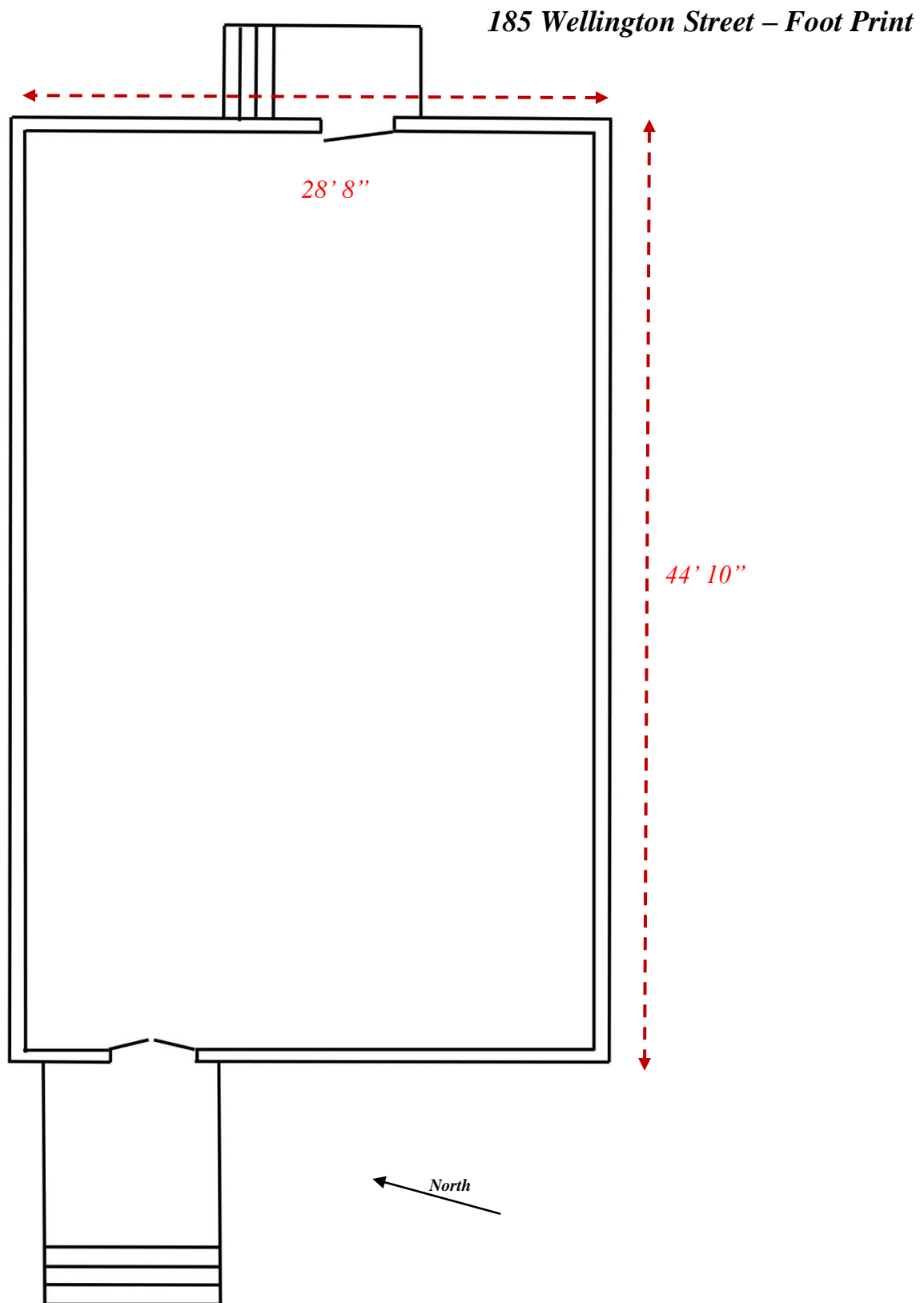
## **Appendix F: Floor Plan Sketches**

***185 Wellington Street - Roof***



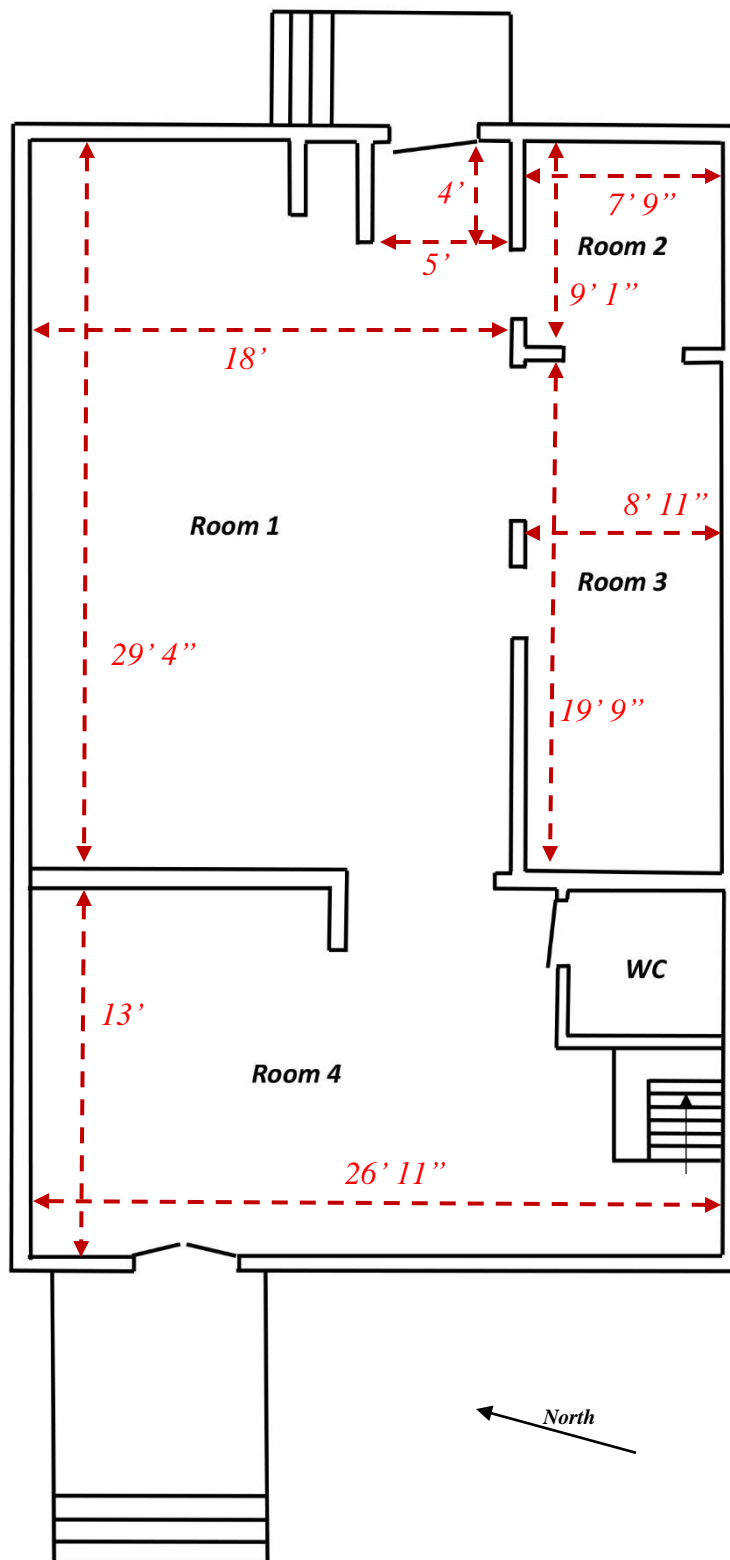
North  
↖

London Maps, 2020  
aerial photograph.

