

Agenda Including Addeds

Community Advisory Committee on Planning

7th Meeting of the Community Advisory Committee on Planning

June 14, 2023, 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, Métis and Inuit 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.

	Pages
1. Call to Order	
1.1 Disclosures of Pecuniary Interest	
1.2 Election of Chair and Vice Chair	
2. Scheduled Items	
3. Consent	
3.1 5th and 6th Reports of the Community Advisory Committee on Planning	3
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5.2 Request for Designation for the property located at 81 Wilson Avenue pursuant to Part IV, Ontario Heritage Act	155
a. K. Mitchener, Heritage Planner	

5.3	Designation of the property located at 599-601 Richmond Street pursuant to Part IV, Ontario Heritage Act	181
	a. M. Greguol, Heritage Planner	
5.4	B. Boughner, London Majors Alumni Association - Plaques at Labatt Memorial Park - REQUEST FOR DELEGATION STATUS	299
5.5	Meeting Start Time - Discussion	
5.6	Heritage Planners' Report	
	a. <i>(ADDED) Heritage Planners' Report</i>	300
6.	Adjournment	

Community Advisory Committee on Planning Report

5th Meeting of the Community Advisory Committee on Planning
April 12, 2023

Attendance PRESENT: S. Bergman (Chair), M. Bloxman, J. Dent, J. Metrailler, M. Rice, M. Wallace, K. Waud, M. Whalley, M. Wojtak and K. Mason (Acting Committee Clerk)

ABSENT: S. Ashman, I. Connidis, A. Johnson, S. Jory, J. Wabegijig

ALSO PRESENT: S. Corman, K. Gonyou, K. Grabowski, M. Greguol, K. Mitchener

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 Heritage Impact Assessment for 150 Philip Aziz Avenue, Western Road and Sarnia Road/Philip Aziz Avenue Environmental Assessment

That it BE NOTED that the Community Advisory Committee on Planning (CACP) is in support of research and findings of the Heritage Impact Assessment, dated March 2023, from AECOM, related to 150 Philip Aziz Avenue, Western Road and Sarnia Road/Philip Aziz Avenue Environmental Assessment; it being noted that the verbal presentation from K. Grabowski, Manager, Transportation Planning and Design, with respect to this matter, was received.

3. Consent

3.1 4th Report of the Community Advisory Committee on Planning

That it BE NOTED that the 4th Report of the Community Advisory Committee on Planning, from its meeting held on March 8, 2023, was received.

3.2 Community Heritage Ontario (CHO) 2023 Membership Renewal

That the Community Advisory Committee on Planning membership renewal with Community Heritage Ontario for 2023, BE APPROVED.

3.3 Notice of Public Meeting - Zoning By-law Amendment - 300-320 King Street

That it BE NOTED that the Notice of Public Meeting, dated March 23, 2023, from A. Riley, Senior Planner, with respect to a Zoning By-law Amendment related to the properties located at 300-320 King Street, 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 March 29, 2023, was received.

5. Items for Discussion

- 5.1 Heritage Alteration Permit Application by R. Bryson for the property located at 27 Bruce Street, Wortley Village-Old South Heritage Conservation District

That the Municipal Council BE REQUESTED to refer the matter of the Heritage Alteration Permit Application by R. Bryson for the property located at 27 Bruce Street, Wortley Village - Old South Heritage Conservation District back to the Civic Administration to allow for continued work with the applicant.

- 5.2 Heritage Planners' Report

That it BE NOTED that the Heritage Planner's Report, dated March 8, 2023, was received.

6. Adjournment

The meeting adjourned at 6:00 PM.

Community Advisory Committee on Planning Report

6th Meeting of the Community Advisory Committee on Planning
May 10, 2023

Attendance PRESENT: S. Bergman (Chair), M. Bloxam, J. Dent, A. Johnson, S. Jory, J.M. Metrailler, M. Rice and M. Wojtak and J. Bunn (Committee Clerk)

 ABSENT: S. Ashman, I. Connidis, J. Wabegijig, M. Wallace, K. Waud and M. Whalley

 ALSO PRESENT: J. Adema, L. Dent, K. Gonyou, M. Greguol, K. Mitchener and B. Westlake-Power

The meeting was called to order at 5:11 PM.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

5. Items for Discussion

5.1 Heritage Alteration Permit Application by R. Bryson for the property located at 27 Bruce Street, Wortley Village-Old South Heritage Conservation District

That it BE NOTED that the Community Advisory Committee on Planning (CACP) received a report, dated May 10, 2023, with respect to a Heritage Alteration Permit application by R. Bryson for the property located at 27 Bruce Street, Wortley Village-Old South Heritage Conservation District, and the the CACP supports the staff recommendation.

2. Scheduled Items

None.

3. Consent

3.1 5th Report of the Community Advisory Committee on Planning

That it BE NOTED that consideration of the 5th Report of the Community Advisory Committee on Planning was deferred until the next meeting due to loss of quorum.

3.2 Notice of Planning Application - Zoning By-law Amendment - 165-167 Egerton Street

That it BE NOTED that the Notice of Planning Application, dated April 19, 2023, from C. Maton, Senior Planner, with respect to a Zoning By-law Amendment related to the properties located at 165-167 Egerton Street, was provided on the meeting agenda; it being further noted that the meeting adjourned due to loss of quorum.

3.3 Notice of Planning Application - Zoning By-law Amendment - 599-601 Richmond Street

That it BE NOTED that the Notice of Planning Application, dated April 19, 2023, from N. Pasato, Senior Planner, with respect to a Zoning By-law Amendment related to the properties located at 599-601 Richmond Street, was provided on the meeting agenda; it being further noted that the meeting adjourned due to loss of quorum.

3.4 Heritage Impact Assessment - Kensington Bridge

That it BE NOTED that the Heritage Impact Assessment, dated April 2023, from AECOM, with respect to Kensington Bridge, was provided on the meeting agenda; it being further noted that the meeting adjourned due to loss of quorum.

4. Sub-Committees and Working Groups

4.1 Stewardship Sub-Committee Report

That it BE NOTED that consideration of the Stewardship Sub-Committee Report was deferred until the next meeting due to loss of quorum.

4.2 Education Sub-Committee Report

That it BE NOTED that consideration of the Education Sub-Committee Report was deferred until the next meeting due to loss of quorum.

5. Items for Discussion

5.2 B. Boughner, London Majors Alumni Association - Plaques at Labatt Memorial Park - REQUEST FOR DELEGATION STATUS

That it BE NOTED that consideration of the request for delegation status from B. Boughner, London Majors Alumni Association, related to plaques at Labatt Memorial Park, was deferred until the next meeting due to loss of quorum.

5.3 Meeting Start Time - Discussion

That it BE NOTED that consideration of Community Advisory Committee on Planning meetings start time was deferred until the next meeting due to loss of quorum.

5.4 Heritage Planners' Report

That it BE NOTED that consideration of the Heritage Planners' Report was deferred until the next meeting due to loss of quorum.

6. Deferred Matters/Additional Business

6.1 (ADDED) Public Meeting Notice - Official Plan and Zoning By-law Amendments - City-Wide/Additional Residential Unit Review in Response to Bill 23 (More Homes Built Faster Act)

That it BE NOTED that the Public Meeting Notice, dated May 3, 2023, from C. Parker, Senior Planner, with respect to Official Plan and Zoning By-law Amendments related to the City-Wide/Additional Residential Unit Review in Response to Bill 23 (More Homes Built Faster Act), was provided on the meeting agenda; it being further noted that the meeting adjourned due to lack of quorum.

7. Adjournment

The meeting stood adjourned at 5:47 PM due to loss of quorum.



London
CANADA

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

May 17, 2023

K. Gonyou
Manager, Heritage and Urban Design

I hereby certify that the Municipal Council, at its meeting held on May 16, 2023 resolved:

That the following actions be taken with respect to the 5th Report of the Community Advisory Committee on Planning, from its meeting held on April 12, 2023:

- a) the Community Advisory Committee on Planning membership renewal with Community Heritage Ontario for 2023 BE APPROVED;
- b) the Municipal Council BE REQUESTED to refer the matter of the Heritage Alteration Permit Application by R. Bryson for the property located at 27 Bruce Street, Wortley Village - Old South Heritage Conservation District back to the Civic Administration to allow for continued work with the applicant; and,
- c) clauses 1.1, 2.1, 3.1, 3.3, 4.1 and 5.2 BE RECEIVED for information. (2023-C04) (2.1/8/PEC)

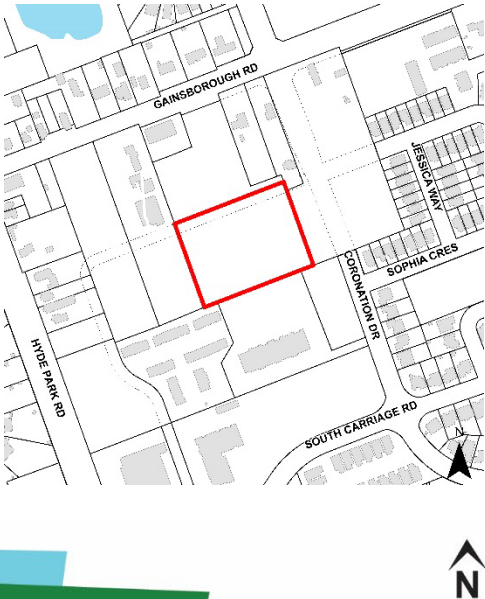
M. Schulthess
City Clerk
/pm

cc: M. Greguol, Heritage Planner
Chair and Members, Community Advisory Committee on Planning

REVISED NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendment

978 Gainsborough Road



File: OZ-9247

Applicant: Highland Communities Ltd.

What is Proposed?

Official Plan and Zoning amendment to allow:

- Two, 17-storey residential apartment buildings interconnected by a 6-storey podium with a total of 476 residential units and density of 370 units per hectare (uph).
- Special policy is requested to permit a maximum density of 370 uph and a maximum height of 17-storeys.
- Special zoning provisions are requested for reduced yard depths, increased height, increased density and increased lot coverage.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **June 11, 2023**

Alanna Riley

ariley@london.ca

519-661-CITY (2489) ext. 4579

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

File: OZ-9247

london.ca/planapps

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

Corrine Rahman

crahman@london.ca

519-661-CITY (2489) ext. 4007

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

Application Details

Requested Amendment to The London Plan

Request to amend a site-specific policy to allow a maximum density of 370 units per hectare and a maximum height of 17-storeys on the subject lands.

Requested Zoning By-law Amendment

To change the zoning from Holding Residential R9 Special Provision (h-5.h-11.h-17. R9-7(17).H50) to a Holding Residential R9 Special Provision (h-5.h-11.h-17. R9-7().H60 Zone to permit the development of two, 17 storey residential apartment buildings interconnected by a 6-storey podium with a total of 476 residential units. Changes to the currently permitted land uses and development regulations are summarized below.

Both The London Plan and the Zoning By-law are available at london.ca.

Current Zoning

Zone: Holding Residential R9 Special Provision (h-5.h-11.h-17. R9-7(17).H50)

Permitted Uses: Apartment buildings, Lodging house class 2, Senior citizens apartment buildings, Handicapped persons apartment buildings, and Continuum-of-care facilities.

Special Provisions:

Additional Permitted Uses - Townhouse or Stacked Townhouses

Regulations :

Density (minimum) 125uph,

Density (maximum) 150 uph,

Yard Depth - Abutting the 0.0 m Commercial Zone to the South (minimum)

Yard Depth Abutting Dalmagarry Road and Tokala Trail 5.0 m (maximum)

East Yard Depth (min) 5.0 m (16.4 ft.)

Proposed Zoning

Zone: Holding Residential R9 Special Provision (h-5.h-11.h-17. R9-7().

Permitted Uses: Apartment buildings, Lodging house class 2, Senior citizens apartment buildings, Handicapped persons apartment buildings, and Continuum-of-care facilities. Special Provisions:

Special Provisions include: a minimum westerly interior side yard setback of 18.0m whereas 21.2m is required; a minimum rear yard setback of 17.5m whereas 21.2m is required; a maximum building height of 60.0m whereas 50.0m is permitted; a maximum lot coverage of 38% whereas 34% is permitted; and, a maximum density of 370 UPH whereas 150 UPH is permitted. The City may also consider the use of additional special provisions, or additional zoning amendments as part of this application.

Planning Policies

Any change to the Zoning By-law must conform to the policies of The London Plan.

The subject lands are in the Neighbourhood Place Type/High Density Residential Overlay in The London Plan.

How Can You Participate in the Planning Process?

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

See More Information

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

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

Reply to this Notice of Application

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

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

Attend a Future Public Participation Meeting

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

What Are Your Legal Rights?

Notification of Council Decision

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

Right to Appeal to the Ontario Land Tribunal

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

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

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

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

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

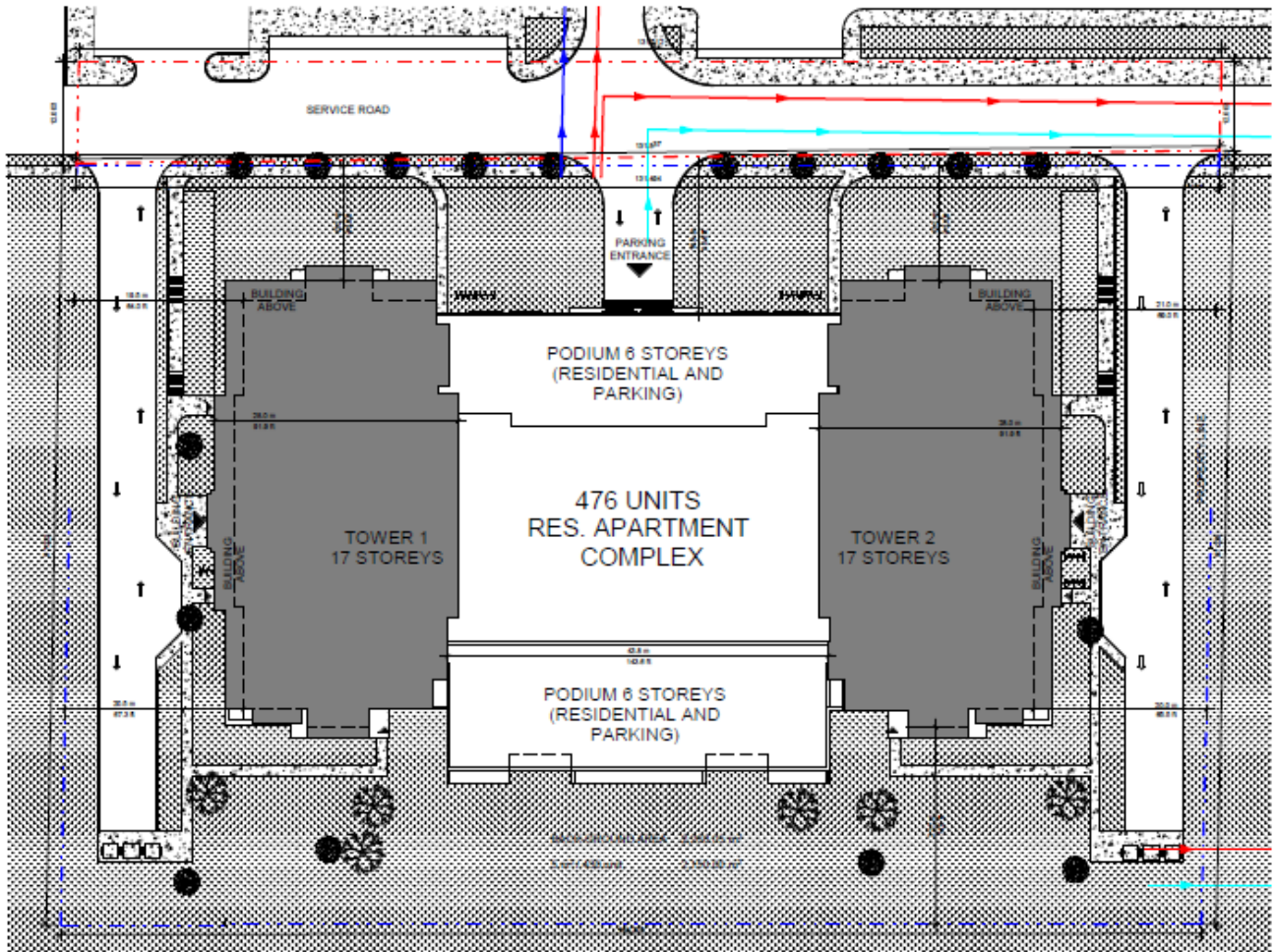
Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

Accessibility

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

Site Concept



Proposed Site Plan

Building Rendering



Proposed Front Elevation

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

NOTICE OF PLANNING APPLICATION

Draft Plan of Subdivision and Zoning By-law Amendment

1350 Wharncliffe Road South



File: 39T-23501 & Z-9611
Applicant: Royal Premier Homes

What is Proposed?

Draft Plan of Subdivision and Zoning amendment to allow:

- Twenty-Eight (28) Single-Detached Lots;
- Eleven (11) Townhouse Units;
- One (1) Medium Density Block;
- One (1) Reserve Block; and,
- Two (2) Streets.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **July 16, 2023**

Alison Curtis

acurtis@london.ca

519-661-CITY (2489) ext. 4497

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

File: 39T-23501/OZ-9611

london.ca/planapps

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

Elizabeth Pelosa

epelosa@london.ca

519-661-CITY (2489) ext. 4012

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

Application Details

Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of twenty-eight (28) single detached lots, eleven (11) lots for townhouse units and one (1) medium density block, and one (1) reserve block serviced by two (2) streets (Southbridge Avenue and Street A).

Requested Zoning By-law Amendment

To change the zoning from a Holding Urban Reserve (h-17*h-42*UR6(1)) Zone to a Residential R1 Special Provision (R1-13(7)) Zone for Lots 1 through 28; Residential R4 Special Provision (R4-6(_)) Zone for lots 29 through 39; and, Residential R6 Special Provision (R6-5(_)) Zone for Block 40. Changes to the currently permitted land uses and development regulations are summarized below.

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

Requested Zoning (Please refer to attached map)

Zone: Residential R1 Special Provision (R1-13(7)) Zone

Permitted Uses: The Residential R1 Zone provides for and regulates single detached dwellings and the R1-13 Zone Variation deals specifically with small lot single detached dwellings in suburban areas.

Residential Density: n/a

Height: 9 metres

Special Provisions: Rear Yard Setback of 6.0 metres (19.7 feet) and Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage. (Z.-1-172550).

Zone: Residential R4 Special Provision (R4-6(_)) Zone

Permitted Uses: The Residential R4 Zone permits medium density residential development in the form of street townhousing.

Residential Density: n/a

Height: 12 metres

Special Provisions: Minimum lot frontage of 6.7 metres, a maximum lot coverage of 50 per cent, and a height of 12 metres.

Zone: Residential R6 Special Provision (R6-5(_))

Permitted Uses: The Residential R6 Zone provides for and regulates medium density development in the form of cluster single-detached dwellings, cluster townhouses and cluster apartment buildings.

Residential Density: 35 units per hectare

Height: 12 meters

Bonus Zone: Minimum front and exterior side yard setback of 1.5 metres, and a minimum density of 30 units per hectare and a maximum density of 75 units per hectare.

The City may also consider the use of Holding Provisions in the Zoning.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. The subject lands are in the Neighbourhoods Place Type Place Type in The London Plan, permitting single-detached, semi-detached, townhouses, triplexes, stacked townhouses, and low-rise apartments.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied for a Draft Plan of Subdivision and 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

- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

Reply to this Notice of Application

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

Attend a Future Public Participation Meeting

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

What Are Your Legal Rights?

Notification of Council and Approval Authority's Decision

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

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

Right to Appeal to the Ontario Land Tribunal

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

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

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

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

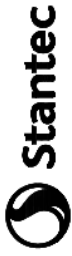
Notice of Collection of Personal Information

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Accessibility

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

Requested Draft Plan of Subdivision



Stantec
600 171 Queens Avenue
London, ON N6A 1P7
www.stantec.com

LICENSING NOTE
The Corporation and its staff make no warranty, representation or guarantee, expressed or implied, in connection with this plan or any part thereof.

DRAFT PLAN OF SUBDIVISION

OFFICE OF
CONSERVATION
LITTON (SOUTH) (MUNICIPALITY)
COUNTY OF WINDSOR

INFORMATION REQUIRED UNDER SECTION 51 OF THE REGULATION

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT AND SET PLAN
- C. AS SHOWN ON DRAFT AND SET PLAN
- D. AS SHOWN ON DRAFT AND SET PLAN
- E. AS SHOWN ON DRAFT AND SET PLAN
- F. AS SHOWN ON DRAFT AND SET PLAN
- G. AS SHOWN ON DRAFT AND SET PLAN
- H. AS SHOWN ON DRAFT AND SET PLAN
- I. AS SHOWN ON DRAFT AND SET PLAN
- J. AS SHOWN ON DRAFT AND SET PLAN
- K. AS SHOWN ON DRAFT AND SET PLAN
- L. AS SHOWN ON PLAN

SCHEDULE OF LAND USE

LOW DENSITY RESIDENTIAL	1,324 ha
MEDIUM DENSITY RESIDENTIAL	2,000 ha
0.3M RESERVE	0.004 ha
ROADS	0.000 ha
TOTAL	3,327 ha

CONTRAPTION, AS SHOWN ON THE DRAFT PLAN OF SUBDIVISION

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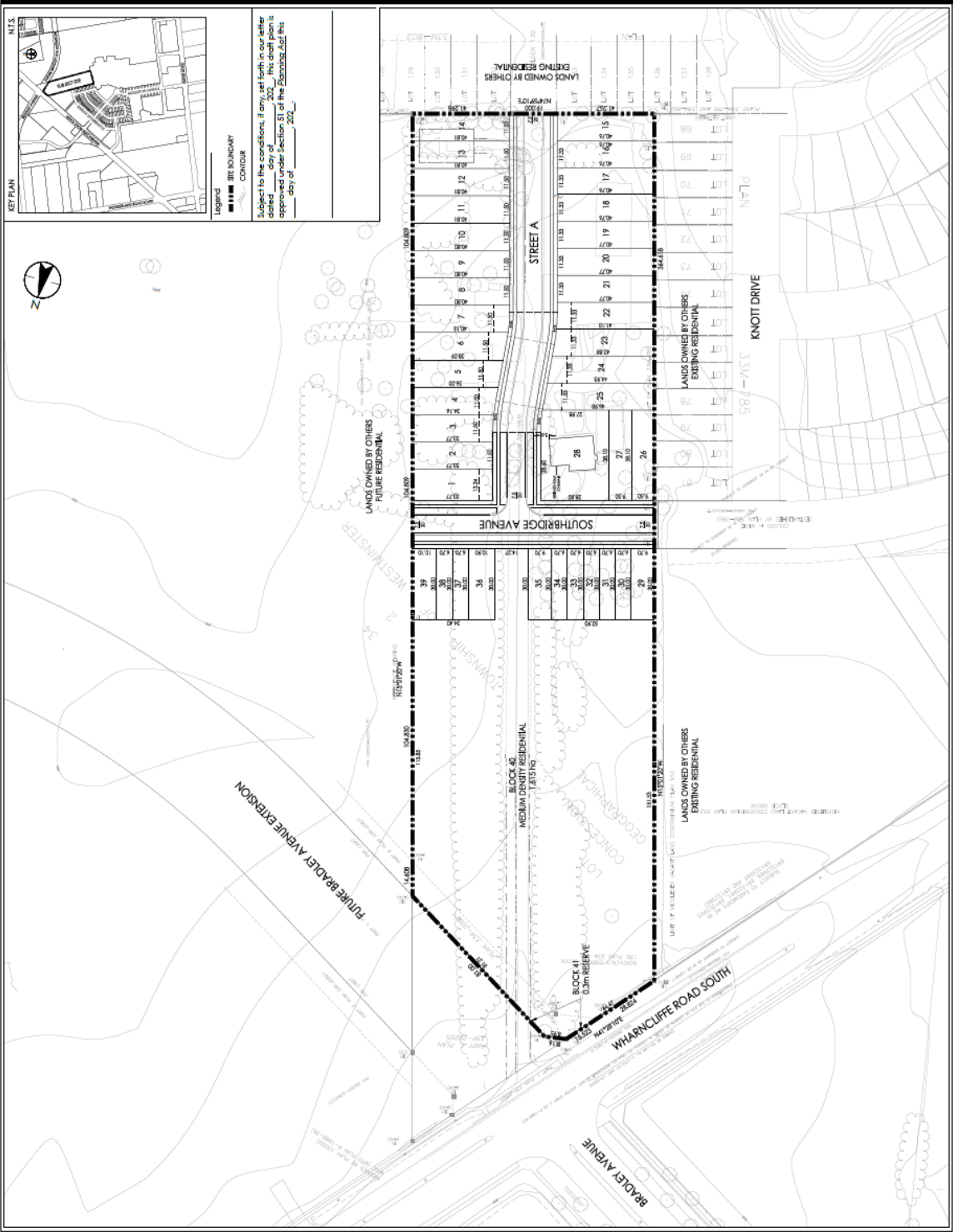
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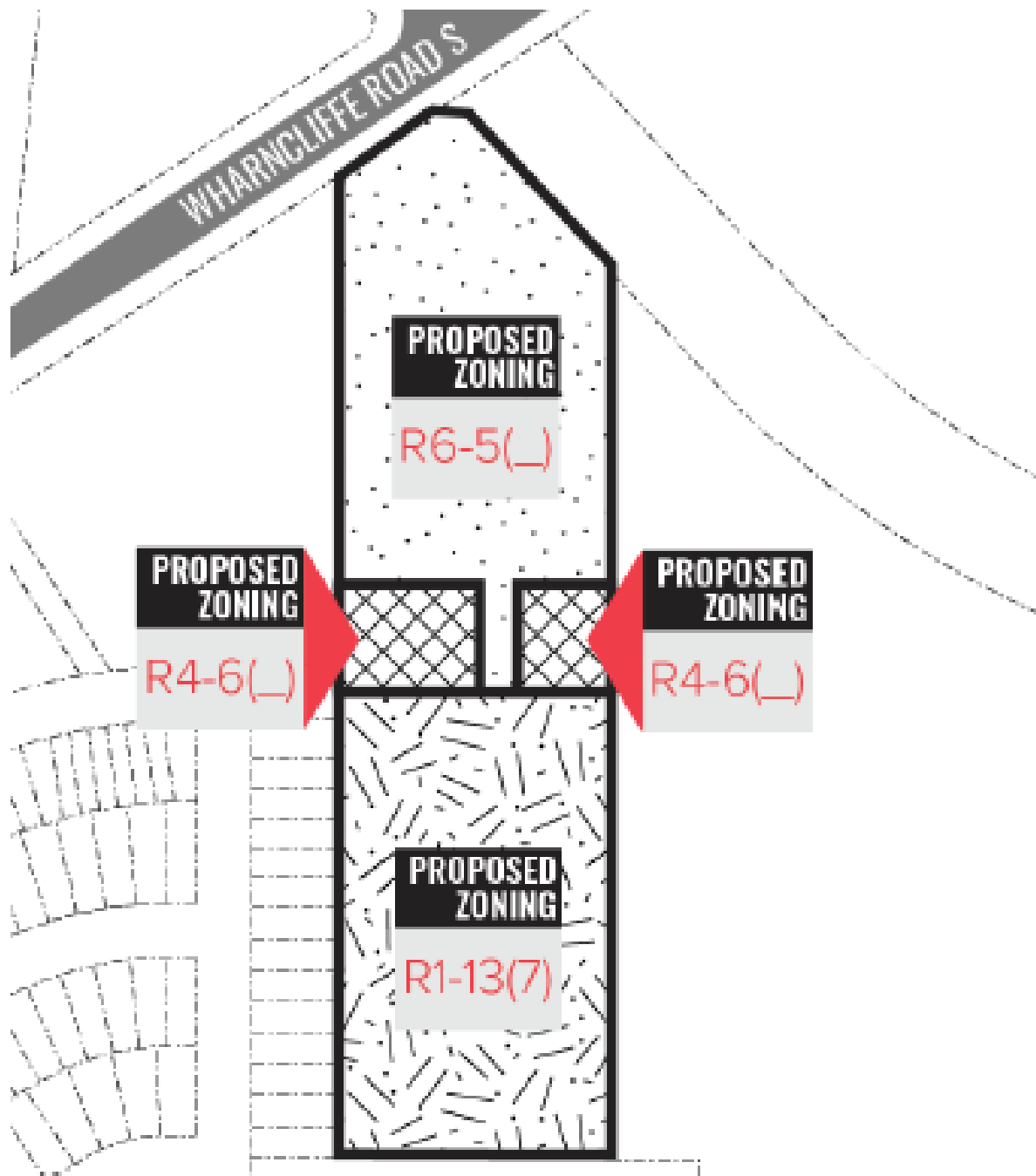
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The above image represents the applicant's proposal as submitted and may change.

Requested Zoning



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



**Heritage Impact Assessment:
1350 Wharncliffe Road South,
London, Ontario**

Final Report

March 16, 2023

Prepared for:
2847012 Ontario Inc.
(c/o Royal Premier Homes)
425-509 Commissioners Road West
London, Ontario N6J 1Y5

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

Project Number:
160940919

Limitations and Sign-off

The conclusions in the Report titled Heritage Impact Assessment: 1350 Wharncliffe Road South, London, Ontario are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec has assumed all information received from 2847012 Ontario Inc. (the "Client") and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec's contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec's discretion.

Prepared by  Digitally signed
by Smith, Frank
Date: 2023.03.17
10:27:53 -04'00'

(signature)

Frank Smith, MA, CAHP

Reviewed by  Digitally signed
by Jones, Lashia
Date: 2023.03.17
10:48:03 -04'00'

(signature)

Lashia Jones, MA, CAHP

Approved by  Digitally signed
by Colin Varley
Date: 2023.03.17
11:09:51 -04'00'

(signature)

Colin Varley, MA, RPA



Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by 2847012 Ontario Inc. (c/o Royal Premier Homes) (the Client) to prepare a Heritage Impact Assessment (HIA) for the property located at 1350 Wharncliffe Road South in the City of London, Ontario (the Study Area). The property at 1350 Wharncliffe Road South is a listed resource on the *City of London Register of Cultural Heritage Resources* under the address 1352 Wharncliffe Road South. The property is described as containing a *circa* 1915 vernacular residence under the property name “Weldwood Farm.” The property was added to the register on March 26, 2007. The property consists of a main residence, secondary residence, windbreak, barn, and outbuildings. The Client is proposing to retain the main residence *in situ* and construct three to four storey back-to-back townhomes, cluster townhomes, and detached homes on the property. The existing secondary residence, windbreak, barn, and outbuildings would be removed.

Following an evaluation of the Study Area according to *Ontario Regulation* (O. Reg.) 9/06 (amended by O. Reg. 569/22), the property was found to have cultural heritage value or interest (CHVI). Specifically, the Study Area was found to meet three criteria of O. Reg. 9/06, criteria 1, 4, and 8. The property meets criterion 1 as it contains a representative Ontario vernacular structure with Colonial Revival and Craftsman design elements. The property meets criterion 4 for its association with John Weld, *Farmer’s Advocate*, Weldwood Farm, and I.B. Whale, all significant contributors to the agricultural community. The property meets criterion 8 as the spruce and cedar windbreak is functionally, visually, and historically linked to the property.

An assessment of impacts resulting from the proposed undertaking will result in direct impacts to the windbreak through proposed removal. In addition, indirect impacts are anticipated through a change in land use to residential development. While the existing main residence will be conserved *in situ*, the undertaking may possibly result in indirect impacts from land disturbance due to temporary vibrations during the construction phase of the project. In addition, materials have not yet been selected to clad the proposed residences adjacent to the main residence. Based on the impacts identified, the following mitigation measures are recommended:

- Clad new residential buildings with materials that harmonize with the existing main residence which will be conserved *in situ*. Sympathetic materials include brick. These recommended materials are elements of the existing residence and therefore will be compatible with its overall character and heritage attributes. While the original colour of the brick exterior of the main residence is unknown, if possible non-invasive testing should be carried out to determine the original brick colour. The use of these materials and designs is not intended to recreate or mimic the architectural character and heritage attributes of the existing residence. These materials should be used in a manner that creates a distinct, yet sympathetic design.



Heritage Impact Assessment: 1350 Wharncliffe Road South, London, Ontario

March 16, 2023

- Retain qualified personnel to complete a pre-construction vibration assessment to determine acceptable levels of vibration given the site-specific conditions (including soil conditions, equipment proposed to be used, and building characteristics). Should the residence be determined to be within the zone of influence, additional steps should be taken to secure the building from experiencing negative vibration effects (i.e., adjustment of machinery or establishment of buffer zones).
- Prepare a Commemoration Plan to recognize the identified CHVI within the Study Area. The Commemoration Plan should include site-specific history, a landscaping component through plantings, and possible commemoration through the naming of roadways and amenity spaces. Any planting program or commemorative activity should be developed in conjunction with the City of London and follow adherence to crime prevention through environmental design approaches.
- To assist in the retention of historic information, copies of this report should be deposited with the London Public Library as well as with municipal and regional planning staff.

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



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Appendix A Concept Plan



Project Personnel

Project Manager:	Meaghan Rivard, MA, CAHP, Lashia Jones, MA, CAHP
Heritage Consultant:	Meaghan Rivard, MA, CAHP, Lashia Jones, MA, CAHP
Report Writer:	Frank Smith, MA, CAHP
Fieldwork Technicians:	Frank Smith, MA, CAHP, Lashia Jones, MA, CAHP
GIS Specialist:	Paul Moser
Administrative Assistant:	Priscilla Kwan
Quality Reviewer:	Lashia Jones, MA, CAHP Tracie Carmichael, BA, B.Ed.
Independent Reviewer:	Colin Varley, MA, RPA



Abbreviations

CAHP	Canadian Association of Heritage Professionals
CHVI	Cultural heritage value or interest
HIA	Heritage Impact Assessment
MA	Master of Arts
MCM	Ministry of Citizenship and Multiculturalism
N/A	Not Applicable
OHA	Ontario Heritage Act
O. Reg.	Ontario Regulation
PPS	Provincial Policy Statement



1 Introduction

Stantec Consulting Ltd. (Stantec) was retained by 2847012 Ontario Inc. (c/o Royal Premier Homes) (the Client) to prepare a Heritage Impact Assessment (HIA) for the property located at 1350 Wharncliffe Road South in the City of London, Ontario (Figure 1 and Figure 2). The property also includes the municipal addresses 1330 and 1352 Wharncliffe Road South. The property at 1350 Wharncliffe Road South is a listed resource on the *City of London Register of Cultural Heritage Resources* under the address 1352 Wharncliffe Road South. The property is described as containing a *circa* 1915 vernacular residence under the property name “Weldwood Farm.” The property was added to the register on March 26, 2007 (City of London 2019).