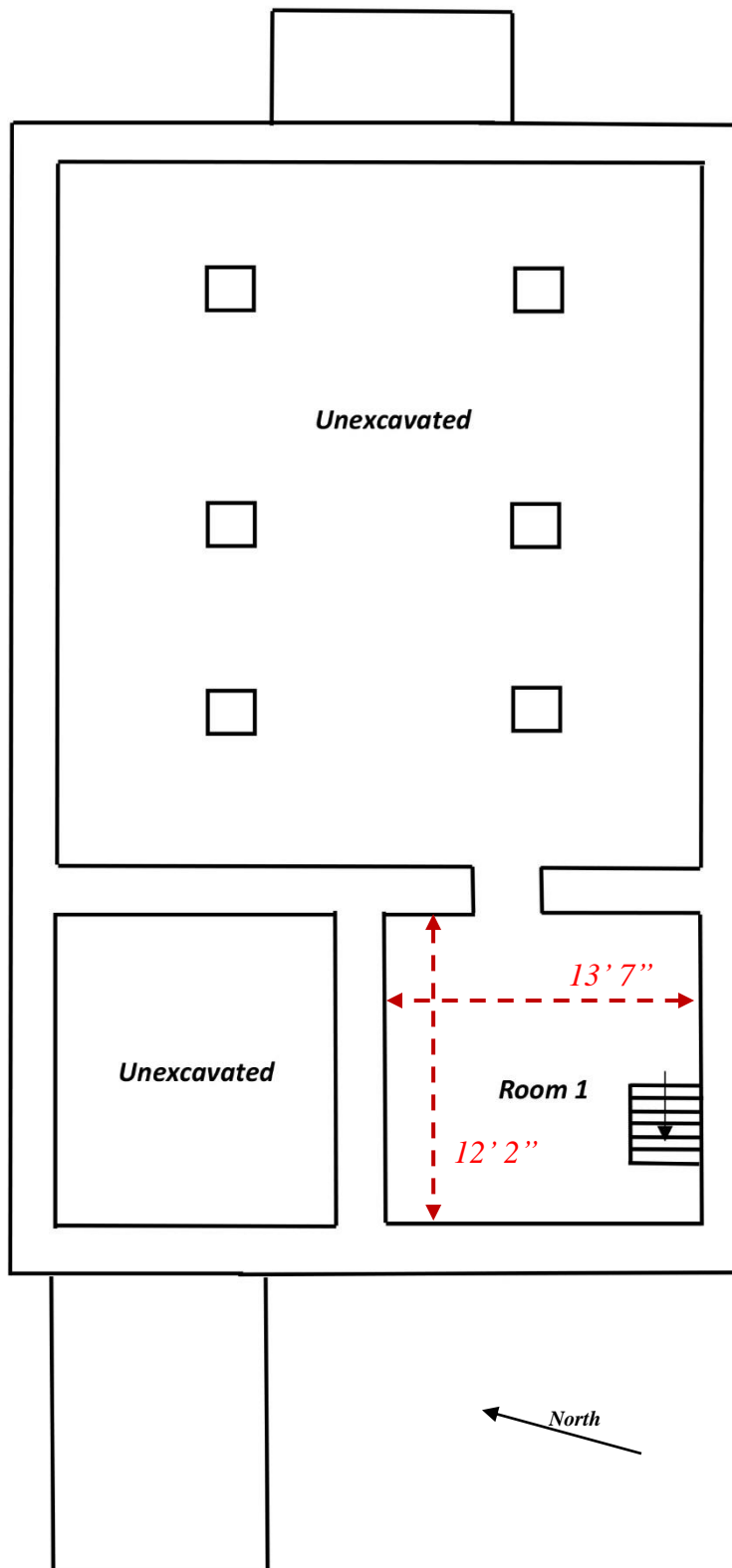




***185 Wellington Street - Ground Floor***



***185 Wellington Street – Basement***



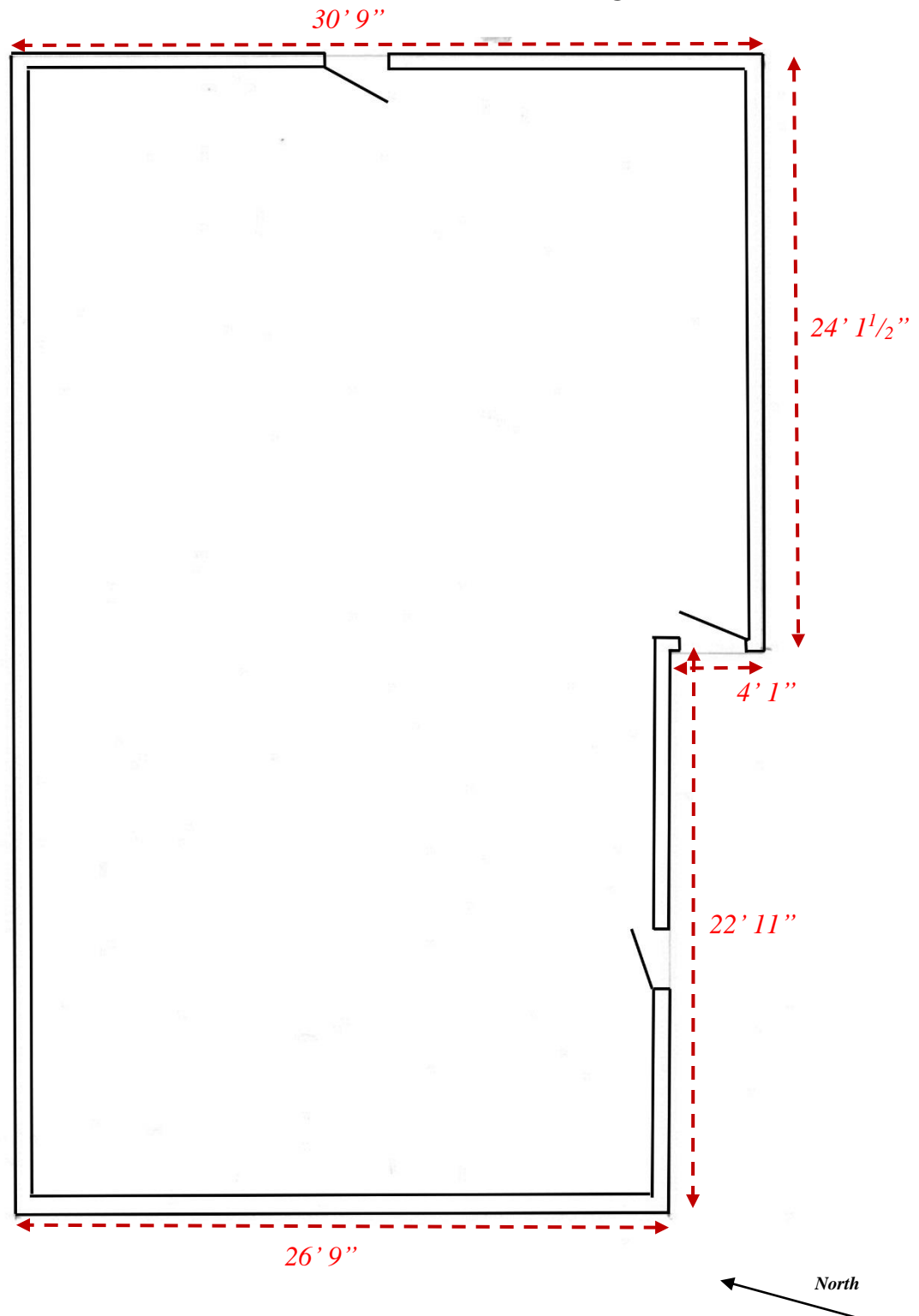
***189 Wellington Street - Roof***



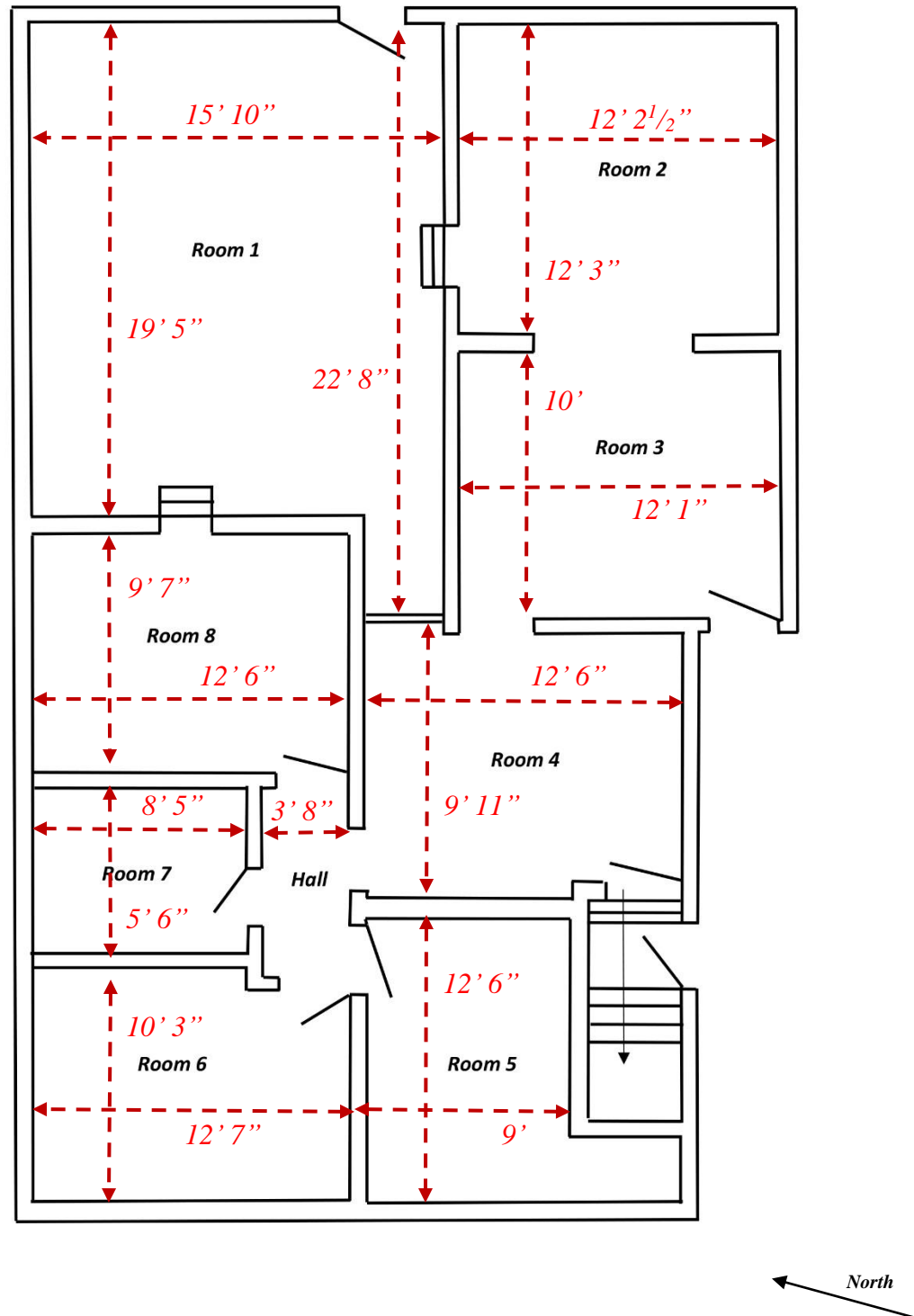
*Source: London City Maps, 2020 aerial photograph*



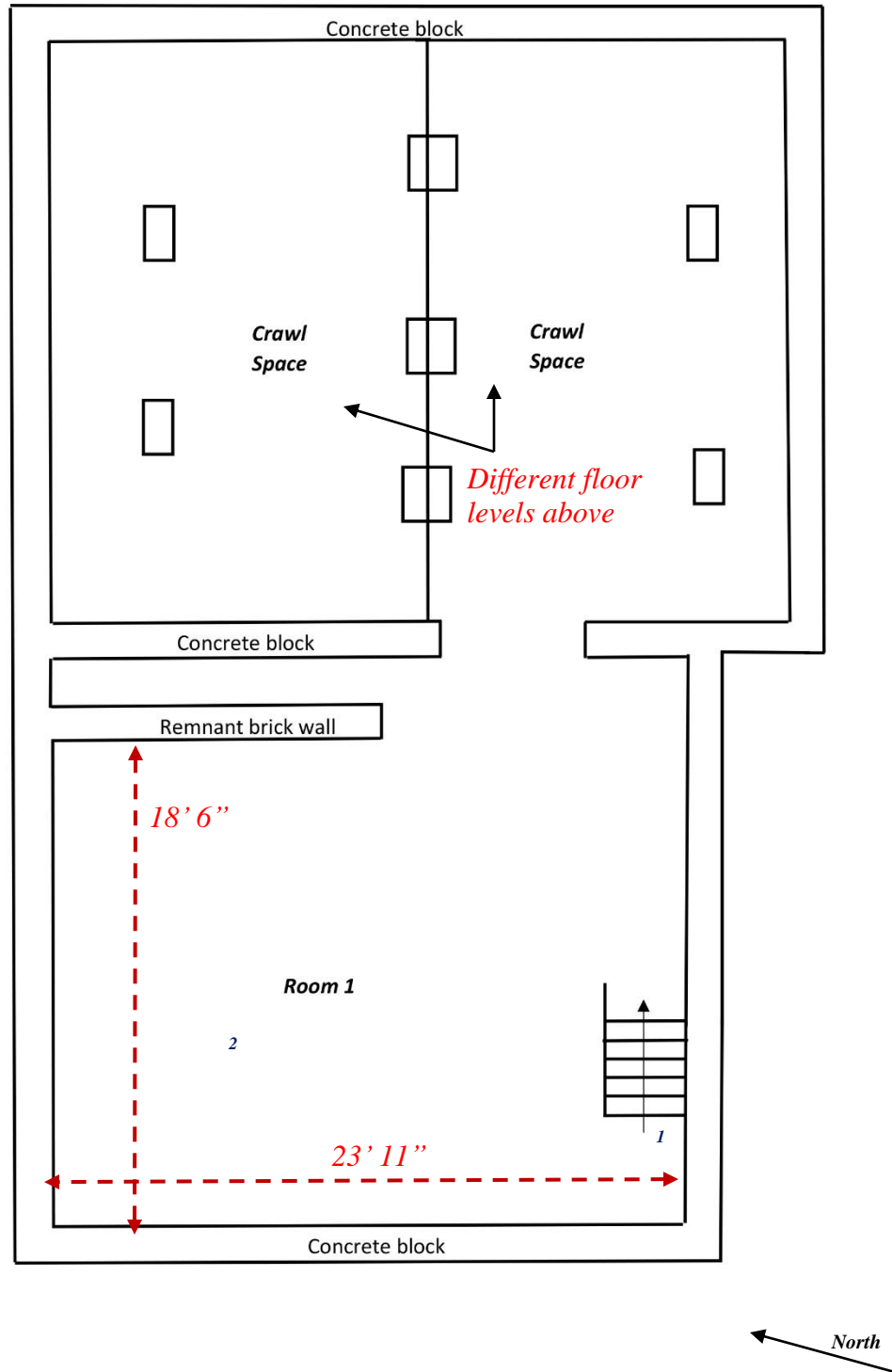
***189 Wellington Street – Foot Print***



***189 Wellington Street – Ground Floor***

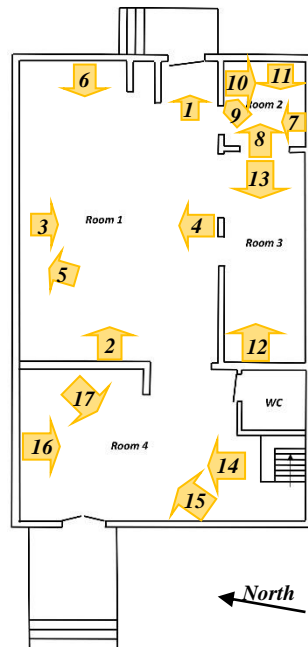


***189 Wellington Street – Basement***



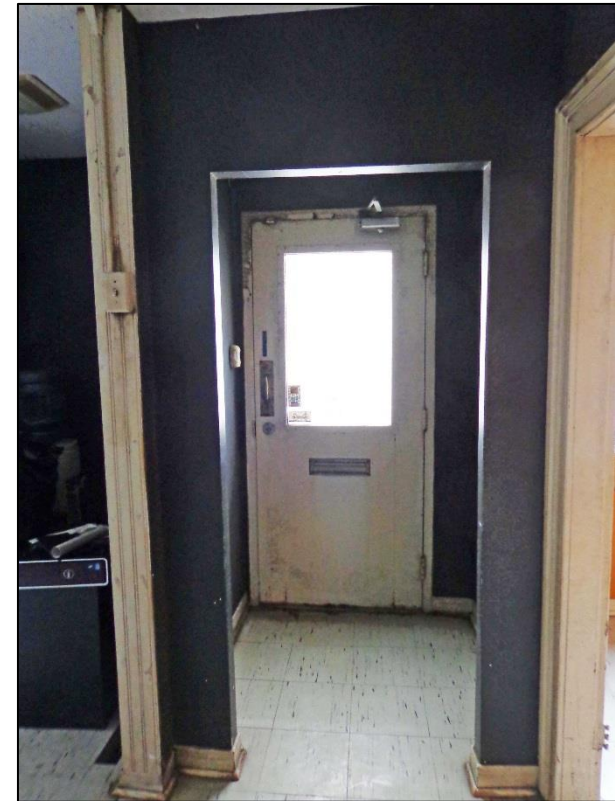


## **Appendix G: Interior Photographs**



Ground Floor –  
Photograph locations

### *185 Wellington Street – Ground Floor*



1. Entrance vestibule –  
East wall.



2. Room 1 – North, East and South Walls.



3. Room 1 – South Wall.

***185 Wellington Street  
– Ground Floor***

4. Room 1 – North Wall.





*185 Wellington Street – Ground Floor*

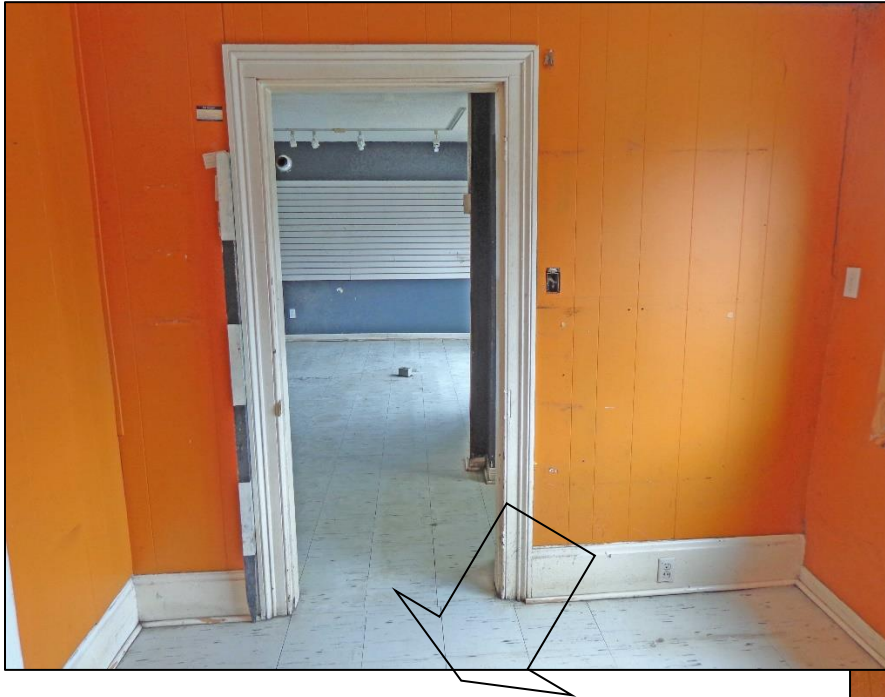


5. Room 1 – Window, North Wall, Detail -  
new mouldings.

6. Room 1 – South, West and North Walls.

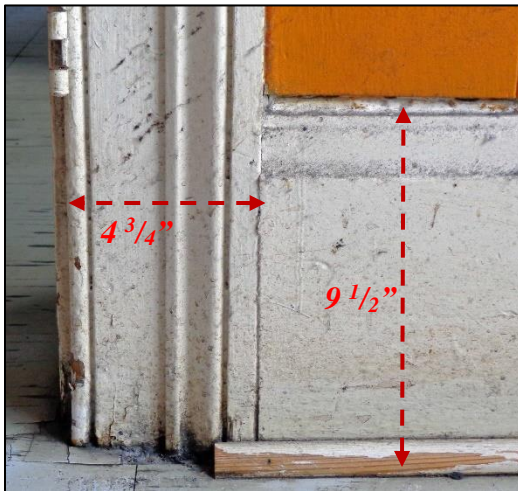


*185 Wellington Street – Ground Floor*



7. Room 2 –North Wall.

8. Room 2 – North, East and South Walls.



9. Room 2 – Door Casing & Baseboard Detail.



*185 Wellington Street – Ground Floor*



10. Room 2 – South Wall.



11. Room 2 – West Wall.



***185 Wellington Street – Ground Floor***

12. Room 3 – North, East and South Walls.



13. Room 2 – South, West and North Walls.



*185 Wellington Street – Ground Floor*



14. Room 4 –North Wall.

15. Room 4 – North and East Walls.



***185 Wellington Street – Ground Floor***

16. Room 4 – East, South and West Walls.

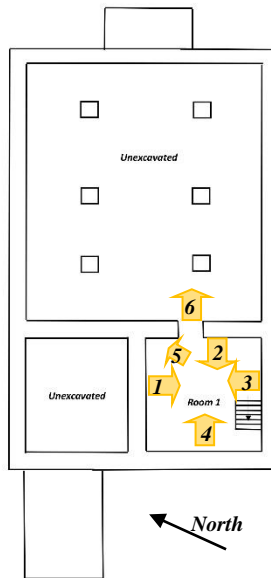


17. Room 4 – South and West Walls.





***185 Wellington Street – Basement***



Basement –  
Photograph locations



1. Room 1 – East and South Walls.



2. Room 1 – West and North Walls.

*185 Wellington Street – Basement*



3. Room 1 – North Wall.



4. Room 1 – East Wall and  
access to Crawl Space.



***185 Wellington Street – Basement***

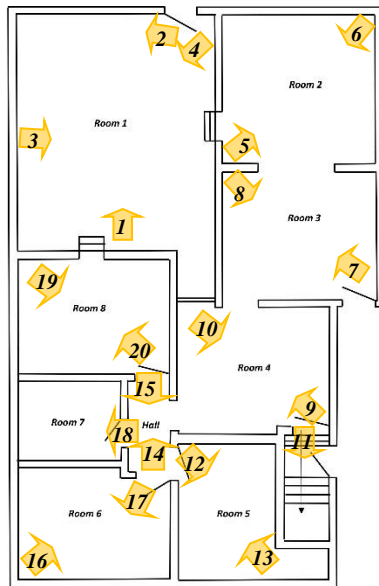


5. Room 1 – Ceiling joists and floorboards.

6. Crawl Space – View East and South from Room 1 access.





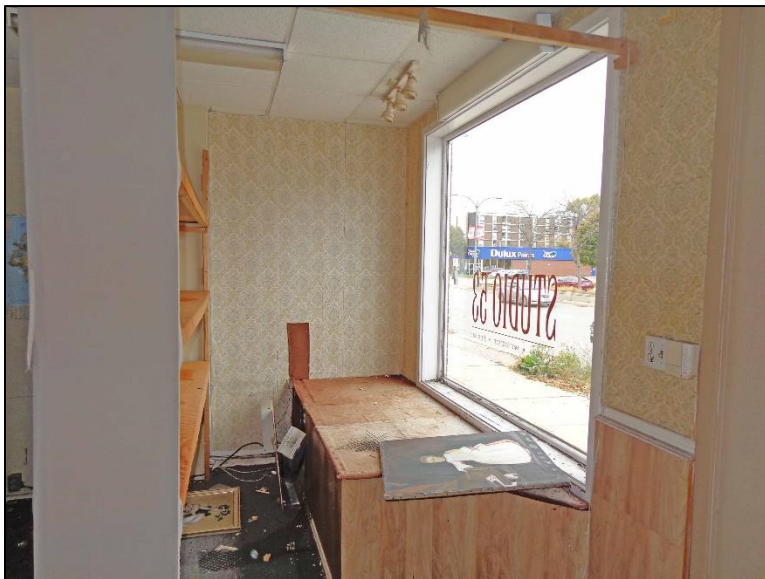


Ground Floor –  
Photograph  
locations

## 189 Wellington Street – Ground Floor



1. Room 1 – North, East and South Walls.



2. Room 1 – Part of North and East  
Walls at the front of the Building.

***189 Wellington Street – Ground Floor***



3. Room 1 – South Wall and Entrance to Room 2.



4. Room 1 – West and North Wall and Entrance to Room 8.

***189 Wellington Street – Ground Floor***

5. Room 2 – East and South Walla.



6. Room 2 – West and North Walla and  
Entrance to Rooms 3 and 1.





***189 Wellington Street – Ground Floor***



7. Room 3 –North and East Walla and Entrance to Room 2.



8. Room 3 – South and West Walla and Door to Outside.

***189 Wellington Street – Ground Floor***

9. Room 4 – North and East Wall and opening to Room 3.



10. Room 4 – South and West Wall and Door to Basement Stairs.

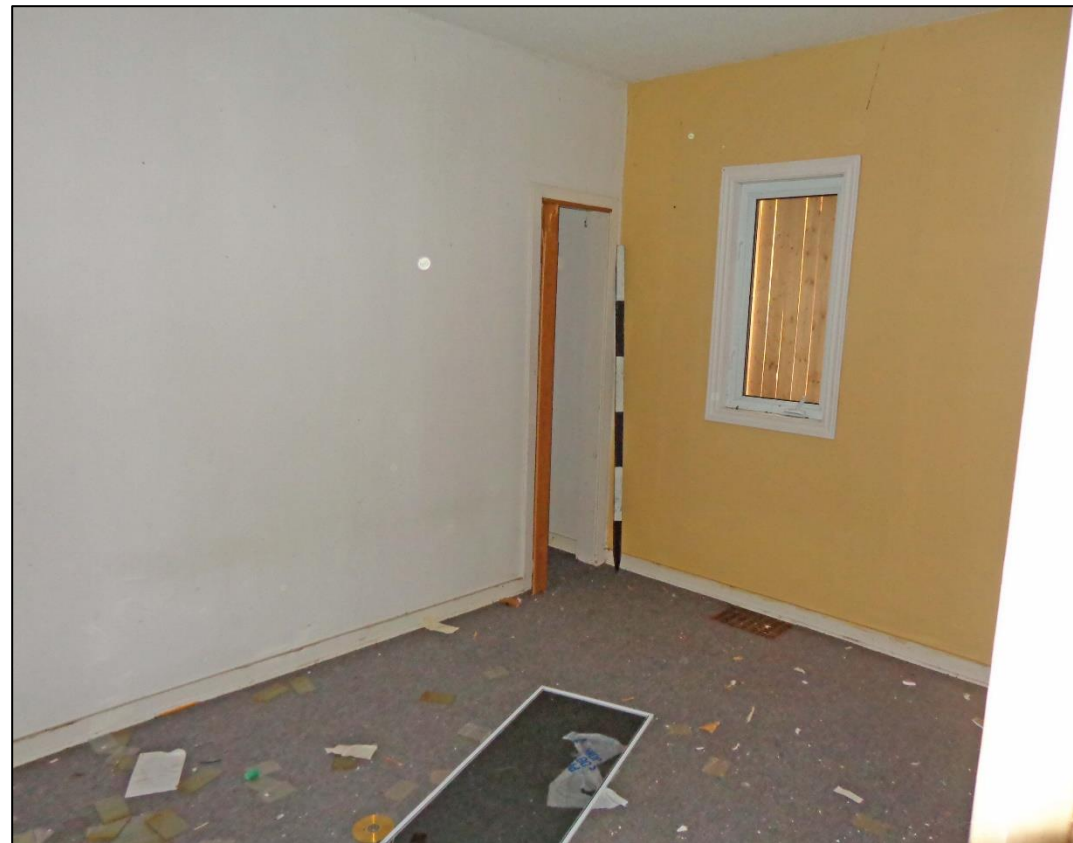


***189 Wellington Street – Ground Floor***

11. Room 4 – Stairs down to  
Basement and Door to Outside.

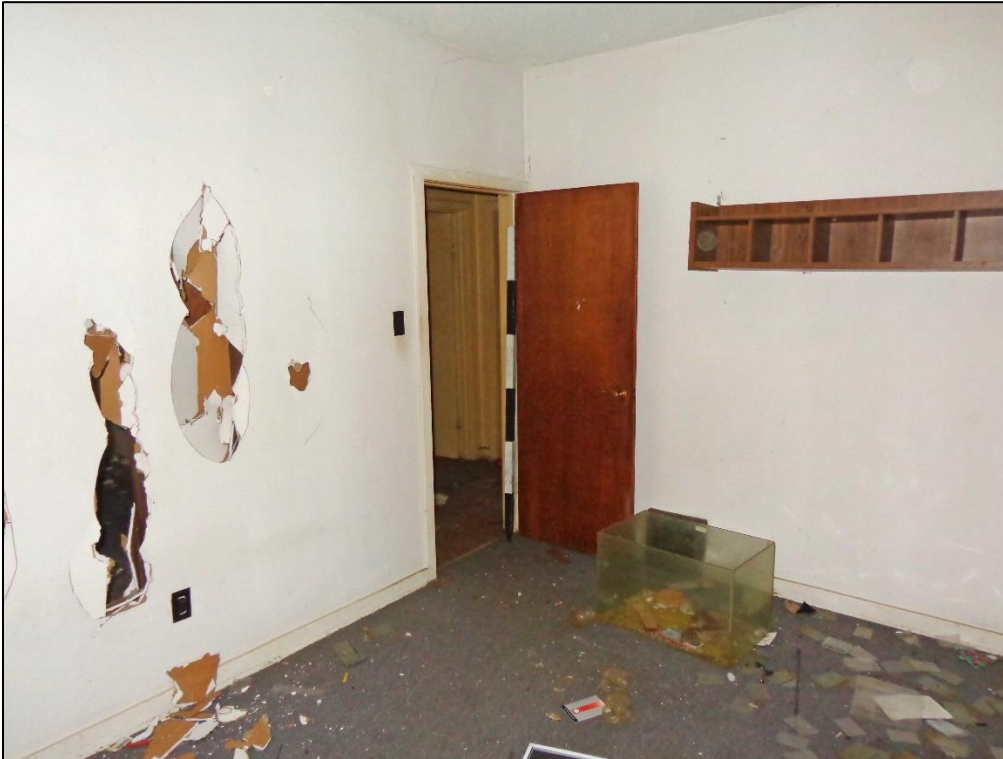


12. Room 5 – South and West Walla and  
Opening to Closet.

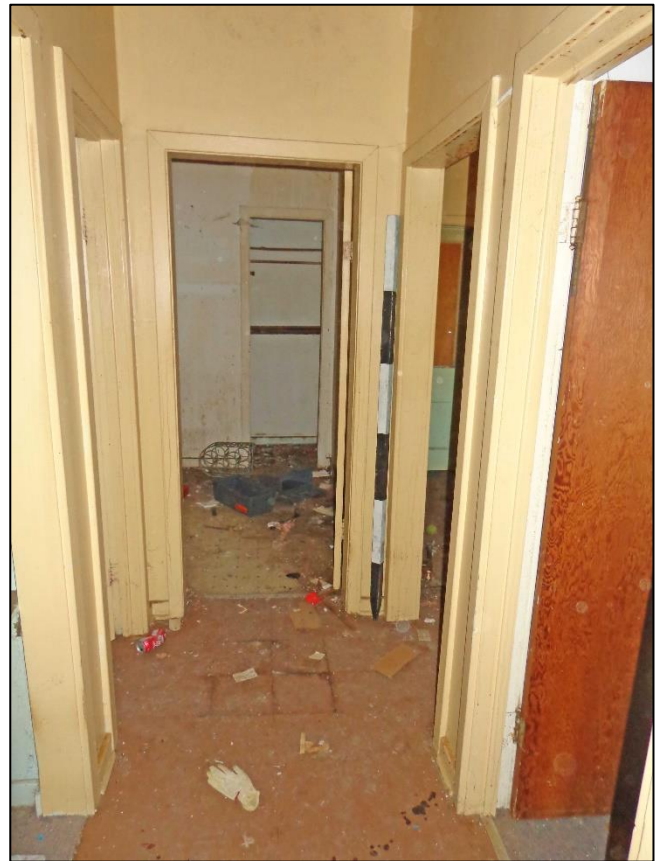




*189 Wellington Street – Ground Floor*



13. Room 5 – North and East Walla  
and Door to Hall.



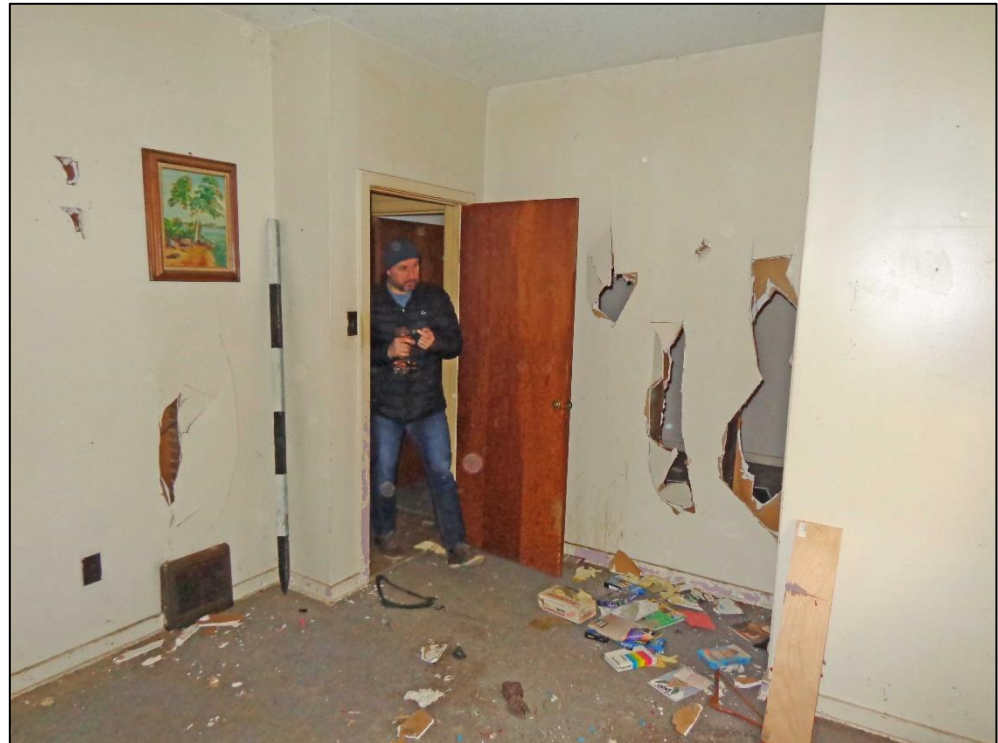
14. Hall – View East to Room 8.

***189 Wellington Street – Ground Floor***



15. Hall – View West to Room 6.

16. Room 6 – East and South Walla and Door to Hall.



***189 Wellington Street – Ground Floor***



17. Room 6 – West and North Walla.



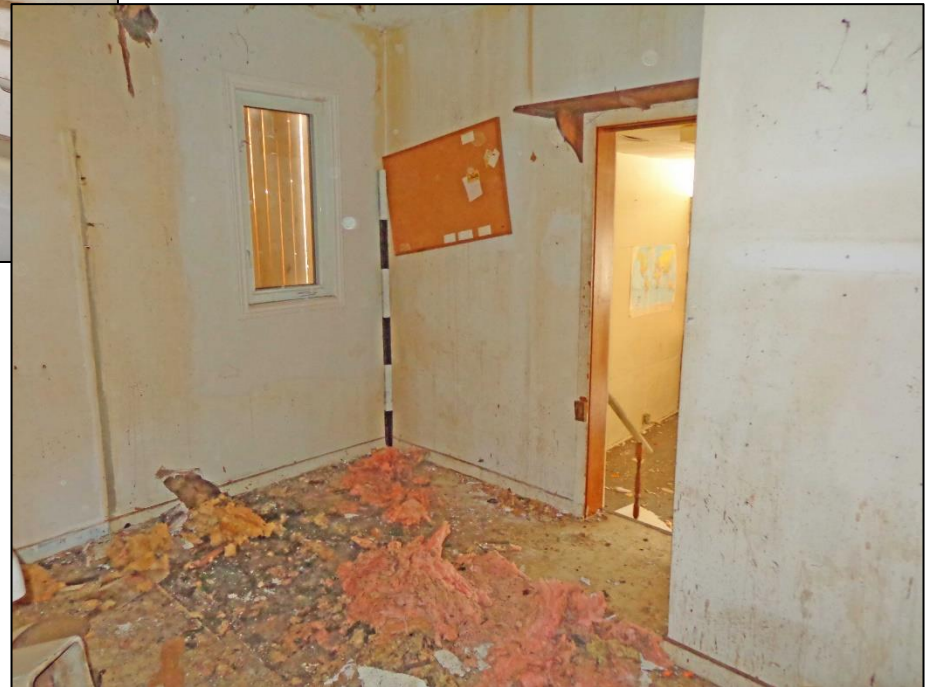
18. Room 7 – View from Hall  
to North Wall.



***189 Wellington Street – Ground Floor***

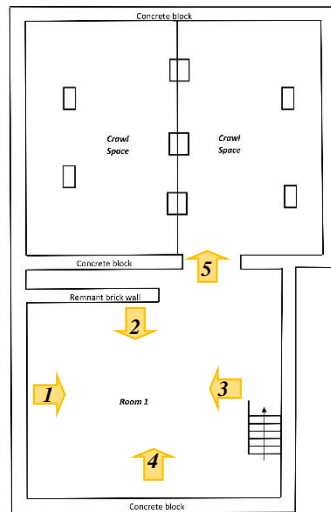


19. Room 8 – South and West  
Walls and Door to Hall.



20. Room 8 – North and East  
Walls and Door to Room 1.

***189 Wellington Street – Basement***



Basement –  
Photograph  
locations



1. Room 1 – South Wall and Staircase up.



2. Room 1 – West Wall.



***189 Wellington Street – Basement***



3. Room 1 – North Wall and remnant wall (right).



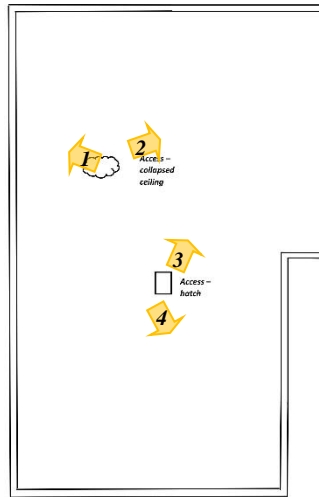
4. Room 1 – East Wall and access to Crawl Space..



5. Crawl Space – View to East and South Walls.



*189 Wellington Street –Attic*



Attic –  
Photograph  
locations



2. Attic – Front Section –  
View East and South.