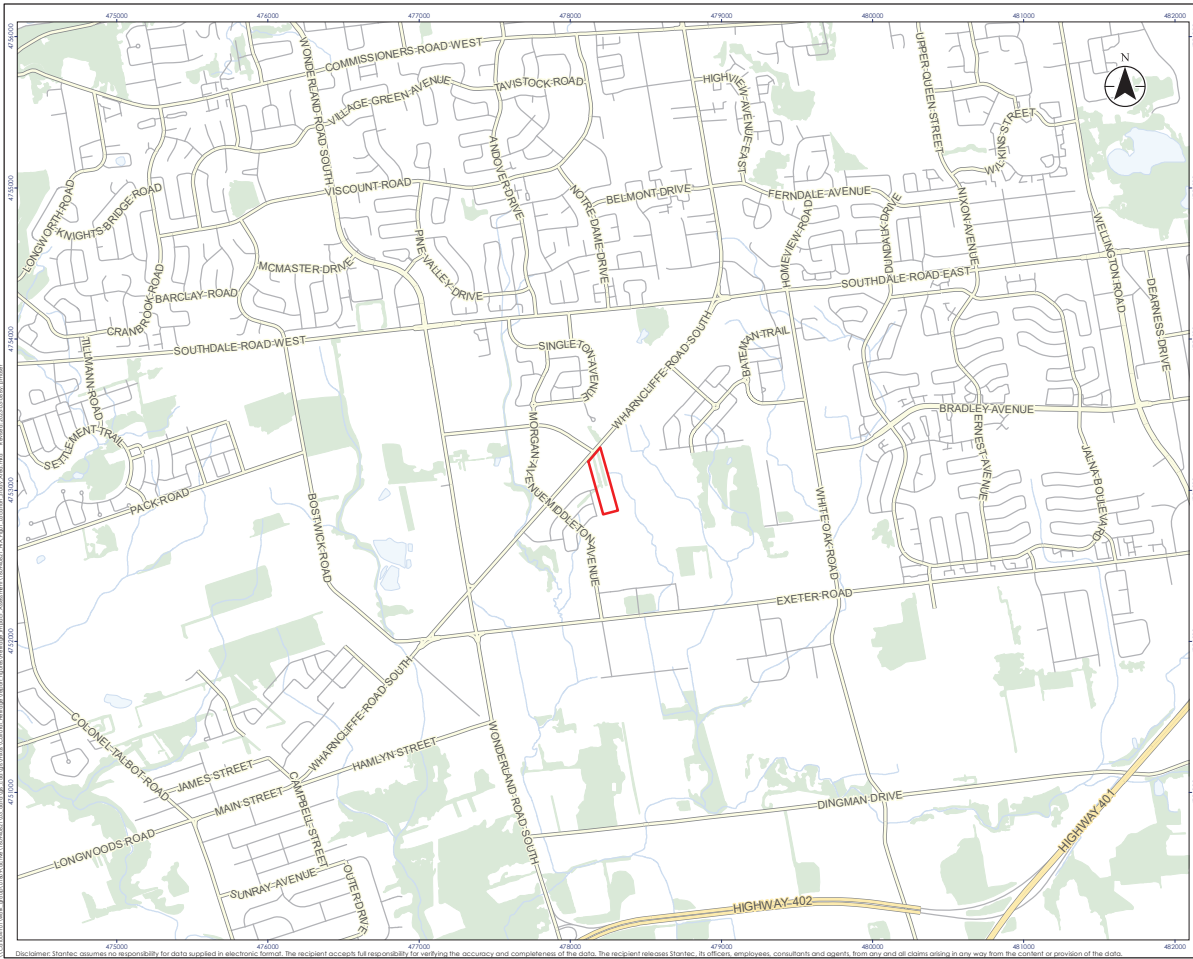
The property consists of a main residence, secondary residence, windbreak, barn, and outbuildings. The Client is proposing to retain the main residence *in situ* and construct three to four storey back-to-back townhomes, cluster townhomes, and detached homes on the property. The existing secondary residence, windbreak, barn, and outbuildings would be removed. The purpose of the HIA is to respond to policy requirements regarding the conservation of cultural heritage resources in the land use planning process. Where a change is proposed within or adjacent to a protected heritage property, consideration must be given to the conservation of cultural heritage resources. The objectives of the report are as follows:

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

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

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





- Legend**
- Study Area
 - Highway
 - Major Road
 - Minor Road
 - Watercourse
 - Waterbody
 - Wooded Area
 - Municipal Boundary, Lower



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry (Queen's Printer for Ontario, 2021).

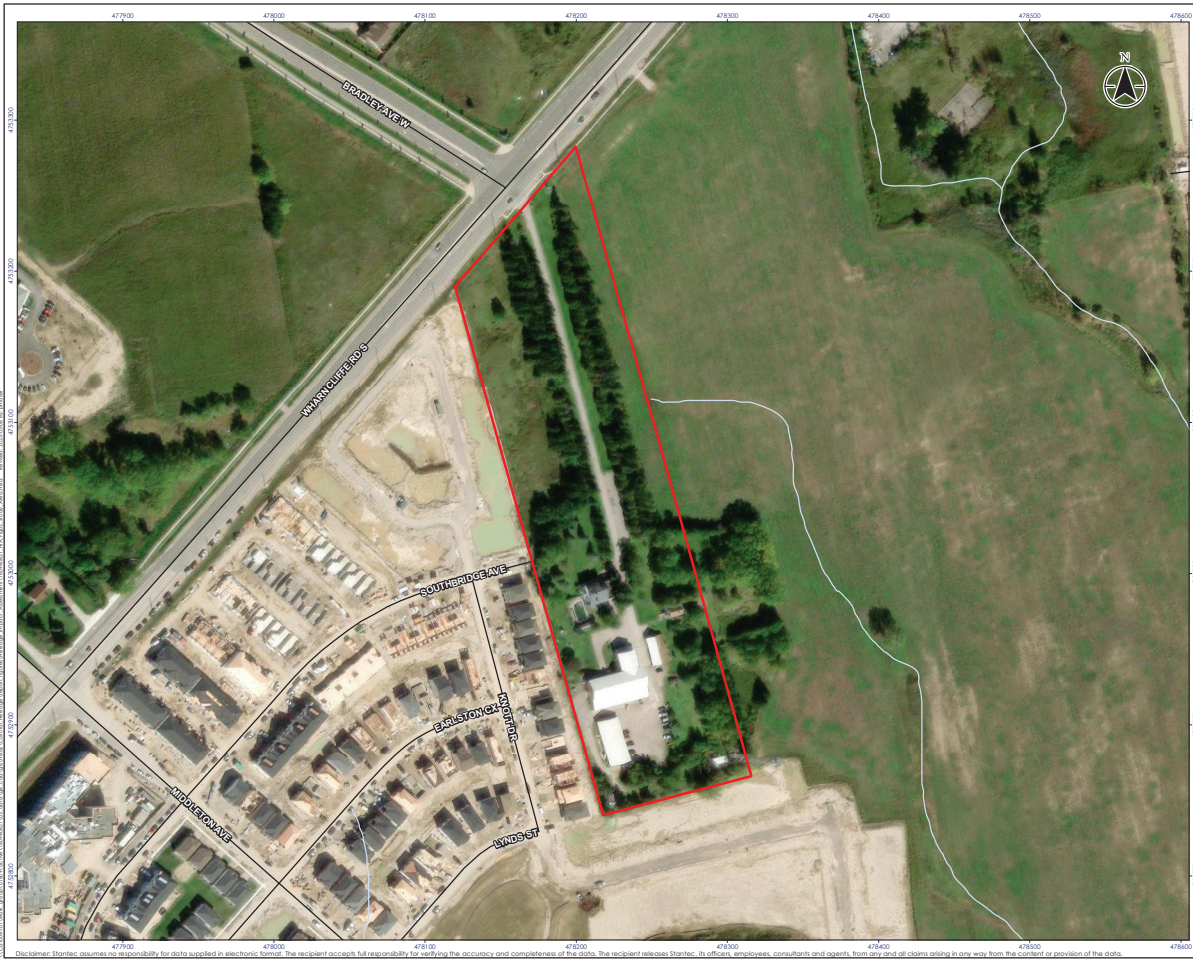


Project Location: London, ON
 Prepared by: 162946821 REVA
 Technical Review by: FS on 2023-03-08

Client/Project: 2847012 ONTARIO INC. (C/O ROYAL PREMIER HOMES)
 HERITAGE IMPACT ASSESSMENT
 1350 WHARNCLIFFE ROAD SOUTH, LONDON, ONTARIO

Figure No.: 1
 Title: **Location of Study Area**

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- Legend**
- Study Area
 - Road
 - Watercourse



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2021.
 3. Orthomography © Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Project Location: London, ON
 Prepared by: 160940811 REVA
 Technical Review by: F5 on 2023-03-08

Client/Project: 2847012 ONTARIO INC. (C/O ROYAL PREMIER HOMES)
 HERITAGE IMPACT ASSESSMENT
 1350 WHARNCLIFFE ROAD SOUTH, LONDON, ONTARIO

Figure No. **2**

Site: **Study Area**

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2 Methodology

2.1 Policy Framework

2.1.1 Planning Act

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

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

(Government of Ontario 1990)

2.1.2 The Provincial Policy Statement

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

(Government of Ontario 2020)

Under the PPS definition, conserved means:

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

Under the PPS definition, significant means:

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



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

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

(Government of Ontario 2020)

2.1.3 Ontario Heritage Act and Ontario Regulation 9/06

The OHA provides the primary statutory framework for the conservation of cultural heritage resources in Ontario. Conservation of cultural heritage resources is a matter of provincial interest, as reflected in the OHA policies. Under Part IV and V of the OHA, a municipal council may designate individual properties containing CHVI (Part IV) or properties within a heritage conservation district (Part V) as containing CHVI. In accordance with Section 27(1) of the OHA, a municipality maintains a register of properties that are of cultural heritage value or interest CHVI. A municipality may also include a list of properties that have not been designated but may contain CHVI, these are often referred to as “listed properties.”

The criteria for determining cultural heritage value or interest (CHVI) is defined by *Ontario Regulation (O. Reg.) 9/06*. In 2023, O. Reg. 9/06 was amended by O. Reg. 569/22. In order to establish CHVI, at least one of the following criteria must be met:

- 1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.*
- 2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
- 3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
- 4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.*
- 5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*



2 Methodology

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6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*

7. *The property has contextual value because it is important in defining, maintaining or supporting the character of an area.*

8. *The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.*

9. *The property has contextual value because it is a landmark*

(Government of Ontario 2023)

2.1.4 City of London Official Plan

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

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

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

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

(City of London 2016)

2.2 Background History

To understand the historical context of the property, resources such as primary sources, secondary sources, archival resources, digital databases, and land registry records were consulted. Research was also undertaken at the London Public Library. To familiarize the study team with the Study Area, historical mapping and aerial photography from 1862, 1878, 1913, 1942, 1967, and 1972 was reviewed.



2.3 Field Program

A site assessment was undertaken on July 19, 2021, by Frank Smith, Cultural Heritage Specialist and Lashia Jones, Senior Cultural Heritage Specialist. The weather conditions were seasonably warm and sunny. The site visit consisted of a pedestrian survey of the exterior of the property.

2.4 Assessment of Impacts

The assessment of impacts is based on the impacts defined in the Ministry of Citizenship and Multiculturalism (MCM) *Infosheet #5 Heritage Impact Assessments and Conservation Plans* (Infosheet #5). Impacts to heritage resources may be direct or indirect.

Direct impacts include:

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

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

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

(Government of Ontario 2006)

In addition to direct impacts related to destruction, this HIA also evaluated the potential for indirect impacts due to vibrations resulting from construction and the transportation of project components and personnel. This was categorized together with land disturbance. Although the effect of traffic and construction vibrations on historic period structures is not fully understood, vibrations may be perceptible in buildings with a setback of less than 40 metres from the curbside (Crispino and D'Apuzzo 2001; Ellis



1987; Rainer 1982; Wiss 1981; National Park Service 2001). For this study, a 50-metre buffer is used to represent a conservative approach to delineate potential effects related to vibration. The proximity of the proposed development to heritage resources was considered in this assessment.

2.5 Mitigation Options

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

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

(Government of Ontario 2006)



3 Historical Overview

3.1 Introduction

The Study Area is located at 1350 Wharncliffe Road South, south of the intersection of Bradley Avenue West and Wharncliffe Road South. The Study Area also includes the municipal addresses 1330 and 1352 Wharncliffe Road South. The legal description of the property is “CON 2 PT LOT 34 REG 10.00AC 400.00FR D.” Historically, the Study Area is located on part of Lot 34, Concession 2 in the former Township of Westminster. To understand the historical context of the property, resources such as primary and secondary sources, archival resources, digital databases, and land registry records were consulted.

The former Township of Westminster and City of London are located on the traditional territory of the Attawandaron (Neutral), Anishinaabeg, Haudenosaunee (Iroquois), and Lunaapeewak Indigenous peoples (City of London 2022). The Study Area falls within the limits of Treaty 2, also known as the McKee Purchase. This treaty was signed between the Crown and various Indigenous peoples on May 19, 1790. Land included within Treaty 2 stretches from Essex County in the west to Middlesex County and Elgin County in the east (Ministry of Indigenous Affairs 2022).

3.2 Physiography

The study area is situated within the “Mount Elgin Ridges” physiographic region (Chapman and Putnam 1984: 144-146). The region is located between the Thames Valley and Norfolk Sand Plain and consists of a succession of ridges and valleys. The Study Area is located in the northwest part of the Mount Elgin Ridges and is located within the Dingman Creek Watershed, which drains into the Thames River (Upper Thames River Conservation Authority 2021). The Study Area is located approximately 274 metres above sea level in an area of till plains and slopes downward towards the south.

3.3 Township of Westminster

3.3.1 Survey and Settlement

From the 17th century until 1763, southwestern Ontario was part of the sprawling colony of New France. The French colony was ceded to the British and Spanish following their victory in the Seven Years War in 1763. Much of this new British territory was administered as the Province of Quebec. In 1783, Great Britain recognized the independence of the United States and about 50,000 Loyalists left the fledgling republic for British lands, including Canada (Craig 1963: 3). To accommodate the Loyalists, the British parliament passed the *Constitutional Act of 1791*, which divided Quebec into



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Upper and Lower Canada. The division was both geographic and cultural: French laws would be preserved in Lower Canada, while the British constitution and laws would be implemented in Upper Canada (Craig 1963: 17).

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

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

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

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

The War of 1812 caused considerable disruption to the settlement of southwestern Ontario and Westminster Township. Until the War of 1812, the majority of immigrants to Upper Canada, including Westminster Township, were from the United States. Many of these immigrants arrived from New England and New York. Other early settlers to Westminster Township included Scottish immigrants (Miller 1992: 5). Many colonial officials expressed their wariness towards American settlers, with Colonel Talbot writing in 1800 that American immigrants were largely “enticed by a gratuitous offer of land,



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without any predilection on their part, to the British constitution” (Taylor 2007: 28). During the War of 1812, American settlers were perceived by Loyalists and the British military as disloyal or apathetic towards the war effort. There was some truth to this perception in Westminster Township, and several prominent settlers defected to American forces, including Simon Zelotes Watson (Hamil 1955: 76). Following the end of the war, the policy of encouraging immigration from the United States was largely abandoned and British administrators clamped down on granting land to American settlers (Taylor 2007: 31).

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

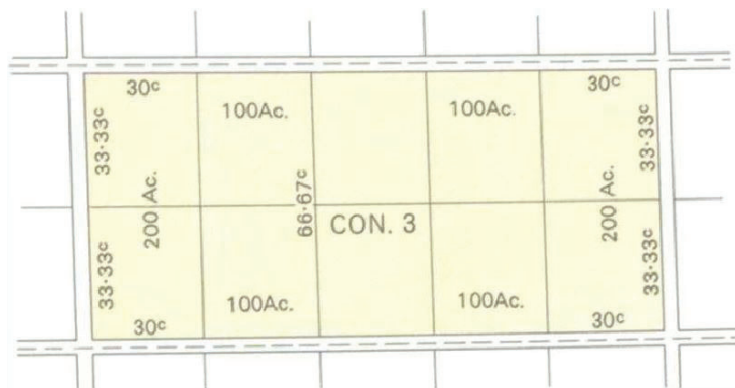


Plate 1: Double Front Survey System (Dean 1969)

3.3.2 19th Century Development

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



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having good framed barns, fine promising young orchards, and comfortable dwellings” (Brock 1975:65).

The first post offices were established in Westminster Township in 1840. One was located in present-day Lambeth and another in present-day Byron (WTHS 2006:393). The fertile soil of the township made it agriculturally very productive. In 1849, the township’s farmers produced 57,600 bushels of wheat, 54,000 bushels of oats, 12,000 bushels of peas, 22,000 pounds of wool, and 36,000 pounds of butter (WTHS 2006a: 69). The value of cleared land in the township had increased to 60 shillings an acre. Many farmers in the township also produced maple syrup if the wood lots on their farm had maple trees (WTHS 2006:114). Between 1851 and 1861 the population of Westminster Township increased from 5,069 to 6,285. By this time the population of the township consisted primarily of people born in Canada, British immigrants, and a small but notable American population (Board of Registrations and Statistics 1853; Board of Registration and Statistics 1863). Railway service entered the township in 1853 when the London and Port Stanley Railway was constructed through the township. The railway linked to the Great Western Railway in London (Port Stanley Terminal Rail 2021).

Hamlets developed throughout the township, including Hall’s Mills (later Byron), Lambeth, Belmont, Nilestown, Pond Mills, and Glanworth. Lambeth, located southwest of the Study Area, became a major village in Westminster Township (WTHS 2006a: 88-89). Lambeth developed at the intersection of Colonel Talbot Road and Longwoods Road (WTHS 2006a: 143-144). By the 1880s, Lambeth had several stores, taverns, and a steam spoke factory, with a population of about 200 (Page 1878: vi). The Study Area was also located in a part of the township historically referred to as Dale’s Corners (present-day Glendale). The area was named after the Dale family, major landowners of the lands adjacent to the Study Area (WTHS 2006b: 144).

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



3.3.3 20th Century Development

Westminster Township remained predominantly agricultural during the first half of the 20th century and the community of Lambeth remained clustered along the intersection of Colonel Talbot Road and Longwoods Road. By 1901, the population of the township had further declined to 4,730. This was not the result of annexations but rather part of a broader trend of urbanization in the late 19th and early 20th centuries. The emergence of industrialization and urbanization increased the number of wage workers required in cities and towns. At the same time, improvements in farm equipment and the mechanization of farming meant that less labour was required on a farm (Sampson 2012). This encouraged out-migration from rural areas to the burgeoning cities of Ontario (Drummond 1987: 30).

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

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

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

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



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Highway 402 was completed and Highways 401 and 402 merged in Westminster Township (Bever 2021c).

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

3.4 Property History

Lot 34, Concession 2 in the Township of Westminster, encompassing 200 acres, was granted by the Crown to Braithwaite Leeming in 1822 (ONLand 2021a). Leeming had served as a midshipman in the Royal Navy and arrived in Upper Canada around 1817 and intended to settle in Westminster Township. As a military veteran, Leeming was eligible for a land grant in Upper Canada and petitioned while residing in York (present-day Toronto) in November 1817 to be granted Lots 34 and 35, Concession 2 in Westminster Township (Library and Archives Canada 1817). Although Leeming was given permission to settle on Lots 34 and 35 around 1817, he likely did not fulfill the settlement obligation for Lot 34 until 1822, when he received the patent.

In 1833, Leeming sold all 200 acres of Lot 34 to Donald Fraser (ONLand 2021a). The Census of 1851 listed Donald Fraser as a 50-year-old farmer born in Scotland. He lived with his wife Janet, age 40. The agricultural section of the Census of 1851 listed Donald Fraser as the occupant of Lot 34, Concession 2. He owned a total of 200 acres of land. Fraser had 50 of the acres under cultivation, including 39 acres of crops, 10 acres of pasture, and 1 acre of gardens or orchards (Library and Archives Canada 1851). The Census of 1861 listed Donald Fraser as a 57-year-old farmer who lived with his wife Jane, age 50; son Robert, age 23; daughter Mary, age 18; son Donald, age 15; and son Martin, age 10. It is unclear why Fraser's children were not listed in the Census of 1851 or why Fraser had only aged seven years. The Censuses of 1851 and 1861 are known to contain errors and omissions based on the quality of the census enumerator (Gagan 1974). The Fraser family lived in a two-storey brick house (Library and Archives Canada 1861). According to historical mapping, the lot was divided roughly in half around 1862. Historical mapping from 1862 depicts Donald Fraser as the occupant of Lot 34 south of present-day Wharncliffe Road while Samuel Fraser was depicted as the occupant of the part of the lot north of Wharncliffe Road. A structure is depicted on the south part of the



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lot at the approximate location of the present-day residence at 1350 Wharncliffe Road South. No structure was depicted on the north section of the lot (Figure 3).

Donald Fraser died sometime between 1863 and 1872. Following his death, the south section of the lot, containing the Study Area, passed to S.M. Fraser and James H. Fraser. In 1872, S.M. Fraser and other family members, likely executors of the estate of Donald Fraser, deeded the south section of 112 acres to Robert Fraser (ONLand 2021b). Historical mapping from 1878 lists Robert Fraser as the occupant of the Study Area and depicts a structure and orchard at the approximate location of the present-day residence at 1350 Wharncliffe Road South (Figure 4). The Census of 1881 listed Robert Fraser as a 40-year-old farmer born in Ontario. He lived with Margaret Reid, a 26-year-old with no occupation (Library and Archives Canada 1881). In 1910, Robert Fraser sold all parts of the lot south of Wharncliffe Road to John Weld (ONLand 2021b).

John Weld was the fifth son of William Weld, founder of the magazine *Farmer's Advocate*, published by the William Weld Company Limited (Plate 2). The publication was an agricultural journal founded in 1866 by William Weld and was Canada's longest published agricultural paper distributed throughout the United States and Canada (Historic Sites Committee 2000 and Western Archives n.d.). William Weld died in 1891 and was succeeded by his son John. Like his father, John pursued a career in publishing. He was born in 1854 and began working for the *London Free Press* at age 15 and was foreman of the press room by age 21. He then left for New York before returning to Canada in 1885 (London Free Press 1931). Weld continued to publish the magazine and built an experimental farm for *Farmer's Advocate* in the Study Area. The farm was named Weldwood Farm and new crop varieties and agricultural methods were tested on the property (Historic Sites Committee 2000).

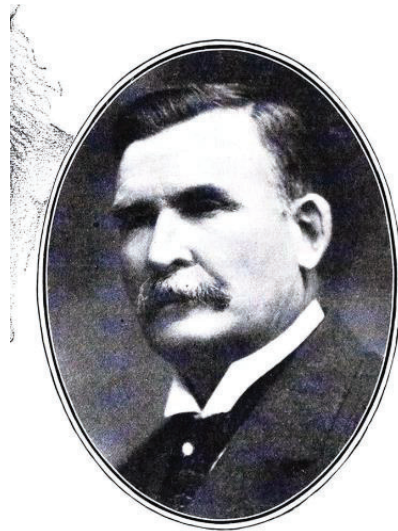


Plate 2: John Weld in the early 1930s, (Macleans 1931)



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A December 1911 article in *Farmer's Advocate* hesitated to describe Weldwood as an experimental farm or to broadly categorize the purpose of the property, writing "Weldwood is not an experimental farm, for experimental farms are not expected to be conducted on a commercial basis. Neither is it supposed to be a model farm, though some of the neighbors would have it so. It is simply a farm run under ordinary conditions, where the best-known methods are to be applied, with a view to ultimate profit" (Farmer's Advocate 1911). The farm was managed by a superintendent and research did not indicate that John Weld actually resided on the property. The best-known superintendent of Weldwood was I.B. Whale, who served as superintendent from 1918 until his retirement in 1959. He also wrote a column in *Farmer's Advocate* in which he reviewed and explained the new farming practices and equipment being tested at Weldwood. Whale wrote that between 1911 and 1918 significant renovations were completed on the property, including the erection of a silo and two-storey solid brick house with a full attic and running water. This is likely the two-storey brick house present today at 1350 Wharncliffe Road South. Weldwood contained an orchard, agricultural fields, and livestock. Topographic mapping from 1919 shows that the Study Area contained a brick structure (Figure 5).

Whale described that by the 1920s "...farmers began to visit Weldwood. They came individually, in carloads and in bus loads, to see the crop and look over the livestock" (Farmer's Advocate 1959). Weldwood Farm was credited with pioneering the use of sweet clover for use in pastures and soil improvement and aiding in the development of techniques for the effective cultivation of corn crops in southwestern Ontario (Farmer's Advocate 1959).



Plate 3: Cattle herd at Weldwood, *circa* 1931 (Macleans 1931)



3 Historical Overview

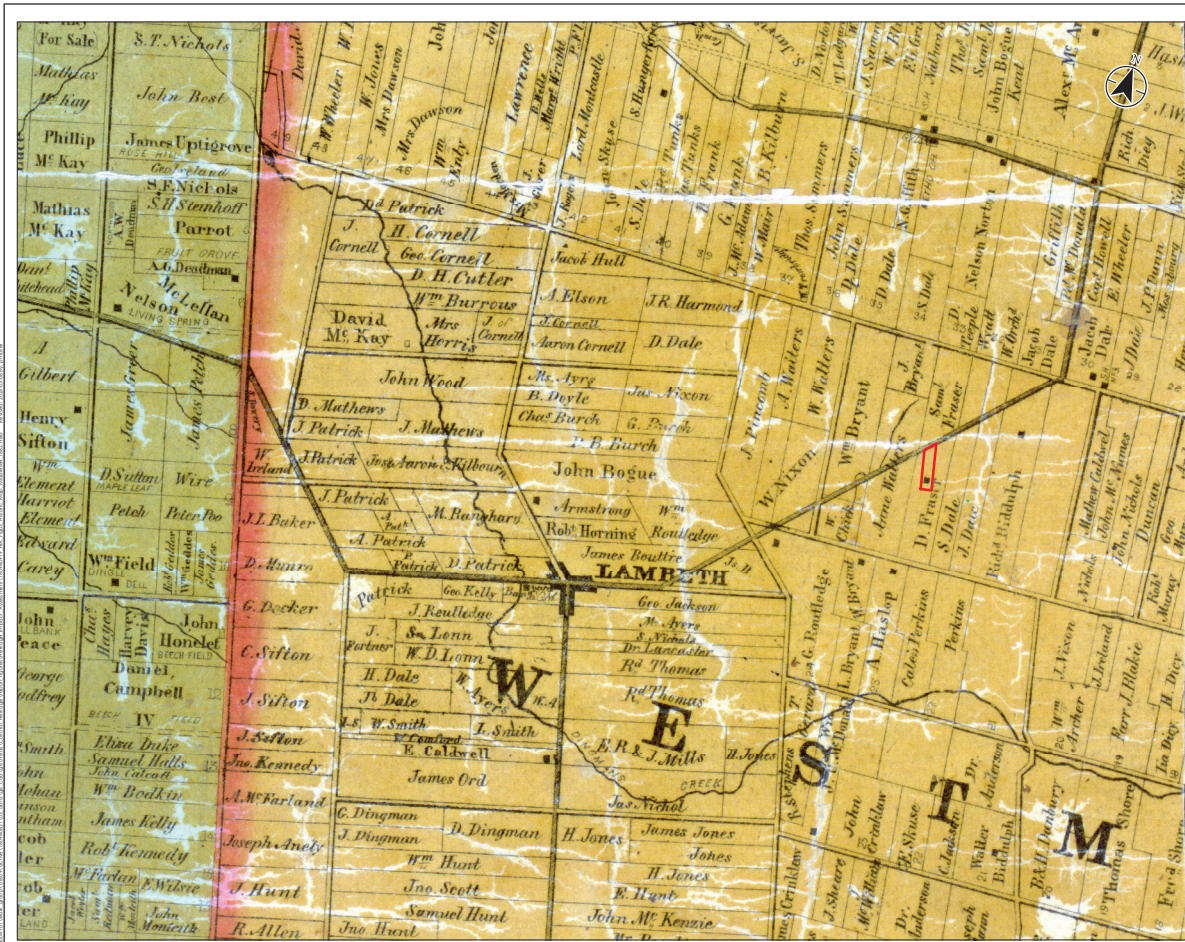
March 16, 2023

By the early 1930s, *Farmer's Advocate* had a circulation of 50,000 copies and John Weld and his sons Ernest and Douglas helped to run the family enterprise which included the William Weld Publishing Company, the London Printing and Lithographing Company, and the Bryant Press in Toronto. John Weld continued to serve as president of these organizations into his 70s although he had lost much of his eyesight (Macleans 1931). John Weld died in 1931, two months after giving an interview to Macleans magazine. His obituary stated he lived at 50 Ridout Street at the time of his death and died while attending an airshow in London (London Free Press 1931). His sons carried on with the family business and continued to operate Weldwood Farm. Aerial photography from 1955 shows the residence and outbuildings surrounded by agricultural fields and orchards and shows a windbreak along the driveway extending to Wharncliffe Road (Figure 6). Due to falling sales, The *Farmer's Advocate* ceased publication in 1965 and Weldwood Farm was sold (Historic Sites Committee 2000). Sometime between 1967 and about 2000 the outbuildings of the property were significantly modified. The silo was removed, an addition was made to the main cross-gable roof barn, a second barn adjacent to the silo was demolished, and a new outbuilding was built west of the cross-gable barn (Lockwood Survey Corporation 1967).

3.4.1 Key Findings

- The property is located on Lot 34, Concession 2 in the former Township of Westminster.
- This lot was patented to the Royal Navy veteran Braithwaite Leeming in 1822. In 1833, the lot was sold to Donald Fraser and farmed.
- Donald Fraser and his heirs continued to farm the Study Area until 1910. That year, the part of the lot located south of Wharncliffe Road was sold by Robert Fraser to John Weld.
- John Weld was the publisher of *Farmer's Advocate*, a London based agricultural magazine that was widely circulated in Canada and the United States. Weld resided in the City of London.
- Weld built an experimental farm for *Farmer's Advocate* named Weldwood at the Study Area.
- Between 1911 and 1918 the main residence was built as part of renovations to Weldwood to support its use as an experimental farm.
- Between 1918 and 1959 the farm was managed by I.B. Whale, a columnist for *Farmer's Advocate*.
- In 1965 the *Farmer's Advocate* ceased publication and Weldwood was sold.
- During the late 20th century, the property was modified when the silo and a barn were removed, the remaining barn was modified with an addition, and a new outbuilding was constructed.





Legend
 Study Area

Figure Not to Scale

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



Project Location
 London, ON
 Prepared by PRM on 2023-03-08
 Technical Review by FS on 2023-03-08

Client/Project
 2847012 ONTARIO INC. (C/O ROYAL PREMIER HOMES)
 HERITAGE IMPACT ASSESSMENT
 1350 WHARNCLIFFE ROAD SOUTH, LONDON, ONTARIO

Figure No.
 3
 Title
 Historical Mapping, 1862

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Legend
 Study Area

Figure Not to Scale

Notes
 1. Pope, H.R. & Co. 1878. Illustrated Historical Atlas of the County of Middlesex, Ont.
 Toronto: H.R. & Co.

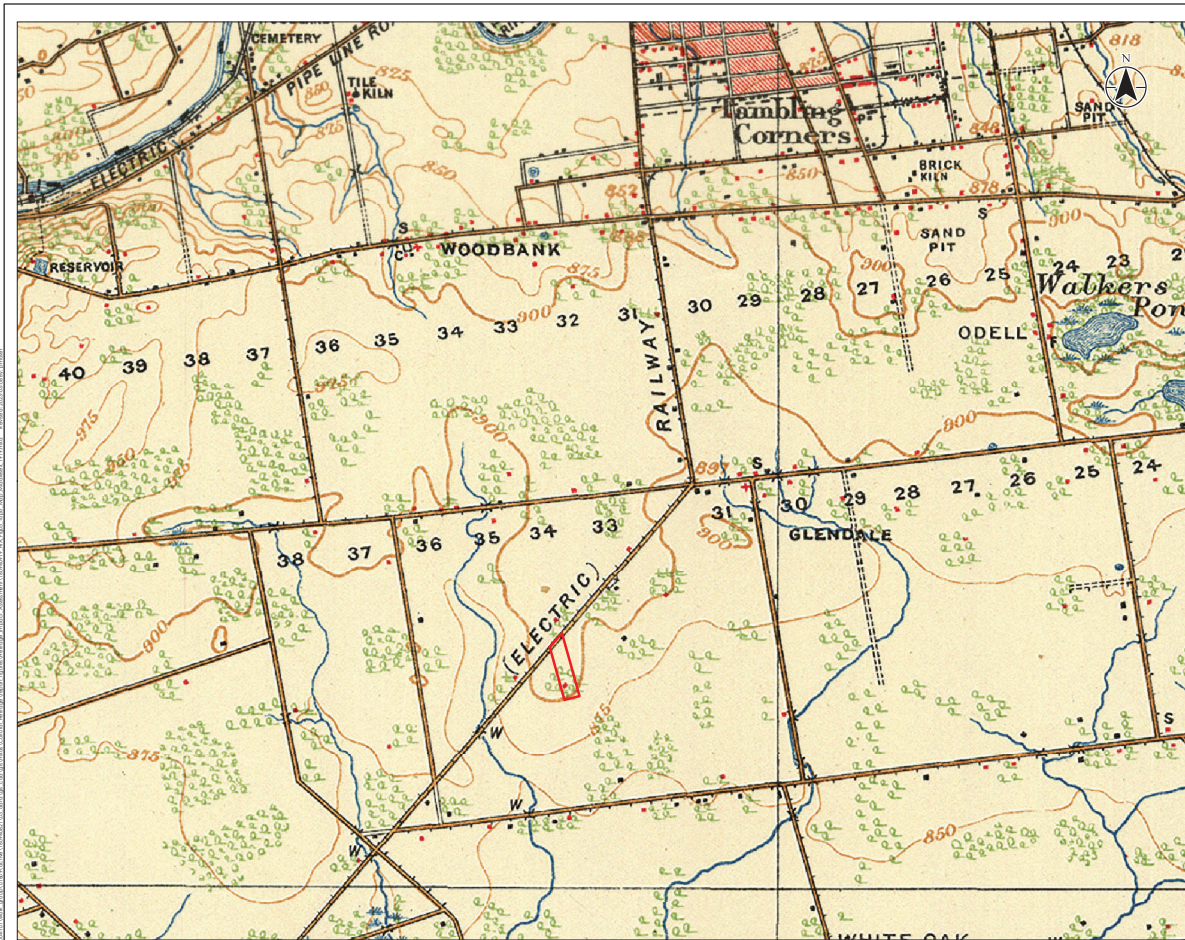


Project Location
 London, ON
 16294681 REV A
 Prepared by PFM on 2023-03-08
 Technical Review by FS on 2023-03-08

Client/Project
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Figure No.
 4

Title
 Historical Mapping, 1878



Legend
 Study Area

Figure Not to Scale

Notes
 1. Department of Militia and Defence, 1919. Topographic Map, Ontario, St. Thomas Sheet.



Project Location
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 Prepared by PKM on 2023-03-08
 Technical Review by FS on 2023-03-08

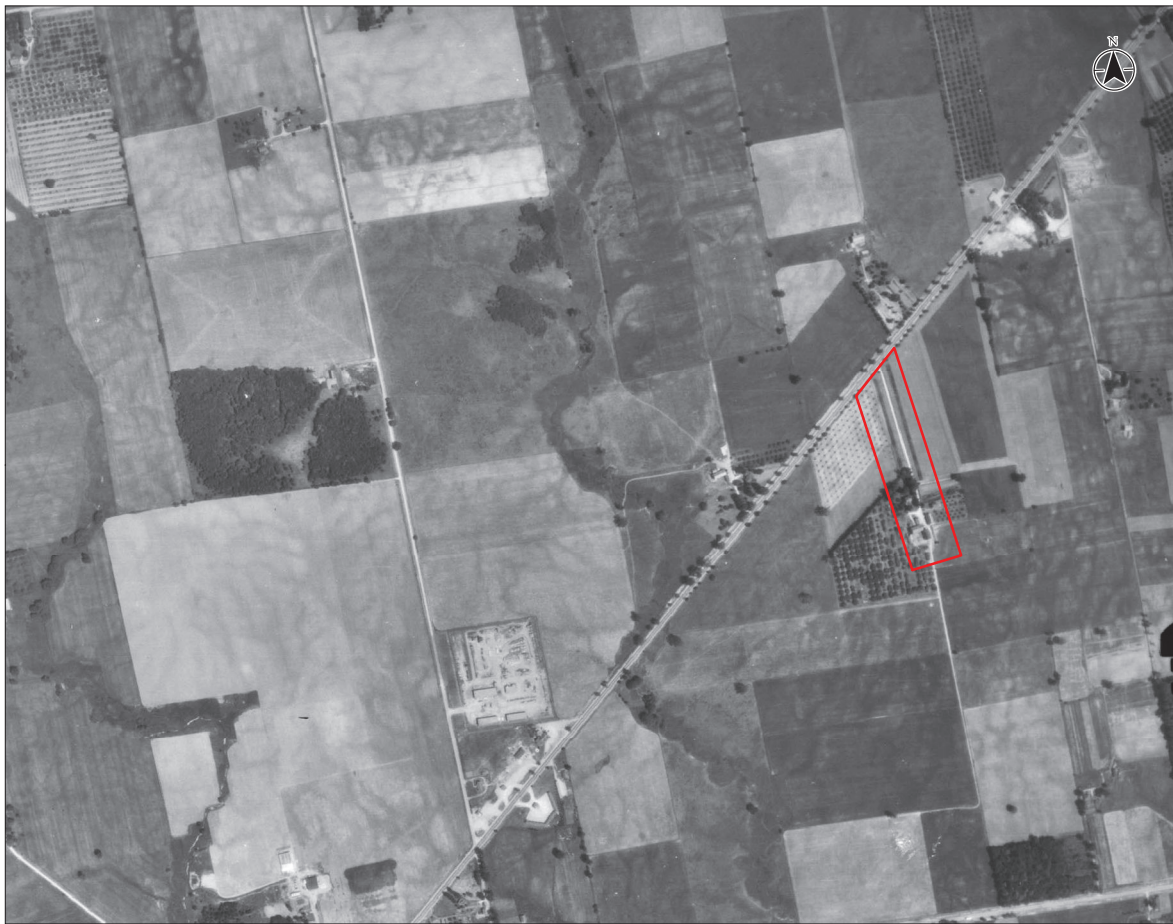
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Figure No.

5

Title
Aerial Photograph, 1955

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Legend
 Study Area

Figure Not to Scale

Notes
 1. Department of Lands and Forests, 1955. Rol #242, Photo 20.



Project Location
 London, ON
 162940821 REVA
 Prepared by PKM on 2023-03-08
 Technical Review by FS on 2023-03-08

Client/Project
 2847012 ONTARIO INC. (C/O ROYAL PREMIER HOMES)
 HERITAGE IMPACT ASSESSMENT
 1350 WHARNCLIFFE ROAD SOUTH, LONDON, ONTARIO

Figure No.
 6

Title
Aerial Photograph, 1955

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4 Site Description

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4 Site Description

4.1 Introduction

A site visit of the Study Area was undertaken on July 19, 2021, by Lashia Jones, Senior Cultural Heritage Specialist, and Frank Smith, Cultural Heritage Specialist. The weather conditions were sunny and seasonably warm. The site visit consisted of a pedestrian survey of the property. Interior access to structures was not granted. Photographs were taken on Nikon D5300 at a resolution of 300 dots per inch and 6000 by 4000 pixels. The property contains a brick residence (the main residence), a frame residence (secondary residence), a large cross-gable barn, two smaller gable roof outbuildings, and a windbreak.

4.2 Landscape Setting

The Study Area is located on the south side of Wharncliffe Road South, immediately south of the intersection of Wharncliffe Road South and Bradley Avenue. Wharncliffe Road South is a major north-south roadway within the City of London. Adjacent to the Study Area the roadway is a four-lane roadway with sections of gravel shoulders and dedicated turning lanes. The northbound and southbound lanes of traffic are divided by a concrete median containing municipal streetlighting consisting of metal poles with LED luminaires. Adjacent to the roadway on both sides are concrete sidewalks separated from the roadway by a grass median. The sidewalk on the south side of the roadway ends shortly after the entrance to 1350 Wharncliffe Road South (Plate 4 and Plate 5). The Study Area is set in a landscape transitioning from an agricultural character to a suburban character (Plate 6).

The property is accessed from Wharncliffe Road via a long asphalt paved driveway. The entrance to the driveway is demarcated by two modern red brick gate posts topped with opaque glass blocks, light fixtures, and concrete ornamental planters. Metal gates are attached to the gate posts (Plate 7). The driveway is approximately 250 metres in length and contains a windbreak (Plate 8).

The west side of the allée consists predominantly of a double row of mostly intermediate and mature Norway spruce trees (Plate 9). Some sections of the west allée contain a triple row while other sections only have one row. The east side of the allée consists predominantly of a row of mature White cedar, and two rows of intermediate and mature Norway spruce (Plate 10). Some parts of these rows on both sides are missing. The driveway along the allée is narrow and is flanked by a stretch of lawn. The driveway leads to a parking area and circulation routes to the various structures that are part of the property.



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These circulation routes are paved in gravel, asphalt, and concrete (Plate 11). The circulation routes are surrounded by expanses of lawn that contain intermediate and mature trees (Plate 12 and Plate 13). A concrete sidewalk connects the end of the driveway and parking area with the main residence. The first section of concrete is stamped “Weldwood Farm 1920” (Plate 14). Located along the eastern edge of the property are Black Walnut groves (Plate 15).



Plate 4: Looking northeast on Wharncliffe Road



Plate 5: Looking southwest on Wharncliffe Road



Plate 6: Looking northwest at new residential construction



Plate 7: Details of west gate post, looking northwest



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Plate 8: Looking south at windbreak and driveway



Plate 9: West side of windbreak, looking northwest



Plate 10: East side of windbreak, looking northeast



Plate 11: Looking south towards circulation routes



Plate 12: Lawn and trees, looking northwest



Plate 13: Sections of lawn and mature trees, looking northwest



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Plate 14: Weldwood Farm stamped in concrete



Plate 15: Black walnut grove, looking east

4.3 Main Residence

The main residence is a two-and-one-half storey with a steeply pitched side gable roof clad in slate. The residence was built between 1911 and 1918 as part of Weldwood Farm (Plate 16). The roof contains three lightning rods, two brick chimneys, and one concrete chimney (Plate 17). The exterior of the residence is painted brick with a Flemish bond and contains modern siding in the gables (Plate 18). The foundation is concrete block and has been painted white (Plate 19). The residence has a square shaped plan and contains modern additions on the east and south elevations.

The main (north) elevation contains a central shed roof dormer with four 1/1 windows with wood surrounds (Plate 20). The first and second storey of the north elevation contains a full-width porch and balcony with classically inspired columns and wood railings. The second storey contains an entrance door from the balcony which is flanked by shutters. The second storey also contains two 1/1 windows with wood surrounds, wood sills, and shutters (Plate 21). The first storey contains the main entrance, with a wood and glass storm door and wood and glass main door. The door is flanked by shutters (Plate 22). To the east of the door is a bay window with 1/1 windows with wood surrounds, wood sills, and shutters (Plate 23). To the west of the door is a 1/1 window with wood surrounds, wood sills, and shutters (Plate 24). The porch is constructed of poured concrete and extends outward to include two concrete planters on both sides of the porch steps (Plate 25 and Plate 26). The north elevation also contains a modern garage door, which is part of the east addition.

The west elevation of the residence is clad in modern white and black coloured siding within the gable (Plate 27). The gable section also contains a modern casement window with shutters. The second storey contains two 1/1 windows with wood surrounds, wood sills, and shutters (Plate 28). The first storey contains a bay window with a hip roof and three 1/1 windows with wood surrounds and wood sills. Located south of the bay



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window on the first storey is a 1/1 window with wood surrounds, shutters, and wood sills (Plate 29). The west elevation contains two basement windows and a shed roof section which is part of the south addition. The part of the addition on the west elevation contains a doorway which leads to a modern pool area (Plate 30 and Plate 31).

The south elevation has been extensively modified by a shed roof addition (Plate 32). The addition is clad in modern siding on the second storey and asphalt shingles and painted brick on the first storey. The second storey contains an enclosed porch with modern 1/1 windows. The first storey contains arched modern windows, an arched glass and wood modern door, and a composite door. To the east of the arched windows and door is a modern composite door with a horizontal siding window transom. East of the composite door is a 1/1 window with wood surrounds, shutters, and wood sills and an arched window with a modern window (Plate 33). The part of the east addition on the south elevation contains a glass door, modern garage door, and modern windows (Plate 34).

The east elevation has been extensively modified by a modern garage addition. The gable section is clad in black and white coloured modern siding and contains a set of 1/1 windows with shutters and wood surrounds. The second storey contains two 1/1 windows with wood surrounds, shutters, and wood sills. The first storey contains a mansard roof garage addition with modern garage doors and modern fixed glass windows. The section of the original residence within the addition contains 1/1 windows with wood surrounds, shutters, and wood sills and an arched window and doorway (Plate 35).



Plate 16: General view of residence, looking south

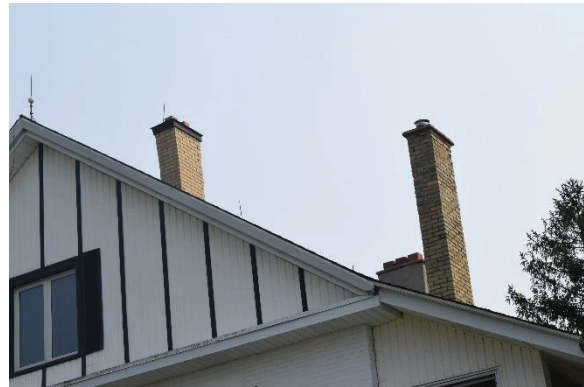


Plate 17: Chimney details, looking east



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Plate 18: Painted brick exterior (bottom) and modern siding (top), looking east



Plate 19: Concrete foundation, looking east



Plate 20: Shed roof dormer, looking south



Plate 21: View of porch and second storey details, looking south



Plate 22: Main entrance door, looking south



Plate 23: Bay window, looking southwest



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Plate 24: First storey window west of main entrance, looking south



Plate 25: View of porch, looking west



Plate 26: Concrete planter attached to porch, looking south



Plate 27: West elevation, looking east



Plate 28: Second storey details, looking east



Plate 29: Bay window, looking east



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Plate 30: Looking southwest at doorway to pool area



Plate 31: Pool area, looking south



Plate 32: Looking northeast at shed roof addition



Plate 33: South elevation, looking north



Plate 34: Modern addition part of south elevation



Plate 35: East elevation, looking west



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4.4 Secondary Residence

The secondary residence is located approximately 33 metres southeast of the main residence (Plate 36). The secondary residence is a one- and one-half storey structure with a steeply pitched front facing gable roof clad in asphalt shingles with three lightning rods, and a concrete block chimney. The residence is clad in modern siding. The residence has a compound plan with a projecting shed roof section attached to the east elevation. The foundation of the residence is rusticated concrete block (Plate 37).

The main (west) elevation contains two modern casement windows with shutters in the second storey. The first storey contains a set of three modern casement windows (Plate 38). The residence has an entrance door made of glass and wood and a partial-width porch with a gable pediment and wood columns (Plate 39). The north elevation contains a picture bay-window with nine panes with wood surrounds and shutters (Plate 40). East of the bay window is a horizontal sliding window located on the shed roof projection (Plate 41). The east elevation contains two 1/1 windows with wood surrounds on the second storey. Located above the windows is a section of asphalt cladding. The first storey contains the shed roof projection and one 1/1 window with wood surrounds and shutters (Plate 42). The south elevation contains a 1/1 window with shutters and wood surrounds and a small, fixed window on the second storey. The first storey contains an entrance with a modern storm door and wood door and an entrance on the shed roof projection. The entrance on the shed roof projection is a modern horizontal sliding door (Plate 43).



Plate 36: General view of residence, looking east



Plate 37: Foundation, looking east

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Plate 38: Second storey of west elevation, looking east



Plate 39: First storey of west elevation, looking east



Plate 40: Bay picture window, looking southwest



Plate 41: North elevation, looking south showing window in shed roof projection (left)



Plate 42: East elevation, looking west



Plate 43: South elevation, looking north



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4.5 Barn

The barn is a heavily modified two storey structure with a cross gable roof clad in metal and an earth bank. The south elevation of the barn has a shed roof addition. The exterior of the barn is clad in corrugated metal siding and board and batten siding. The foundation of the barn is concrete. The main (north) elevation contains a projecting north-south bay and an east-west bay (Plate 44). The north-south bay has modern horizontal sliding windows in the second storey and is clad in corrugated metal painted red. The first storey has a wrap-around porch with modern wood columns with modern bargeboard. This first storey section is clad in board and batten siding painted red and contains two modern fixed windows and double glass and composite entrance doors (Plate 45). The east-west bay is clad in corrugated metal painted red. The second storey contains modern 1/1 windows and a garage door. The garage door is accessed via an earth bank. The second storey also contains a modern door at the northwest corner accessed via a flight of wood steps. The first storey contains modern 1/1 windows (Plate 46 and Plate 47).

The west elevation is clad in corrugated metal siding painted red. The west elevation includes both the east-west section and the north-south section. The north-south section contains modern fixed windows on the second and first storey (Plate 48). The east-west section of the west elevation contains modern 1/1 windows in the second storey and a modern garage door and composite door on the first storey (Plate 49). The shed roof addition part of the west elevation contains a ventilation grate in the second storey and utility equipment and conduits (Plate 50). The south elevation of the barn consists of the shed roof addition. The addition is clad in corrugated metal siding painted red and contains six modern garage doors and modern glass and metal doors (Plate 51). The east elevation includes an east-west section (centre), north-south section, and part of the shed roof addition. The east-west section contains modern 1/1 windows in the second storey and modern doors and a garage door on the first storey. The shed roof section contains a ventilation grate (Plate 52). The north-south section contains a modern fixed window in the second storey and a 15-pane fixed window on the first storey. The wrap around porch continues to the north elevation (Plate 53).



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Plate 44: North elevation, looking south



Plate 45: North-south section, looking south



Plate 46: Looking south at bank and second storey



Plate 47: First storey window on south north elevation east-west section, looking south



Plate 48: North-south section of west elevation, looking east



Plate 49: East-west section of west elevation, looking east



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Plate 50: Shed roof section, looking east



Plate 51: South elevation, looking north



Plate 52: East-west section and shed roof section, looking west



Plate 53: North-south section looking west

4.6 Outbuildings

Located approximately nine metres east of the barn is a heavily modified gable roof outbuilding. The building has a side gable roof clad in metal. The main (west) elevation is clad in wood siding painted red. The main elevation contains three modern composite doors, two modern garage doors, and a fixed nine pane window (Plate 54). The south elevation contains a modern fixed window and a sliding track door while the east elevation contains a shed roof addition (Plate 55). The east elevation is clad in plywood and the north elevation contains a modern window. Located approximately seven metres south of the barn is a modern gable roof structure. The structure contains a side gable roof with metal cladding and a corrugated metal painted red exterior. The outbuilding contains modern windows, modern doors, ventilation pipes, and four garage doors (Plate 56 and Plate 57).



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Plate 54: Main elevation, looking east



Plate 55: South elevation, looking north



Plate 56: Outbuilding main elevation, looking west



Plate 57: Outbuilding, west and north elevations, looking south



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5 Comparative Analysis

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5 Comparative Analysis

The property at 1350 Wharncliffe Road South is listed on the City's Register as a "vernacular" building constructed *circa* 1915. It was added to the Register on March 26, 2007. The City of London defines vernacular architecture as "a term which relies on the common architectural influences of a building's period of construction; exhibiting local design characteristics and uses easily available building materials. May be influenced by, but not necessarily defined by, a particular architectural style. A building considered to be reflective of its time" (City of London 2019). The property at 1350 Wharncliffe Road South is one of 469 properties in the City classified as vernacular on the Register. The Register contains 5,948 properties and vernacular structures account for 7.8% of all listed and designated properties.

Based on historical research and the site investigation, the main residence at 1350 Wharncliffe Road is an Ontario vernacular structure that exhibits Colonial Revival and Craftsman design elements. Vernacular design elements of the main residence include its painted brick exterior, concrete block foundation, and incorporation of Colonial Revival and Craftsman design elements, styles popular in the early 20th century. Colonial Revival design elements include its general massing and layout of the residence. The shed roof dormer and full-width balcony and porch are elements of the Craftsman design style. The Colonial Revival design style was popular in North America after 1900 and into the present while the Craftsman style was popular from about 1905 to 1930 (Blumenson 1990: 142-143; McAlester and McAlester 1984: 453-454). Based on the architectural style and background research, the main residence was likely constructed between 1911 and 1918. With the exception of the modern garage and shed roof addition, the residence retains a relatively high degree of integrity and retains its original windows, full width-balcony and porch, and brick exterior.

The secondary residence is an early 20th century Ontario vernacular structure with few decorative embellishments, a reflection of its secondary importance. The residence has been modified by modern siding, some replacement windows, and a sliding door. Based on materials, the secondary residence was likely built during the early 20th century as part of Weldwood Farm. It was likely built to house employees of Weldwood Farm while I.B. Whale, the supervisor of Weldwood, resided in the main residence. The barn has been heavily modified over the years and, with the exception of the earth bank, retains few characteristics of a late 19th to early 20th century barn. The outbuildings are utilitarian structures and do not demonstrate a particular architectural style or influence.



6 Evaluation

6.1 Introduction

The criteria for determining CHVI is defined by *Ontario Regulation 9/06* (O. Reg. 9/06). If a property meets one or more of the criteria it is determined to contain, or represent, a cultural heritage resource. A summary statement of cultural heritage value will be prepared and a list of heritage attributes which define the CHVI identified. The evaluation of 1350 Wharncliffe Road South according to O. Reg. 9/06 is provided below.

6.2 Design or Physical Value

The main residence at 1350 Wharncliffe Road South has design value as a representative example of an early 20th century Ontario vernacular residence with Colonial Revival and Craftsman design elements. Vernacular design elements of the main residence include its painted brick exterior, concrete block foundation, and incorporation of Colonial Revival and Craftsman design elements, styles popular in the early 20th century. Colonial Revival design elements include its general massing and layout of the residence. The shed roof dormer and full-width balcony and porch are elements of the Craftsman design style. The Colonial Revival design style was popular in North America after 1900 and into the present, while the Craftsman style was popular from about 1905 to 1930 (Blumenson 1990: 142-143; McAlester and McAlester 1984: 453-454). The residence was likely built between 1911 and 1918 based on historical research and architectural influences. Aside from the additions on the south and east elevations, the residence retains a high degree of integrity and retains its original windows, full width-balcony and porch, and brick exterior.

The residence cannot be considered rare or unique as many examples of Ontario vernacular structures, including Colonial Revival influenced and Craftsmen influenced structures, remain in the City of London and were a common design style throughout Ontario in the early 20th century. As a vernacular structure, the building materials, construction methods, and quality of craftsmanship were typical and followed the industry standard at the time of the construction of the residence. Therefore, the residence does not demonstrate a high degree of craftsmanship or a high degree of technical or scientific achievement.

The secondary residence, barn, and outbuildings do not demonstrate physical or design value. The secondary residence has been heavily modified with modern siding and some replacement windows. The barn was heavily modified sometime after 1967 to such an extent that it shows few design characteristics of a typical barn that would have been constructed in Ontario between the mid-19th and early 20th centuries. The outbuildings on the property include a heavily modified structure and a structure built in the late 20th century.



6.3 Historic or Associative Value

The property is historically associated with John Weld, *Farmer's Advocate*, Weldwood Farm, and I.B. Whale. John Weld was a prominent Canadian publisher and agriculturalist who owned several enterprises, including the William Weld Publishing Company, the London Printing and Lithographing Company, and the Bryant Press. Weld was born in Delaware Township and later resided in the City of London. In 1910, he purchased land in the Study Area for an experimental farm for the magazine *Farmer's Advocate*. The magazine was founded in 1866 by William Weld, the father of John Weld. The magazine was an important resource for Canadian farmers and had a subscription base of 200,000 by 1944 (Historic Sites Committee 2000). The magazine used Weldwood Farm to investigate and test new agricultural equipment, crops, livestock, and farming methods. The farm was frequently visited by other farmers to inspect and learn from the practices undertaken at Weldwood Farm. Therefore, Weldwood was a valuable asset for *Farmer's Advocate* and maintaining its credibility as an important source for agricultural information.

Weldwood Farm was managed from 1918 to 1959 by I.B. Whale. Under his superintendence, Weldwood Farm was responsible for pioneering the use of sweet clover for use in pastures and soil improvement and aiding in the development of techniques for the effective cultivation of corn crops in southwestern Ontario. Whale diligently reported his findings in a frequent column he wrote for *Farmer's Advocate* (Farmer's Advocate 1959). It is likely that Whale resided at the main farmhouse as part of his duties linked to the *Farmer's Advocate*. In 1965, the magazine folded due to low subscriptions and Weldwood Farm was sold (Historic Sites Committee 2000).

The property currently contains two residences built during the period of time the property was owned by the *Farmer's Advocate*. The residences have been used for commercial purposes in recent years. The property also contains a heavily modified barn and two outbuildings, all of which are currently leased to commercial tenants. These property components do not offer, or potentially offer, new knowledge that can contribute to a greater understanding of the former Township of Westminster or City of London. While the property is associated with the influential agriculturalists John Weld and I.B. Whale, their contribution is centred around farming. The property is no longer a working farm and the barn and outbuildings were heavily modified after the property ceased to be associated with *Farmer's Advocate*. Therefore, the property does not explicitly demonstrate evidence of Weld's or Whale's contributions to the agricultural community of Ontario.



6.4 Contextual Value

The property is set in a landscape that contains agricultural properties but is in the process of transitioning to a predominantly suburban landscape. The property consists of two residences, a windbreak, modified barn, and outbuildings. These components have been severed from agricultural fields and few tangible signs remain of the former agricultural use of the property. Therefore, 1350 Wharncliffe Road South does not contribute to the remaining agricultural character of the area. While it is a rural property, suburban subdevelopment is encroaching upon this character, giving Wharncliffe Road South an increasingly suburban streetscape.

The property and its components are visually and historically linked to the mature spruce and cedar windbreak located along the driveway. Based on aerial photography, this windbreak was planted sometime before 1955, while the property was still associated with Weldwood Farm and I.B. Whale. Based on this photograph, the black walnut grove currently present on the property does not date to the period of significance associated with Weldwood Farm and its use by *Farmer's Advocate* (Plate 58). Windbreaks are rows of trees commonly planted along driveways, buildings, and farmyards. Windbreaks reduce snow build-up in these areas and reduce erosion. Weldwood Farm was frequently visited by members of the agricultural community. It is likely the windbreak was also planted to convey a sense of anticipation and importance as the visitor arrived on the property, as the linear corridor would focus the visitor's attention down the driveway towards the farm buildings and residences.

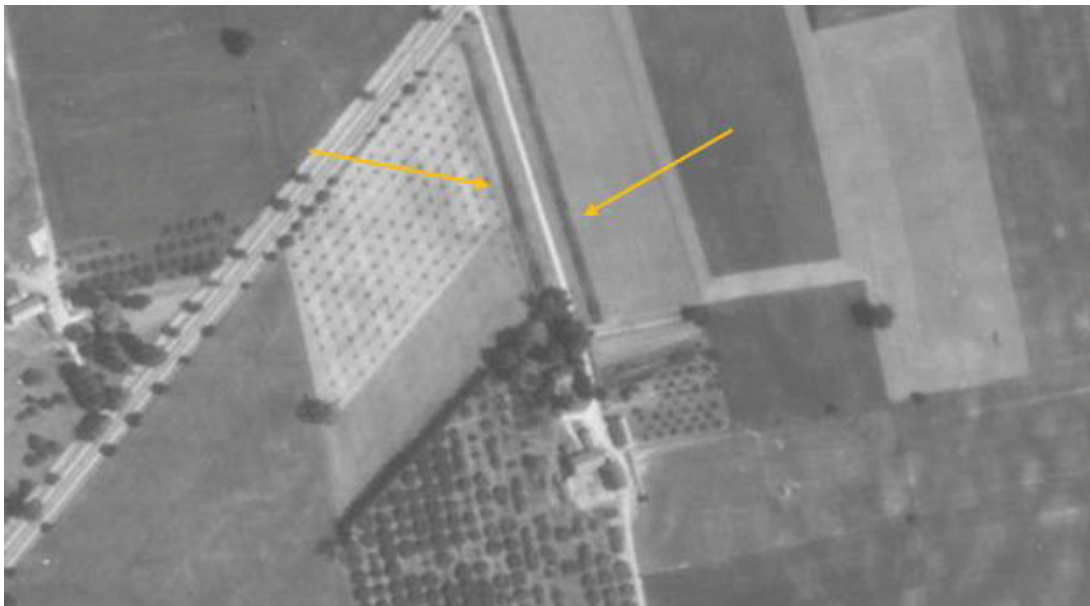


Plate 58: 1350 Wharncliffe Road South, 1955, windbreak denoted by arrows
(Department of Lands and Forests 1955)

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The structures at 1350 Wharncliffe Road South are set back from the roadway and obscured by the windbreak. While the windbreak is visible when traveling along Wharncliffe Road South, it can easily be mistaken for a typical woodlot when traveling by car along the road. The windbreak is best viewed and appreciated from within the property, which is privately owned. Therefore, the property cannot be considered particularly memorable or easily discernible from a wayfinding perspective and is not a landmark.

6.5 Summary of Evaluation

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

Table 1 Evaluation of 1350 Wharncliffe Road South according to O. Reg. 9/06

Criteria of O. Reg. 9/06 (amended by O. Reg. 569/22)	Yes/No	Comments
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	The main residence at 1350 Wharncliffe Road South has design value as a representative example of an early 20 th century Ontario vernacular residence with Colonial Revival and Craftsman design elements. Vernacular design elements of the main residence include its painted brick exterior, concrete block foundation, and incorporation of Colonial Revival and craftsman design elements, styles popular in the early 20 th century. Colonial Revival design elements include its general massing and layout of the residence. The shed roof dormer and full-width balcony and porch are elements of the Craftsman design style. The Colonial Revival design style was popular in North America after 1900 and into the present, while the Craftsman style was popular from about 1905 to 1930.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The craftsmanship and artistic merit of the residence is typical and industry standard for the early 20 th century. The barn and outbuildings have been heavily modified or are modern.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	As a vernacular residence, the building materials, construction methods, and quality of craftsmanship were typical and industry standard at the time of the construction of the residence. The barn and outbuildings have been heavily modified or are modern.



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Criteria of O. Reg. 9/06 (amended by O. Reg. 569/22)	Yes/No	Comments
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	The property is historically associated with the <i>Farmer's Advocate</i> , John Weld, Weldwood Farm, and I.B. Whale. <i>Farmer's Advocate</i> was a prominent Canadian magazine managed by John Weld, a prominent Canadian publisher and the owner of Weldwood Farm. The farm was purchased by Weld in 1910 to serve as an experimental farm for <i>Farmer's Advocate</i> . From 1918 to 1959 the farm was under the superintendence of I.B. Whale, who wrote a column for the magazine and oversaw the development of new farming techniques on the property.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	The property currently contains two residences which have been used for commercial purposes in recent years, a heavily modified barn, and two outbuildings, all of which are currently leased to commercial tenants. These property components do not offer or potentially offer new knowledge that can contribute to a greater understanding of the former Township of Westminster or City of London.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	While the property is associated with the influential agriculturalists John Weld and I.B. Whale, their contribution is centred around farming. The property is no longer a working farm and the agricultural buildings such as the barn and outbuildings were heavily modified after the property ceased to be associated with <i>Farmer's Advocate</i> .
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No	The property is set in a landscape that contains agricultural properties but is in the process of transitioning to a predominantly suburban landscape. The existent structures have been severed from agricultural fields and little tangible signs remain of the former agricultural use of the property. Therefore, 1350 Wharncliffe Road South does not contribute to the remaining agricultural character of the area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	Yes	The property and its components are functionally, visually, and historically linked to the mature spruce and cedar windbreak located along the driveway. Weldwood Farm was frequently visited by members of the agricultural community. It is likely the windbreak was planted to convey a sense of anticipation and importance as the visitor arrived on the property, as the linear corridor would focus the visitor's attention down the driveway towards the farm buildings. The windbreak also served a functional purpose to reduce snow build-up and prevent erosion.



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Criteria of O. Reg. 9/06 (amended by O. Reg. 569/22)	Yes/No	Comments
9. The property has contextual value because it is a landmark	No	The structures on the property are obscured by distance from roadway and the windbreak. While the windbreak is visible when traveling along Wharncliffe Road South, it can easily be mistaken for a typical woodlot when traveling by car along the road.

6.6 Statement of Cultural Heritage Value or Interest

6.6.1 Description of Property

The property at 1350 Wharncliffe Road South is located in the City of London on the south side of Wharncliffe Road South, south of the intersection of Wharncliffe Road South and Bradley Avenue. The property contains two residences (a main residence and secondary residence), a heavily modified barn, two outbuildings, and a spruce and cedar tree windbreak. The main residence on the property was built between 1911 and 1918 and is an example of an Ontario vernacular structure with Colonial Revival and Craftsman design influences. Between 1910 and 1965 the property was known as Weldwood Farm and was operated as an experimental farm by the *Farmer’s Advocate*, an agricultural journal based in London.

6.6.2 Cultural Heritage Value

The main residence at 1350 Wharncliffe Road South has design value as a representative example of an early 20th century Ontario vernacular residence with Colonial Revival and Craftsman design elements. Vernacular design elements of the main residence include its painted brick exterior, concrete block foundation, and incorporation of Colonial Revival and Craftsman design elements, styles popular in the early 20th century. Colonial Revival design elements include its general massing and layout of the residence. The shed roof dormer and full-width balcony and porch are elements of the Craftsman design style. The Colonial Revival design style was popular in North America after 1900 and into the present, while the Craftsman style was popular from about 1905 to 1930.

The property demonstrates historical and associative value through its association with John Weld, *Farmer’s Advocate*, Weldwood Farm, and I.B. Whale. John Weld was a prominent Canadian publisher and agriculturalist who owned several enterprises including the William Weld Publishing Company, the London Printing and Lithographing Company, and the Bryant Press. Weld was born in Delaware Township and later resided in the City of London. In 1910, he purchased land on the property for an experimental farm for the magazine *Farmer’s Advocate*. The magazine was founded in 1866 by William Weld, the father of John Weld. The magazine was an important



resource for Canadian farmers. The magazine used Weldwood Farm to investigate and test new agricultural equipment, crops, livestock, and farming methods. The farm was frequently visited by other farmers to inspect and learn from the practices undertaken at Weldwood Farm and therefore was an important part of *Farmer's Advocate* and maintaining its credibility as an important source for agricultural information. Weldwood Farm was managed from 1918 to 1959 by I.B. Whale. Under his superintendence, Weldwood Farm was responsible for pioneering the use of sweet clover for use in pastures and soil improvement and aiding in the development of techniques for the effective cultivation of corn crops in southwestern Ontario. Whale diligently reported his findings in a frequent column he wrote for *Farmer's Advocate*.

The spruce and cedar windbreak demonstrates contextual value as it is visually, functionally, and historically linked to the property and its components. Weldwood Farm was frequently visited by members of the agricultural community. It is likely the windbreak was planted to convey a sense of anticipation and importance as the visitor arrived on the property, as the linear corridor would focus the visitor's attention down the driveway towards the farm buildings. The windbreak also served a functional purpose to reduce snow build-up and prevent erosion.

6.6.3 Heritage Attributes

- Representative example of an early 20th century Ontario vernacular structure with Colonial Revival and Craftsman design influences, including:
 - Two-and-one-half storey structure with square plan
 - Steeply pitched side gable roof with slate cladding, shed roof dormer, two brick chimneys, and concrete chimney
 - Brick exterior
 - Full width balcony on main (north) elevation with classically inspired columns
 - 1/1 windows with wood surrounds and wood sills
 - Bay windows on north and west elevations
 - Wood and glass storm door and main door on north elevation
 - Full width porch on main (north) elevation with concrete planters and classically inspired columns
 - Concrete walkway leading to residence from driveway with "Weldwood Farm 1920" stamped in concrete

Note: The shed roof addition (south façade) and garage addition (east façade) of the main residence are not considered to contain CHVI. The secondary residence, barn, and outbuildings are not considered to contain CHVI.



7 Impact Assessment

7.1 Description of Proposed Undertaking

The client is proposing to redevelop the property and retain the existing main residence *in situ*. The existing secondary residence, windbreak, barn, and outbuildings are proposed to be removed to facilitate development. The proposed redevelopment includes the construction of 27 lots of single detached residences, 11 lots of street townhomes, a medium density residential block of 1.6 hectares containing three to four storey back-to-back townhomes and cluster townhomes, and accommodation for the future southern extension of Bradley Avenue. The existing and emerging local street pattern will be continued and extended into the proposed redevelopment. The concept plan for the proposed redevelopment is contained in Appendix A.

7.2 Assessment of Impacts

The property at 1350 Wharncliffe Road South has CHVI since it meets three criteria for determining CHVI in O. Reg. 9/06. Therefore, an assessment of potential impacts to heritage attributes and CHVI identified for 1350 Wharncliffe Road South is provided in Table 2 and Table 3 (see Section 6.6.3 for identification of heritage attributes). Impacts are defined by Info Sheet #5 (Section 2.4).

Table 2 Evaluation of Potential Direct Impacts

Direct Impact	Impact Anticipated	Relevance to 1350 Wharncliffe Road South
Destruction of any, or part of any, <i>significant heritage attributes</i> or features.	Yes	The proposed undertaking will result in the removal of the existing windbreak, a heritage feature of the property. The proposed undertaking will not result in the destruction of the other heritage attributes identified for the property, including the main residence. Therefore, mitigation measures are required to address the removal of the windbreak.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	N/A (Not Applicable)	The proposed undertaking would result in the removal of the windbreak. Therefore, the direct impact of alteration is not applicable to this heritage feature. The proposed undertaking will not result in alteration that is unsympathetic or incompatible with the historic fabric and appearance of the main residence and its heritage attributes. Therefore, no mitigation measures are required.



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Table 3 Evaluation of Potential Indirect Impacts

Indirect Impact	Impact Anticipated	Relevance to 1350 Wharncliffe Road South
<p>Shadows created that alter the appearance of a <i>heritage attribute</i> or change the viability of a natural feature or plantings, such as a garden</p>	<p>N/A</p>	<p>The natural feature identified as a heritage feature, the windbreak, will be removed as part of the proposed undertaking. Therefore, the indirect impact of shadows is not applicable to this heritage feature.</p> <p>While the new structures may cast shadows during certain times of the day, they will not alter the appearance of the heritage attributes of the main residence at 1350 Wharncliffe Road South.</p> <p>Therefore, no mitigation measures are required.</p>
<p>Isolation of a <i>heritage attribute</i> from its surrounding environment, context, or a <i>significant</i> relationship</p>	<p>N/A</p>	<p>The contextual relationship identified as a heritage feature, the windbreak, will be removed as part of the proposed undertaking. Therefore, the indirect impact of isolation is not applicable to this heritage feature.</p> <p>No additional contextual relationships were identified as heritage attributes or features at 1350 Wharncliffe Road South.</p> <p>Therefore, no mitigation measures are required.</p>
<p>Direct or indirect obstruction of <i>significant</i> views or vistas within, from, or of built and natural features</p>	<p>N/A</p>	<p>The significant view identified as a heritage feature, the view towards the residences and farm buildings from the windbreak, will be removed as part of the proposed undertaking. Therefore, the indirect impact of obstruction is not applicable to this heritage feature as it will be removed.</p> <p>Additional views within the Study Area or the surrounding streetscape were not identified as heritage attributes or features.</p> <p>Therefore, no mitigation measures are required.</p>
<p>A change in land use such as rezoning a battlefield from open space to residential use, allowing new <i>development</i> or <i>site alteration</i> to fill in the formerly open spaces</p>	<p>Yes</p>	<p>The property has already undergone a change in land use when it transitioned from an agricultural property to commercial use. However, this change retained the physical components related to the agricultural use of the property. The proposed undertaking will result in a change of land use (and zoning) to allow for multi-unit residential development. The new development will result in a loss of contextual value as the windbreak will be removed.</p> <p>Therefore, mitigation measures are required.</p>
<p>Land disturbances such as a change in grade that alters soil, and drainage patterns that adversely affect an <i>archaeological resource</i></p>	<p>Possible</p>	<p>Typically, indirect impacts resulting from land disturbances apply to archaeological resources, which are beyond the scope of this report. However, land disturbance from construction (e.g., site grading and related construction activities) may also have the potential to impact the residence through temporary vibrations during the construction period that may cause shifts in the foundation that can impact the residence.</p> <p>Therefore, mitigation measures are required.</p>



7.3 Discussion of Impacts

The proposed undertaking will result in direct impacts to the windbreak of 1350 Wharncliffe Road South as it will be removed to facilitate development. Therefore, mitigation measures will be prepared to address this direct impact. The existing main residence will be retained *in situ* and no heritage attributes of this residence will be altered as part of the proposed undertaking. While the existing secondary residence, barn, and outbuildings will be removed, these components of the property do not contain heritage attributes and is therefore not characterized as an impact to the heritage character of the property.