1. Attic – Front Section –  
View North and East.

*189 Wellington Street –Attic*



3. Attic – Tail Wing – View  
East to Front Section.



4. Attic – Tail Wing –  
View West.

## **Appendix H: Landscape Photographs**



***185 Wellington Street***



*Front Yard – View southwest from the northeast corner.*

*Rear Yard – View northeast from the southwest corner.*



*Rear Yard – View west from the rear of the Building.*

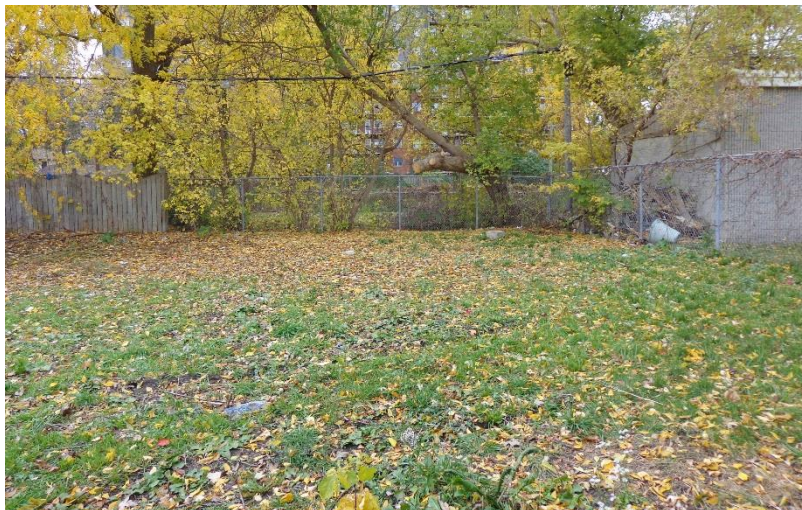




*189 Wellington Street*

*Front Yard – View north  
from the south end.*

*Rear Yard – View southeast  
from the northwest corner.*



*Rear Yard – View west  
from the rear of the  
Building.*

## **Appendix I: Property Ownership History**



Page 1 Municipality London (City) Lot Part 1 Plan 30 – NW Grey Street Address: 185 Wellington Street

| No. of Instrument | Instrument  | Date of Instrument | Date of Registration | Grantor                      | Grantee                      | Consideration | Remarks                      |
|-------------------|-------------|--------------------|----------------------|------------------------------|------------------------------|---------------|------------------------------|
|                   | Patent      | 28.03.1850         |                      | The Crown                    | John Wood                    |               | All 1/2 ac                   |
| 867               | B & S       | 17.07.1850         | 19.07.1850           | John Wood & wife             | William Winslow              |               | N 1/2                        |
| +126              | Mortgage    | 24.02.1859         | 26.02.1859           | Wm Winslow                   | Charles Crutchley            |               | N 1/2                        |
| 2357              | Dis of Mort | 08.08.1863         | 08.08.1863           | Wm Winslow                   | Charles Crutchley            |               | N 1/2                        |
| 2358              | B & S       | 04.08.1863         | 08.08.1863           | Wm Winslow & wife            | Laura Newell                 |               | N 1/2                        |
| 15793             | Quit Claim  | 05.02.1863         | 22.04.1869           | Robert Moore                 | Louisa I Milne               |               | N 1/2 1/4 ac                 |
| 15063             | Grant       | 17.09.1877         | 27.09.1877           | Laura Milne et al            | John Price                   |               | N 1/2                        |
| 3237              | Probate     | 20.12.1919         | 02.01.1920           | John Price                   | John H Stephens              |               | S23 ft of N 1/2              |
| 77106             | Grant       | 29.12.1956         | 12.02.1957           | Estate of Mary Stephens      | Lea Ayers                    | \$1           | G – S 45' of N 46' of W 110' |
| 736719            | Grant       |                    | 17.08.1986           | Lea Ayers                    | Edith Fleming                |               |                              |
| 749933            | Grant       |                    | 14.11.1986           | Edith Fleming                | Ivan Milicevic               | \$60,000      | As in 736719                 |
| 765428            | Grant       |                    | 05.07.1987           | Ivan Milicevic               | Eli, Peter, Stephen Boskovic | \$65,300      | As in 749933                 |
| LT393960          | Transfer    |                    | 24.08.1995           | Eli, Peter, Stephen Boskovic | Eli, Stephen Boskovic        |               |                              |
| ER25965           | Transfer    |                    | 28.11.2003           | Eli, Stephen Boskovic        | Robert Edward Pugh           |               |                              |
| ER466424          | Transfer    |                    | 31.10.2006           | Robert Edward Pugh           | Mark Emerson Benns           |               |                              |
| ER1241979         | Transfer    |                    | 28.06.2019           | Mark Emerson Benns           | 2698746 Ontario Inc.         |               |                              |