As the windbreak will be removed, indirect impacts from shadows, isolation, and obstruction of views are not applicable to this heritage feature. No indirect impacts to the heritage attributes of the main residence are anticipated from shadows, isolation, or obstruction are anticipated. The proposed change in land use will result in the removal of the existing windbreak, the relationship of the property with the former farm buildings, and the development of formerly open land and mitigation measures will be required to address this change in land use.

There may be potential for indirect impacts related to land disturbance during the construction phase that could result in vibrations that are damaging to main residence at 1350 Wharncliffe Road South. While impacts of vibration on heritage buildings are not well understood, studies have shown that impacts may be perceptible in buildings 40 metres from the curbside when heavy traffic is present (Ellis 1987). Construction of the proposed undertaking may involve heavy vehicles on site to grade, excavate, or pour foundations, which may result in vibrations that have potential to affect the historic foundations of main residence. If left unaddressed, these could result in longer-term issues for the maintenance, continued use, and conservation of the building.



8 Mitigation

8.1 InfoSheet #5 Mitigation Options

The property at 1350 Wharncliffe Road South was determined to have CHVI as it meets three criteria of *O. Reg. 9/06*. As identified in Table 2 and Table 3, the proposed undertaking has potential to result in a direct impact to the property through the removal of the windbreak, an indirect impact from a change of land use, and the potential for indirect impacts from land disturbance. Accordingly, the mitigation options identified in Info Sheet #5 (see Section 2.4) have been explored below.

Alternative development approaches: The proposed redevelopment will remove the existing windbreak and retain the existing main residence and its heritage attributes *in situ*. Construction activity is planned within 50 metres of the residence.

An alternative development approach that retains the windbreak is not feasible due to the proposed change in land use and intensification of the site. The windbreak is located from Wharncliffe Road South to just north of the existing main residence. Retention of the windbreak would preclude the ability to feasibly develop the space around it, as there is only between 20 and 30 metres of available land to the west and east of the allée on the parcel. Even if the windbreak was retained *in situ*, its contextual link as a vegetative corridor designed to convey a sense of anticipation and importance would be lost. The proposed development will not be accessed from Wharncliffe Road and the secondary residence and outbuildings will be demolished as part of the redevelopment. As a result, views down the windbreak, if it were to be retained *in situ*, would be dominated by contemporary structures and removed from its original contextual purpose. It is also unlikely that required site grading and construction activities would be compatible with the retention of the root systems of intermediate and mature trees. In addition, an approximately 53 metre long section of the windbreak will be removed in the future as part of the future widening of Bradley Avenue West.

An alternative development approach that avoids construction activity within 50 metres of the main residence is not feasible because the proposed development is required to continue the local street pattern of the adjacent residential development.

Isolating development and site alteration from significant built and natural features and vistas: The proposed redevelopment will retain the main residence and its heritage attributes *in situ* and all heritage attributes will remain visible. Therefore, this mitigation measure has already been implemented for the main residence.



Isolating development from the windbreak is not feasible given its central location within the property and the understanding that the root systems of the intermediate and mature trees may not be able to withstand the site grading and construction activities required on site. In addition, a part of the windbreak approximately 53 metres in length will be removed by the City of London as part of a future extension of Bradley Avenue.

Design guidelines that harmonize mass, setback, setting, and materials: The proposed redevelopment has been designed to harmonize with the existing main residence which will be retained *in situ*. The residence will be surrounded to the west and south by new detached residences. This is compatible with the existing massing and setting of the property. In addition, the residence is located at the intersection of "Street A" and Southbridge Avenue. This will result in the residence retaining its role as a prominent component of the property. Materials for the proposed detached residences adjacent to the main residence have not yet been selected. The proposed detached residences surrounding the existing residence could be clad in a sympathetic material such as brick. While the original colour of the brick exterior of the main residence is unknown, if possible non-invasive testing should be carried out to determine the original brick colour. Based on this information, a sympathetic brick colour can be chosen for the new residences. If the paint on the main residence is eventually removed the exterior of the main residence and proposed new residences will harmonize.

As the proposed undertaking will result in the removal of the windbreak, design guidelines are not an applicable mitigation measure for this heritage feature.

Limiting height and density: The height and density of the proposed development has been designed to not overshadow the existing residence as the residence will be bordered by other detached structures and roadways. Medium density residential structures are planned to the north of the existing residence along the extension of Southbridge Avenue. Therefore, this mitigation measure has already been implemented for the main residence.

Allowing only compatible infill: Redevelopment of the property is to be residential in nature and the proposed redevelopment has been designed to be compatible with the existing main residence. The residence will be surrounded to the west and south by detached residences. This is compatible with the existing massing and setting of the property. In addition, the residence is located at the intersection of "Street A" and Southbridge Avenue. This will result in the residence retaining its role as a prominent component of the property. In addition, the selection of sympathetic materials is anticipated. Therefore, this mitigation measure has been implemented in the proposed development.

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



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

8.1.1 Summary

Based on the above discussion, it has been determined that design guidelines and site plan controls are an appropriate mitigation measure for the main residence. Design guidelines that harmonize with the existing main residence should be implemented. The proposed site plan has been designed to harmonize with the existing residence through its placement at an intersection resulting in its continued prominence on the property and its location in an area of proposed detached structures. However, materials for the proposed detached residences surrounding the main residence have not yet been selected. A sympathetic material such as brick should be chosen to harmonize with the existing residence. While the original colour of the brick exterior of the main residence is unknown, if possible non-invasive testing should be carried out to determine the original brick colour.

Planning mechanisms and site plan controls are intended to lessen the impact on identified heritage attributes resulting from the potential for land disturbance due to temporary vibrations during the construction phase of the project. A typical approach to mitigating the potential for vibration effects is twofold. First, a pre-construction vibration assessment can be completed to determine acceptable levels of vibration given the site-specific conditions (including soil conditions, equipment proposed to be used, and building characteristics). Second, depending on the outcome of the assessment, further action may be required in the form of site plan controls, site activity monitoring, or avoidance. This should be considered prior to the commencement of construction activities onsite.

Regarding the proposed removal of the windbreak and proposed change in land use, alternative mitigation measures are required as retention of the windbreak and former farmlands through alternative development approaches is not feasible. As per InfoSheet #5, the above mitigation measures are not meant to be exhaustive, and alternative mitigation measures are discussed in the following sections.



8.2 Commemoration

The CHVI identified for the windbreak is contextual and linked to its role as a vegetative corridor designed to serve a functional purpose and convey a sense of anticipation and importance when Weldwood was accessed from Wharncliffe Road South. Therefore, a Commemoration Plan is an opportunity to recognize the historic and contextual CHVI of the property and provide strategies to guide the integration of the historical value and contextual value of the property in the proposed development.

Commemoration activities may include the installation of signage that interprets the history and significance of Weldwood or a landscaping program that implements the use of coniferous trees such as Norway spruce and white cedar. Any planting program or commemorative activity should be developed in consultation with the City of London and follow adherence to crime prevention through environmental design (CPTD) approaches. An appropriate place for the implementation of the commemorative activities is the proposed shared amenity space in Block A of the proposed redevelopment.

In addition, it is understood that the proposed name for the new development is Weldwood. There may be additional opportunities to commemorate the significance of Weldwood through naming amenity spaces and street names in honour of the *Farmer's Advocate*, the Weld family, and I.B. Whale.

9 Recommendations

9.1 Design Guidelines

Incorporate materials to clad new residential that harmonize with the existing main residence which will be conserved *in situ*. Sympathetic materials include brick. These recommended materials include are elements of the existing residence and therefore will be compatible with its overall character and heritage attributes. The use of these materials and designs is not intended to recreate or mimic the architectural character and heritage attributes of the existing residence. These materials should be used in a manner that creates a distinct yet sympathetic design.

9.2 Site Plan Controls

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

9.3 Commemoration Plan

Preparation of a Commemoration Plan is recommended to recognize the identified CHVI within the Study Area. The Commemoration Plan should include site-specific history, a landscaping component through plantings, and possible commemoration through the naming of roadways and amenity spaces. Any planting program or commemorative activity should be developed in conjunction with the City of London and follow adherence to crime prevention through environmental design approaches.

9.4 Deposit Copies

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

London Public Library

251 Dundas Street

London, ON N6A 6H9



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Appendices



Appendix A Concept Plan





[siv-ik] PLANNING DESIGN

VISION BRIEF

Client Royal Premier Developments
Project Site 1350 Wharnccliffe Road S / London / ON.

Weldwood Subdivision
Background Info and Summary of Development Vision (IPR)

03.14.2022

Contact
Michael Davis, MCIP, RPP
mdavis@siv-ik.ca | 905.921.9029 | siv-ik.ca

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ABOUT THIS REPORT

This brief has been prepared by Sivik Planning and Design Inc. for Royal Premier Developments as part of our **EXPLORE** process. The brief contains background information about the project site, an overview of the key design considerations, a description of our preliminary design principles and highlights of the preliminary subdivision and development concept for the former Weddwood Farm. The brief is meant to articulate our understanding of and vision for the site in a manner that supports preliminary stakeholder consultation for the proposed draft plan of subdivision at 1350 Wharcliffe Road S.

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

www.sivik.ca

PREPARED BY
Sivik Planning and Design Inc.

PREPARED FOR
Royal Premier Developments

VERSION 1.0

ISSUED
03/14/2022

CONTACT
Matt Davis | Partner
905.921.9029
mdavis@sivik.ca

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S1: BACKGROUND

S1.1 Introduction

1350 Wharnclyffe Road S (the project site) is a remnant agricultural/residential parcel located in the southwest quadrant of London, on the south side of Wharnclyffe Road South, at the intersection of Wharnclyffe Road South and Bradley Avenue (future extension). The project site is located in the Central Longwoods Neighbourhood which encompasses the area generally bounded by Bradley Avenue to the north, Wharnclyffe Road to the west, Exeter Road to the south and existing industrial development to the east. The site contains two existing dwellings, one of which is a (c. 1915) Farm Dwelling that is listed on the City's Register of Cultural Heritage Resources. The site also contains a collection of existing agricultural outbuildings. Overall, the site is of sufficient size and shape to accommodate new urban development. With the site being located in proximity to municipal services and the planned urbanization of the broader area, Royal Premier Developments is planning for subdivision and development of the site to complement emerging/adjacent development that's happening in the area.

S1.2 Project Site

At-A-Glance

SITE AREA	FRONTAGE	DEPTH	EXISTING USE
4.04 Hectares	122 Metres	430 Metres	Mixed Commercial & Residential



Figure 1: The Project Site

S1.3 Neighbourhood Spatial Analysis

Figure 2 shows the physical and spatial characteristics of the lands surrounding the project site. The lands on the west side of site form part of an actively developing residential subdivision (see City of London Staff Report 39T-1550/Z-8407 for further details) being developed by Z-Group. The associated Draft Plan of Subdivision is primarily for freehold single detached dwellings/lots but also includes a series of cluster townhouses in blocks adjacent to Wharncliffe Road S and a park block which is being constructed immediately southwest of the project site. The cluster townhouses being built along Wharncliffe Road S are oriented with a mix of "side-lotting" conditions onto Wharncliffe Road as well as intervening private "window-streets" which allow for the dwellings to face Wharncliffe Road without having individual driveway accesses connecting them to Wharncliffe Road. A local street (Southbridge Avenue) terminates along the western boundary of the project site.

The lands to the east are also owned by Z-Group and are being actively planned for future residential development. The current conceptual version of the draft plan of subdivision for these lands includes a similar mix of single detached dwellings and cluster townhouse dwellings as development to the west. The conceptual plans envision the continuation of Southbridge Avenue across the project site and into lands to the east.

Lands to the north of the site are designated for a mix of commercial and residential uses. It is intended that lands at the intersection of Wharncliffe and Bradley will develop with a commercial focus while lands further west will be largely low density residential uses in interior portions of that future subdivision. Figure 2 also illustrates the intended continuation of Bradley Avenue eastward, across the frontage of the project site. The Bradley Avenue extension will provide a key arterial connection linking lands between Wonderland Road and Wellington Road.

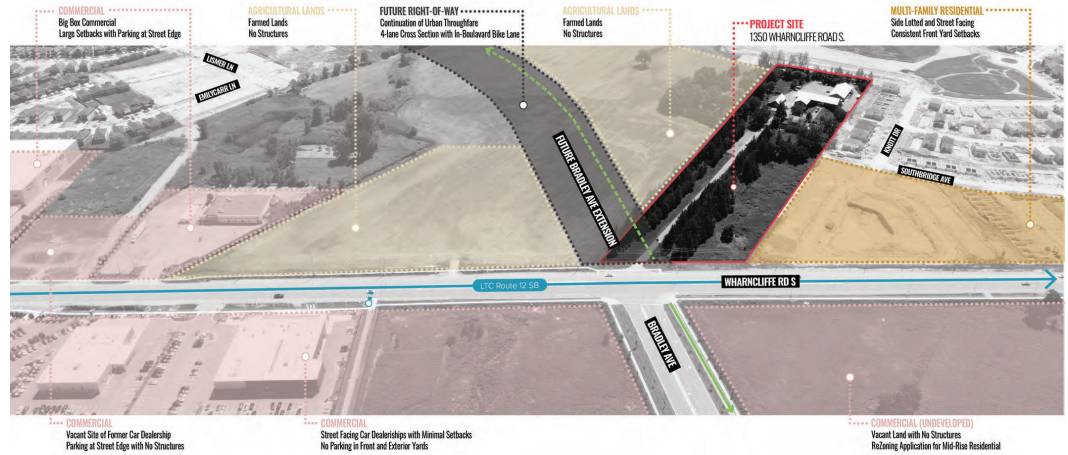


Figure 2: Neighbourhood Spatial Context (400m)

S2: PLANNING FRAMEWORK

S2.1 Provincial Planning Policy

The Provincial planning policy framework is established through the *Planning Act* (Section 3) and the Provincial Policy Statement (PPS 2020). The *Planning Act* requires that all municipal land use decisions affecting planning matters be consistent with the PPS.

The mechanism for the implementation of the Provincial plans and policies is through the City of London Official Plan. Through the preparation, adoption and provincial approval of the City of London Official Plan, the City of London has established the local policy framework for the implementation of the Provincial planning policy framework. As such, matters of provincial interest are addressed in the Official Plan discussion in this report.

S2.2 City Planning Policy

Figure 3 provides visual context for the site's positioning relative to London's city-structure. In terms of the overall structure of the city, the project site is within a developing greenfield area, outside of the Built-Area Boundary and Primary Transit Area. It's relationship to the overall structure of London, as laid out in the London Plan, provides a framework for how development policies are to be viewed and applied in relation to this site. The following key characteristics of the site provide context for how the site is to be considered from a London Plan perspective:

- Neighbourhoods Place Type
- Outside Primary Transit Area & Built-Area Boundary
- Frontage on Civic Boulevard & Urban Thoroughfare



Figure 3: City Wide Context

1 The London Plan

In accordance with Map 1 and Map 3 of the London Plan, the project site is within the "Neighbourhoods" Place Type and has direct frontage on a Civic Boulevard and Urban Thoroughfare. Notwithstanding the underlying Place Type policies, Map 7 - Policies for Specific Areas - of the London Plan identifies the project site as being within the Southwest Area Secondary Plan (SWAP) area. The SWAP contains more refined land use designations, and associated policies for development of the project site than those outlined in the parent London Plan and, as such, provides the primary policy guidance for us to consider.



- Secondary Plan Area
- Civic Boulevard
- Neighbourhood Connector
- Urban Thoroughfare

2 Southwest Area Secondary Plan

The project site is designated Medium Density Residential and Low Density Residential in accordance with Schedule 10 of the Southwest Area Secondary Plan. The intent of the Low and Medium Density Residential designations is to encourage a mix of housing types, forms and intensities throughout the Central Longwoods Neighbourhood and within individual developments, at an intensity that is higher than is found in more recent suburban neighbourhoods. This is to be achieved by requiring a minimum density of development and encouraging the integration of a range of housing types within individual developments.



- Open Space
- Low Density Res.
- Medium Density Res.
- Commercial
- Commercial Industrial
- High Density Residential

S2.3 Key Southwest Area Secondary Plan Policies

Key Implications: 1350 Wharmcliffe Road S (North Portion)

SECONDARY PLAN	DESIGNATION	OTHER FEATURES
Southwest Area Secondary Plan	Medium Density Residential	n/a

/ Use (20.5.10.1.ii)

The primary permitted uses within the Medium Density Residential designation in the Central Longwoods Neighbourhood include a range of detached and multi-residential uses and building forms. These primary permitted uses are outlined in the table below.

Permitted Residential Uses:

- Single Detached
- Semi-Detached
- Duplex
- Converted Dwellings
- Street Townhouses
- Cluster Townhouses
- Triplexes
- Fourplexes
- Stacked Townhouses
- Low-Rise Apartment Buildings

/ Height (20.5.10.1.iii)

Development within Medium Density Residential areas in the Central Longwoods Neighbourhood is intended to be of a low-rise building form. The permitted building heights within the MDR designation are outlined in the table below.

Allowable Height (Storeys):

Min.	N/A
Max.	4
Bonus	N/A

/ Density (20.5.10.1.iii)

Development within Medium Density Residential areas in the Central Longwoods Neighbourhood is intended at an intensity that is higher than is found in more recent suburban neighbourhoods. The minimum and maximum density requirements are outlined below.

Allowable Density (Units Per Hectare):

Min.	35
Max.	75
Bonus	N/A

Key Implications: 1350 Wharmcliffe Road S (South Portion)

OFFICIAL PLAN	DESIGNATION	OTHER FEATURES
Southwest Area Secondary Plan	Low Density Residential	n/a

/ Use (20.5.10.1.ii)

The primary permitted uses within the Low Density Residential designation in the Central Longwoods Neighbourhood include a range of low density, grade-oriented, residential uses and building forms. These primary permitted uses are outlined in the table below.

Permitted Residential Uses:

- Single Detached
- Semi-Detached
- Duplex
- Converted Dwellings
- Street Townhouses
- Cluster Townhouses
- Triplexes
- Fourplexes
- Stacked Townhouses
- Low-Rise Apartment Buildings

/ Height (20.5.10.1.iii)

Development within Low Density Residential areas in the Central Longwoods Neighbourhood is intended to be of a low-rise building form. The permitted building heights within the LDR designation are outlined in the table below.

Allowable Height (Storeys):

Min.	N/A
Max.	4
Bonus	N/A

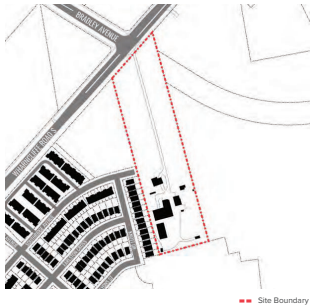
/ Density (20.5.10.1.iii)

Development within Low Density Residential areas in the Central Longwoods Neighbourhood is intended at an intensity that is higher than is found in more recent suburban neighbourhoods. The minimum and maximum density requirements for the LDR designation are outlined below.

Allowable Density (Units Per Hectare):

Min.	18
Max.	35
Bonus	N/A

S3: SITE ANALYSIS



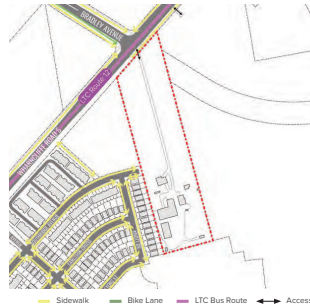
1 Figure Ground

The figure-ground diagram illustrates the relationship between the existing built and unbuilt space in proximity to the site. In many urban situations, this pattern provides a relevant framework upon which new development must integrate and respond. In this case, the existing pattern of built form is representative of the area's Greenfield context. Existing lands to the west have been developed with compact blocks of single detached, street townhouse and cluster townhouse dwellings centered around a modified grid network of local public streets and private streets. Lands to the east are still primarily comprised of agricultural uses.



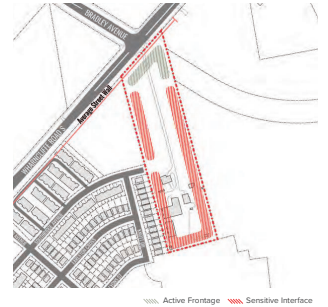
2 Special Features

The northern portion of the project site is impacted by the proposed Bradley Avenue extension as identified on Schedule C - Transportation Corridors - of the City's Official Plan. The location and extents of the required right-of-way dedication is represented on the image above. The primary existing dwelling on the site (Weldwood Farm) is listed on the City of London's register of properties that are of cultural heritage value or interest (CHVI). Demolition is generally not supported by the City and heritage resources/attributes are encouraged to be incorporated into new development. In this regard, the project will seek to retain the existing 20th-Century Farmhouse. Lastly, significant portions of site are interspersed with a collection of mature trees.



3 Mobility

The project site contains direct frontage onto two major municipal streets including Wharncliffe Road South and Bradley Avenue. Wharncliffe Road is partially urbanized along the frontage of the site, containing a 4-lane cross-section with dual travel lanes and intermittent centre medians and/or turning lanes. Bradley Avenue has not yet been constructed but is planned to have a 4-lane cross section with separated sidewalks and a separated bicycle track with east and westbound lanes. Bus service is currently available on Wharncliffe Road (Route 12) with an existing stop being located approximately 150m northeast of the site. A modified grid of local streets has been created through subdivisions to the west which provide a framework for vehicle and pedestrian access to the interior of the neighbourhood.



4 Edge Conditions

The site is highly visible, being bounded by major streets on the north and east sides. The policies of the SWAP and London Plan encourage/require "active" built edge conditions along major streets. This means that the placement, orientation and design of new development on the site will be required to contribute to the creation of active edge conditions along Wharncliffe Road South and Bradley Avenue. Conversely, future planned residential development to the east creates a more sensitive context for development. New development along this interface will need to be thoughtfully considered, managing potential impacts on privacy, access to sunlight, etc.

S4: DESIGN PRINCIPLES

S4.1 Key Design Principles

The applicable policies of the SWAP and the London Plan allow for and encourage a mix of residential dwelling types to be developed at 1350 Wharnccliffe Road South. The relevant urban design policies for new development in this area require the creation of a sense of place and character by using such things as topography, street patterns, lotting patterns, streetscapes, public spaces, landscapes, site layout, buildings, materials and cultural heritage. It is also expected that new development will have regard for and respond to its context including the adjacent planned subdivision and development pattern. The detailed urban design analysis that follows interprets the applicable urban design/form-based policies in a tangible way to shape a desirable subdivision and development framework for the site that can be implemented through the Draft Plan/ZBA process. The following urban design principles are critical in the context of 1350 Wharnccliffe Road South and should be maintained in any specific development concept contemplated for the project site:

- 1 **Define the Vision:** The overall intention is that the site should develop as a contributing piece to the traditional suburban residential neighbourhood that is emerging around it. The plan will seek to provide a compact form of development, a diversity of building types, and an appropriate level of connectivity and amenities to enhance the day-to-day living experience of future residents.
- 2 **Account for the Bradley Extension:** The northern portion of the project site is impacted by the proposed Bradley Avenue extension as identified on Schedule C - Transportation Corridors - of the City of London Official Plan. The location and extents of the required right-of-way dedication were defined through the Environmental Assessment process and the ROW has since been dedicated to the City of London by the Client. Accommodating this key City need alters the shape and extent of the developable area on the site.
- 3 **Retain the Heritage:** An important principle of new development on the site is to ensure retention of any significant cultural heritage resources. This goal will be achieved through full retention of the original volume of the existing 20th-Century Farmhouse. The concept plans seek to retain the full volume of the original building and ensure that proposed new building forms do not alter the appearance, proportions or heritage attributes of the heritage structure from the street.
- 4 **Continue the Local Street Pattern:** Existing development to the west and planned future development to the south and east all establish a modified grid network of local streets to serve interior low density residential development blocks. New development on the project site should continue and extend this emerging neighbourhood street network to provide pedestrian and vehicular connectivity, logical integration with the established block pattern and a framework for full turns access to the north portion of the site that fronts onto Wharnccliffe Road S and Bradley Avenue.
- 5 **Establish Development Blocks:** Considering the planned extensions of the local streets across the site, three defined development blocks are established. The development blocks will provide a framework for a mix of housing types across the site including medium density residential development on the north block adjacent to Wharnccliffe Road and Bradley Avenue and low density freehold dwelling types south of the Southbridge Avenue extension.
- 6 **Identify Streetscape Character:** Our design strategy seeks to define distinct character areas through the identification of streetwall character zones. This organizing principle gives structure and hierarchy to help orient and create specific concepts. For this site, we've established a primary active frontage zone and residential character zones. Within the primary zones (block faces along major public streets) buildings are to be located close to the street edge, with parking located behind buildings or underground. Within the residential frontage zones, a lower degree of definition and activation is needed. Buildings should still be organized to define and frame abutting streets and activate them to the extent possible with front doors, porches and individual walkways to adjacent sidewalks.

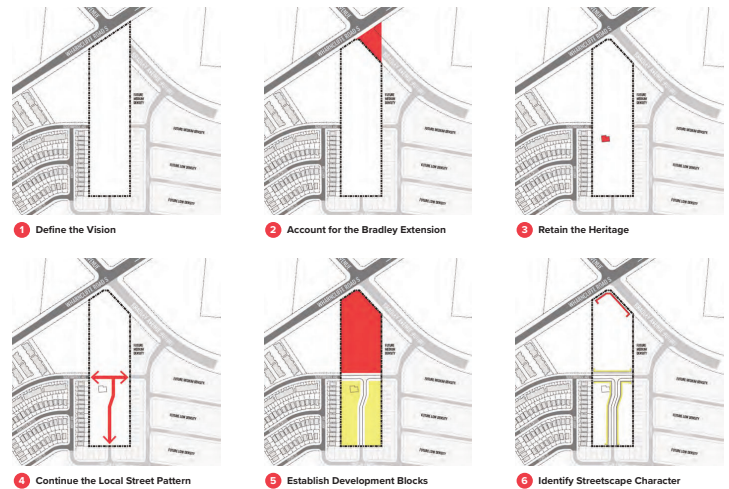


Figure 4: Visualizing the Design Principles

S5: THE PROPOSAL

/ Weldwood Subdivision

The following illustrations, tables and graphics provide an overview of the proposed Draft Plan of Subdivision, Zoning By-law Amendment and Development Concept for the project site. The massing diagrams and illustrations contained within this report are representative of the developer's future intention for the project site and the permissions sought through the proposed Zoning By-law Amendment (outlined in Section 5.2) and the associated Draft Plan of Subdivision. The proposal is for an infill subdivision that centres around minor extensions of two existing local streets. These local street extensions create a framework for the development of single detached dwellings on the south portion of the site (south of Southbridge Avenue), street townhouses facing the north side of Southbridge Avenue and a Medium Density Residential block adjacent to the intersection of Whamcliffe Road S and Bradley Avenue. The intent for the medium density block is to accommodate a mix of grade-oriented housing typologies. A concept plan for the Medium Density Block is included in this brief for further reference.

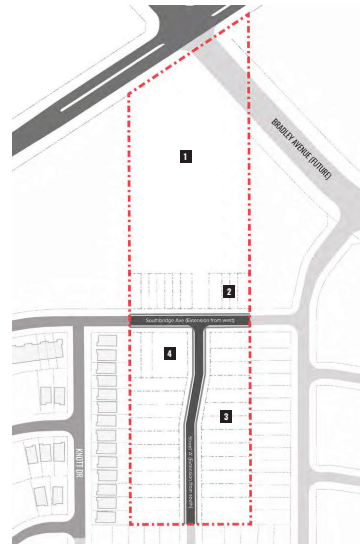


Figure 5: Simplified Subdivision Plan

Land Use Breakdown		
USE	Ha.	%
Single Detached (27 Lots)	1.23	30.4
Heritage Dwelling (1 Lot)	0.12	3.0
Street Townhouse (11 Lots)	0.26	6.4
Medium Density Block	1.60	39.6
Roads	0.78	19.3
Misc.	0.03	.07
Total	4.04	100

LEGEND

- Site Boundary
- New Proposed Lot Lines
- Existing Building Footprints
- 1 Medium Density Block
- 2 Street Townhouse Lots
- 3 Single Detached Lots
- 4 Heritage Dwelling Lot

Note: This simplified subdivision plan has been prepared based on the preliminary Draft Plan of Subdivision attached as Appendix A to this brief. It is meant to aid in illustrating the key elements of the proposed Draft Plan of Subdivision. For dimensions and full site details, please refer to the 02-22-2022 Preliminary Draft Plan of Subdivision (Appendix A).

S5.1 Medium Density Block Concept

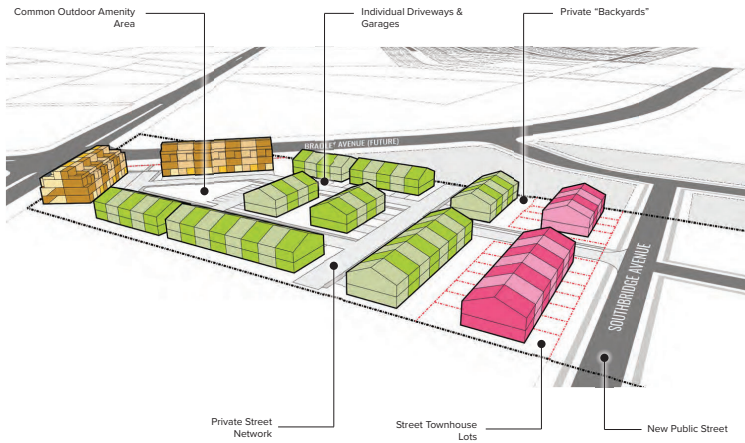


Figure 6: Medium Density Block Concept isometric



Figure 7: Conceptual Site Plan for Medium Density Block

HIGHLIGHTS



Performance Metrics	
Units	Back-to-Back Towns 26
	Cluster Towns 43
	Total 69
Density	431 uph
Building Height	Back-to-Back Towns 3-4 storeys
	Cluster Towns 3-storeys
Parking	All Single-car garage + driveway
	Visitor 9
Amenity Space	Common 650m ²
	Back-to-Back Balconies and/or Rooftops
	Cluster Towns Private Rear Yards

LEGEND	
B2B Towns	Private Amenity Space (at-grade)
Cluster Towns	Landscaped Area
Street Towns	Pedestrian Connections
Proposed Lot Lines	Principal Entrance
Common Amenity Space	Garage Entrance

S5.2 Proposed Zoning By-law Amendment

To support the development vision for the project site, implement the applicable Southwest Area Secondary Plan policies and provide a framework for development of the individual lots and blocks within the proposed Draft Plan of Subdivision, we propose to rezone the site from the Urban Reserve Holding Special Provisions (h-17-h-42-UR6(I)) Zone to:

1. Residential R6-S(L) for the Medium Density Block.

- Special Provisions:*
- Maximum Density: 75 units per hectare.

2. Residential R4-6(L) for the Street Townhouse Lots.

- Special Provisions:*
- Lot Frontage: 6.7m (22 ft) (minimum).
 - Lot Coverage: 50% (maximum).
 - Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage.

3. Residential R1-13(7) for the Single Detached Dwelling Lots.

- Special Provisions:*
- Rear Yard Setback: 6.0 metres (19.7 feet) (minimum).
 - Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage.

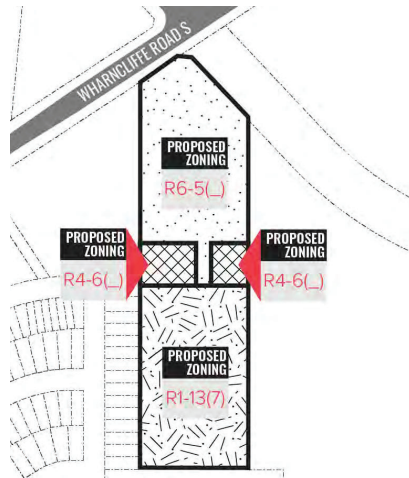


Figure 8: Proposed Zoning By-law Amendment

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S6: TECHNICAL ISSUES

A preliminary site/subdivision engineering report has been prepared by Stantec to inform the project design and help to facilitate pre-application consultation with the City of London. The Stantec Report reviews the technical and servicing related components of the proposed draft plan of subdivision. The general content of the Stantec Report is summarized below. The Stantec Report is included as Appendix B to this report for detailed reference and review by City Staff.

S6.1 Sanitary Servicing

As per the Stantec Report, there are two existing 200 mm diameter municipal gravity sanitary sewer stubs at Knott Drive that will be used to service the proposed development. The existing sanitary sewer on Southbridge Avenue will not be used to service proposed site as the existing invert at manhole SATTSA (City of London Record Drawing No. T15501.07) is not suitable for servicing given the existing site topography. The first existing stub is within the north side of the Knott Drive right-of-way at the vicinity of the proposed Block 139 Street 'A' intersection, and will be used to service the southern portion of the subdivision comprised of single detached dwelling lots. The second stub is located north of the Knott Drive and Stewart Avenue intersection within the proposed future Stewart Avenue extension, and will be used to service the north side of the proposed subdivision. Both stubs outlet to the existing 450 mm diameter Exeter Road sanitary sewer which is tributary to the existing White Oak Road South Trunk Sanitary Sewer (see Appendix B for additional details and discussion).

S6.2 Water Servicing

The proposed Draft Plan of Subdivision is anticipated to be serviced from the existing 200 mm diameter PVC watermain on Southbridge Avenue interconnecting with the development to the west. More than 80 residential units are anticipated to be developed within the proposed subdivision, resulting in a requirement of a water service connection for looping. An additional connection is available at the 200 mm watermain on Knott Drive at the proposed Street 'A' intersection to address this requirement. Furthermore, there is an existing 400 mm watermain located on the north side of Wharncliffe Road fronting the development and a proposed 300mm diameter watermain on the Bradley Avenue extension anticipated to be installed in 2022 (One Water – Growth Servicing DC Study, 2019). Additionally, a 200 mm cap is also available for connection at Stewart Avenue. If deemed necessary during the design stage, these additional noted connections may be utilized (see Appendix B for additional details and discussion).

S6.3 Stormwater Management

Stormwater management for the proposed subdivision is to be split between the White Oaks Drain and the Pincombe Drain. For the north portion encompassing the medium density block along with the 13 street townhouse and single detached dwellings lots that front onto Southbridge Avenue, the lands will drain to the White Oaks Drain. For the south portion encompassing the low density single detached lots fronting onto Street 'A', the lands will drain to the Pincombe Drain. The two drains are tributary to the Dingman Creek. The storm water strategy is designed to control flows from the 100-year event to 2-year pre-development conditions as further detailed in the Stantec Report attached as Appendix B. On-site controls have been taken into consideration for the proposed subdivision. It has been concluded that an Oil-Grit Separator is proposed for the treatment of minor flows within the medium density in addition to 850m³ of on-site storage to control post and pre-development events.

S6.4 Environmental/Natural Heritage

The site is comprised of a mix of cultivated agricultural lands and a developed farm cluster. The site is also interspersed with vegetation including a coniferous windrow lining the existing driveway and a collection of mixed trees (coniferous and deciduous) surrounding the farm cluster. No portions of the site have been identified as potential Natural Heritage features on Map 5 of the London Plan. A small segment of a "watercourse" encroaches onto the western portion of the site as shown on Map 6 - Hazards and Natural Resources but it is not regulated by the Upper Thames River Conservation Authority.