Page 1 Municipality London (City) Lot Part 1 Plan 30 – SW Simcoe Street Address: 189 Wellington Street

| No. of Instrument | Instrument | Date of Instrument | Date of Registration | Grantor                                 | Grantee                            | Consideration | Remarks                     |
|-------------------|------------|--------------------|----------------------|---|------------------------------------|---------------|-----------------------------|
|                   | Patent     | 26.05.1848         |                      | The Crown                               | Henry McCabe                       |               | All 1/2 ac                  |
| 218               | B & S      | 26.05.1848         | 26.05.1848           | Henry McCabe & wife                     | G. J. Goodhue                      |               | S pt 120 x 110              |
| 1299              | B & S      | 30.07.1851         | 31.07.1851           | G. J Goodhue & wife                     | Philip Davis                       |               | S pt 40 x 110               |
| 3044              | B & S      | 24.06.1853         | 25.06.1853           | Philip Davis                            | George Brett                       |               | S pt 40 x 110               |
| 3887              | B & S      | 02.03.1854         | 24.03.1854           | George Brett                            | Robert Leathorn                    |               | 40 x 110                    |
| 1716              | B & S      | 21.05.1862         | 22.05.1862           | Robert Leathorn                         | John Price                         |               | 40 x 110                    |
| 3237              | Probate    |                    | 02.01.1920           |   | Mary E. Stephens                   |               |                             |
| 40678             | Grant      | 22.12.1947         | 08.01.1948           | Ethel M. Stephens                       | Charles L S Stephens               |               | Probate of Mary E. Stephens |
| 42629             | Grant      | 30.09.1949         | 08.11.1949           | Ethel Stephens, exec<br>Mary E Stephens | Florence Goldsworthy & Ella Cripps | \$3650        | S 40 feet                   |
| 43598             |            |                    | 10.05.1950           |   | Florence Goldsworthy & Ella Cripps |               |                             |
| LT508948          | Transfer   |                    | 10.02.1998           | Ella Cripps                             | Marko Boskovic                     |               |                             |
| ER550742          | Transfer   |                    | 28.12.2007           | Marko Boskovic                          | Ilija Boskovic                     |               |                             |
| ER702448          | Transfer   |                    | 03.05.2010           | Ilija Boskovic                          | Marilyn & Mark Bennis              |               |                             |
| ER1241972         | Transfer   |                    | 28.06.2019           | Marilyn & Mark Bennis                   | 2700875 Ontario Inc.               | \$135,000     |                             |

## **Appendix J: Adjacent/Nearby Heritage Properties**





*201 - 203 Wellington Street*



*205 - 209 Wellington Street*



*190 Wellington Street*



*197 - 199 Wellington Street*



*193 - 195 Wellington Street*



*181 Wellington Street*



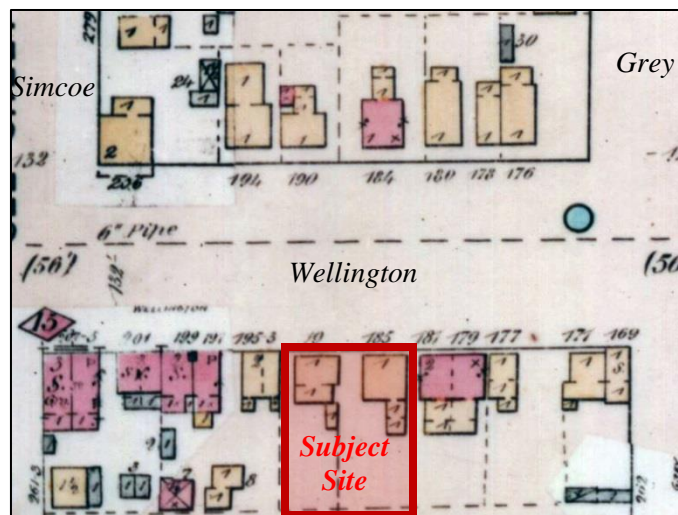
*169 - 171 Wellington Street*



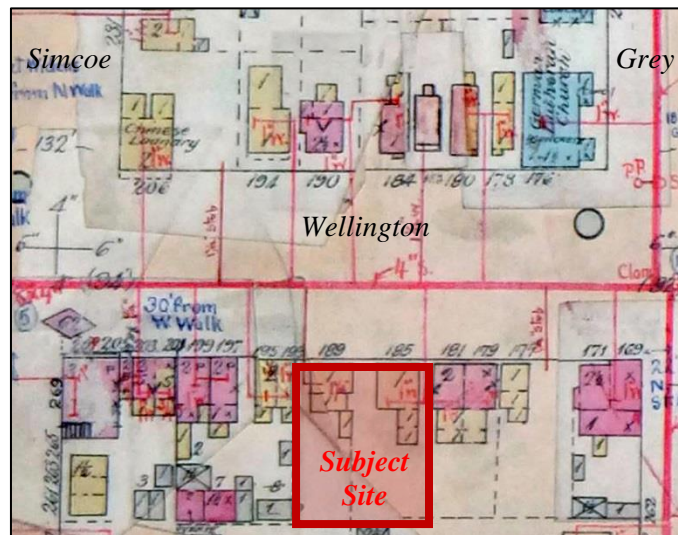
*184 Wellington Street*

***Adjacent / Nearby Heritage  
Properties – 1881 - 1922***

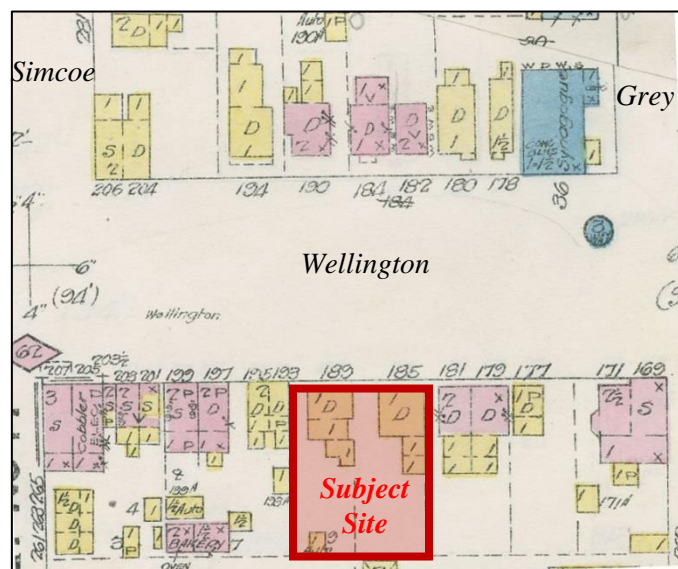
**1881 - 1888**



**1907**



**1922**



Source: Fire Insurance Plans, University  
of Western Ontario Archives

## **Appendix K: Development Proposal**



*Concept Plan – Phase One*

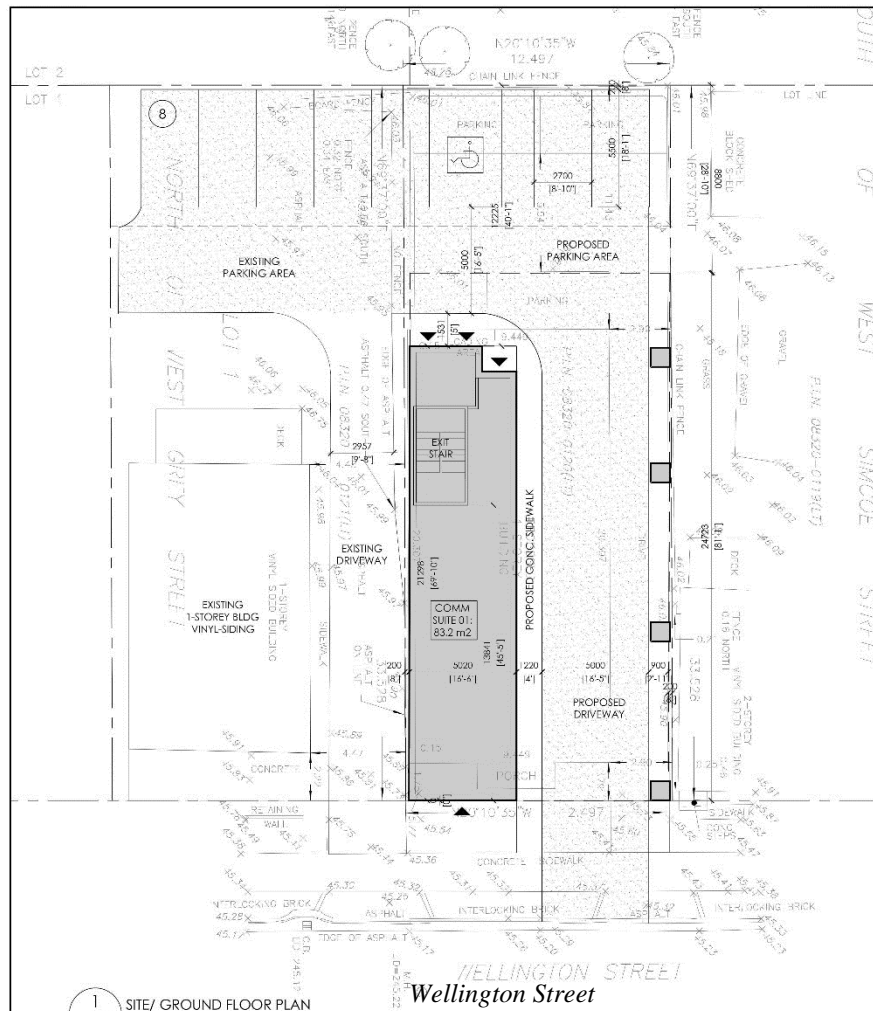
*East (Wellington Street) Elevation in Context*



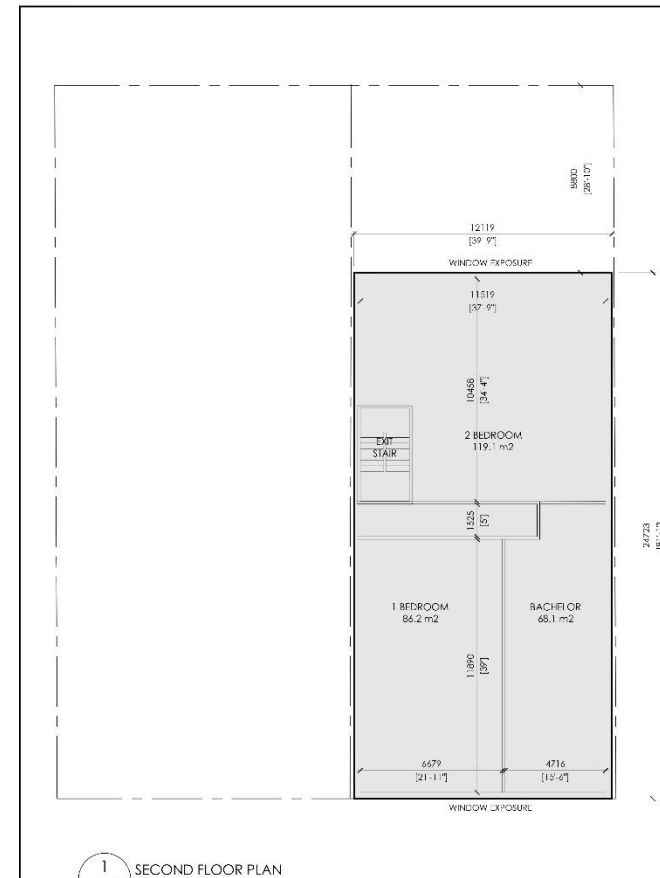
*Source: CSPACE Architecture  
December 2, 2020*

*Concept Plan – Phase One*

*Site/Ground Floor Plan*



*Upper Floor Plans*



**Source: CSPACE Architecture**  
December 2, 2020

*Concept Plan – Phase Two*

*East (Wellington Street) Elevation in Context*

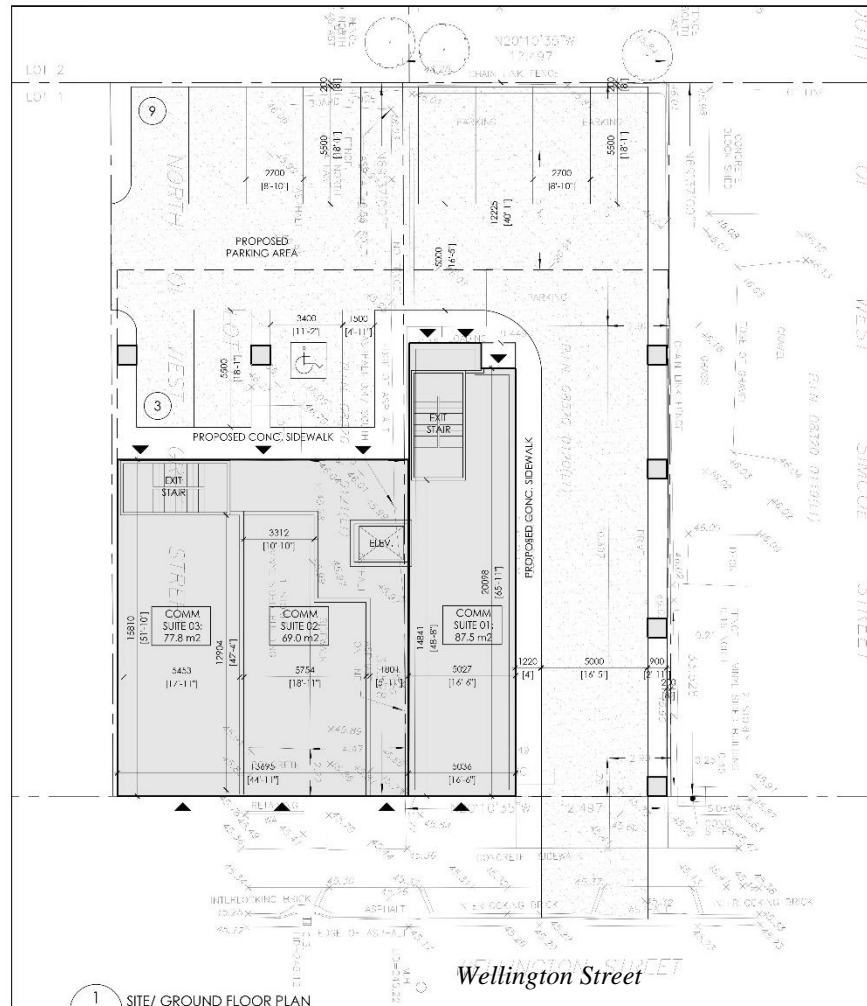


*Source: CSPACE Architecture  
December 2, 2020*

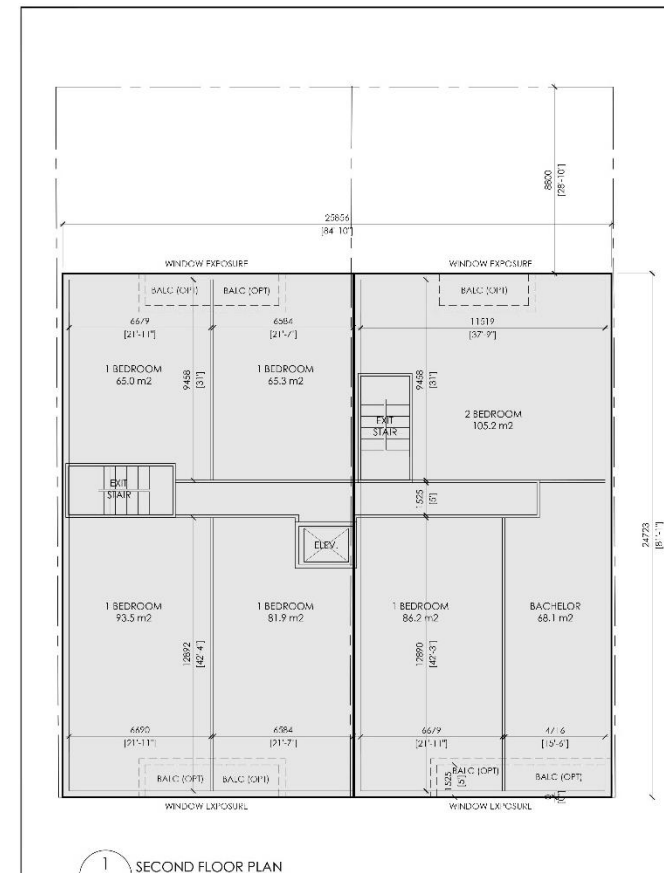


*Concept Plan – Phase Two*

*Site/Ground Floor Plan*



*Upper Floor Plans*



*Source: CSPACE Architecture  
December 2, 2020*

## **Appendix L: City of London Planning Document Maps**

City of London  
Official Plan  
Part of Map 1, November 2019  
Place Types

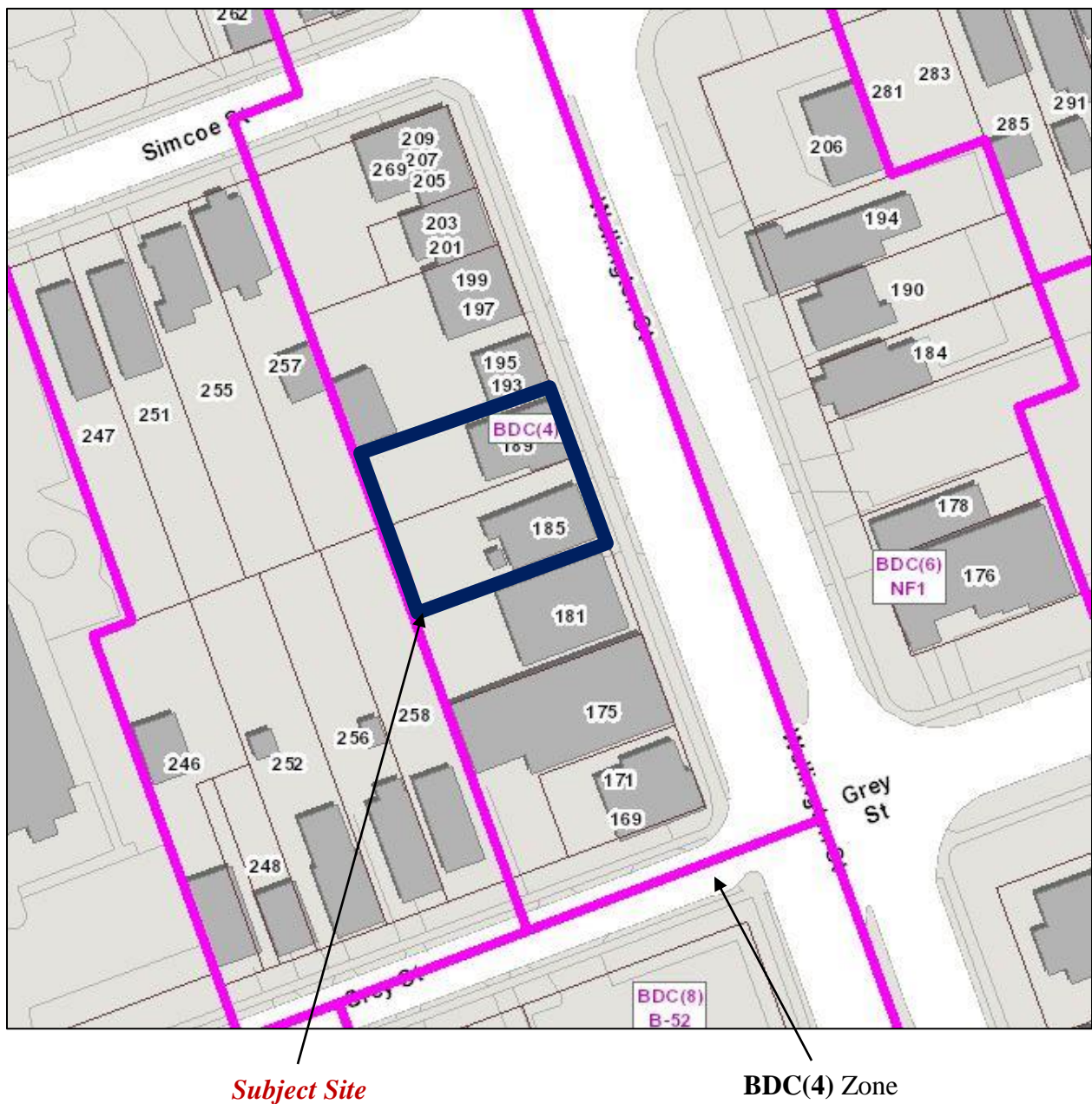


*Subject site*





City of London  
Zoning By-law as amended  
London Maps



## **Appendix M: Curriculum Vitae: Wayne Morgan**

## Wayne Morgan – Curriculum Vitae

|                                  |  |   |
|----------------------------------|--|---|
| <b>Work Experience</b>           | 2006 –   | Consultant  |
|                                  | <b>Principal, Wayne Morgan Heritage Planner</b>  |   |
|                                  | <ul style="list-style-type: none"> <li>• Heritage character statements and impact assessments</li> <li>• Heritage Conservation Districts</li> <li>• Heritage planning policies</li> </ul>  |   |
|                                  | 2000–2006  | City of Toronto, City Planning                    |
|                                  | <b>Senior Co-ordinator, Heritage Preservation Services</b>   |   |
|                                  | <ul style="list-style-type: none"> <li>• Managed review and approval of proposals involving heritage properties in the City – under the following Acts – Planning, Heritage and Building Code.</li> <li>• Secured and administered heritage easement agreements (more than 200) and letters of credit to the City (in excess of \$10 million annually).</li> <li>• Established 4 Heritage Conservation Districts involving in excess of 1500 properties – Yorkville and the Cabbagetowns -Metcalfe, North and South.</li> <li>• Managed the listing and designation of individual heritage properties.</li> <li>• Provided technical advice to City Council and its advisory committees and represented the City in negotiations and before Provincial tribunals.</li> </ul> |   |
| <b>Related Experience</b>        | 1998 - 2000  | City of Toronto, Urban Development Services       |
|                                  | <b>Senior Community Planner</b>  |   |
|                                  | <ul style="list-style-type: none"> <li>• Managed approval process of planning proposals and preparation of community plans, involving liaison with City staff and the public; provided professional advice to City Council and Provincial tribunals.</li> </ul>  |   |
|                                  | 1989–1997  | Metropolitan Toronto, Planning Department         |
|                                  | <b>Manager, Research Division</b>  |   |
|                                  | 1976–1989  | Region of York, Planning Department               |
| <b>Education</b>                 | <b>Senior Planner, long range planning</b>   |   |
|                                  | 1974–1976  | Region of Hamilton Wentworth, Planning Department |
|                                  | <b>Planner, Official Plan team</b>   |   |
|                                  | 1973–1974  | Acres Engineering                                 |
|                                  | <b>Planner/Economist</b>   |   |
|                                  | 1980 - 2000  | Town of Newmarket                                 |
| <b>Professional Associations</b> | <b>Chair, Local Architectural Conservation Advisory Committee</b>  |   |
|                                  | <ul style="list-style-type: none"> <li>• Appointed as a volunteer by Town Council to the municipal heritage advisory committee established under the Ontario Heritage Act</li> </ul>   |   |
|                                  | 1968–1972 - University of Toronto - B.A., Geography  |   |
|                                  | 1972–1973 - Queen's University - M.A., Geography – Urban and Regional  |   |
|                                  | Registered Professional Planner – member - Canadian Institute of Planner and the Ontario Professional Planners Institute.  |   |
|                                  | Member – Canadian Association of Heritage Professionals  |   |



## Report to Community Advisory Committee on Planning

**To:** Chair and Members  
**Community Advisory Committee on Planning**  
**From:** Jana Kelemen, M.Sc.Arch., MUDS, RPP, MCIP  
**Manager, Urban Design and Heritage**  
**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:** September 14, 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 (3) 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 B.
- b) During demolition, restrict construction routes to areas outside the treed allée.
- c) Conduct and implement recommendations of a pre-condition survey, specific to the (3) non-designated built resources, to mitigate the risk of vibration from demolition activity on heritage designated resources.

## Executive Summary

A demolition request was submitted by Old Oak Properties on April 5, 2022, to remove (3) non-designated built resources on the heritage designated property at 850 Highbury Avenue North (the former London Psychiatric Hospital Lands). These (3) 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 Allée, and Landscape Zones) will be sufficiently mitigated through construction buffering/fencing, restricting construction routes to areas outside the treed allée, and monitoring demolition vibration impacts. The demolition of these (3) 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 Previous Reports Related to this Matter

2022, May 30 – Report to Planning and Environment Committee. 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 - Public Participation Meeting. Agenda Item 3.5, pp250-288.