S6.5 Financial Implications

An estimate of claimable costs and revenues for the proposed development has been completed by Stantec in accordance with the City of London Estimate of Claimable Works and Revenues Worksheet. The claimable works and DC revenue estimates are outlined in the Stantec Report attached as Appendix B.

S7: SUMMARY

S7.1 Applications Required

It is anticipated that the following *Planning Act* applications will be required in order to implement the planned vision for the project site:

1. **Draft Plan of Subdivision:** To establish the necessary local street and infrastructure rights-of-way/connections and establish a series of lots and blocks to accommodate future development.
2. **Zoning By-law Amendment:** To rezone the site from the existing Urban Reserve Holding Special Provisions (h-17h-42-UR6(I)) Zone to a mix of Low and Medium Density Residential Zone categories with special provisions to address the site context and applicable policy framework.
3. **Site Plan Control:** To implement the specific development design for the proposed Medium Density Block envisioned in the preliminary development concept illustrations.

S7.2 Issues for Clarification

From the proponent's perspective, the following attributes are critical to the success of the development vision. As such, the project team would appreciate any specific insights that City Staff are able to offer on the following:

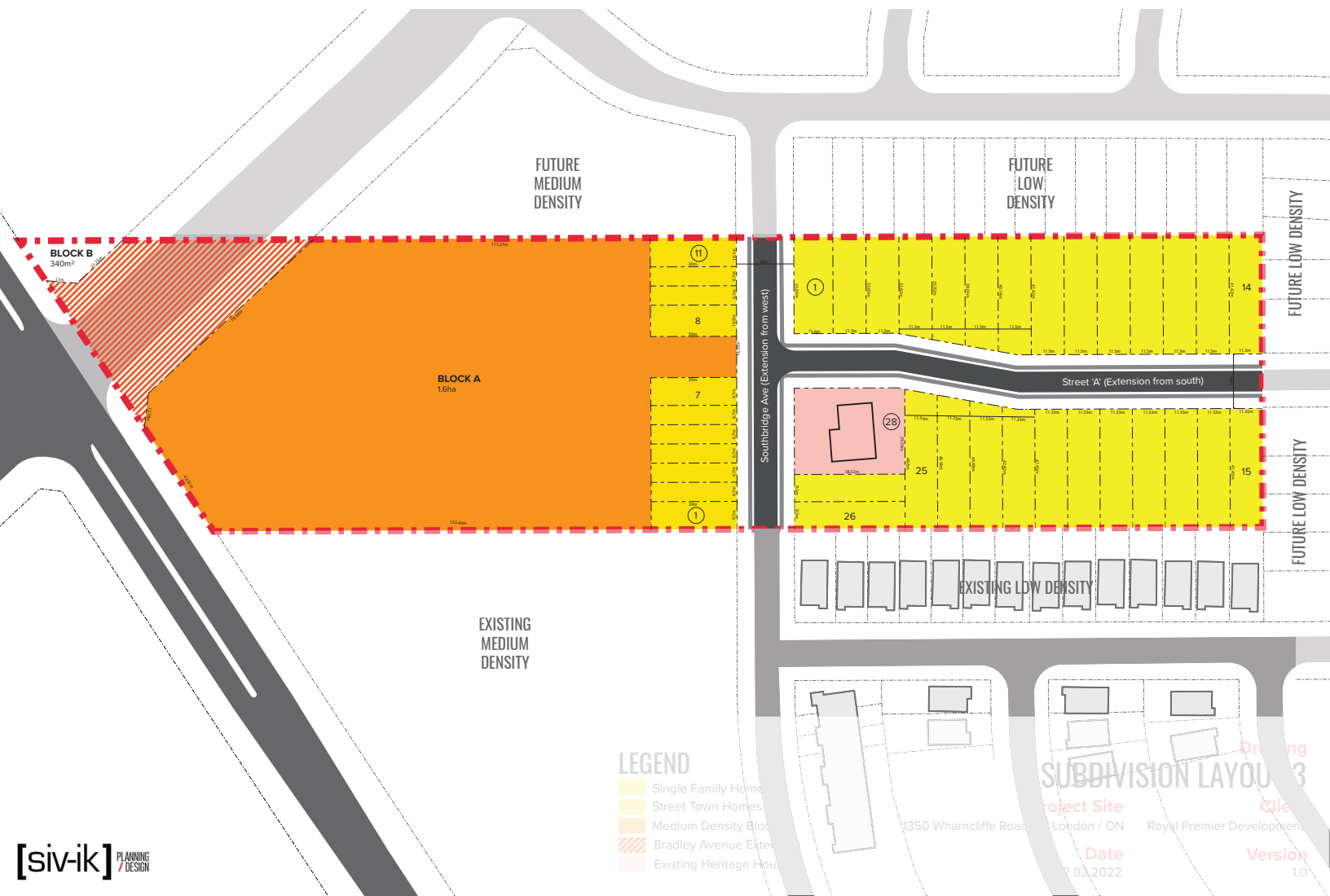
1. Need for Environmental Impact Study.
2. Exploration of access opportunities and/or limitations along Bradley Avenue (e.g., left turn lane warrant, RIRO access, etc.).
3. Applicability of Section 20.5.41 iv) of the SWAP



REFERENCES

1. City of London, Southwest Area Secondary Plan (2014)
2. 1989 City of London Official Plan
3. The London Plan
4. City of London Comprehensive Zoning By-law Z-1
5. Appraisal Report, prepared by Nicro Realty Corp., dated June 10, 2019.
6. Due Diligence Summary, prepared by Marteth Brown Planning Consultants, dated March 24, 2021.
7. City of London Staff Report Z-9106, dated January 6, 2020.
8. Final Proposal Report for 1160 Wharcliffe Road S, prepared by MHBC Planning, dated November 2021.
9. Initial Proposal Report for 1350 Wharcliffe Road S, prepared by Stantec, dated March 11, 2022.
10. City of London, London CityMap (Last updated October 1, 2020).

APPENDIX A: **PRELIMINARY DRAFT PLAN OF SUBDIVISION**



APPENDIX B: **PRELIMINARY SERVICING ANALYSIS**

INITIAL PROPOSAL REPORT



Initial Proposal Report

1350 Wharncliffe Road South

March 11, 2022

Prepared for:

Royal Premier Developments

Prepared by:

Stantec Consulting Ltd.
171 Queens Ave.
London, ON N6A 5J7
Tel: 519-645-2007
Fax: 519-645-6575

INITIAL PROPOSAL REPORT

This document entitled Initial Proposal Report was prepared by Stantec Consulting Ltd. ("Stantec") for the account of Royal Premier Developments (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by _____
(signature)

Abdalla Shaat, E.I.T



Reviewed by _____
(signature)

Dan Vucetic, P.Eng.

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APPENDIX E: PRELIMINARY STORMWATER MANAGEMENT STRATEGY BRIEF

1.0 SUBDIVISION DESIGN

1.1 EXISTING SERVICES

1.1.1 General

Road alignments for the extension of existing roads from the west and south, Southbridge Avenue and Street 'A' respectively, into the proposed development were taken into consideration for the design strategy of the subject site. There are no grading and servicing concerns identified for the property, existing elevations of the surrounding infrastructure and site topography governs the design strategy.

1.1.2 Sanitary Drainage

There are two existing 200 mm diameter municipal gravity sanitary sewer stubs at Knott Drive that will be used to service the proposed development. Existing sanitary sewer on Southbridge Avenue will not be used to service proposed site as the existing invert at manhole SA115A (City of London Record Drawing No. T15501-07) is not suitable for servicing given the existing site topography. The first existing stub is within the north side of the Knott Drive right-of-way at the vicinity of the proposed Block 139 Street 'A' intersection, and will be used to service the southern portion of the subdivision encompassing the proposed single-family homes. The second stub is located north of the Knott Drive and Stewart Avenue intersection within the proposed future Stewart Avenue extension, and will be used to service the north side of the subdivision. Both stubs outlet to the existing 450 mm diameter Exeter Road sanitary sewer which is tributary to the existing White Oak Road South Trunk Sanitary Sewer.

The White Oak Road South Trunk sanitary sewer ultimately outlets to the Dingman Creek Pumping Station, to be directed to the Greenway Wastewater Treatment Plant. The existing municipal sanitary area plan in the vicinity of the subject site is identified in **Appendix B**.

1.1.3 Water Supply

The existing potable water infrastructure in the area around the Site includes a 400 mm diameter municipal feeder watermain within the north side of the Wharncliffe Road right-of-way fronting the development. There are also two existing 200 mm diameter

municipal watermain on Southbridge Avenue and Stewart Avenue to the west and southeast of the subject site. These connections are anticipated to be considered in the design strategy for looping purposes. This area is currently serviced from the low-level distribution system (HGL of 301.8m).

The existing municipal watermains in the vicinity of the subject site are identified in **Appendix C**.

1.1.4 Storm Drainage

An existing 525 mm storm sewer stub is located north of the right-of-way on Knott Drive connecting to the proposed Street 'A' extension which will be used to service the proposed single-family units of the subject site. The proposed medium density block is to be serviced by a complete corridor as per the 2020 Dingman Creek Subwatershed Stormwater Servicing Study (DCSS). Development Charges (DC) timelines indicate this facility is targeted for 2022 construction. The existing municipal storm area plan in the vicinity of the subject site is identified in **Appendix D** to this Report.

1.1.5 Other Services

Given the infill nature of the subject property, it is anticipated that the required hydro servicing, gas, and communications utilities are readily available for the site via Wharncliffe Road South.

2.0 SANITARY SERVICING

The proposed site has a total area of approximately 4.04 ha which will contribute to existing downstream sanitary infrastructure. As per the sanitary area plan for the Richardson Subdivision – Phase 2 (City of London Record Drawing No. T15501-07) The Sanitary stubs have capacity allocated to the subject site. The first sanitary stub on Street 'A' can service the single-family lots for a population up to 120 without the need for further sanitary servicing analysis. Currently, the draft plan is proposed to include 27 single-family lots in addition to an existing heritage house which corresponds with a population of 84. The second stub located north of the future Stewart Avenue and Knott drive intersection can service the medium density block of the subdivision and neighbouring areas as shown in area O69 (City of London Record Drawing No. T15501-07) for a population up to 865. Currently, the subdivision draft plan is proposed to include 1.6ha medium density block which at 75 units/ha density corresponds with a population of with 288. Additionally, there are 11 street town homes anticipated to be tributary to this outlet which correspond with a population of 27. Refer to **Appendix A** for proposed subdivision layout prepared by Siv-ik Planning & Design. The estimated sanitary flows for the proposed development have been determined and are summarized below in **Table 1**.

Table 1 – Summary of Assumed Design Population

Development Area (ha)	Estimated Population	Q _{people} (L/s)	Q _{infiltration} (L/s)	Q _{total} (L/s)
2.40	315	3.75	0.24	3.99
1.64	84	1.05	0.16	1.21

There is currently a 450 mm municipal sanitary sewer located on Exeter Road which has been designed to service the proposed development via local sewers within Richardson Subdivision. Sewage leaving this development are tributary to White Oak Road South trunk sanitary sewer.

Sanitary sewer area plans in the vicinity of the Site are included in **Appendix B** to this Report.

The proposed preliminary sanitary sewer area/routing plan along with design sheet showing the intended sewer routing complete with areas and population that is

expected will be directed to the existing sanitary pipe at Exeter Road has been included in **Appendix B** to this report. The proposed Street "A" and Stewart Avenue extension is intended to be a municipal road connection and connect at Knott Drive which will ultimately lead to Exeter Road through the internal roads within the Richardson Subdivision.

3.0 WATER SERVICING

The subject subdivision is anticipated be serviced from the existing 200 mm diameter PVC watermain on Southbridge Avenue interconnecting with the development to the west. The subdivision is anticipated to have more than 80 units proposed, resulting in a requirement of a water service connection for looping. As a result, an additional connection is available at the 200 mm watermain on Knott Drive at the proposed Street 'A' intersection.

Furthermore, there is an existing 400 mm watermain located on the north side of Wharncliffe Road fronting the development and a proposed 300mm diameter watermain on the Bradley Avenue extension anticipated to be installed in 2022 (One Water – Growth Servicing DC Study, 2019). Additionally, a 200 mm cap is also available for connection at Stewart Avenue. If deemed necessary during the design stage, the mentioned connections may be utilized. Existing watermain infrastructure is identified in attached drawings of **Appendix C**.

4.0 STORMWATER MANAGEMENT

Stormwater for the proposed site is to be split between the White Oaks Drain and the Pincombe Drain for the north section encompassing the medium density block along with the additional 13 single family lots and the south section encompassing the low-density single family lots facing Street 'A', respectively. The two drains are tributary to the Dingman Creek. The storm water strategy is designed to control flows from the 100-year event to 2-year pre-development conditions as further detailed in the attached report. Preliminary Stormwater Management Strategy Report Attached.

On-site controls have been taken into consideration for the proposed subdivision. It has been concluded that an Oil-Grit Separator is proposed for the treatment of minor flows within the medium density in addition to 860 m³ of on-site storage to control post and

pre-development events. Additional information detailing the stormwater management strategy and confirming adequacy of the site plan is attached in **Appendix E**.

5.0 FINANCIAL IMPLICATION

An estimate of claimable costs and revenues for the proposed development has been completed in accordance with the City of London Estimate of Claimable Works and Revenues Worksheet. The claimable works and DC revenue estimates are outlined in the following worksheet.

5.1 SUMMARY OF REVENUES

Based upon the Development Charge rates (effective January 1, 2022) and assuming typical density (uph) and land use as per the Draft Plan of Subdivision concept plan prepared by Siv-lk Planning and Design Inc., the proposed development will generate the following revenues:

Land Use	Estimated CSRF Revenues
Low Density	\$ 1,027,791
Medium Density	\$ 3,093,600
Total	\$4,121,391.44

Note: See "Initial Proposal Report (IPR) Claimable Works & DC Revenue Estimate Worksheet" in Appendix 'F' for additional details.

5.2 SUMMARY OF CLAIMABLE WORKS

No claimable works are anticipated for the proposed subdivision.



Initial Proposal Report (IPR) Claimable Works & DC Revenue Estimate Worksheet
City of London - Development Finance
Development Charges By-law C.P.-1551-227

Development:	1350 Wharncliffe Road S. Subdivision	TS File #:	
Address:	1350 Wharncliffe Road S.	Prepared By:	Abdalla Shaat, Stantec Consulting Ltd.
Applicant:	Royal Premier Developments	Date Prepared:	March 11, 202

Claimable Works

Provide a general listing and cost estimate of anticipated development charge claimable works triggered by the proposed development.

DC Claimable Works	DC Background Study Estimate (\$) (if applicable)	Initial Proposal Report Estimate (\$)	Notes / Description
Minor Roadworks ¹			
Road Oversizing ¹			
Wastewater Oversizing			
Storm Sewer Oversizing			
Watermain Oversizing			
LID Subsidy			
Trunk Sewer ¹			
Major SWM Works ¹			
Land			
Other			
Total	\$ -	\$ -	

DC Revenue Estimate

Provide summary of proposed units/floor space to calculate estimated revenue. Use typical unit/ha densities for blocks and actual lot counts if available.

Residential	Hectares	Units per Hectare	Proposed Units	CSRF Rate (\$/unit)	CSRF Revenue
Low Density Single & Semi Detached	1.2	22.1	27.0	\$38,120	\$ 1,027,791
Medium Density Multiples / Row Housing	1.6	75.0	120.0	\$25,780	\$ 3,093,600
High Density	Apartment < 2 bedroom		0.0	\$16,861	\$ -
	Apartment >= 2 bedroom		0.0	\$22,848	\$ -
Non-Residential	Hectares	Sq m. per Hectare	Proposed Floor Space	CSRF Rate (\$/m2)	CSRF Revenue
Commercial			0.0	\$322.90	\$ -
Institutional			0.0	\$199.19	\$ -
Industrial			0.0	\$230.19	\$ -

Total \$ 4,121,391.44

Notes:

1. Claimable works subject to submission of a Work Plan by the Owner's consulting engineer for City review and approval at time of first submission of Engineering drawings.
2. Development Charges By-Law C.P.-1551-227 rates effective from January 1, 2022 to December 31, 2022
3. This Form is for "Inside Urban Growth Areas" only and excludes lands "Outside Urban Growth Areas".

We trust this meets your requirements. Should you have any questions, or require further information, please contact the undersigned.

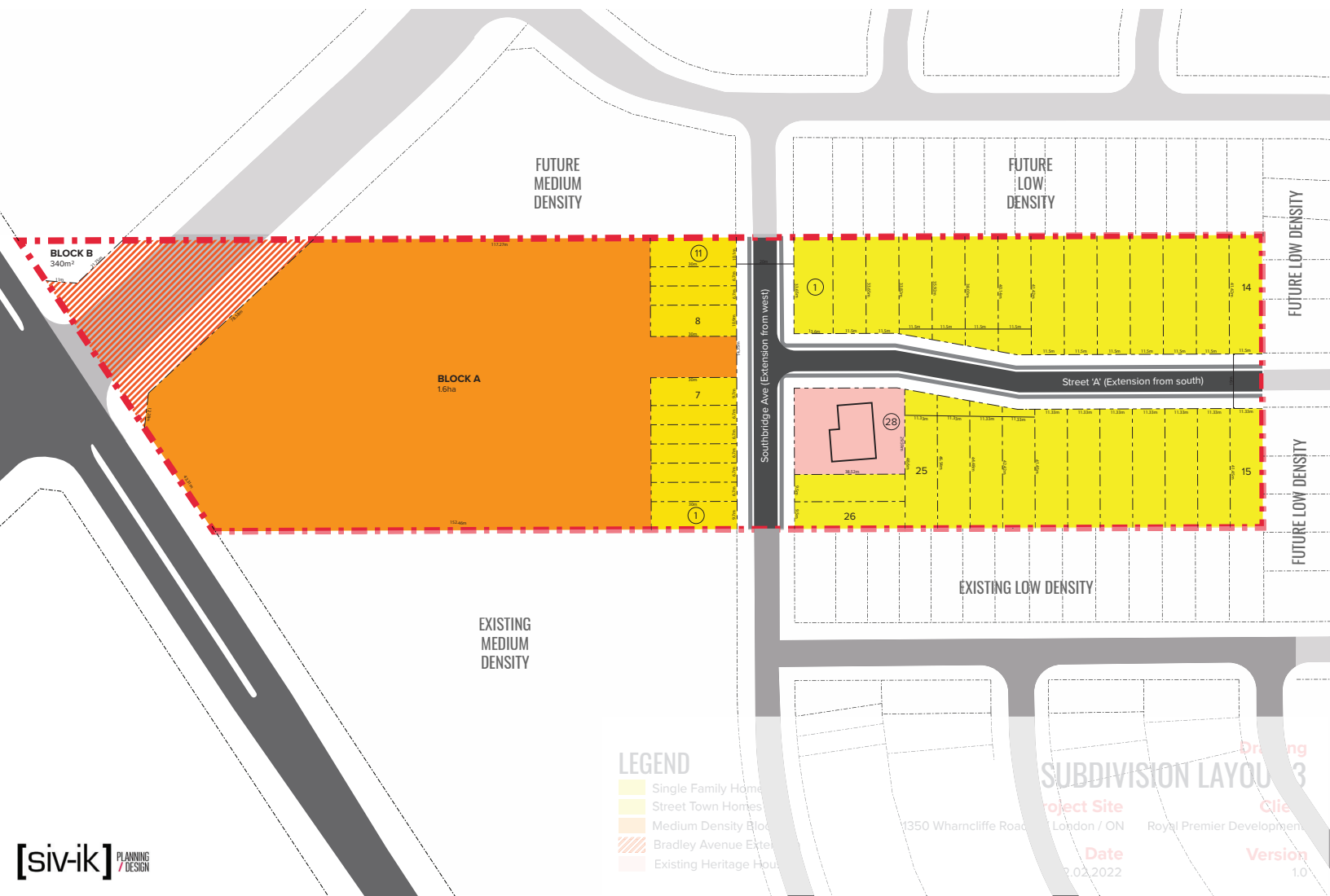
Sincerely,

STANTEC CONSULTING LTD.



Dan Vucetic, MEng., P.Eng.
Project Manager, Team Lead, Community Development
Direct: (519) 675-6655
Mobile: (226) 219-8203
Email: Dan.Vucetic@stantec.com

APPENDIX 'A'
Proposed Subdivision Layout

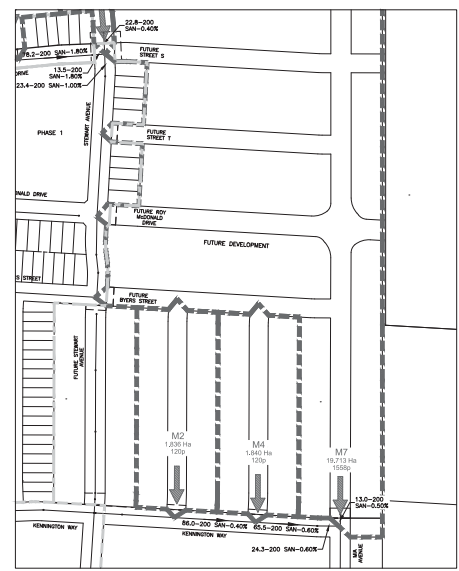
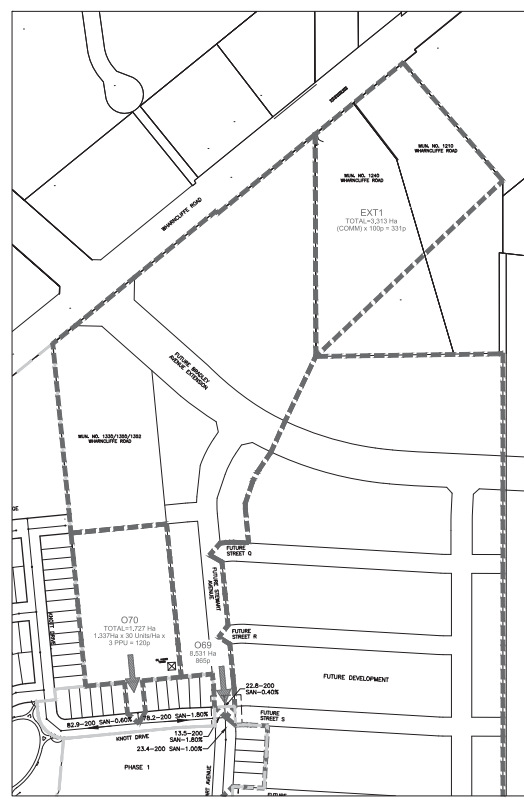


APPENDIX 'B'
Sanitary Sewer Area Plan & Existing Infrastructure



LEGEND

- SA1 PROPOSED SANITARY MANHOLE & NUMBER
- FSA1 FUTURE SANITARY MANHOLE & NUMBER
- SMAD EXISTING SANITARY MANHOLE
- EX. 50.0-200 SAN-1.00E EXISTING SANITARY SEWER
- 50.0-200 SAN-1.00E FUTURE SANITARY SEWER PHASE 1B
- 50.0-200 SAN-1.00E PROPOSED SANITARY SEWER PHASE 2
- FUTURE DRAINAGE AREA BOUNDARY
- FUTURE DRAINAGE AREA
- REFERENCE SANITARY DESIGN SHEET ON PLAN 13
- DRAINAGE AREA DESIGNATION
- DRAINAGE AREA A16 TOTAL POPULATION 83943 (245) POPULATION PER LOT TYPE (SF= SINGLE FAMILY)



FUTURE ROADS ARE CONCEPTUAL ONLY AND SUBJECT TO CHMP PLAN APPROVAL, BASED ON TERMS OF FUTURE SEWER CAP. STAMP

EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT	CONSULTANT OR DESIGN
					DESIGN BY	1	ISSUED FOR PERMITS	JAN 20/20	00000	London Office
					DESIGN BY	2	ISSUED FOR PERMITS	MAY 19/20	00000	47 Addison St. N., Unit 71 (519) 472-8300
					DESIGN BY	3	ISSUED FOR PERMITS	JUN 19/20	00000	
					DESIGN BY	4	ISSUED FOR PERMITS	MAY 19/20	00000	
					DESIGN BY	5	ISSUED FOR PERMITS	MAY 19/20	00000	
					DESIGN BY	6	ISSUED FOR PERMITS	MAY 19/20	00000	
					DESIGN BY	7	ISSUED FOR PERMITS	MAY 19/20	00000	
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					DESIGN BY	50	ISSUED FOR PERMITS	MAY 19/20	00000	

CONSULTANT OR DESIGN

London Office
47 Addison St. N., Unit 71
(519) 472-8300

development engineering
CONSULTING CIVIL ENGINEERS



CORPORATION OF THE CITY OF LONDON
DEVELOPMENT SERVICES

ACCEPTED
05/05/2020

SUBJECT TO THE CONDITIONS SHOWN IN THE ACCEPTANCE LETTER OF THE SAME DATE.

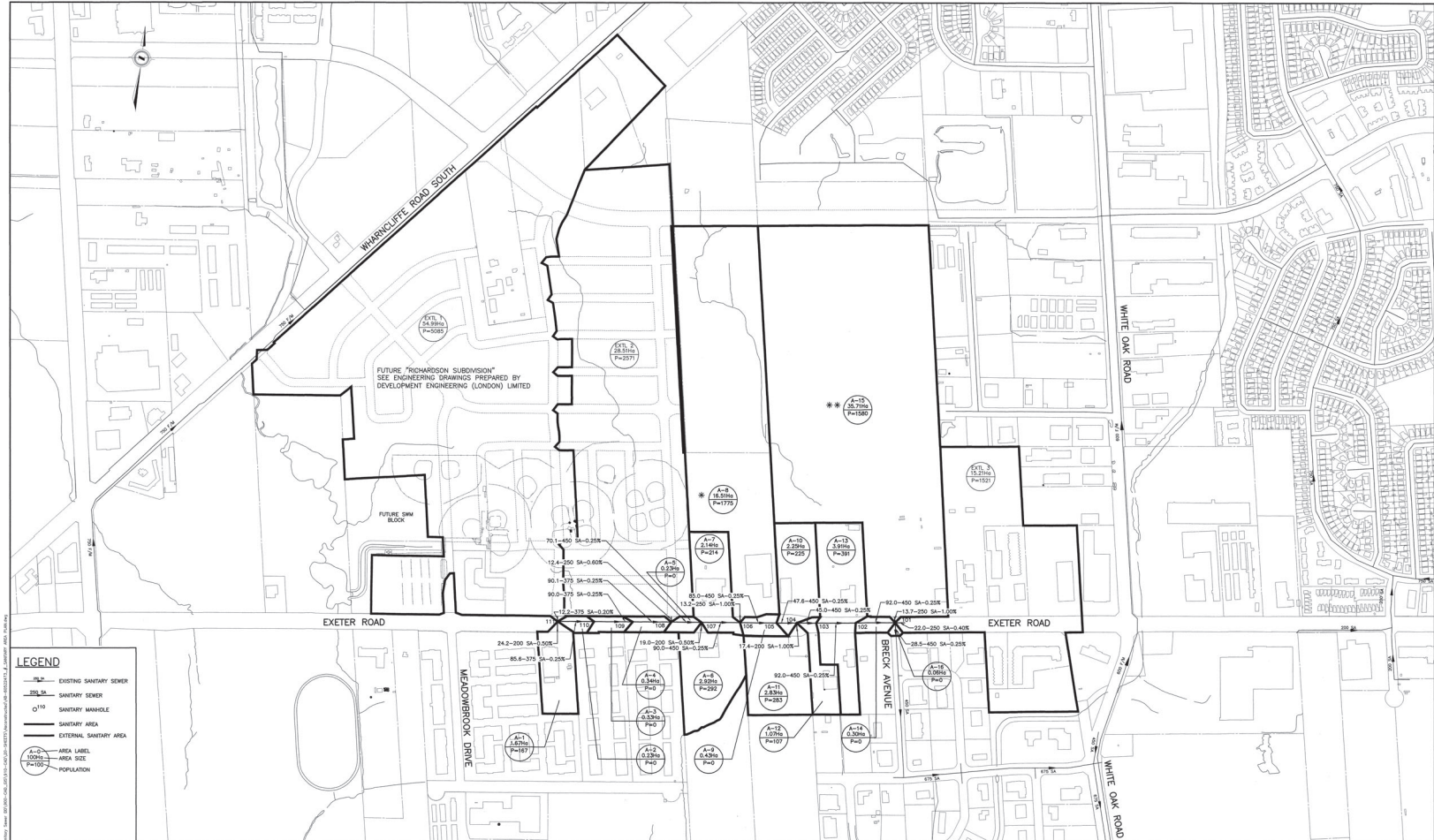
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RICHARDSON SUBDIVISION - PHASE 2
LONDON, ONTARIO
SIFTON PROPERTIES LIMITED

EXTERNAL SANITARY AREA PLAN

PROJECT NO. DEL15-0915PH2
SHEET NO. 7
DRAWING NO.



LEGEND

- EXISTING SANITARY SEWER
- SANITARY SEWER
- SANITARY MANHOLE
- SANITARY AREA
- EXTERNAL SANITARY AREA
- A-10
10000
P=10000 AREA LABEL
AREA SIZE
POPULATION

EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT	CONSULTANT OR DESIGN
					DESIGN	1	REVISED FOR WORK APPROVAL	SEP 13, 2017	AECOM	
					DESIGN	2	REVISED FOR REVIEW	SEP 13, 2017	AECOM	
					DESIGN	3	REVISED DRAWING	FEB 2018	AECOM	
					REVISED					
					DATE					



SCALE - 1 : 4000

EXETER ROAD SANITARY SEWER PROJECT T17-71	PROJECT NO. 60522473
SANITARY AREA PLAN	SHEET NO. 1B
	28063

SANITARY SEWER DESIGN SHEET
CITY OF LONDON
Exeter Road Sanitary Sewer

NO.	STREET	FROM	TO	AS CONSTRUCTED	COMPLETION	DETAILS	NO.	REVISIONS	DATE	CONSULTANT	CONTRACT NO. OR OTHER
1	Exeter Road	100	100	100	100	100	1	ISSUED FOR PERMIT	NOV 19, 2017	AECOM	60522473
2	Exeter Road	100	100	100	100	100	2	REVISED FOR COMMENTS	NOV 19, 2017	AECOM	60522473
3	Exeter Road	100	100	100	100	100	3	REVISED FOR COMMENTS	NOV 19, 2017	AECOM	60522473
4	Exeter Road	100	100	100	100	100	4	REVISED FOR COMMENTS	NOV 19, 2017	AECOM	60522473
5	Exeter Road	100	100	100	100	100	5	REVISED FOR COMMENTS	NOV 19, 2017	AECOM	60522473

STORM SEWER DESIGN SHEET
CITY OF LONDON
Exeter Road Sanitary Sewer

NO.	STREET	FROM	TO	AS CONSTRUCTED	COMPLETION	DETAILS	NO.	REVISIONS	DATE	CONSULTANT	CONTRACT NO. OR OTHER
1	Exeter Road	100	100	100	100	100	1	ISSUED FOR PERMIT	NOV 19, 2017	AECOM	60522473
2	Exeter Road	100	100	100	100	100	2	REVISED FOR COMMENTS	NOV 19, 2017	AECOM	60522473
3	Exeter Road	100	100	100	100	100	3	REVISED FOR COMMENTS	NOV 19, 2017	AECOM	60522473
4	Exeter Road	100	100	100	100	100	4	REVISED FOR COMMENTS	NOV 19, 2017	AECOM	60522473
5	Exeter Road	100	100	100	100	100	5	REVISED FOR COMMENTS	NOV 19, 2017	AECOM	60522473

EXISTING SERVICES

NO.	STREET	FROM	TO	AS CONSTRUCTED	COMPLETION	DETAILS	NO.	REVISIONS	DATE	CONSULTANT	CONTRACT NO. OR OTHER
1	Exeter Road	100	100	100	100	100	1	ISSUED FOR PERMIT	NOV 19, 2017	AECOM	60522473
2	Exeter Road	100	100	100	100	100	2	REVISED FOR COMMENTS	NOV 19, 2017	AECOM	60522473
3	Exeter Road	100	100	100	100	100	3	REVISED FOR COMMENTS	NOV 19, 2017	AECOM	60522473
4	Exeter Road	100	100	100	100	100	4	REVISED FOR COMMENTS	NOV 19, 2017	AECOM	60522473
5	Exeter Road	100	100	100	100	100	5	REVISED FOR COMMENTS	NOV 19, 2017	AECOM	60522473

STORM SEWER DESIGN SHEET

NO.	STREET	FROM	TO	AS CONSTRUCTED	COMPLETION	DETAILS	NO.	REVISIONS	DATE	CONSULTANT	CONTRACT NO. OR OTHER
1	Exeter Road	100	100	100	100	100	1	ISSUED FOR PERMIT	NOV 19, 2017	AECOM	60522473
2	Exeter Road	100	100	100	100	100	2	REVISED FOR COMMENTS	NOV 19, 2017	AECOM	60522473
3	Exeter Road	100	100	100	100	100	3	REVISED FOR COMMENTS	NOV 19, 2017	AECOM	60522473
4	Exeter Road	100	100	100	100	100	4	REVISED FOR COMMENTS	NOV 19, 2017	AECOM	60522473
5	Exeter Road	100	100	100	100	100	5	REVISED FOR COMMENTS	NOV 19, 2017	AECOM	60522473

REVISIONS

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	NOV 19, 2017	AK	AK
2	REVISED FOR COMMENTS	NOV 19, 2017	AK	AK
3	REVISED FOR COMMENTS	NOV 19, 2017	AK	AK
4	REVISED FOR COMMENTS	NOV 19, 2017	AK	AK
5	REVISED FOR COMMENTS	NOV 19, 2017	AK	AK

REVISIONS

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	NOV 19, 2017	AK	AK
2	REVISED FOR COMMENTS	NOV 19, 2017	AK	AK
3	REVISED FOR COMMENTS	NOV 19, 2017	AK	AK
4	REVISED FOR COMMENTS	NOV 19, 2017	AK	AK
5	REVISED FOR COMMENTS	NOV 19, 2017	AK	AK

APPROVALS

DESIGNED BY	AK
CHECKED BY	AK
DATE	NOV 19, 2017

APPROVALS

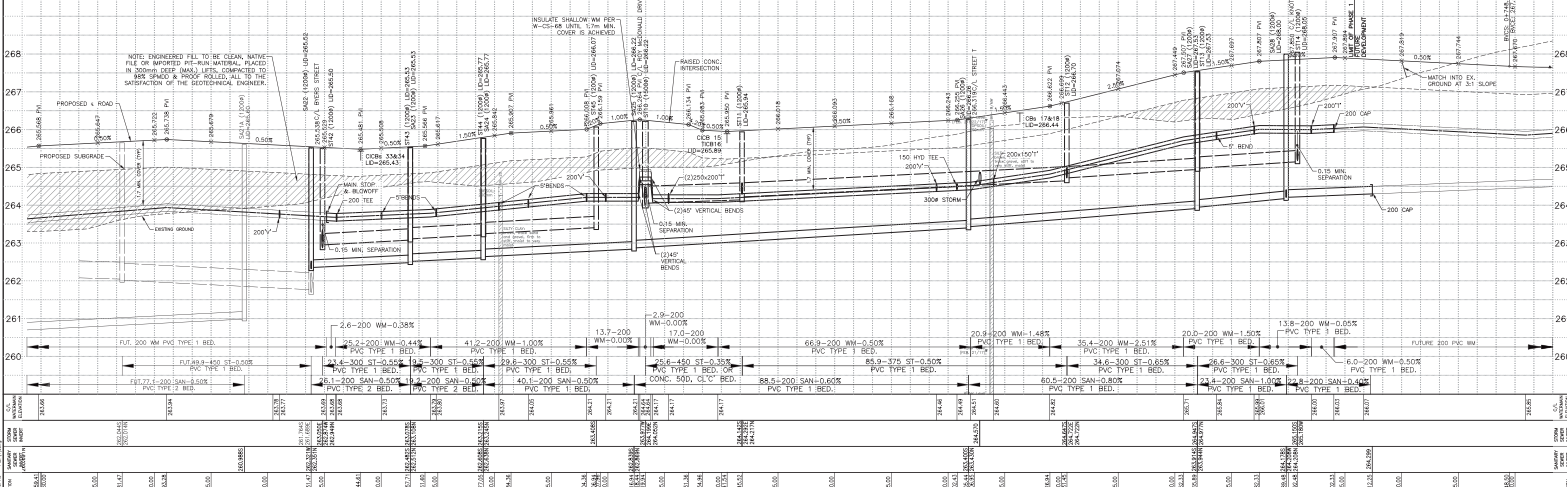
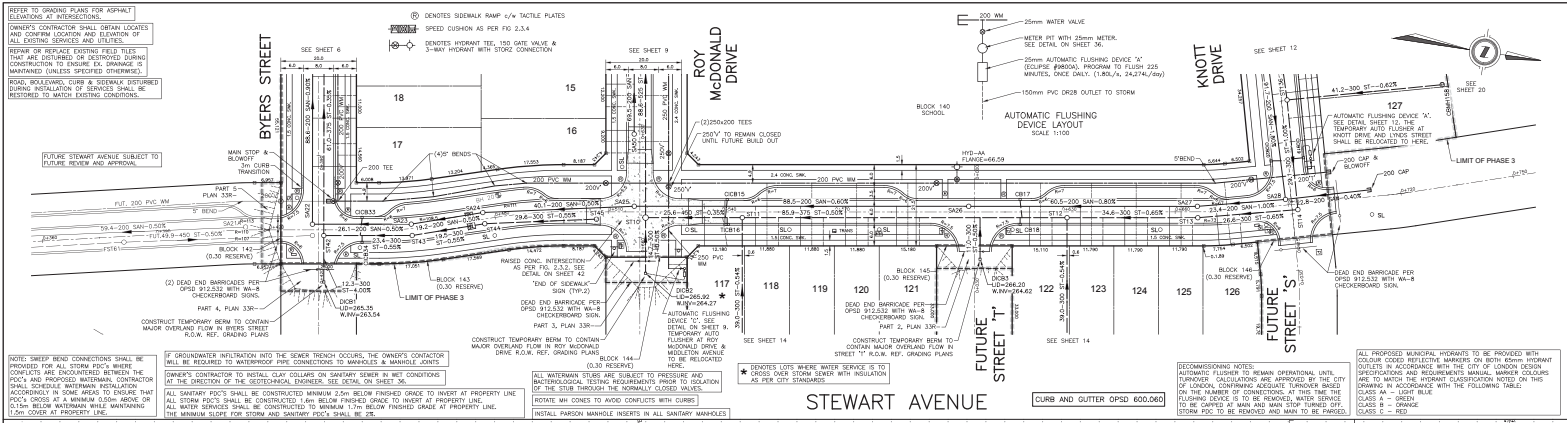
DESIGNED BY	AK
CHECKED BY	AK
DATE	NOV 19, 2017

APPROVALS

DESIGNED BY	AK
CHECKED BY	AK
DATE	NOV 19, 2017

APPROVALS

DESIGNED BY	AK
CHECKED BY	AK
DATE	NOV 19, 2017



NO.	DATE	BY	DESCRIPTION	REVISIONS	DATE	CONSULTANT	CONSULTANT OR DESIGN
1	2015-09-15	JAS/ML	ISSUED FOR TENDER		09/15/15	development engineering	London Office 47 Adelaide St. N. Unit 71 (598) 672-8300
2	2015-10-01	JAS/ML	REVISED FOR CONSTRUCTION		10/01/15	development engineering	Paris Office 31 Montclair St. Unit 301 (514) 462-1441
3	2015-10-01	JAS/ML	REVISED FOR PERMITS		10/01/15	development engineering	
4	2015-10-01	JAS/ML	REVISED FOR PERMITS		10/01/15	development engineering	
5	2015-10-01	JAS/ML	REVISED SHEET NAMES		10/01/15	development engineering	

CONSULTING CIVIL ENGINEERS

ACCEPTED
04142021

SUBJECT TO THE CONDITIONS SET FORTH IN THE ACCEPTANCE LETTER OF THE SAME DATE.