2022, May 26 – Report to Community Advisory Committee on Planning. 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 - Public Participation Meeting. Agenda Item 2.3, pp139-177.

## **1.2 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).

## **1.3 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 (Appendix D). 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 buildings and number of natural landscape resources. 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 were the subject of a previous demolition request (2022-05-30, Report to PEC pp250-288), and the remaining (3) 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 E).

## **1.4 Property Description**

The London Psychiatric Hospital was first established as the London Asylum for the Insane between 1869 and 1870 and operated under several 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.<sup>1</sup>

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 applied for an official plan and zoning by-law amendment (OZ-9324) for a development concept that required amendments to the Secondary Plan for the London Psychiatric Hospital Lands (2016). The adoption of a new revised plan Secondary Plan was approved at the June 14, 2022, Council meeting (2022-06-04, Item 14-3.7).

## 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.

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<sup>1</sup> 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.



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 D). 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:

- Allée, 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 E).

## 2.2 Demolition Request and Documentation

On August 19, 2022, a demolition request was submitted by Old Oak Properties, seeking approval to demolish (3) non-designated built resources on the heritage designated property at 850 Highbury Avenue North. Other non-designated built resources on the property were the subject of a previous demolition request (2022-05-30, Report to PEC pp250-288), which was approved by Council (CR. 3.5/11/PEC); the remaining (3) non-designated buildings are the subject of this demolition request. The (3) non-designated built resources include the following and are identified on the Project Plan in Appendix B and Images in Appendix C:

- Garage (B12001)
- Pump House & Underground Water Storage Tank (B12015, B16184)
- South Pavilion Building and Extensions – as noted on project plan (B20794, B12007, B12008, B12009, B12010, B12011, B12012, B12014)

These demolitions are being requested because redevelopment is proposed on the subject lands and a second phase of building removals is required to accommodate Official Plan Amendment application, Draft Plan of Subdivision application, and Zoning By-Law Amendment application. The buildings noted above are within future municipal rights-of-way or are located within future development blocks.

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 November 17, 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, and it is anticipated that CACP will have a recommendation available to present at the October 3, 2022, meeting of the Planning & Environment Committee. A decision by Municipal Council is expected at the October 17, 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:

- *The Infirmary Building is within 20 metres of the Pump House (B16184) that is proposed to be demolished. Given the proximity there may be potential for land disturbances related to demolition activities. Therefore, measures must be prepared to mitigate potential indirect impacts.* (HIA, p36).
- *There are areas of the South Pavilion identified for demolition under Phase II (B12011 and B12014) that are located within 35 metres of the Chapel of Hope. Given the proximity, there may be potential for land disturbances related to demolition activities. Therefore, measures must be prepared to mitigate potential indirect impacts.* (HIA, p37)
- *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).



Per above sections of the HIA, a pre-condition survey is suggested to mitigate the risk of vibration from demolition.

Note that pre-construction analysis monitoring was prepared (EXP, 2022) for the previous demolition request (2022-05 30, Report to PEC pp250-288) and another survey is currently being undertaken specifically related to this demolition request. Conclusions from the previous pre-construction analysis also reference potential impacts and mitigative measures associated with the (3) non-designated built resources identified in this demolition request:

*“[...] 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 on the Project Site Plan and construction fencing will be placed to ensure no equipment will transverse outside the established boundary (Appendix B).

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

### **2.2.1 Consultation**

Pursuant to Council Policy for demolition on heritage designated properties, notification of the demolition request will be sent to 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 will also be published in *The Londoner* on September 15, 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 October 3, 2022, PPM of the Planning and Environment Committee.

At its meeting on August 31, 2022, the Stewardship Sub-Committee of the Community and Advisory Committee on Planning (CACP), received a brief verbal presentation from heritage planning staff regarding the demolition request and did not object to the demolition of the remaining three 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 and September 4, 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 (3) 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 near the Infirmary and Chapel of Hope). To mitigate this risk, a strategy to carry out a pre-condition survey, vibration monitoring, and post-condition survey was proposed during the previous request for the demolition of (8) non-designated built resources on the property (2022, May 30-PEC; see EXP, 2022)). A pre-construction analysis for the purposes of vibration assessment/monitoring is currently being undertaken specifically related to this demolition request.

Through construction buffering/fencing, restricting construction routes to areas outside the treed allée, 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 (3) 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 Allée, and Landscape Zones) will be sufficiently mitigated through construction buffering/fencing, restricting construction routes to areas outside the treed allée, and monitoring demolition vibration impacts. The demolition of these (3) non-designated built resources should be permitted with terms and conditions.

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

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

Appendices

|            |  |
|------------|--|
| Appendix A | Property Location  |
| Appendix B | Demolition Site – Project Plan   |
| Appendix C | Images   |
| Appendix D | 850 Highbury Avenue North, By-law - L-S-P-3321-208   |
| Appendix E | Heritage Easement Agreement – London Psychiatric Hospital, North Parcel (Jan 16, 2019); Schedule B1, B2 and B3 |

Sources

2022, June 15. Municipal Council Resolution (3.5/11/PEC). London, ON: Corporation of the City of London. [Action: demolition request for the removal of (8) non-designated built resources be permitted].

2022, June 14. Municipal Council Minutes. Item 14(3.7). London, ON: Corporation of the City of London. [Action: LPH Secondary Plan amendments approved; deletion of the existing plan and the adoption of the new revised plan].

2022, May 30 – Report to Planning and Environment Committee. 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 - Public Participation Meeting. Agenda Item 3.5, pp250-288. [re: request for demolition of (8) non-designated built resources on the property].

2022, May 26 – Report to Community Advisory Committee on Planning. 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 - Public Participation Meeting. Agenda Item 2.3, pp139-177. [re: request for demolition of (8) non-designated built resources on the property].

2022, May 6 – Memo to Michael Clark, Planner I, from Laura E. Dent, Heritage Planner. re: OZ-9324 – London Psychiatric Hospital Secondary Plan Heritage Planning Comments – Heritage Impact Assessment (re-submission)

2022, April 14. Municipal Council Resolution. (4.1/7/PEC-b). London, ON: Corporation of the City of London. Action, [re: London Advisory Committee on Heritage satisfied with conclusions and recommendations of HIA, Stantec, Jan 2022].

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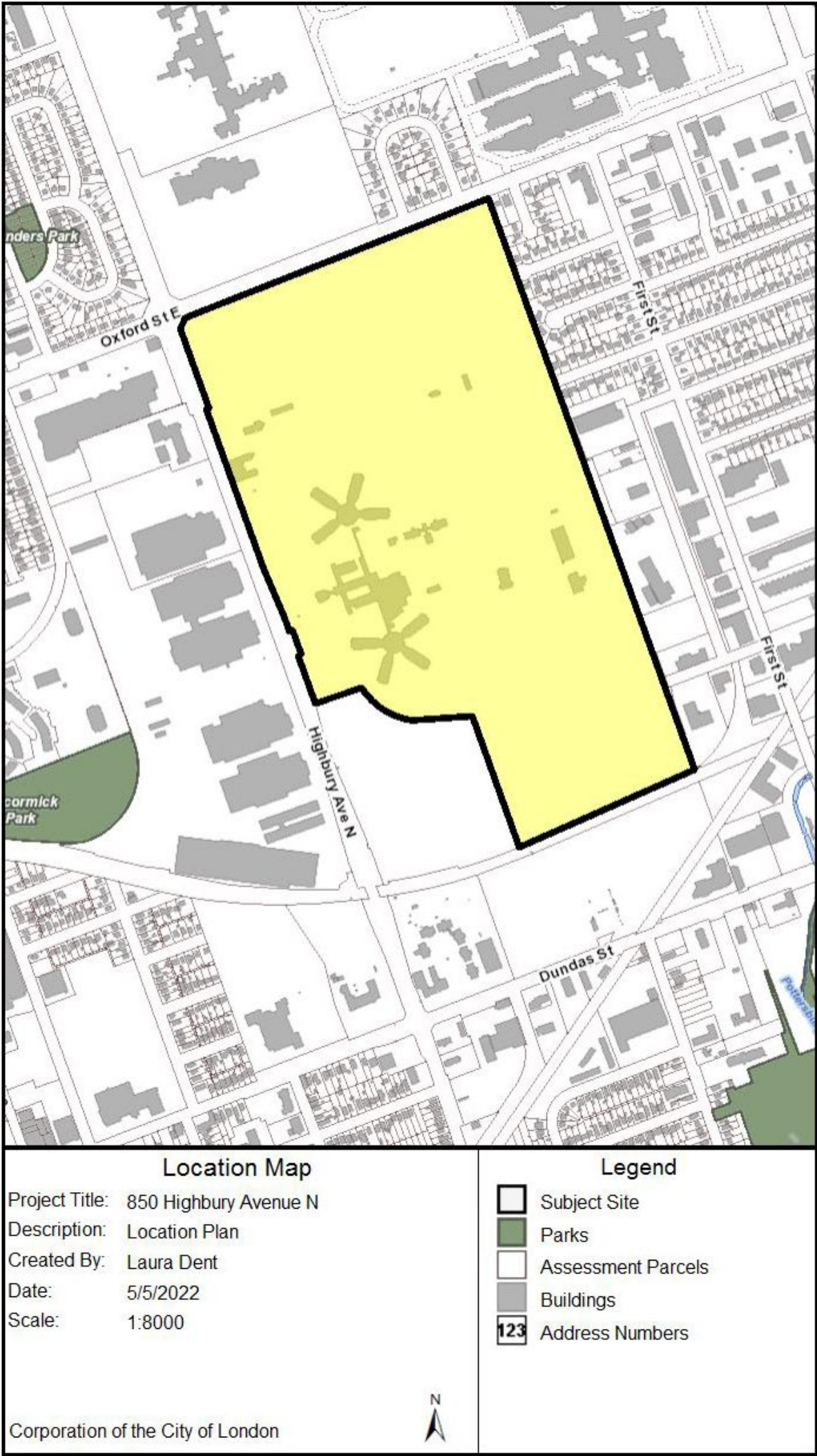
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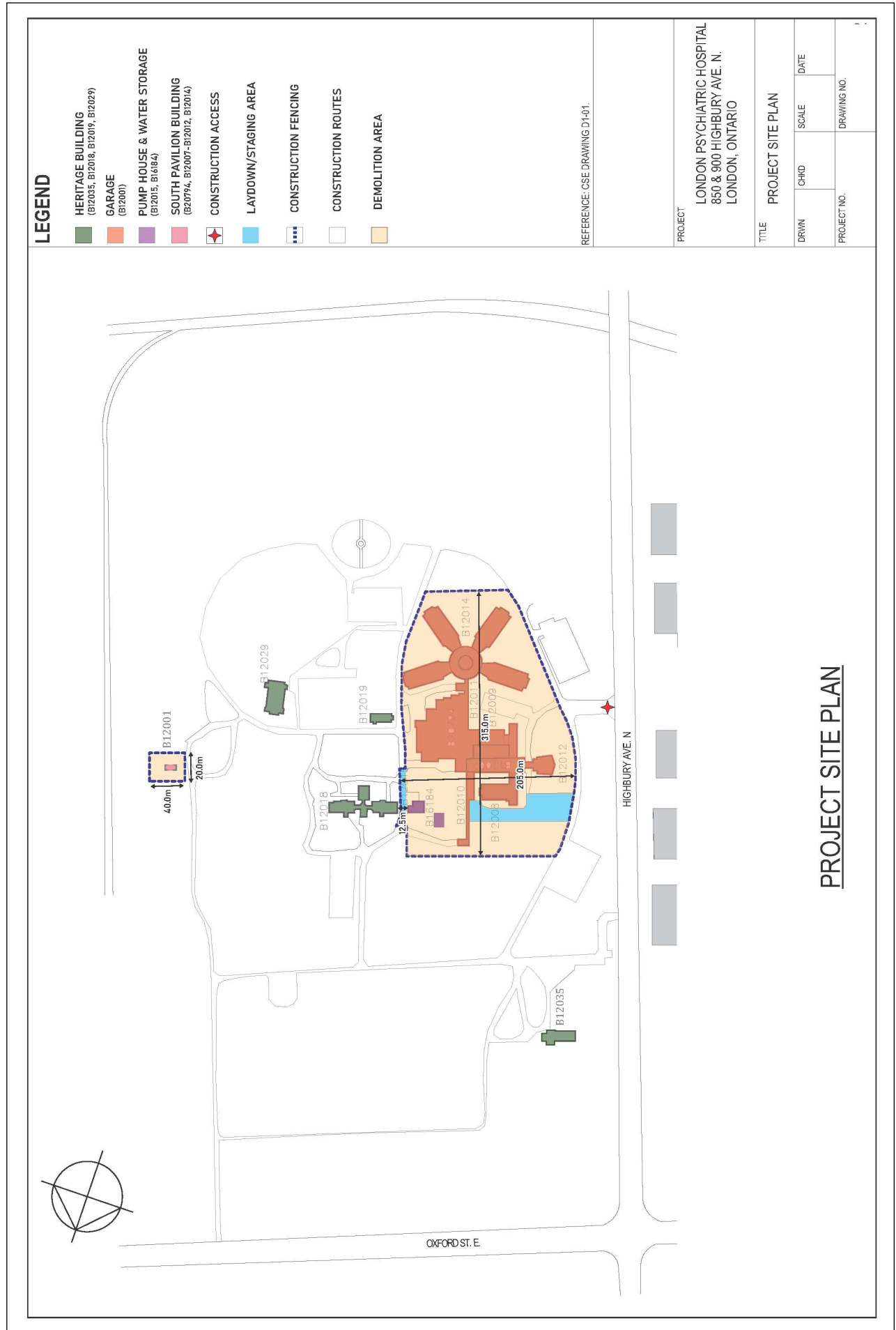
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Appendix A – Property Location