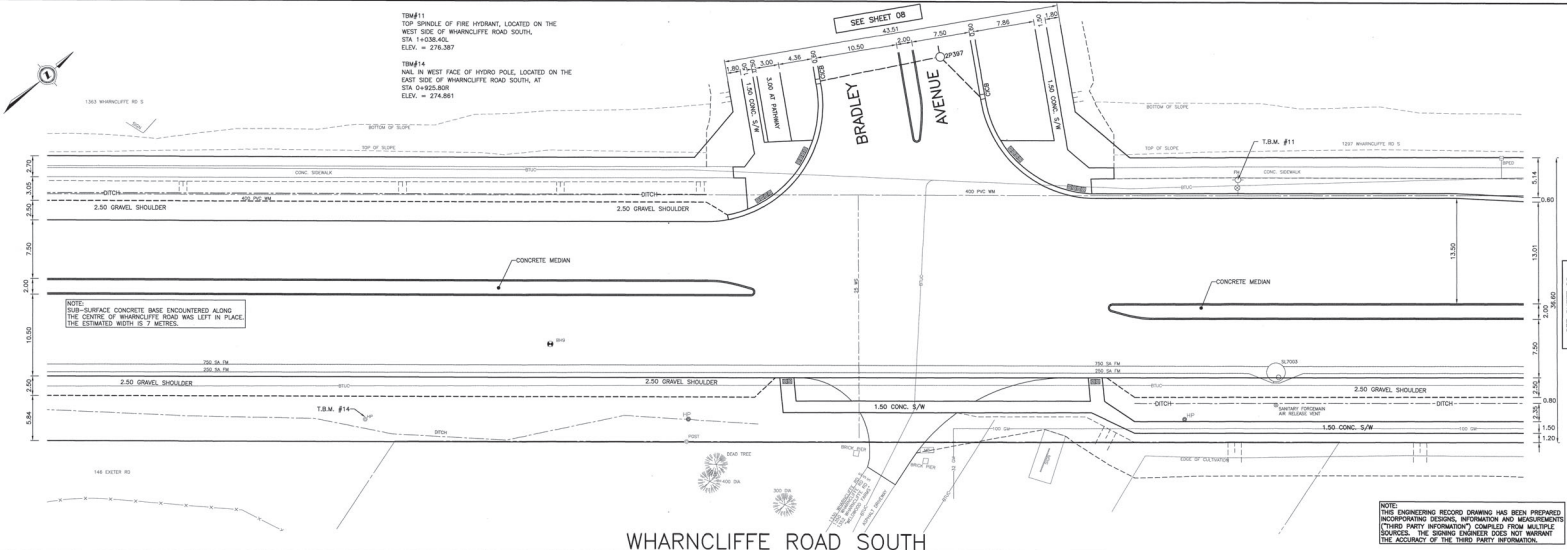
RICHARDSON SUBDIVISION - PHASE 3
LONDON, ON
SIFTON PROPERTIES LIMITED

STEWART AVENUE
FROM STA. 0+360 TO STA. 0+750

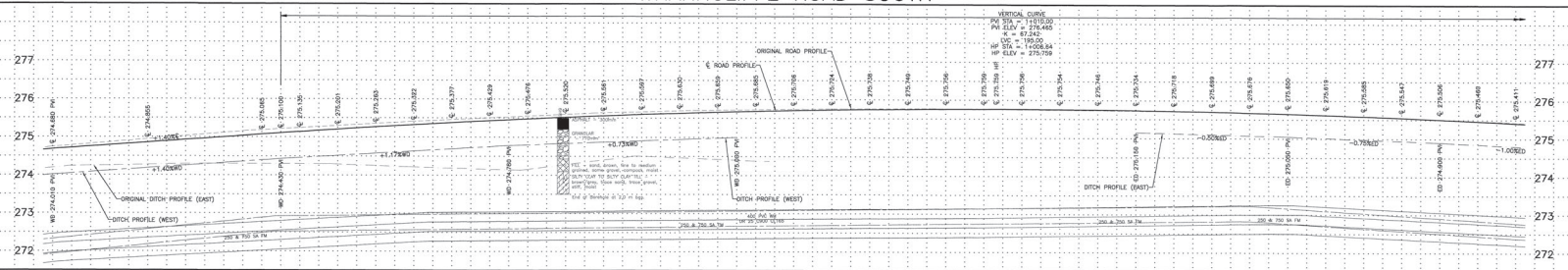
PROJECT NO. DEL15-0915PH3
SHEET NO. 8
DATE PLOTTED: 2015-10-01

APPENDIX 'C'

Existing Watermain Infrastructure



WHARNCLIFFE ROAD SOUTH



STATION	ELEVATION	DESCRIPTION
10+000.00	272.50	144 DITCH RD
10+050.00	273.50	144 DITCH RD
10+100.00	274.50	144 DITCH RD
10+150.00	275.50	144 DITCH RD
10+200.00	276.50	144 DITCH RD
10+250.00	277.50	144 DITCH RD
10+300.00	278.50	144 DITCH RD
10+350.00	279.50	144 DITCH RD
10+400.00	280.50	144 DITCH RD
10+450.00	281.50	144 DITCH RD
10+500.00	282.50	144 DITCH RD
10+550.00	283.50	144 DITCH RD
10+600.00	284.50	144 DITCH RD
10+650.00	285.50	144 DITCH RD
10+700.00	286.50	144 DITCH RD
10+750.00	287.50	144 DITCH RD
10+800.00	288.50	144 DITCH RD
10+850.00	289.50	144 DITCH RD
10+900.00	290.50	144 DITCH RD
10+950.00	291.50	144 DITCH RD
11+000.00	292.50	144 DITCH RD
11+050.00	293.50	144 DITCH RD
11+100.00	294.50	144 DITCH RD
11+150.00	295.50	144 DITCH RD
11+200.00	296.50	144 DITCH RD
11+250.00	297.50	144 DITCH RD
11+300.00	298.50	144 DITCH RD
11+350.00	299.50	144 DITCH RD
11+400.00	300.50	144 DITCH RD
11+450.00	301.50	144 DITCH RD
11+500.00	302.50	144 DITCH RD
11+550.00	303.50	144 DITCH RD
11+600.00	304.50	144 DITCH RD
11+650.00	305.50	144 DITCH RD
11+700.00	306.50	144 DITCH RD
11+750.00	307.50	144 DITCH RD
11+800.00	308.50	144 DITCH RD
11+850.00	309.50	144 DITCH RD
11+900.00	310.50	144 DITCH RD
11+950.00	311.50	144 DITCH RD
12+000.00	312.50	144 DITCH RD
12+050.00	313.50	144 DITCH RD
12+100.00	314.50	144 DITCH RD
12+150.00	315.50	144 DITCH RD
12+200.00	316.50	144 DITCH RD
12+250.00	317.50	144 DITCH RD
12+300.00	318.50	144 DITCH RD
12+350.00	319.50	144 DITCH RD
12+400.00	320.50	144 DITCH RD
12+450.00	321.50	144 DITCH RD
12+500.00	322.50	144 DITCH RD
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12+700.00	326.50	144 DITCH RD
12+750.00	327.50	144 DITCH RD
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12+850.00	329.50	144 DITCH RD
12+900.00	330.50	144 DITCH RD
12+950.00	331.50	144 DITCH RD
13+000.00	332.50	144 DITCH RD
13+050.00	333.50	144 DITCH RD
13+100.00	334.50	144 DITCH RD
13+150.00	335.50	144 DITCH RD
13+200.00	336.50	144 DITCH RD
13+250.00	337.50	144 DITCH RD
13+300.00	338.50	144 DITCH RD
13+350.00	339.50	144 DITCH RD
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13+450.00	341.50	144 DITCH RD
13+500.00	342.50	144 DITCH RD
13+550.00	343.50	144 DITCH RD
13+600.00	344.50	144 DITCH RD
13+650.00	345.50	144 DITCH RD
13+700.00	346.50	144 DITCH RD
13+750.00	347.50	144 DITCH RD
13+800.00	348.50	144 DITCH RD
13+850.00	349.50	144 DITCH RD
13+900.00	350.50	144 DITCH RD
13+950.00	351.50	144 DITCH RD
14+000.00	352.50	144 DITCH RD
14+050.00	353.50	144 DITCH RD
14+100.00	354.50	144 DITCH RD
14+150.00	355.50	144 DITCH RD
14+200.00	356.50	144 DITCH RD
14+250.00	357.50	144 DITCH RD
14+300.00	358.50	144 DITCH RD
14+350.00	359.50	144 DITCH RD
14+400.00	360.50	144 DITCH RD
14+450.00	361.50	144 DITCH RD
14+500.00	362.50	144 DITCH RD
14+550.00	363.50	144 DITCH RD
14+600.00	364.50	144 DITCH RD
14+650.00	365.50	144 DITCH RD
14+700.00	366.50	144 DITCH RD
14+750.00	367.50	144 DITCH RD
14+800.00	368.50	144 DITCH RD
14+850.00	369.50	144 DITCH RD
14+900.00	370.50	144 DITCH RD
14+950.00	371.50	144 DITCH RD
15+000.00	372.50	144 DITCH RD

EXISTING SERVICES	DRAWING # / SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION	DETAILS	NO.	REVISIONS	DATE	CONSULTANT
SEWER	1508	AUGUST 2001	1508	AS BUILT	1508	1	ISSUE FOR CONSTRUCTION	APRIL 2011	AGM
WATER	1508	AUGUST 2001	1508	AS BUILT	1508	1	ISSUE FOR CONSTRUCTION	APRIL 2011	AGM
110KV	1508	AUGUST 2001	1508	AS BUILT	1508	1	ISSUE FOR CONSTRUCTION	APRIL 2011	AGM
11KV	1508	AUGUST 2001	1508	AS BUILT	1508	1	ISSUE FOR CONSTRUCTION	APRIL 2011	AGM
20KV	1508	AUGUST 2001	1508	AS BUILT	1508	1	ISSUE FOR CONSTRUCTION	APRIL 2011	AGM
33KV	1508	AUGUST 2001	1508	AS BUILT	1508	1	ISSUE FOR CONSTRUCTION	APRIL 2011	AGM
66KV	1508	AUGUST 2001	1508	AS BUILT	1508	1	ISSUE FOR CONSTRUCTION	APRIL 2011	AGM
132KV	1508	AUGUST 2001	1508	AS BUILT	1508	1	ISSUE FOR CONSTRUCTION	APRIL 2011	AGM
220KV	1508	AUGUST 2001	1508	AS BUILT	1508	1	ISSUE FOR CONSTRUCTION	APRIL 2011	AGM
380KV	1508	AUGUST 2001	1508	AS BUILT	1508	1	ISSUE FOR CONSTRUCTION	APRIL 2011	AGM
500KV	1508	AUGUST 2001	1508	AS BUILT	1508	1	ISSUE FOR CONSTRUCTION	APRIL 2011	AGM

AGM
PLAN • SURVEY • ENGINEER

ARCHIBALD, GRAY & MCKAY
ENGINEERING LTD.
1155 BRADLEY AVENUE, LONDON, ON, M6E 3E9
PHONE: 905-886-5300 FAX: 905-886-5302
EMAIL: info@agm.com WEB: www.agm.com

CORPORATION OF THE CITY OF LONDON
London
LONDON
S.A. S.P.A.

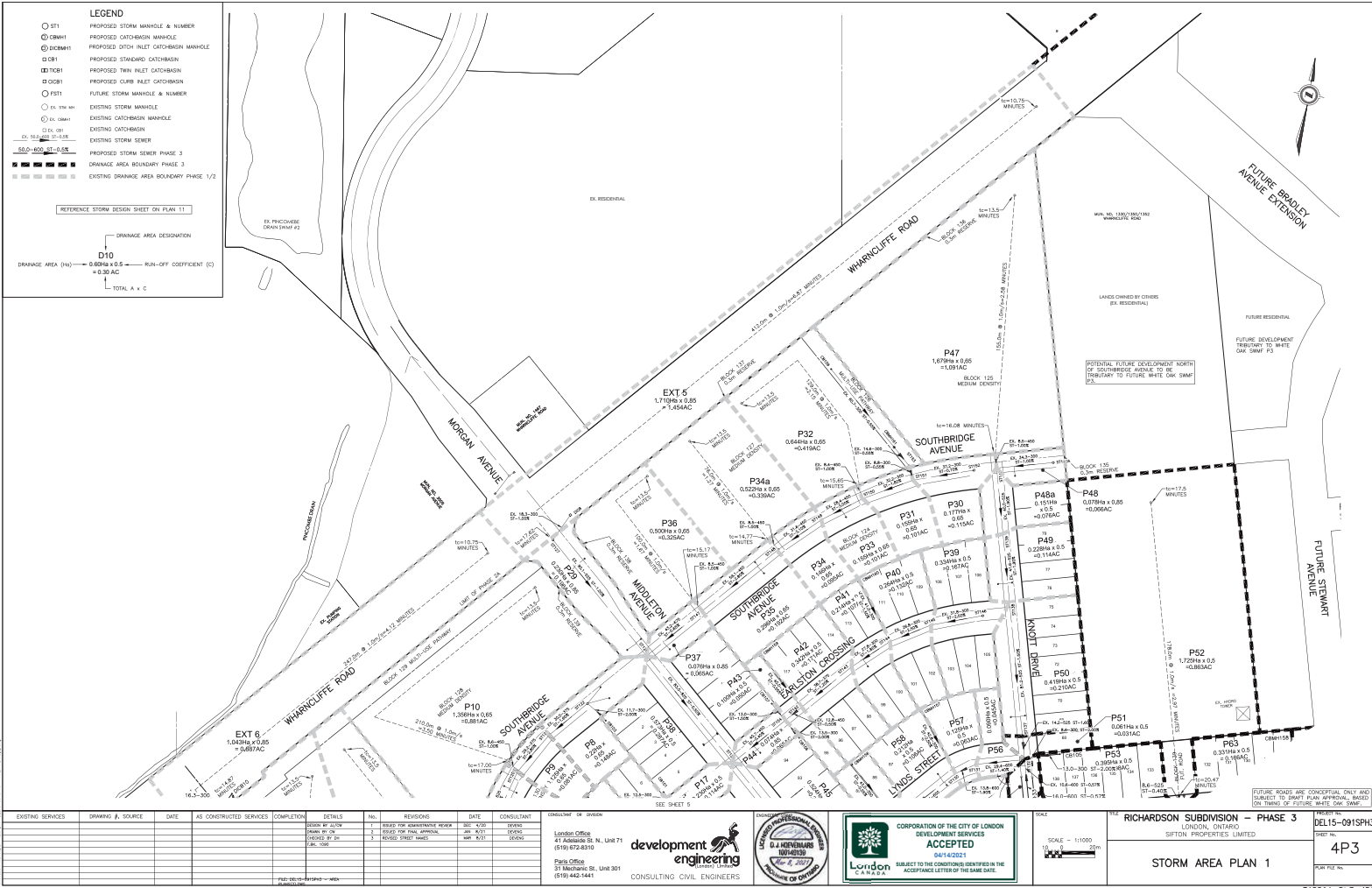
SCALE
HORIZONTAL SCALE = 1 : 250
VERTICAL SCALE = 1 : 30

CITY OF LONDON
2017 BRADLEY AVENUE WEST EXTENSION
WHARNCLIFFE ROAD SOUTH
115m SOUTHWEST OF BRADLEY AVENUE
75m NORTHEAST OF BRADLEY AVENUE

PROJECT NO. 1024-59
SHEET NO. 21
DRAWING NO. 27853

APPENDIX 'D'

Storm Area Plan & Existing Infrastructure



APPENDIX 'E'

Preliminary Stormwater Management Strategy Brief

March 10, 2022
File: 161414212

Attention: File Reviewer

Corporation of the City of London
Development Services
300 Dufferin Avenue
London, ON N6A 4L9

Dear Reviewer,

Reference: IPR Application – 1350 Wharncliffe Rd, London, Ontario Preliminary Stormwater Management Strategy

This letter outlines support for a IPR Application for the proposed development located at 1350 Wharncliffe Road in London, Ontario.

The following documents were reviewed in the preparation of this letter:

- “Dingman Creek Subwatershed: Stormwater Servicing Study”, Aquafor Beech Limited, September 2020.
- “Pincombe Stormwater Management Facility No. 3 Functional Design Report”, IBI Group, January 2019.
- “Addendum to the Municipal Class Environmental Assessment ‘Schedule B’ for Storm/Drainage and Stormwater Management Servicing Works for the White Oak Area”, AECOM, September 2014.

EXISTING SITE

The existing property, approximately 4.0 ha in area, are located south of Wharncliffe Road and are bounded at the south and west side by the existing residential and to the east by agricultural lands. Currently the site consists of a farmstead and associated outbuildings.

Runoff from the site is split roughly in half between the Pincombe Drain and the White Oaks Drain. Flows from the north half drain overland primarily to a reach of the White Oaks Drain located to the east of site. Flows from the south half drain overland and by sewer to the Pincombe stormwater management facility (SWMF) #3. Both the White Oaks Drain and the Pincombe Drain are tributary to the Dingman Creek.

PROPOSED DEVELOPMENT

The development proposes a medium density residential block, single-family lots, associated roads and an allowance for the Bradley Avenue extension. Site runoff will continue to be directed to the appropriate drains. The proposed site is illustrated in the attached Storm Drainage Area Figure and the areas are described below.

A100 – This 0.41ha area is primarily made up of the future Bradley Avenue right of way (ROW) and drains to the White Oaks Drain.

Reference: IPR Application – 1350 Wharncliffe Rd, London, Ontario Preliminary Stormwater Management Strategy

A101 – This 1.99ha area is proposed to be a medium density block and the extension of Southbridge Avenue from the west. This area drains to the White Oaks Drain.

A102 – The 1.64ha area consists of single-family lots and future Street 'A' and drains to Pincombe SWMF #3.

PROPOSED STORMWATER MANAGEMENT STRATEGY

The proposed development is within the Dingman Creek subwatershed and as such is subject to the recommendations within the Dingman Creek Subwatershed Municipal Class Environmental Assessment (DCEA). The DCEA proposes a 'complete corridor' for the WCT-3 tributary of the White Oaks Drain, which wraps any stormwater management facilities into a shared corridor with the proposed creek realignment and any necessary natural heritage compensation. This corridor is the ultimate outlet for the proposed areas draining to the White Oaks drain.

The Pincombe SWMF #3 has capacity allowance for the southern half of the subject property as shown on City Drawing # T15501-Ph3-4P3 (attached). The assumed conditions match the proposed conditions for the single-family lots and as such should have sufficient capacity for the design.

The Bradley Avenue extension's drainage will be handled during the design process of the road itself and has not been covered here.

The following SWM strategy has been designed to mimic the pre-development conditions of the medium density site prior to any development in the existing catchment and to control the peak flows to from the 100-year event to 2-year pre-development conditions. The strategy consists of an oil-grit separator (OGS) and on-site controls for the medium density block. Each of the pieces involved in this strategy are detailed below.

OIL-GRIT SEPARATOR

An OGS unit will treat the minor flows from the medium density block. It will be sized to achieve 80% total suspended solids (TSS) removal.

MEDIUM DENSITY BLOCK ONSITE CONTROLS

The medium density block on site will require onsite controls that reduce the post-development flows to the levels required as laid out below.

This block will require 860m³ of onsite storage to control the 100-year post-development event to the 2-year pre-development rate of 40 l/s. These values were determined using the Modified Rational Method and the supporting calculations are attached.

The block will drain by sewer to the Southbridge Avenue extension and on to the Bradley Avenue ROW which will outlet at the proposed 'complete corridor' to the east.

Reference: IPR Application – 1350 Wharncliffe Rd, London, Ontario Preliminary Stormwater Management Strategy

CLOSURE

The above SWM strategy indicates that there is adequate space provided in the submitted draft plan to achieve the objectives and recommendations laid out in the DCEA. The designed storage targets for the medium density blocks are reasonable for their size. Further refinement of this strategy will occur through discussion with the approval authorities leading up to and during detail design.

We trust that this information adequately outlines the proposed stormwater management considerations for the 1350 Wharncliffe Road IPR Application. If you have any questions regarding the forgoing information, please do not hesitate to contact the undersigned.

Regards,

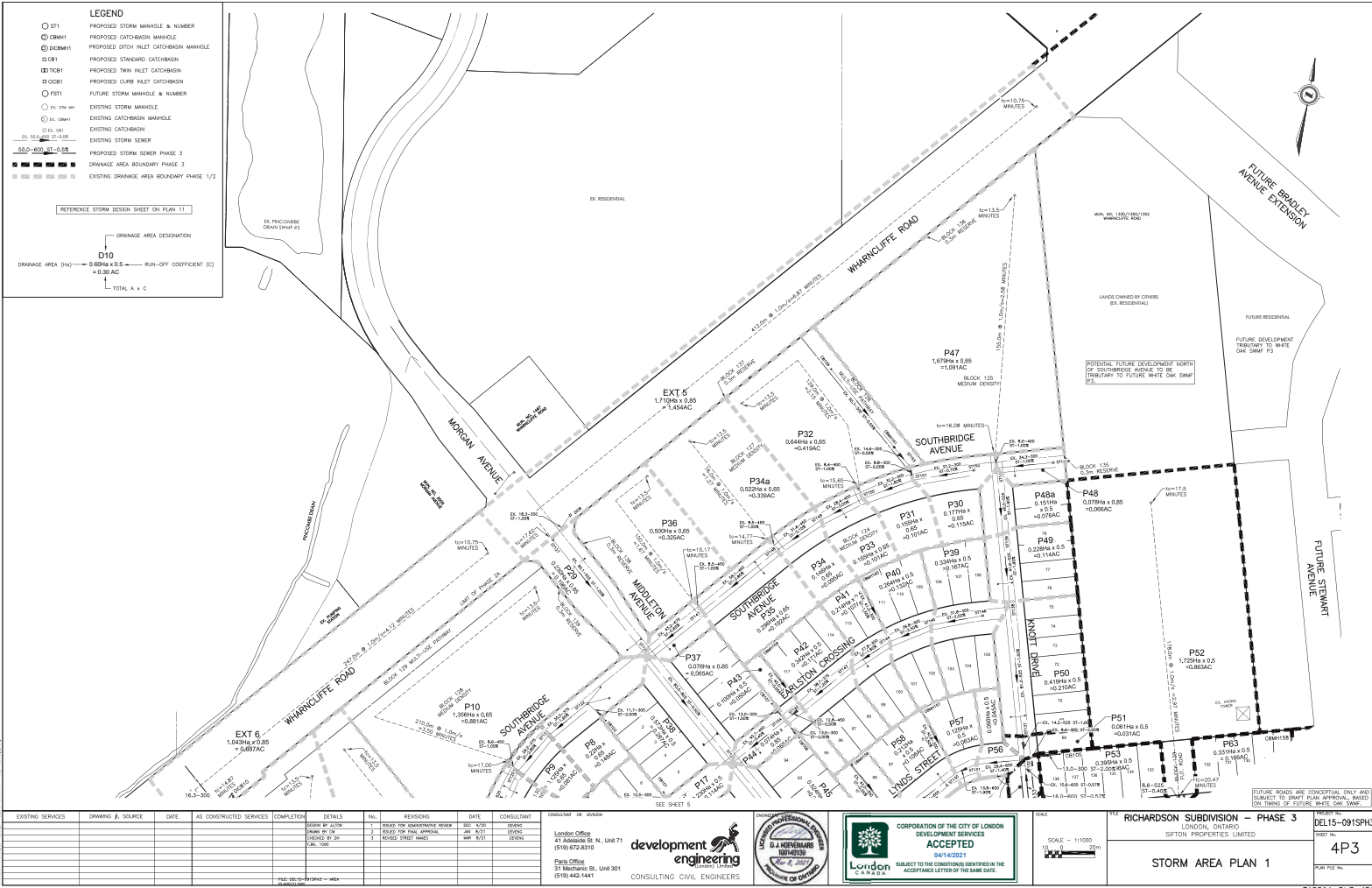
Stantec Consulting Ltd.



Adam Kristoferson P. Eng.
Water Resources Engineer
Phone: 519 675 6669
Fax: 519 645 6575
Adam.Kristoferson@stantec.com

Attachment: Proposed Storm Drainage Area Figure
City drawing ref# T15501-Ph3-4P3
SWM Calculations

akk w:\161414212\design\correspondence\41 design correspondence\ipr\supporting_docs\stm\let_161414212_20220310_swm_ipr.docx



LEGEND

- ST1 PROPOSED STORM MANHOLE & NUMBER
- C10M1 PROPOSED CATCHBASIN MANHOLE
- D10M1 PROPOSED DITCH INLET CATCHBASIN MANHOLE
- C8M1 PROPOSED STAGNANT CATCHBASIN
- D10C1 PROPOSED DITCH INLET CATCHBASIN
- C10C1 PROPOSED CURB INLET CATCHBASIN
- ST1 FUTURE STORM MANHOLE & NUMBER
- C10 FUTURE CATCHBASIN MANHOLE
- D10 FUTURE DITCH INLET CATCHBASIN MANHOLE
- C8 FUTURE STAGNANT CATCHBASIN
- D10C FUTURE DITCH INLET CATCHBASIN
- C10C FUTURE CURB INLET CATCHBASIN
- S1 EXISTING STORM SEWER
- S2 EXISTING STORM SEWER
- S3 EXISTING STORM SEWER
- S4 EXISTING STORM SEWER
- S5 EXISTING STORM SEWER
- S6 EXISTING STORM SEWER
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- S97 EXISTING STORM SEWER
- S98 EXISTING STORM SEWER
- S99 EXISTING STORM SEWER
- S100 EXISTING STORM SEWER

REFERENCE STORM DESIGN SHEET ON PLAN 11

DRAINAGE AREA DESIGNATION

D10
0.80ha x 0.5
= 0.40AC

DRAINAGE AREA (ha) — RUN-OFF COEFFICIENT (C)
= 0.20AC

TOTAL A x C

EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION	DETAILS	NO.	REVISIONS	DATE	CONSULTANT	UNSATISFACTORY OR OTHER
					REVISION BY	1	REVISIONS			
					REVISION BY	2	REVISIONS			
					REVISION BY	3	REVISIONS			

UNSATISFACTORY OR OTHER

London Office
47 Adelaide St. N. Unit 71
(519) 474-8300

Paris Office
31 Mechanic St. Unit 301
(519) 462-1441

development engineering
CONSULTING CIVIL ENGINEERS

ACCEPTED

04142021

SUBJECT TO THE CHANGES IDENTIFIED IN THE ACCEPTANCE LETTER OF THE SAME DATE.

LONDON
C.A.A.P.A.

SCALE = 1:11000

RICHARDSON SUBDIVISION — PHASE 3
LONDON, ONTARIO
SIFTON PROPERTIES LIMITED

STORM AREA PLAN 1

PROJECT: DEL15-0915PH3
SHEET: 4P3

Subject: Target Flows
Project: 1350 Wharnccliffe Rd.
Project No.: 161414212
Date: Mar 10/2022

Total Drainage Area: 1.99 ha
Composite Runoff Coefficient: 0.20

$$I = A / (T + B)^C$$

I = Intensity of rainfall in mm/hour
 T = Time of concentration in hours

$$Q = 0.0028CIA$$

Q = Peak Discharge
 C = 0.20 Runoff Coefficient
 I = Rainfall Intensity
 A = 1.99 Area (ha)
 tc = 36.8 min

$$tc = \frac{3.26 (1.1 - C) L^{0.5}}{Sw^{0.33}}$$

Airport Equation

Used if Rational Method runoff coefficient is less than 0.40.

L 250 m
 Sw 2 %
 C 0.2
 tc= 37 mins

Design Storm Event	A	B	C	Rainfall Intensity (mm/hr)	Peak Discharge (cms)
2-year	754.36	6.011	0.81	36.0	0.04
100-year	2619.363	10.500	0.884	86.6	0.10

Subject: Modified Rational Method
Project: 1350 Wharnccliffe Rd.
Project No.: 161414212
Date: Mar 10/2022

Drainage Area - New Parking

Total Drainage Area: 1.99 ha
% Impervious: 64%

	Area (ha)	Runoff Coefficient	CA
Imp. Land	1.27	0.90	1.14624
Pervious Land	0.72	0.20	0.14328

Composite Runoff Coefficient: 0.65
 Event Adjusted C: 0.81
 (25% increase as per MTO guidelines for severe storm events 0.95 max)

Rainfall Intensity

$$I = A / (T + B)^C$$

I = Intensity of rainfall in mm/hour
 T = Time of concentration in hours
 A = 2619.363
 B = 10.5
 C = 0.884

Time Step 5 minutes

Storage Calculation 100-year

Target Release Rate: 0.04 m³/s max Storage= 861

Time (min.)	Rainfall Intensity (mm/hr)	Peak Runoff Rate (cms)	Incremental Runoff Volume (cu. m)	Incremental Outflow Volume (cu. m)	Storage Volume (cu. m)
45	75.2	0.337	909	107	802
50	69.7	0.312	936	119	817
55	65.0	0.291	960	131	829
60	60.9	0.273	981	143	838
65	57.3	0.257	1000	155	845
70	54.1	0.242	1018	167	851
75	51.3	0.230	1034	179	855
80	48.8	0.219	1049	191	858
85	46.5	0.208	1063	203	860
90	44.5	0.199	1076	215	861
95	42.6	0.191	1088	227	861
100	40.9	0.183	1099	239	861
105	39.3	0.176	1110	250	859
110	37.9	0.170	1120	262	858
115	36.6	0.164	1129	274	855
120	35.3	0.158	1139	286	852

**Stewardship Sub-Committee
Report**

Wednesday April 26, 2023

Time: 6:30pm
Location: Zoom

Attendance: M. Whalley, J. Hunten, T. Regnier, P. Milner, J. Cushing, M. Bloxam, B. Vazquez; K. Gonyou, M. Greguol, K. Mitchener, L. Tinsley (staff).

Agenda Items

1. Designation under Part IV of the Ontario Heritage Act – 81 Wilson Avenue

Stewardship Sub-Committee received a verbal presentation on the Cultural Heritage Evaluation Report and Appendix for the property 81 Wilson Avenue, prepared by L. Tinsley. The Sub-Committee provided comment on presentation as well as edits to text.

Motion: The Stewardship Sub-Committee recommends the designation of the property at 81 Wilson Avenue based on the draft CHER. Moved by M. Whalley, Seconded by J. Hunten. Passed.

2. L. Tinsley provided information about future research projects.

**Stewardship Sub-Committee
Report
Wednesday May 31, 2023**

Time: 6:30pm
Location: Zoom

Attendance: M. Whalley, J. Hunten, T. Regnier, P. Milner, M. Bloxam, B. Vazquez; M. Greguol, K. Mitchener, L. Tinsley (staff).

Agenda Items

**1. Designation under Part IV of the Ontario Heritage Act – 209 John Street
(Bank of Toronto)**

Stewardship Sub-Committee received a verbal and visual presentation on the Cultural Heritage Evaluation Report and Appendix for the property 209 John Street, prepared by L. Tinsley. The Sub-Committee provided comment on presentation as well as edits to text.

Motion: The Stewardship Sub-Committee supports the recommendation to designate the property at 209 John Street based on the draft CHER. Moved by M. Whalley, Seconded by B. Vasquez. Passed.

2. Designation under Part IV of the Ontario Heritage Act – 599-601 Richmond Street

Stewardship Sub-Committee received a verbal and visual presentation on the Heritage Impact Assessment for the property 599-601 Richmond Street, prepared by MHBC Planning Limited, presented by M. Greguol. The Sub-Committee provided comment on presentation.

Motion: The Stewardship Sub-Committee supports the recommendation to designate the property at 599-601 Richmond Street based on the HIA. Moved by T. Regnier, Seconded by M. Bloxam. Passed.

Education Sub-Committee Report

Tuesday April 18, 2023

6:00pm

Location: Zoom

Agenda Items:

1. Carling's Creek

The Education Sub-Committee reviewed draft text, maps, and graphics for the proposed Carling's Creek cultural heritage interpretive signage. The signage is proposed to be located at Piccadilly Park, the former location of Lake Horn.

The Education Sub-Committee provided comments on the direction and text for the draft cultural heritage interpretive signage.

2. Aeolian Hall

The Education Sub-Committee received draft text and images for the proposed Aeolian Hall cultural heritage interpretive signage.

The proposed sign will be installed in front Aeolian Hall on Dundas Street.

The Education Sub-Committee provided comments on the direction and text of the draft text and working images for the proposed signage.

3. Blackfriar's Mill

The Education Sub-Committee reviewed a draft of the proposed cultural heritage interpretive signage for the Blackfriar's Mill.

The Education Sub-Committee supported the proposed cultural heritage interpretive signage.

4. Vimy Ridge Park

The Education Sub-Committee reviewed drafts for two proposed cultural heritage interpretive signs related to the history of the Battle of Vimy Ridge.

The proposed signs will be installed at Vimy Ridge Park, on Trafalgar Street. The Education Sub-Committee supports the proposed cultural heritage interpretive signage.

Community Advisory Committee on Planning

To: Chair and Members
Community Advisory Committee on Planning

From: Kyle Gonyou, RPP, MCIP, CAHP
Manager, Heritage and Urban Design

Subject: Heritage Alteration Permit application by S. Rasanu for
1 Cathcart Street and 115 Bruce Street, Wortley Village-Old
South Heritage Conservation District, Ward 11

Date: Wednesday June 14, 2023

Recommendation

Approval of the Heritage Alteration Permit application, with terms and conditions is recommended, to allow the construction of two, new 2-storey houses on the subject property at 1 Cathcart and 115 Bruce Streets located in the Wortley Village-Old South Heritage Conservation District, and to also allow alterations to the existing heritage house at 1 Cathcart Street. Terms and conditions are recommended to ensure that the form, massing, materials, finishes, and details of the new houses are compatible with the *Wortley Village-Old South Heritage Conservation District Plan (2014)*.

Executive Summary

The subject property at 1 Cathcart Street and 115 Bruce Street is located within the Wortley Village-Old South Heritage Conservation District, designated pursuant to Part V of the *Ontario Heritage Act*. In accordance with Section 42 (2.1) of the *Ontario Heritage Act*, and the classes of alterations identified in the *Wortley Village-Old South Heritage Conservation District Plan and Guidelines*, a Heritage Alteration Permit is required for the construction of a new house and alterations to an existing house. The proposed two, 2-storey houses and alterations to the existing house at 1 Cathcart Street are compliant with the policies and guidelines of the *Wortley Village-Old South Heritage Conservation District Plan and Guidelines*. The recommended action is to permit the application with terms and conditions.

Analysis

1.0 Background Information

1.1 Location

The subject property at 1 Cathcart Street and 115 Bruce Street is located on the southwest corner of Cathcart and Bruce Streets. (Appendix A).

1.2 Cultural Heritage Status

The subject property at 1 Cathcart Street and 115 Bruce Street is located within the Wortley Village-Old South Heritage Conservation District, which was designated pursuant to Part V of the *Ontario Heritage Act* by By-law No. L.S.P.-3439-321

1.3 Description

The subject property at 1 Cathcart Street and 115 Bruce Street is an “L-shaped” corner lot with a frontage along Bruce Street of approximately 25.3m (83ft) and 42.5m (139.4ft) along Cathcart Street, with a maximum depth of 37.3m (122.4ft) and an overall lot area of approximately 1222.4m² (13,179ft²). A consent application has been submitted and is currently being processed (B.018/23), to sever the existing subject property into three individual lots; retaining the existing heritage house on the corner lot (Lot 2) and creating an additional lot for each of the two new houses being proposed – noted as Lot 1-Bruce Street and Lot 3-Cathcart Street on the Site Plan in Appendix C, Fig 4. The width and depth of the new lots are reasonably consistent with many of the lots in the surrounding area within the Wortley Village-Old South Heritage Conservation District.

The subject property currently has a 2-storey brick building at the corner, with 1-storey additions extending to the south along Cathcart Street; two separate accesses to the residential portion of the building are from Cathcart Street (Appendix B). The south portion of the building is a combination of 1-storey additions which functioned as a previous commercial business and storage for the business.

The buildings on properties in the surrounding area on Bruce and Cathcart Streets include a mix of 1, 1 ½ and 2-storey frame and brick dwellings dating mainly from 1880 - 1920. A majority are B and C-rated properties that represent and contribute to the heritage character of the Wortley Village-Old South Heritage Conservation District.

2.0 Discussion and Considerations

2.1 Legislative and Policy Framework

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

2.2 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.”

2.3 Ontario Heritage Act

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

2.3.1 Contravention of the Ontario Heritage Act

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

2.3.2 Heritage Alteration Permit

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

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

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

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

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

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

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

2.5 Wortley Village-Old South Heritage Conservation District Plan and Guidelines

The *Wortley Village-Old South Heritage Conservation District Plan and Guidelines* includes policies and guidelines related to the construction of new buildings within the district. Sections 4.1.1, and 4.4 of the *Wortley Village-Old South Heritage Conservation District Plan and Guidelines* identify policies for the residential area and new development within the residential area. The policies are intended to ensure the conservation of the heritage character of the Wortley Village-Old South Heritage Conservation District.

In addition, Section 8.3.3 of the *Wortley Village-Old South Heritage Conservation District Plan and Guidelines* includes design guidelines related to the design of new buildings within the district.

An analysis of the policies and guidelines for the Heritage Alteration Permit application is contained below in Section 4.1 of this Staff Report.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

4.1. Heritage Alteration Permit application (HAP23-036-L)

A consent application has been submitted (B.018/23) to sever the existing subject property at 1 Cathcart and 115 Bruce Streets into three individual lots; retaining the existing heritage house on the corner lot w/removal of the one-storey commercial/storage portion – noted as Lot 2 on Site Plan SK1-1 (Appendix C). Two (2) new lots will be created from the remaining portion of the subject property, one lot for each of the (2) new houses being proposed; one house on Lot 1-Bruce Street and one house on Lot 3-Cathcart Street (Appendix C). New detached garages are also being proposed at the rear of the newly created lots, accessed by new driveways extending to the rear.

A complete Heritage Alteration Permit (HAP) application was received by the City on May 23, 2023. The application is seeking approval for alterations to the existing heritage house on Lot 2 with alterations, consisting of the removal of an existing deck along with commercial/storage buildings on the southern extent of the house on the subject property. The primary focus of the HAP application is to seek approval for the construction of two, new 2-storey houses on the subject property, as shown in Appendix C and with the following details in Table 1:

Table 1: Design and construction details of proposed two, 2-storey houses on at Lot 1 – Bruce Street and Lot 3 – Cathcart Street

	Lot 1 – Bruce Street Proposed House	Lot 3 – Cathcart Street Proposed House
Lot – House	<ul style="list-style-type: none"> • Single detached 2-storey house, clad in red brick • Rectangular building footprint, including projecting covered front entrance with upper deck • House positioned on lot, with a front setback determined from the average setbacks of neighbouring houses • Hip roof clad with asphalt shingles 	<ul style="list-style-type: none"> • Single detached 2-storey house, clad in buff brick • Rectangular building footprint, including covered front entrance with upper deck • House positioned on lot to align with the houses on neighbouring properties • Hip roof, with projecting front gable, clad with asphalt shingles
Garage	<ul style="list-style-type: none"> • Separate, detached, single garage located at rear • Clad in red brick with hip roof • Accessed by new driveway located along side property line 	<ul style="list-style-type: none"> • Separate, detached, single garage located at rear • Clad in buff brick with hip roof • Accessed by new driveway located along side property line
Covered Entry	<ul style="list-style-type: none"> • Projecting covered front entrance area with upper deck • Stone veneer base with precast concrete steps • Painted wooden trim and posts • Painted wood entry with sidelites and transom • Painted wood trim detailing surround, capping covered front entrance • Decorative metal railings at upper deck and lower porch • Metal clad French Doors onto upper deck 	<ul style="list-style-type: none"> • Covered front entrance area with upper deck • Stone veneer base with precast concrete steps • Painted wooden trim and posts • Painted wood entry with sidelites and transom • Painted wood trim detailing surround, capping covered front entrance • Decorative metal railings at upper deck and lower covered area • Painted wood French Doors with precast trim onto upper deck
Windows	<ul style="list-style-type: none"> • Aluminum clad windows with precast window surrounds • Window type and style indicated (see Appendix C, SK1-2) 	<ul style="list-style-type: none"> • Aluminum clad windows with precast window surrounds, trim detail at header and sill • Window type and style indicated (see Appendix C, SK1-3)
Details	<ul style="list-style-type: none"> • Pre-cast stone veneer along the base with pre-cast trim work • Precast trim bands (locations as indicated on SK1-2) 	<ul style="list-style-type: none"> • Stone clad projecting chimney (north façade) • Painted wood fascia and gutter • Precast trim bands (locations as indicated on SK1-3) • Pre-cast stone veneer along the base with pre-cast trim work

The 90-day timeline for this Heritage Alteration Permit application legislated under Section 42 of the *Ontario Heritage Act* expires on August 21, 2023.

Included below in Tables 2-4 is a combined analysis of the proposed new houses on Lot 1 – Bruce Street and Lot 3 – Cathcart Street, based on a review of the policies and guidelines of the Wortley Village-Old South Heritage Conservation District Plan and Guidelines.

Table 2: Analysis of the relevant policies of Section 4.1.1 (Residential Area) of the Wortley Village-Old South Heritage Conservation District Plan and Guidelines for the proposed new houses at the subject property 1 Cathcart and 115 Bruce Streets (Lot 1 – Bruce Street and Lot 3 – Cathcart Street)

Section 4.1.1. Policies – Residential Area	Analysis
<i>a) Maintain the residential amenity and human scale by ensuring that the low rise, low density residential character remains dominant within and adjacent to the HCD.</i>	The proposed new, two single detached 2-storey houses on the subject property will retain the low scale, low density residential character within the HCD.
<i>b) New land uses that are not in keeping with the character of the residential area and/or may</i>	Removal of the commercial/storage portions of the existing house allows for a new single-family house, returning the

Section 4.1.1. Policies – Residential Area	Analysis
<i>have a negative impact on the residential area are discouraged.</i>	subject the property to its original residential use which is more in keeping with the surrounding context.
<i>c) Higher intensity uses, or redevelopment opportunities shall be focused outside of the low rise residential area of the HCD, to areas designated by the City of London for higher density redevelopment (i.e. Ridout Street).</i>	The proposed new houses are an appropriate approach to create new housing while respecting the heritage character of the Wortley Village-Old South HCD.
<i>d) Where new uses or intensification is proposed, adaptive reuse of the existing building stock should be considered, wherever feasible.</i>	Not applicable.
<i>e) Severances which would create new lots are strongly discouraged, unless the resulting lots are compatible with width and depth to adjacent lots.</i>	The proposed lots created by the consent application (B.018/23) will be compatible with the width and depth of adjacent lots. The proposed new houses have been designed to be appropriate to the size of the lots.
<i>f) Where existing detached residential buildings are lost due to circumstances such as severe structural instability, fire or other reasons, the setback of replacement building(s) shall be generally consistent with the original building(s).</i>	Not applicable.
<i>g) Parking for new or replacement dwellings is to be located in the driveways at the side of the dwelling or in garages at the rear of the main building, wherever possible. New attached garages at the front of the building are discouraged. Garages shall not extend beyond the main building façade.</i>	Detached garages for both proposed houses are to be located at rear of the property and accessed by a driveway located along side property line.

Table 3: Analysis of the relevant policies of Section 4.4 (New Development) of the Wortley Village-Old South Heritage Conservation District Plan and Guidelines for the proposed new houses at the subject property 1 Cathcart and 115 Bruce Streets (Lot 1 – Bruce Street and Lot 3 – Cathcart Street)

Section 4.4. Policies – New Development	Analysis
<i>a) New buildings shall respect and be compatible with the cultural heritage value or interest of the Wortley Village-Old South HCD, through attention to height, built form, massing, setbacks, building material and other architectural elements such as doors, windows, roof lines and established cornice lines.</i>	The proposed new houses have been designed to be compatible with the cultural heritage value or interest of the Wortley Village-Old South Heritage Conservation District. See below for further analysis of the design guidelines.
<i>b) The Architectural Design guidelines provided in Section 8 of this Plan will be used to review and evaluate proposals for new buildings to ensure that new development is compatible with the HCD.</i>	See Table 4 below for analysis of the design guidelines.
<i>c) The purpose of the HCD is to respect both the age and the quality of design of the heritage properties and cultural heritage resources in the HCD. The City may consider exceptional examples of good current architectural design for integration into the cultural heritage fabric of the HCD if the proposed design exhibits sensitively to the massing and scale of adjacent or nearby heritage properties and textures of the streetscape.</i>	The proposed new houses have been designed to be compatible with the Wortley Village-Old South Heritage Conservation District, as influenced by the design guidelines. See below for further analysis of the design guidelines.
<i>d) Where a new building replaces a demolished heritage property, the new building will respect or recapture the mass and building presence of the original building and should avoid having a contemporary</i>	The new house proposed on Lot 3-Cathcart Street is predicated on alterations to the existing house on the subject property through the removal of its commercial/ storage portion. The form, massing and

Section 4.4. Policies – New Development	Analysis
<i>purpose-built appearance determined only by the new use. The demolition of any building within the HCD shall require a Heritage Alteration Permit.</i>	positioning of the new house on Lot 3 will be compatible with the heritage context of the surrounding HCD.
<i>e) Evaluation of new buildings adjacent to the Wortley Village-Old South HCD will be required in order to demonstrate that the heritage attributes of the HCD will be conserved, in accordance with the Provincial Policy Statement. A Heritage Impact Assessment may be required.</i>	Not applicable. The proposed new houses and new lot creation are included within the Wortley Village-Old South HCD, rather than adjacent to the HCD.
<i>f) A Heritage Impact Assessment, in accordance with the policies of the City of London, will be required for any development proposals within and adjacent to the HCD.</i>	A Heritage Impact Assessment (HIA) was submitted as part of the heritage alteration permit application and as a requirement for the consent application (B.018/23) to sever the subject property into (3) separate lots.
<i>g) Where zoning permits taller and/or higher density buildings (i.e in the Wortley Village commercial area), studies on shadowing, potential loss of view, increased traffic, noise and parking congestion should be conducted and measures taken to mitigate significant potential impacts.</i>	Not applicable.
<i>h) To encourage the retention and conservation of existing heritage properties that contribute to the cultural heritage value or interest of the Wortley Village-Old South HCD, the City may consider bonusing where an application for a zoning by-law amendment is required, in accordance with the policies of the Official Plan.</i>	Not applicable.

Table 4: Analysis of the relevant guidelines of Section 8.3.3 (New Buildings – Residential) of the Wortley Village-Old South Heritage Conservation District Plan and Guidelines for the proposed new houses at the subject property 1 Cathcart and 115 Bruce Streets (Lot 1 – Bruce Street and Lot 3 – Cathcart Street)

Section 8.3.3. Policies – New Buildings- Residential, Design Guidelines	Analysis
<i>a) Match setback, footprint, size and massing patterns of the area, particularly to the immediately adjacent neighbours. Match façade pattern of street or of “street wall” for solids and voids, particularly ensure the continuity of the street wall where one exists.</i>	The setback, footprint, size, and massing of the new houses have been designed to be compatible with the streetscape of both Cathcart and Bruce Streets and the heritage character of the Wortley Village-Old South HCD.
<i>b) Setbacks of new development should be consistent with adjacent buildings. Where setbacks are not generally uniform, the new building should be aligned with the building that is most similar to the predominant setbacks on the street.</i>	The proposed house at Lot 1 – Bruce Street is positioned on the lot, with a front setback determined from the average setbacks of neighbouring houses. The proposed house at Lot 3 – Cathcart Street is positioned on the lot to align with the houses on neighbouring properties.
<i>c) New buildings and entrances must be oriented to the street and are encouraged to have architectural interest to contribute to the visual appeal of the HCD.</i>	The new houses and their entrances have been designed to front onto the main street, either Cathcart or Bruce Street. Design details, including the windows, doors, exterior cladding, and covered front entrances with upper decks, have been intentionally incorporated to be consistent with the HCD and add architectural interest to the houses and the HCD.
<i>d) Respond to unique conditions or location, such as corner properties by providing architectural interest and details on both street facing facades.</i>	The existing heritage house on the subject property is located on the corner of Cathcart and Bruce Streets and is being retained. Other than removal of the commercial/

Section 8.3.3. Policies – New Buildings-Residential, Design Guidelines	Analysis
	storage portion of the existing house, no other alterations are being proposed.
<i>e) Use roof shapes and major design elements that are contemporary to surrounding properties and their heritage attributes.</i>	The use of hipped roofs (and a projecting front gable on the proposed house at Lot 3 – Cathcart Street) is consistent and compatible with the surrounding properties and the Wortley Village-Old South Heritage Conservation District.
<i>f) Respond to continuous horizontal patterns along the street such as roof lines, cornice lines, and the alignment of sills and heads of windows and doors.</i>	The proposed new houses generally respond to the alignment of roof lines, cornice lines, and the alignment of sills and headers of window and doors. The general consistency in height of the houses with the surrounding properties allows these details to respond in a reasonably continuous pattern.
<i>g) Size, shape, proportion, number and placement of windows and doors should reflect common building patterns and styles of other buildings in the immediate area.</i>	The size, shape, proportion, number, and placement of the windows and the doors on the proposed new houses have been appropriately designed to be compatible with the Wortley Village-Old South HCD.
<i>h) Use materials and colours that represent the texture and palette of the Wortley Village-Old South HCD.</i>	The exterior cladding material for the new houses is brick which is consistent with many of the heritage properties found within the Wortley Village-Old South Heritage Conservation District.
<i>i) Where appropriate, incorporate in a contemporary way some of the traditional details that are standard elements in the principal facades of properties in the Wortley Village-Old South HCD. Such details as transoms and sidelights at doors and windows, covered entrances, divided light windows and decorative details to articulate plain and flat surfaces, add character that complements the original appearance of the neighbourhood and add value to the individual property.</i>	The proposed new houses incorporate various details that are contemporary examples of traditional details often found within the Wortley Village-Old South HCD. The use of precast trim banding, stone veneer base, doors with transoms and sidelites, and covered entrance details, all complement the heritage character of the neighbourhood, and support compatibility within the HCD.
<i>j) New buildings should not be any lower in building height than the lowest heritage property on the block or taller than the highest heritage property on the same block.</i>	The height of the proposed new houses is consistent with other 2-storey houses located on Cathcart and Bruce Streets. The proposed new houses are not the shortest or tallest houses in the surrounding area.

The proposed construction of two, new 2-storey houses on the subject property at 1 Cathcart and 115 Bruce Streets, specifically (Lot 1 – Bruce Street and Lot 3 – Cathcart Street), complies with the policies and guidelines of the *Wortley Village-Old South Heritage Conservation District Plan and Guidelines*. Although the proposed new houses are clearly contemporary houses, the consistency in setback, size, scale, massing, and footprint, combined with the attention to detailing of the exterior cladding, windows, doors, and the covered front entrances, allow the new houses to compliment the existing heritage character of the area. The design of the proposed new houses adheres to heritage principles with no pretence to be a historical imitation, but by using traditional details in a contemporary fashion that is compatible with the heritage character of the Wortley Village-Old South Heritage Conservation District. Alterations to the existing heritage house at 1 Cathcart Street – through the removal of the commercial/storage portions of the existing house – allows for a new single-family house, returning the subject property to its original residential use which is more in keeping with the surrounding context

Conclusion

The design of the proposed two, new 2-storey houses on the subject property at 1 Cathcart Street and 115 Bruce Street specifically (Lot 1-Bruce Street and Lot 3-Cathcart Street) including the setback, footprint, size, massing, finishes, and details, is compliant with the goals and objectives, and the policies and guidelines of the Wortley Village-Old South Heritage Conservation District. Further, alterations to the existing heritage house on 1 Cathcart Street allows for a new single-family house, returning the subject the property to its original residential use which is more in keeping with the surrounding context. The proposed new houses on the subject property at 1 Cathcart Street and 115 Bruce Street and alterations to the existing heritage house should be approved, with terms and conditions.

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

Reviewed by: **Kyle Gonyou, RPP, MCIP, CAHP**
Manager, Heritage and Urban Design

Appendices

Appendix A	Property Location
Appendix B	Images
Appendix C	Drawings

Appendix A – Property Location

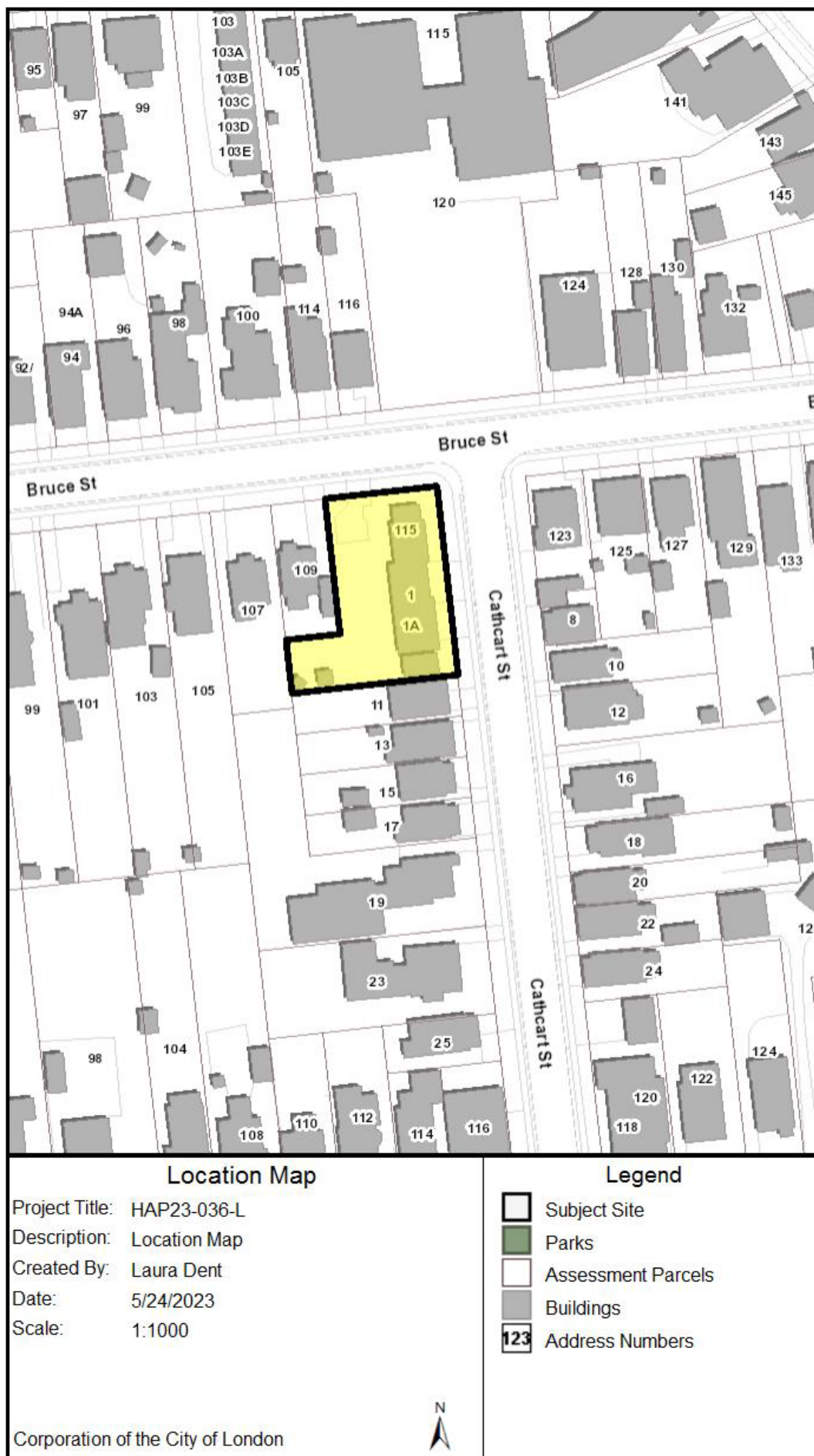


Figure 1: Location Map showing the location of subject property at 1 Cathcart Street and 115 Bruce Street, located within the Wortley Village-Old South Heritage Conservation District.

Appendix B – Images



Image 1: Photograph looking southwest showing the corner of the existing house on the subject property at the corner of Cathcart and Bruce Streets within the Wortley Village-Old South Heritage Conservation District.



Image 2: Photograph looking west across Cathcart Street showing part of the front façade of the existing house on the subject property.



Image 3: Photograph looking west across Cathcart Street showing the full front façade of the existing house on the subject property including the one-storey commercial/storage portion to the south to be altered.



Image 4: Photograph looking south across Bruce Street showing the corner of subject property and rear the existing house where one of the new houses is proposed.

PROPOSED LOT DEVELOPMENTS

1 Cathcart and 115 Bruce Street, London ON

PROJECT TEAM

Architect:
a+LINK Architecture Inc.
126 Wellington Road,
London, Ontario, N6C 4M8
P : (519) 649-0220
Contact: Alicia Lesniak



LIST OF DRAWINGS:

Architectural

- SK 1-0 COVER SHEET
- SK 1-1 SITE PLAN + ZONING ANALYSIS
- SK 1-2 LOT 1 EXTERIOR VIEWS
- SK 1-3 LOT 2 EXTERIOR VIEWS

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SCALE: NTS
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Figure 2: Drawing package submitted with the Heritage Alteration Permit application for the subject property at 1 Cathcart and 115 Bruce Streets. The above rendering illustrates an oblique side view of the proposed new house on Lot 3-Cathcart Street, along with the adjacent existing retained corner house showing alterations with removal of one-storey commercial/storage portion.

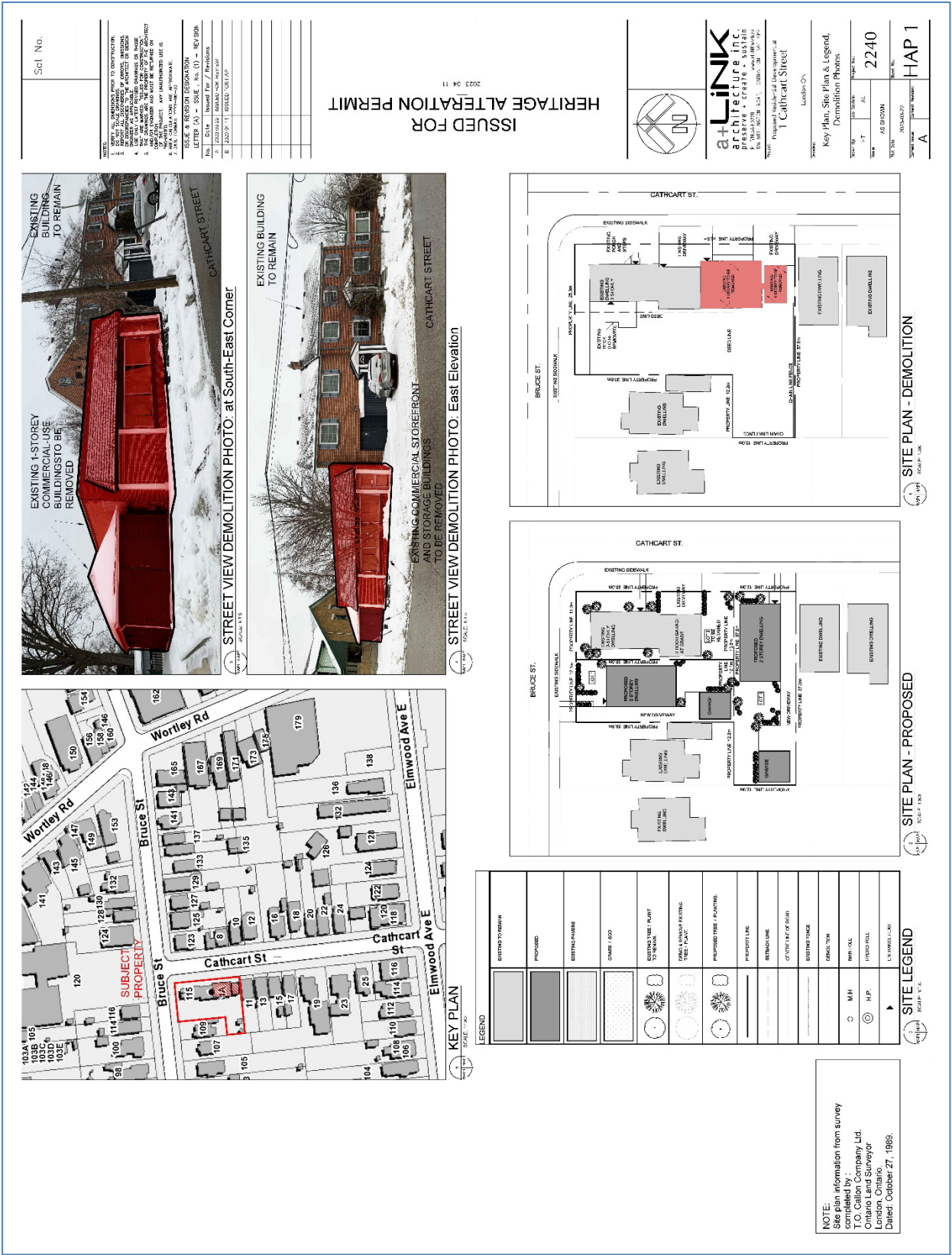


Figure 3: Key Plan and Site Plans – HAP-1, part of drawing package submitted with the Heritage Alteration Permit application for the subject property at 1 Cathcart and 115 Bruce Streets.

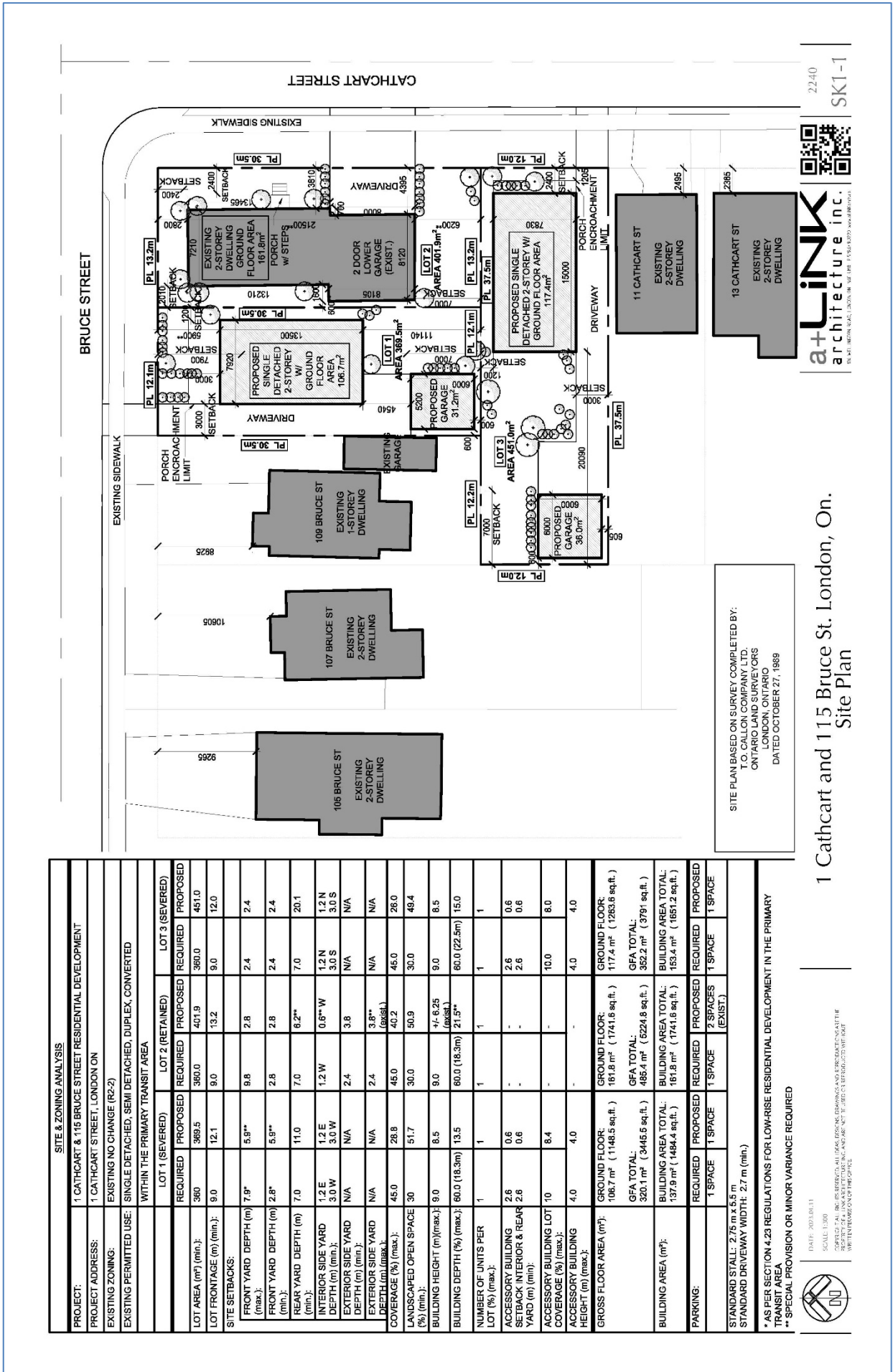


Figure 4: Site Plan – SK1-1, part of drawings package submitted with the Heritage Alteration Permit application for the subject property at 1 Cathcart and 115 Bruce Streets.



2240
SK1-2



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**1 Cathcart and 115 Bruce St. London, On.
Lot 1 Proposal**

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Figure 5: Proposal for Lot 1 – Bruce Street house – SK1-2, part of drawing package submitted with the Heritage Alteration Permit application for the subject property at 1 Cathcart and 115 Bruce Streets.



Figure 6: Proposal for Lot 3 – Cathcart Street house – SK1-3, part of drawing package submitted with the Heritage Alteration Permit application for the subject property at 1 Cathcart and 115 Bruce Streets.

***Report to Community Advisory Committee on Planning**

To: Chair and Members
Community Advisory Committee on Planning
From: Kyle Gonyou, RPP, MCIP, CAHP
Manager, Heritage and Urban Design
Subject: Request for Designation for property at 81 Wilson Avenue
pursuant to Part IV, *Ontario Heritage Act*
Date: June 14, 2023

Summary of Recommendation

Notice of intent to designate the property at 81 Wilson Avenue to be of cultural heritage value or interest pursuant to Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, is recommended for the reasons outlined in Appendix E of this report.

Executive Summary

At the request of the property owners, an evaluation of the property at 81 Wilson Avenue was undertaken using the criteria of O. Reg 9/06. The property at 81 Wilson Avenue meets four of nine criteria for determining cultural heritage value or interest and merits designation pursuant to Part IV of the *Ontario Heritage Act*.

The cultural heritage value of the property at 81 Wilson Avenue is beyond what is recognized by its designation under Part V of the *Ontario Heritage Act* as a Contributing Resource in the Blackfriars/Petersville Heritage Conservation District.

The property is directly associated with nurseryman, florist, and market gardener Alexander Leslie (1827-1901). The property is an early, representative example of the cottages built by market gardeners in London West from the mid-1850s to the early 1900s, featuring exceptionally large main floor windows on the main floor and basement level of the house that could support the germination of seedlings. The property is important in defining, maintaining, and supporting the character of the Blackfriars-Petersville area.

Analysis

1.0 Background Information

1.1 Property Location

The property at 81 Wilson Avenue is located on Part of Lot 4 in RP191(W). The property is on the east side of Wilson Avenue between Rogers Avenue and Cherry Street (Appendix A). The property was in the Village of London West (formerly Petersville) which was annexed by the City of London in 1897.

1.2 Cultural Heritage Status

The property at 81 Wilson Avenue is a Contributing Resource in the Blackfriars-Petersville Heritage Conservation District, designated under Part V of the *Ontario Heritage Act*.