## Appendix B – Demolition Site – Project Plan





## Appendix C – Images



Image 1. Garage (B12001), facing northeast – L. Dent, May 2022



Image 2. Garage (B12001), facing southwest – L. Dent, May 2022





Image 3. Pump House & Underground Water Storage Tank (B12015, B16184), facing northwest – L. Dent, May 2022



Image 4. Pump House (B12015), facing north – L. Dent, May 2022





Image 5. South Pavilion Building and Extensions – as noted on project plan (including B12007, B12008, and B12012), facing northeast – Old Oak Properties, July 2022



Image 6. South Pavilion Building and Extensions – as noted on project plan (including B12007, B12008, and B12012), facing southeast – Old Oak Properties, July 2022





Image 7. South Pavilion Building and Extensions – as noted on project plan (including B12007, B12008, and B12010), facing east – Old Oak Properties, July 2022



Image 8. South Pavilion Building and Extensions – as noted on project plan (including B20794, B12009, and B12014), facing southwest – Old Oak Properties, July 2022





Image 9. South Pavilion Building and Extensions – as noted on project plan (including B20794, B12009, B12011, and B12014), facing southwest – Old Oak Properties, July 2022



Image 10. South Pavilion Building and Extensions – as noted on project plan (including B12014), facing north – Old Oak Properties, July 2022



## Appendix D – 850 Highbury Avenue North, By-law - L-S-P-3321-208

### 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 E – 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 20<sup>th</sup> 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 patients<sup>1</sup> 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

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<sup>1</sup> 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 19<sup>th</sup> 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 dentilated 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 dentilated 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:*

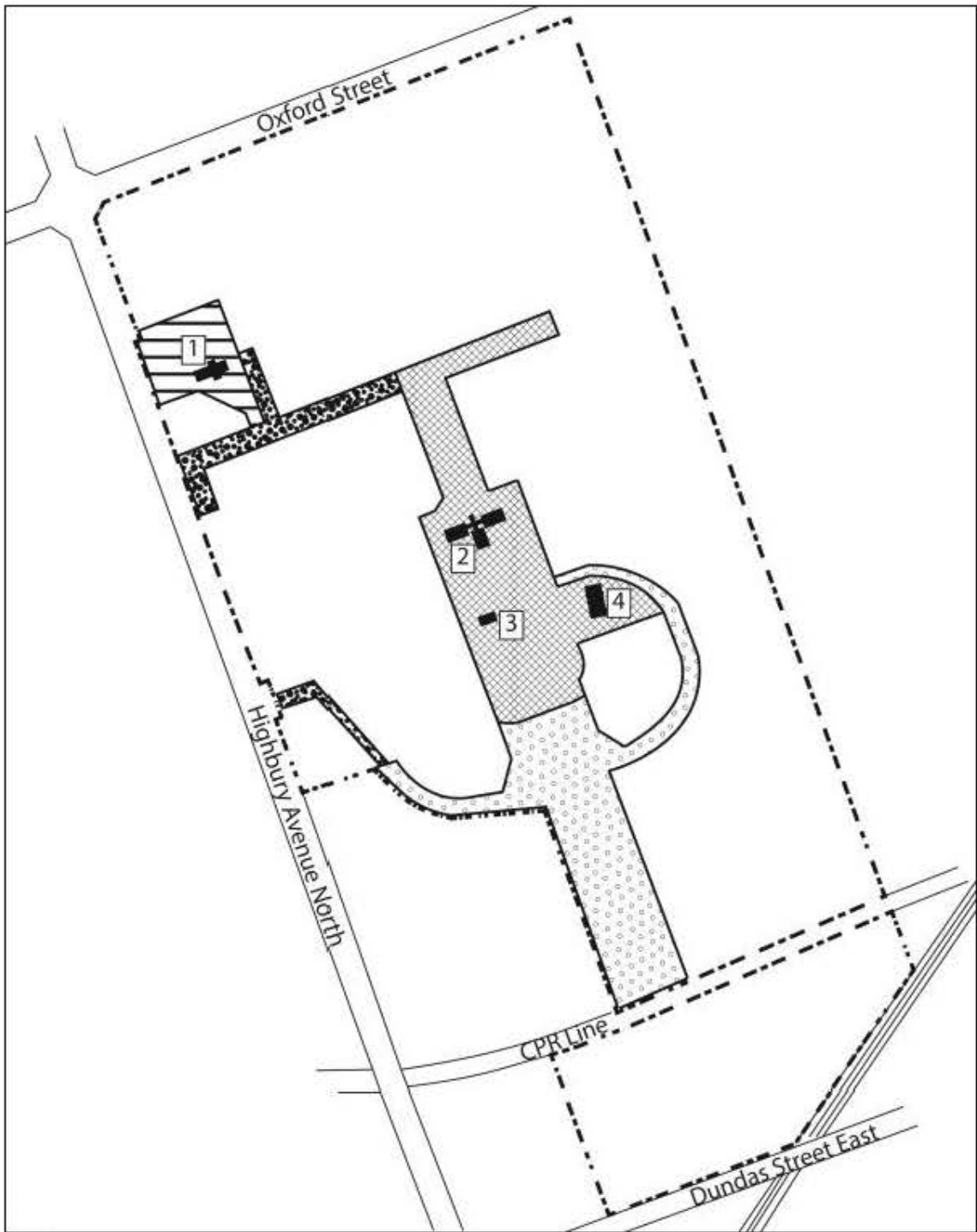
The London Psychiatric Hospital has archaeological value due to the below ground resources associated with the evolution mental health care. The main building, airing yard, portions of the root house represent the era in the 19<sup>th</sup> century when use of the Kirkbride Plan and self-sufficiency 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 LANDS 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
- Allée and Ring Road and Zone
- Campus Zone
- Horse Stable Zone

1. Horse Stable
2. Infirmary
3. Chapel of Hope
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



## Heritage Planners' Report to CACP: September 14, 2022

1. Heritage Alteration Permits processed under Delegated Authority By-law:
  - a) 177 Queens Avenue (Downtown HCD) – side addition
  - b) 130 King Street (Downtown HCD) – Santa's House
  - c) 699 Queens Avenue (Old East HCD) – porch replacement
  - d) 873 Hellmuth Avenue (Bishop Hellmuth HCD) – rear addition
  - e) 73 York Street (Downtown HCD) – signage
  - f) 179 Dundas Street (Downtown HCD) – signage
  - g) 621 Waterloo Street/323 Hyman Street (West Woodfield HCD) – porch reconstruction
  - h) 157 Carling Street (Downtown HCD) – gates
  - i) 329 Richmond Street (Downtown HCD) – revision to York Street façade
  - j) 843 Princess Avenue (Old East HCD) – garage roof replacement
  - k) 441 Richmond Street (Downtown HCD) – signage
  - l) 69 Beaconsfield Avenue (WV-OS HCD) – handrail
  - m) 240 Tecumseh Avenue East (WV-OS HCD) – addition

## Upcoming Heritage Events

- MidMod Movies – Wednesdays, 7pm at the Central Library
  - September 14: Raymond Moriyama
  - September 21: Grethe Meyer
  - September 28: Louis Kahn
  - October 5: The Automat
  - October 12: The Space Needle, Seattle
- Doors Open London – September 17-18, 2022:  
[www.londonheritage.ca/doorsopenlondon](http://www.londonheritage.ca/doorsopenlondon)
- National Day for Truth and Reconciliation
  - More information: <https://london.ca/national-day-truth-reconciliation>
- The Black Press in Canada Conference at Huron College on Friday September 30, 2022. More information: [www.huronresearch.ca/blackpressconference/](http://www.huronresearch.ca/blackpressconference/)
- ICOMOS Canada Symposium, October 12-14, 2022. More information: [www.canada.icomos.org](http://www.canada.icomos.org)
- Chimney Swift Fund for restoration of chimney swift habitat (e.g. chimneys). More information: [www.birdscanada.org/about-us/funding-opportunities/chimney-swift-fund](http://www.birdscanada.org/about-us/funding-opportunities/chimney-swift-fund)
- National Trust for Canada Conference, October 20-22, 2022, Toronto, Ontario. More information: [www.nationaltrustconference.ca](http://www.nationaltrustconference.ca)
- Heritage Planning for Practitioners course, Algonquin College, October 26-29, 2022. More information: [www.algonquincollege.com/future-students/course-info/heritage-planning-for-practitioners/](http://www.algonquincollege.com/future-students/course-info/heritage-planning-for-practitioners/)
- Association for Preservation Technology International Conference, November 7-12, 2022 in Detroit, Michigan. More information: [www.eventscribe.net/2022/APTDetroit](http://www.eventscribe.net/2022/APTDetroit)

- Canadian Baseball History Conference, November 12-13, Windsor, Ontario:  
<https://baseballresearch.ca/>
- Thrill! Arthur A. Gleason's Aerial Photography exhibition at Museum London – until April 16, 2023: [www.museumlondon.ca/exhibitions/thrill-arthur-a-gleasons-aerial-photography](http://www.museumlondon.ca/exhibitions/thrill-arthur-a-gleasons-aerial-photography)



**MidMod Movies**

**Wednesdays**

September 14 – October 12, 2022

**7-8:30pm**

**Central Library**

MidMod Movies is back in person! Join us at the Central Library once again for this popular documentary film series of unique, critically-acclaimed movies from around the world that feature Mid-Century and Modernist architecture and design. Presented in partnership with Forest City Modern.

 **London Public Library**

**MAGICAL IMPERFECTION: THE LIFE AND ARCHITECTURE OF RAYMOND MORIYAMA**

**Wednesday, September 14, 7pm**

**Q&A with Director, Scott Calbeck and Producer, David Hoffert**

*Winner, Jury Prize, Fine Arts Film Festival 2020* | Canada | 58m

Imprisoned in his own country during the 1940s because of his race, renowned Canadian architect Raymond Moriyama found the strength to overcome injustice and prejudice on his journey to artistic excellence. His groundbreaking works, including the Ontario Science Centre and the Toronto Reference Library, are used by thousands of people every day and reflect his unshakable belief in the need for inclusion and social justice in our world.

**GRETHE MEYER: THE QUEEN OF DANISH DESIGN**

**Wednesday, September 21, 7pm**

**Director, Isabel Bernadette Brammer**

**2022 | Denmark | 61m**

**Danish w English subtitles**

Danish design is globally renowned for its simplicity, functionality and longevity. This is the story of architect and designer Grethe Meyer, one of the few pioneering women who put pen to paper and — despite the enormous consequences it had for her — created designs that are still popular today.

**LOUIS KAHN: SILENCE AND LIGHT**

**Wednesday, September 28, 7pm**

**Director, Michael Blackwood**

**1996 | USA | 58m**

As an architect, educator, and philosopher, Louis Kahn played a highly prominent role in the history of 20th century architecture. This exploration of six of his most significant buildings, including The Salk Institute and the library at Phillips Exeter Academy, gives insight to his unique vision. This film will be streamed from Kanopy.

**THE AUTOMAT**

**Wednesday, October 5, 7pm**

**Director, Lisa Hurwitz**

**2021 | USA | 79m**

Iconic, elegant, and populist all at once: the Automat revolutionized American dining long before there was fast food or hipster coffee shops. Through a collage of rare artifacts, images, and memorabilia this affectionate tribute transports us back in time where slices of lemon meringue pie, mac & cheese, and other savoury items magically appeared from a grid of gleaming chrome vending machine windows for just a few nickels.

**SPACE NEEDLE: LOOKING UPWARDS**

**/ THE SPACE NEEDLE STORY**

**Wednesday, October 12, 7pm**

**Director, Nik Kleverov; Producer,**

**Chad Copeland**

**2019 | USA | 58m**

Celebrate the 60th anniversary of Seattle's iconic Space Needle and hear from the people who created it in 1962, its stewards through the years, and look through the glass to the future! Featuring fascinating vintage film footage, and stories of its design and construction.

**kanopy**

Films that matter

[www.kanopy.com](http://www.kanopy.com)