1.3 Description

The building at 81 Wilson Avenue, known as the Alexander Leslie House, is a one and one half-storey, buff brick dwelling with an unusually broad centre cross gable, in which is found a pointed Gothic window that echoes a similar pointed window in the earlier back wing of the building. The building is an early, representative example of a market gardener's home found in London West.

For more information, see Appendix B (Evaluation) and Appendix E (Statement of Cultural Heritage Value or Interest).

1.4 Property History

The Euro-Canadian history of the property begins on October 24, 1831, when Lots 1 and 2, East of the Wharncliffe Highway were granted from the Crown to John Kent, a native of Staffordshire, England who had immigrated to Upper Canada in 1823.

In 1853, John Kent subdivided his land and granted Park Lots 3 and 4 East of Centre Street and other lands in the Plan totalling 20 acres to Rev. Hompesch Massingberd, an Anglican minister and wealthy landowner in London and Westminster Township.

The original back wing of the house at 81 Wilson Avenue is dated as early as 1854. The Scottish nurseryman Alexander Leslie purchased the property from Rev. Massingberd in 1863. The main block of the house, visible from Wilson Avenue, was built between 1865-1866.

For information on Property History, see Appendices B and E.

2.0 Discussion and Considerations

2.1 Legislative and Policy Framework

Cultural heritage resources are recognized for the value and contributions that they make to our quality of life, sense of place, and tangible link to our shared past. Cultural heritage resources are to be conserved as per the fundamental policies in the *Provincial Policy Statement (2020)*, the *Ontario Heritage Act*, and *The London Plan*. It is important to recognize, protect, and celebrate our cultural heritage resources for future generations.

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).

“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 determine 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 29 of the *Ontario Heritage Act* enables municipalities to designate properties to be of cultural heritage value or interest. Section 29 of the *Ontario Heritage Act* also establishes consultation, notification, and process requirements, as well as a process to object to a Notice of Intention to Designate and to appeal the passing of a by-law to designate a property pursuant to Section 29 of the *Ontario Heritage Act*. Objections to a Notice of Intention to Designate are referred to Municipal Council. Appeals to the passing of a by-law to designate a property pursuant to the *Ontario Heritage Act* are referred to the Ontario Land Tribunal (OLT).

To determine eligibility for designation under Section 29 of the *Ontario Heritage Act*, properties are evaluated using the mandated criteria of Ontario Regulation 9/06.

Pursuant to Section 41(2), *Ontario Heritage Act*, a property may be designated both individually and as part of a Heritage Conservation District.

2.1.2.1 Ontario Regulation 9/06

Ontario Regulation 9/06, as amended by Ontario Regulation 569/22, establishes criteria for determining the cultural heritage value or interest of individual properties. These

criteria are consistent with Policy 573_ of *The London Plan*. These criteria are:

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

A property is required to meet two or more of the abovementioned criteria to merit protection under Section 29 of the *Ontario Heritage Act*.

2.1.2.2 Ontario Regulation 385/21

Ontario Regulation 385/21 was proclaimed on July 1, 2021. This regulation prescribes certain requirements for a heritage designating by-law. Heritage designating by-law must meet the requirements of Ontario Regulation 385/21.

2.2 The London Plan

The Cultural Heritage chapter of *The London Plan* recognizes that our cultural heritage resources define our City's unique identity and contribute to its continuing prosperity. It notes, "The quality and diversity of these resources are important in distinguishing London from other cities and make London a place that is more attractive for people to visit, live or invest in." Policies 572_ and 573_ of *The London Plan* enable the designation of individual properties under Part IV of the *Ontario Heritage Act*, as well as the criteria by which individual properties will be evaluated.

3.0 Financial Impact/Considerations

None

4.0 Key Issues and Considerations

4.1 Request for Designation

In February 2020, the City received a request from the property owners of 81 Wilson Avenue to consider the designation of the property pursuant to Part IV of the Ontario Heritage Act. Working with the property owner, the Heritage Researcher completed historical research and completed an evaluation of the property according to the criteria of O. Reg. 9/06. A Statement of Cultural Heritage Value or Interest was prepared. The Stewardship Sub-Committee of the Community Advisory Committee on Planning (CACP) was consulted at its meeting on April 26, 2023.

4.2 Cultural Heritage Evaluation

The property at 81 Wilson Avenue was evaluated using the criteria of Ontario Regulation 9/06. The property has met 4 criteria for designation. The criteria it has met are:

- Criterion 1: The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material, or construction method.
- Criterion 4: The property has historical value or associative value because it has direct association with a theme, event, believe, person, activity, organization or institution that is significant to a community.
- Criterion 7: The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
- Criterion 8: The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

See Appendix B (Evaluation) and E (Statement of Cultural Heritage Value or Interest) for more information.

4.3 Consultation

As an owner-initiated designation, the property owners have been engaged in the evaluation processes for the property. The property owner facilitated a site visit with the Heritage Planners and Heritage Researcher. The property owner has also reviewed and concurred with the Statement of Cultural Heritage Value or Interest and identification of heritage attributes for the property at 81 Wilson Avenue.

In compliance with the requirements of Section 29(2) of the *Ontario Heritage Act*, the Community Advisory Committee on Planning, as the City's municipal heritage committee, was consulted at its meeting on June 14, 2023.

Conclusion

The property at 81 Wilson Avenue is a significant cultural heritage resource that is valued for its physical or design values, its historical or associative values, and its contextual values. The cultural heritage value of the property at 81 Wilson Avenue is beyond what is recognized by its designation as a Contributing Resource in the Blackfriars/Petersville Heritage Conservation District.

The property is an early, representative example of the cottages built by market gardeners in London West from the mid-1850s to the early 1900s, featuring exceptionally large main floor windows and Italianate styling that would later be dominant in London throughout the 1870s.

The property is directly tied to the Scottish Presbyterian nurseryman, florist and market gardener Alexander Leslie (1827-1901). Leslie is significant to the community of market gardeners in London West for providing the Covent Garden Market with flowers and plants, fruit and ornamental trees, bushes and vines.

The property is important in defining, maintaining, and supporting the character of the Blackfriars-Petersville area as it reflects the favoured style of cottages built by market gardeners who settled in Blackfriars-Petersville in the 1850s and 1860s.

The property has been evaluated and has met the criteria for designation per Ontario Regulation 9/06. The property at 81 Wilson Avenue merits designation pursuant to Part IV of the Ontario Heritage Act.

Prepared by: Konner Mitchener, M.Arch, Intern CAHP
Heritage Planner

Submitted by: Kyle Gonyou, RPP, MCIP, CAHP
Manager, Heritage and Urban Design

Appendices

- Appendix A Property Location
- Appendix B Evaluation of Cultural Heritage Value or Interest
- Appendix C Images
- Appendix D Documentation
- Appendix E Statement of Cultural Heritage Value or Interest – 81 Wilson Avenue
- Appendix F Heritage Attributes

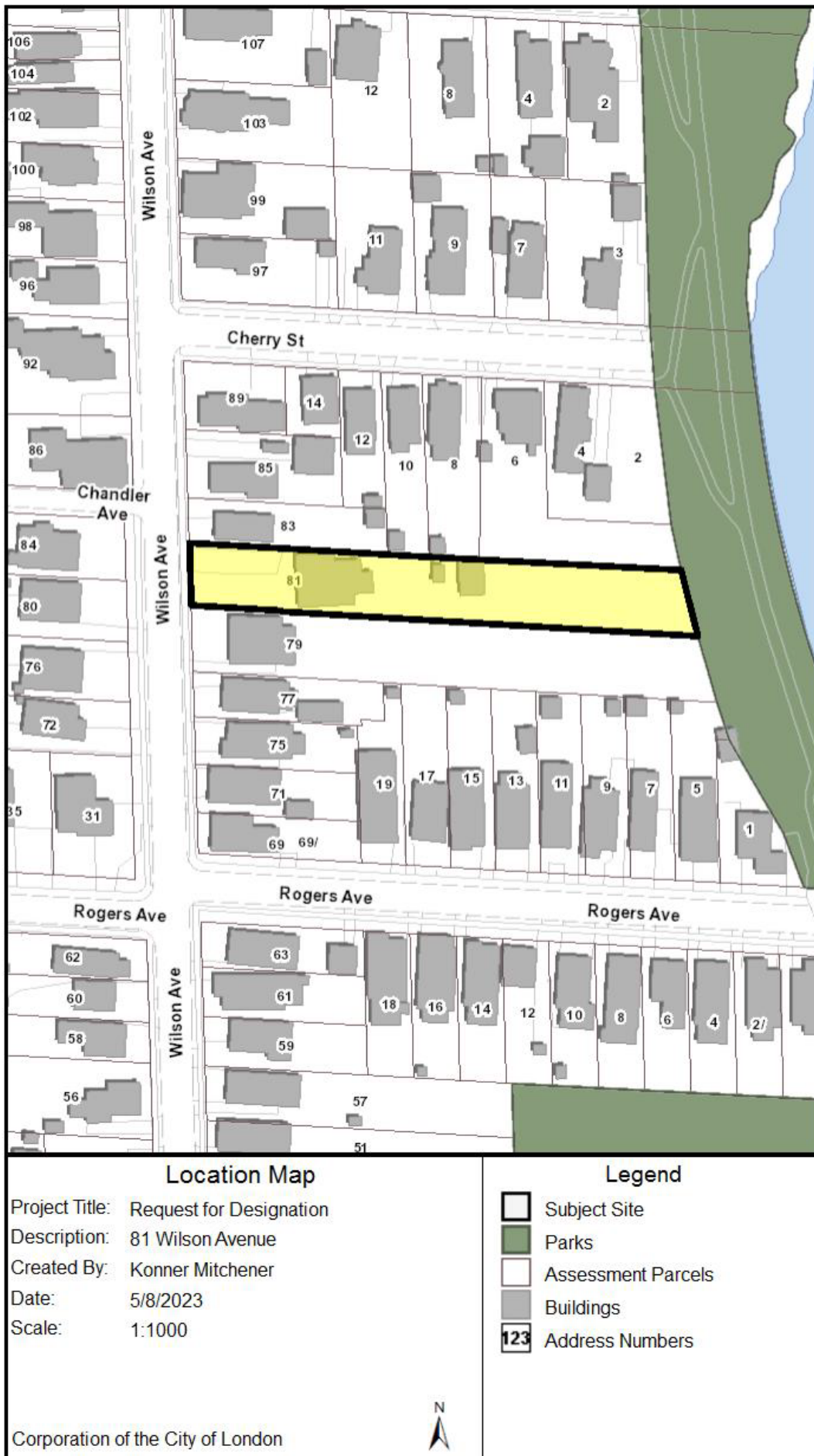
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Appendix A – Property Location



Location Map for the property at 81 Wilson Avenue, London.

Appendix B – Evaluation of Cultural Heritage Value or Interest

Municipal Address	81 Wilson Avenue
Resource Name	Alexander Leslie House
Legal Description	PT LT 4, E/S WILSON AV, PLAN 191 (W), PT 1 33R5907; S/T 909210 LONDON
PIN	08260-0083
Construction Date	1854-1862; 1865-1866
Original Owner	Rev. Hompesch Massingberd (1853-63); Alexander Leslie (1863-1901)
Report Prepared By	Lorraine Tinsley
Date	May 5, 2023



Photograph of the main elevation of the main block of the house.

Property History

The property at 81 Wilson Avenue is in the Blackfriars-Petersville Heritage Conservation District and is designated under Part V of the *Ontario Heritage Act*. The Euro-Canadian history of the property dates to 1831—an early period of colonial settlement in London Township at the Forks of the Thames, and it is historically linked to the pattern of agricultural development in London West from the mid-1800s onwards. The property and the building at 81 Wilson Avenue, known as the Alexander Leslie House, have been extensively described and illustrated in John H. Lutman, *The South & the West* (1979) and in Nancy J. Tausky, *Historical Sketches of London: From Site to City* (1993), and *Blackfriars/Petersville Heritage Conservation District Study* (2014).

On October 24, 1831, Lots 1 and 2, East of the Wharncliffe Highway were granted from the Crown to John Kent, a native of Staffordshire, England who had immigrated to Upper Canada in 1823. The low-lying river flats were regularly flooded by the Thames River, and here the Kent family farmed the rich land that became known as Kent's Flats. In 1848 Kent had his lands in Lots 1 and 2, and part of Lot 3 laid out in Park Lots, ranging in size from three to nine and one-quarter acres, and designed to allow for small farms or market gardens. To provide access to these lots he placed a north-south road

through his survey named Centre Street—renamed Wilson Avenue after Mayor John Wilson, following the annexation of London West in 1897.

RP191(W), dated April 1848 (and registered on December 9, 1863, four years after Kent's death in 1859), shows the configuration of Park Lots on Kent's Plan between Wharncliffe Road and the Forks of the Thames, south of the Road to Blackfriars Bridge and extending to the river. The property at 81 Wilson Avenue is situated on Part of Park Lot 4 in RP191(W).

In 1853 Kent granted Park Lots 3 and 4 East of Centre Street and other lands in the Plan totalling 20 acres to Rev. Hompesch Massingberd, an Anglican minister and wealthy landowner in the City and Westminster Township (Instrument 2057). The following year, 1854, Massingberd was assessed \$250 for 18 acres East of the Wharncliffe Highway. (An assessment for the remaining two acres is not available. And from 1854-1862 no further assessment data is available for Massingberd's property in Petersville.)

Massingberd apparently did not intend to live on his newly acquired property on the river flats. In the same year, 1853, he established his household at the southeast corner of Talbot and Kent Streets, which is prominently identified as the property of "Rev. Mr. Massingberd" on the 1855 S. Peters Map of London.

It may be that Massingberd wished to establish a separate household for a personal gardener on his new property in Petersville, and he may have built the original farmhouse at 81 Wilson Avenue (referred to by Tausky as the "back wing" of the later house facing on the street) for such a purpose as early as 1854. Coincidentally, the Scottish nurseryman Alexander Leslie, who later purchased the property from Massingberd in 1863, listed his occupation as "Grower and Dealer in Nursery Stock" and his "Date of Settlement" in Petersville as 1854 in the Business Directory of the *Illustrated Historical Atlas of Middlesex County*. It is not known, however, whether Leslie knew or worked for Massingberd at this time.

The next available assessment after 1854 for Rev. Massingberd is in 1863, when he was assessed \$850 for 20 acres in "Concession 1, Lots 3,4,6,7". This significant increase in assessment value over nine years suggests the construction of the original building at 81 Wilson Avenue between 1854 and 1862. The public record does not allow for a more precise date.

Whether or not Leslie and Massingberd were already acquainted, Alexander and his wife Elizabeth purchased Lots 3, 4, 6 and 7, East of Centre Street for \$1000 from H. Maserberg [sic Massingberd] on December 2, 1863 (Instrument 7592). Massingberd held a \$900 mortgage, also dated December 2, 1863 (Instrument 7589) which was discharged on October 2, 1872.

It should be noted that the parcel records and assessment rolls for Alexander Leslie show a discrepancy at this time in the amount of property in question: The Instruments drawn up in December 1863 indicate that each of Lots 3 & 4 (together comprising one property east of Centre Street backing onto the river), and Lots 6 & 7 (comprising a second property diagonally across Centre Street), was 8 acres and 19 paces, or approximately 16+ acres in total. Leslie's first and second assessments in 1864 and 1865, however, are \$850 for 20 acres in "Concession 1, Lots 3,4,6,7" (identical to Massingberd's assessment for the same property in 1863). The acreage for Lots 6 & 7 appears to be understated in the Instruments, and in later assessments is indicated as comprising 12 acres.

There is no assessment data for Leslie in 1866, but the next available assessment in 1867 shows a dramatic increase to \$1000 for Lots 3 & 4 alone (comprising 8 acres, 3 cattle, 2 horses, and a dog) and \$600 for Lots 6 & 7, consisting of 12 acres—a near doubling of the total assessment over 1865. This suggests that the significantly larger addition to the house (referred to by Tausky as the main block) on Lot 4 was built after

the first quarter of 1865, and it would have been completed before the first quarter of 1867 when the assessment was undertaken.

In 1872 Leslie's nursery was prospering, and he advertised his business at some expense on the *Bird's Eye View of London*, drawn that year by E. S. Glover. A disproportionately large diagram of Leslie's property is placed prominently on Centre Street and labelled "17. Nursery."—the only such business listed on the plan.

By this time, Leslie had begun to reduce his land holdings while concentrating on his nursery business. RP303(W), made by McMillan and dated October 7, 1872, subdivides Lots 3 & 4 East of Centre Street in RP191(W), creating Leslie Street and several small lots on the south side of Leslie Street. The north side of Leslie Street was owned by Samuel Peters and had been subdivided into building lots earlier in the same year by RP297(W). Both developments had been spurred by the building of the Kensington Bridge in 1871, which had increased buyers' interest in the now more accessible Petersville and neighbouring Kensington.

An auction sale was held on September 19, 1872. The London Advertiser noted that some of the lots fetched "exorbitant prices"—\$240 to \$300 a lot. In fact, the lots had already been selling throughout 1872 in the range of \$180-\$500 and were usually held by mortgage, typically paid off in the first year or two. Initial profits from the sale of these lots would have allowed for the discharge of Alexander's mortgage from Rev. Massingberd by October 1872.

The London City Directory 1874-75 featured an advertisement for Alexander Leslie, Proprietor of "Blackfriars' Nursery, Petersville" for "All Kinds of Fruit and Ornamental Trees, constantly on hand; also a first-class selection of Shrubs and Grape Vines." In that same year, Leslie was assessed \$2000 for Lots 3 & 4, comprising 8 acres, 1 cattle and 1 dog. This doubling of the assessment in 1867 may have reflected an adjustment due to a legislated switch to market value assessment in 1868-69, as well as a large jump in assessment values around 1870, followed by annual increases in assessment values in the early 1870s.

Around 1875 Leslie began to fulfill his annual volunteer militia duties and continued to do so until at least 1886, initially as a Private in the 2nd Battalion, Queen's Own Rifles, and from 1880 in the 7th Regiment, London Fusiliers, where by 1886 he had risen to the rank of Sergeant.

Leslie was not shy about advertising his services, and in 1878 he listed himself as a "Grower and Dealer in Nursery Stock" in the Business Directory of the *Illustrated Historical Atlas of Middlesex County*, while listing his services variously as a gardener, florist and nurseryman in city directories.

Leslie continued subdividing his land. A second Plan, RP397(W), was registered May 23, 1882, and it subdivided the remaining portions of Lots 3 & 4, East Centre Street in RP191(W) not covered in Plan 303(W). RP397(W) includes Alexander Leslie's signature, house and outbuilding footprints, as well as boundaries for Lots 3 & 4 in RP191(W). The Plan created Cherry Street and River Avenue (now Rogers Avenue) and included lots on both sides of the streets. Within two weeks of registration, on June 6, 1882, Lot 6 in RP397(W) was sold to Margaret and Peter Anderson for \$300 (Instrument 1076). A series of mortgages was also taken out by Leslie starting in the 1880s and held by Henry Marshall. Most were discharged by Margaret C. Marshall in the later 1890s.

On May 1, 1901, Alexander Leslie, now near death, granted Lots 20 and 21, directly south of the Leslie house in RP397(W) to his wife Elizabeth for \$1.00 (Instrument 7929). Alexander died shortly afterwards on May 19, 1901, age 74, in the home he built at 81 Wilson Avenue. His death was given as "softening of the brain, 2 years", a term used in this era to refer to dementia, likely brought on by a stroke. In 1907 Elizabeth sold Lots 20 & 21 to Thomas Knott for \$2000 each (Instrument 12055).

The property at 81 Wilson Avenue remained in the Leslie family until 1953. After Elizabeth's death in 1912, her daughter Annie continued living in the house until 1928. In 1925 Annie was joined by her sister Bessie, a saleslady at Kingsmills, who after 1928 lived alone there, or with tenants until 1953. From 1953-1973 Alfred Banga, a warehouseman with Ontario Furniture, lived at the property with tenants Ilgwars Upmalis and Dr Henry Upmalis and family. In the last ten years of Alfred Banga's occupancy the house was divided into apartments. In the 1990s, a grandson of the Upmalis family, John Ivars Upmalis, lived at 81 Wilson Avenue. The current owners have lived at the property at 81 Wilson Avenue since 2008.

The gardens on the property at 81 Wilson Avenue have been rehabilitated and landscaped and feature several varieties of bushes and flowering plants that may have been cultivated by Alexander Leslie, including the William Saunders rose and many peony varieties. A soil analysis has revealed a deposit of 24 inches of alluvial soil from the frequent flooding of the Thames River in the past. In the experience of the current owners, this rich and fertile soil allows for rapid drainage of accumulated flood waters and is an illustration of the resilience of the property to repeated and sometimes catastrophic flooding that was experienced throughout the river flats until the building of the Fanshawe Dam in 1952.

Resource Description

The building at 81 Wilson Avenue, known as the Alexander Leslie House, is an early, representative example of a market gardener's home found in London West. It is a one and one half-storey, buff brick dwelling with a single centre gable, in which is found a pointed window derived from the Gothic tradition. The door in the centre of the main elevation is flanked by a single two-over-two window on either side. The foundation is composed of fieldstone set in heavy mortar.

In Tausky's words, the building is among the most attractive of the numerous small and often charming working-class cottages of London West. Its basic form was particularly popular with London's gardeners in the latter half of the 19th century.

The building is solidly built, with walls composed of three layers of bricks bonded by iron ties. The back wing of the house, built between 1854-1862, appears to predate the main block visible from the street. Built c.1865-1866, the main block unifies the two parts of the house: the pointed window on the broad cross gable over the centre door echoes a similar window in the east-facing gable of the back wing.

Italianate influence is evident in the classical-inspired entranceway with flanking side lights, transom and inset oculus, and segmental arches of the windows and entranceway. The appealing breadth of the front gable is unusual in the region (Tausky), and it contributes to the overall imposing proportions of the house, setting it apart from the simpler Ontario cottages in the area.

The front gable once featured a Gothic finial and drop, as well as a carved bargeboard, which are clearly shown in a rare 1880 photograph of the Leslie family assembled in front of the house. The current owners replicated and restored the carved bargeboard and the heavy finial and drop in the front gable, to a high standard in 2019. This matches a second (original) finial and drop in the north gable, although a similar bargeboard in that gable no longer exists.

The 1880 photograph also reveals that the configuration of the front of the Leslie House originally was more elaborate and picturesque than it appears today. The photograph shows a central projecting vestibule below, and of the same breadth as the front gable, with front and side doors opening to covered verandahs on either side. Steps led up to the front entryway, which was flanked by sidelights set in curved mouldings, with a fanlight above. Ornamental moulding on the vestibule and verandah roofs, supported with architectural columns and decorative brackets, recall similar refinements on the Brough House at 1132 Richmond Street—a one and one-half storey buff brick building also built c. 1865, with a gable roof, projecting vestibule and bargeboards similar to some illustrated in Sloan's *Model Architect* (1852).

One chimney remains of the two originally situated over the north and south gables.

O. Reg. 9/06 – Criteria for Determining Cultural Heritage Value or Interest

A property may be designated under Section 29, Ontario Heritage Act, if it meets two or more of the criteria for determining whether it is of cultural heritage value or interest.

Criteria	Yes/No	Evaluation
<p>1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material, or construction method.</p>	<p>Yes</p>	<p>The property at 81 Wilson Avenue, known as the Alexander Leslie House, is an early, representative example of the cottages built by market gardeners in London West from the mid-1850s to the early 1900s. The basic form of the house was popular in the rural and semi-urban areas surrounding London: a one and one half-storey buff brick building with a gable roof, and a main door centred under a cross gable with a single window on either side.</p> <p>The classical-inspired entranceway with transom and side lights, and the segmental arches of the windows and entranceway, are early examples of the Italianate style that would dominate the rest of London in the 1870s. The windows on the main floor of the main block of the house are exceptionally large at 7 feet in height.</p>
<p>2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.</p>	<p>No</p>	<p>The property at 81 Wilson Avenue is not believed to display a high degree of craftsmanship or artistic merit.</p>
<p>3. The property has historical value because it demonstrates a high degree of technical or scientific achievement.</p>	<p>No</p>	<p>The property at 81 Wilson Avenue is not believed to demonstrate a high degree of technical or scientific achievement.</p>
<p>4. The property has historical value or associative value because it has direct association with a theme, event, believe, person, activity, organization or institution that is significant to a community.</p>	<p>Yes</p>	<p>The property at 81 Wilson Avenue is directly associated with the Scottish Presbyterian nurseryman, florist and market gardener Alexander Leslie (1827-1901) whose nursery provided the city's gardeners and the Covent Garden Market with flowers and plants, fruit and ornamental trees, bushes and vines. The large window openings on the main floor and basement level of the house contribute to its historical value as a market gardener's home where the large windows could support the germination of seedlings.</p> <p>Leslie's significance to the community of market gardeners in London West is evident in his prominence as a leading nurseryman,</p>

		whose business, the Blackfriars Nursery, Petersville, was widely advertised in leading publications of the day, and whose legacy is still evident today in the gardens he cultivated at 81 Wilson Avenue.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	The property at 81 Wilson Avenue is not believed to yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No	The property at 81 Wilson Avenue is not known to demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	The property at 81 Wilson Avenue has contextual value as a Contributing Resource in the Blackfriars-Petersville Heritage Conservation District. It is one of the earliest buildings and market gardens in the area, as indicated by its unusually deep setback. As it reflects the favoured style of cottages built by market gardeners who settled in Blackfriars-Petersville in the 1850s and 60s, it is important in maintaining and supporting the character of the area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	Yes	The property at 81 Wilson Avenue is physically and historically linked to its surroundings on the river flats of London West. It was the intention of the original holder of the Crown Grant, John Kent, to create Park Lots for small gardens or market gardens in his 1848 survey of these lands. This purpose was realized by Leslie, as a leading Dealer in Nursery Stock, and the proprietor of the Blackfriars Nursery, Petersville on this property from 1863 to his death in 1901.
9. The property has contextual value because it is a landmark.	No	The property at 81 Wilson Avenue is not believed to be a landmark.

Comparative Analysis

The Alexander Leslie House, with its one and one-half storeys, front gable, and symmetry, to some extent exemplifies the paradigm on which Brough House at 1132 Richmond Street is based (Tausky). Built approximately the same year, c. 1865, the Brough House displays the same basic form as the Leslie House. Early photographs of

both houses reveal numerous subtle refinements. Like the Alexander Leslie House, Brough House originally included a wide vestibule at the front, from which two side doors led to covered verandahs at each side of the frontispiece. Brough House still has original carved bargeboards and heavy finials similar to some illustrated in Sloan's *Model Architect* (1852), all of which make it an exemplary Victorian cottage. The Alexander Leslie House, however, is larger and very solidly built. A carved bargeboard, finial and drop that once adorned the front gable have been replicated and restored, matching an original finial and drop still existing in the north side gable. The windows, at 7 feet in height, are taller than average, particularly within the Blackfriars Petersville Heritage Conservation District.

Authenticity and Integrity	Yes/No	Evaluation
Authenticity is understood to mean the ability of a property and its heritage attributes to retain their significance over time, i.e., do the heritage attributes accurately display the cultural heritage value or interest of a property?	Yes	The property at 81 Wilson Avenue has retained its form and its significance as an early, representative example of a market gardener's cottage in London West. As a one and one-half storey, buff-brick dwelling with a single broad centre gable, Gothic windows, and Italianate influences in the entranceway and flanking windows, the exterior heritage attributes accurately display the cultural heritage value and interest of the property.
Integrity is understood to mean the ability of a property to secure its significance over time, i.e., do the surviving physical features continue to represent or support the cultural heritage value or interest of a property?	Yes	The surviving physical features of the property at 81 Wilson Avenue continue to represent and support the cultural heritage value and interest of the property. The property and its gardens have been maintained, a factor which, together with the replication of the decorative bargeboard and finial in the front gable, contributes to the integrity of and authenticity of the house, while maintaining its original form and style.

Appendix C – Images



Image 1: Photograph of the main elevation of the main block of the house.



Image 2: Front entranceway with pair of divided sidelights flanking central door.



Image 3: Two-over-two wood window with wood storm window and segmental arch in the southern bay of the main (west) façade of the Alexander Leslie House at 81 Wilson Avenue.



Image 4: Cross gable on the front of the Alexander Leslie House with replicate bargeboard, finial, and drop (pendant).



Image 5: Gable on north elevation with original drop (pendant).



Image 6: East elevation showing back wing and T-plan of building. The side porch has been enclosed, and a conservatory has been added at the rear of the house.



Image 7: Pointed Gothic window in the back wing.



Image 8: Chimney on the north gable.



Image 9: Fieldstone foundation wall on the west elevation.

Appendix D – Documentation



Figure 1: Detail—Map of the Township of London, Canada West, Samuel Peters, 1863 (CX1004) showing “Kent Farm Subdivided” (Archives and Special Collections, Western University).

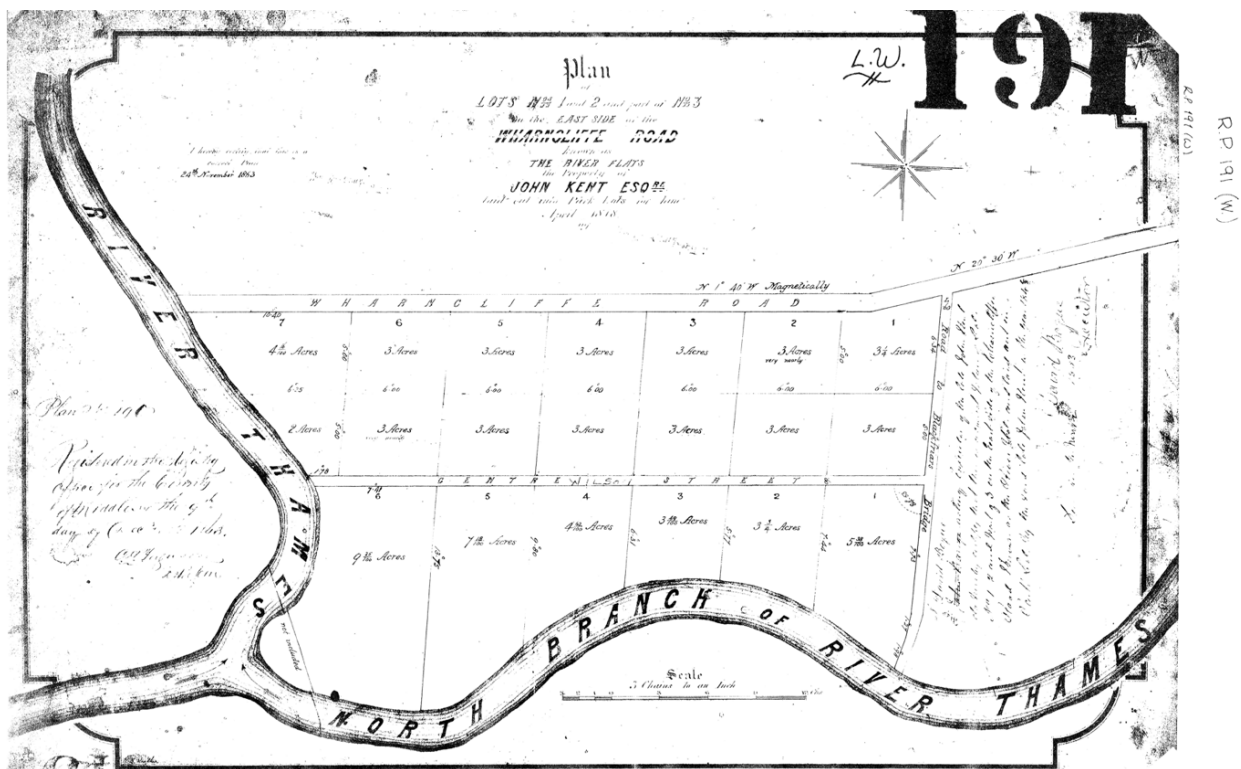


Figure 2: RP191(W)—Lots 1 & 2 and Part of Lot 3 East of Wharnclyffe Road known as the River Flats, Property of John Kent Esq., April 1848.

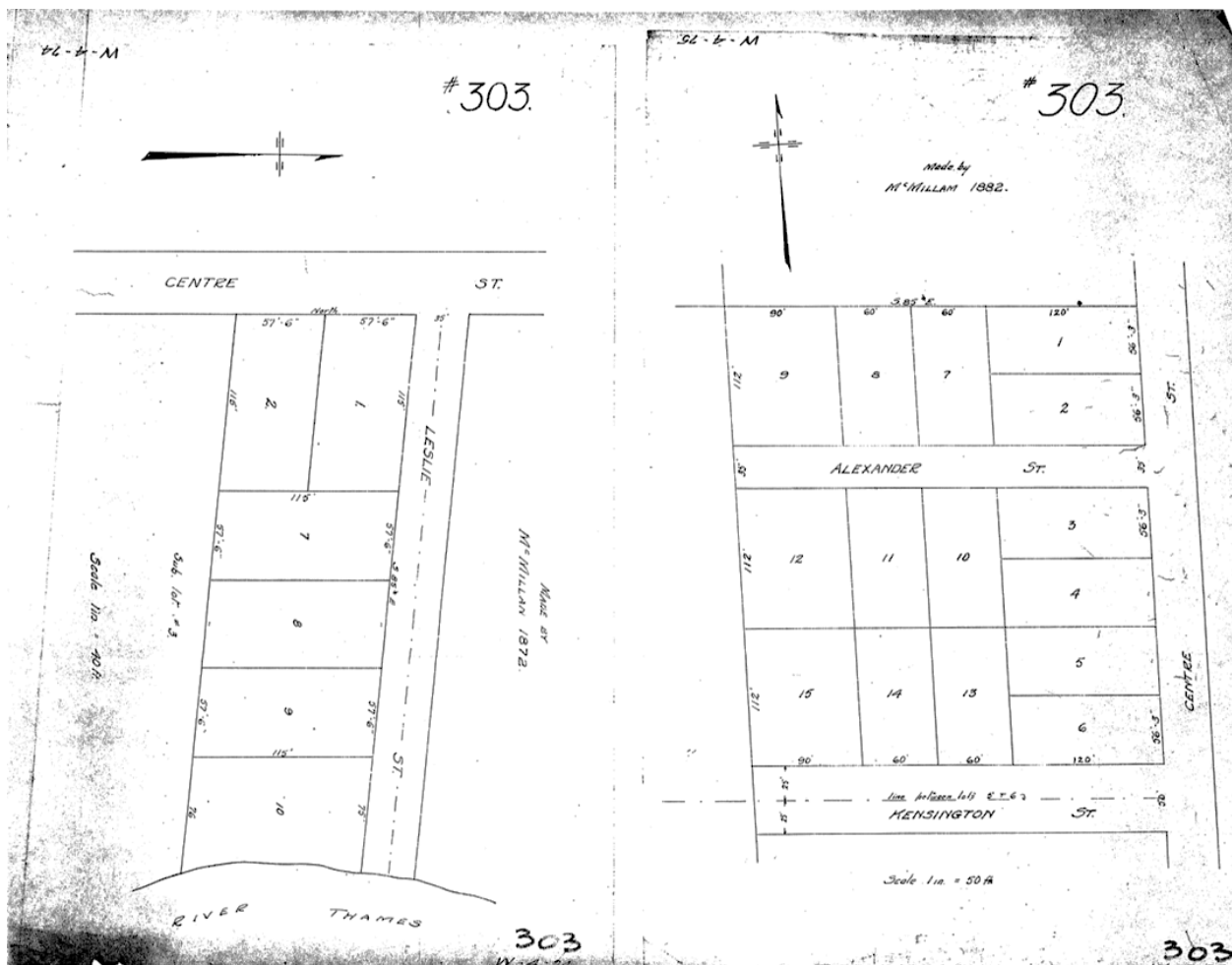


Figure 3: RP303(W) 1872 and 1882, creating Leslie Street and subdividing Lots 3 & 4.

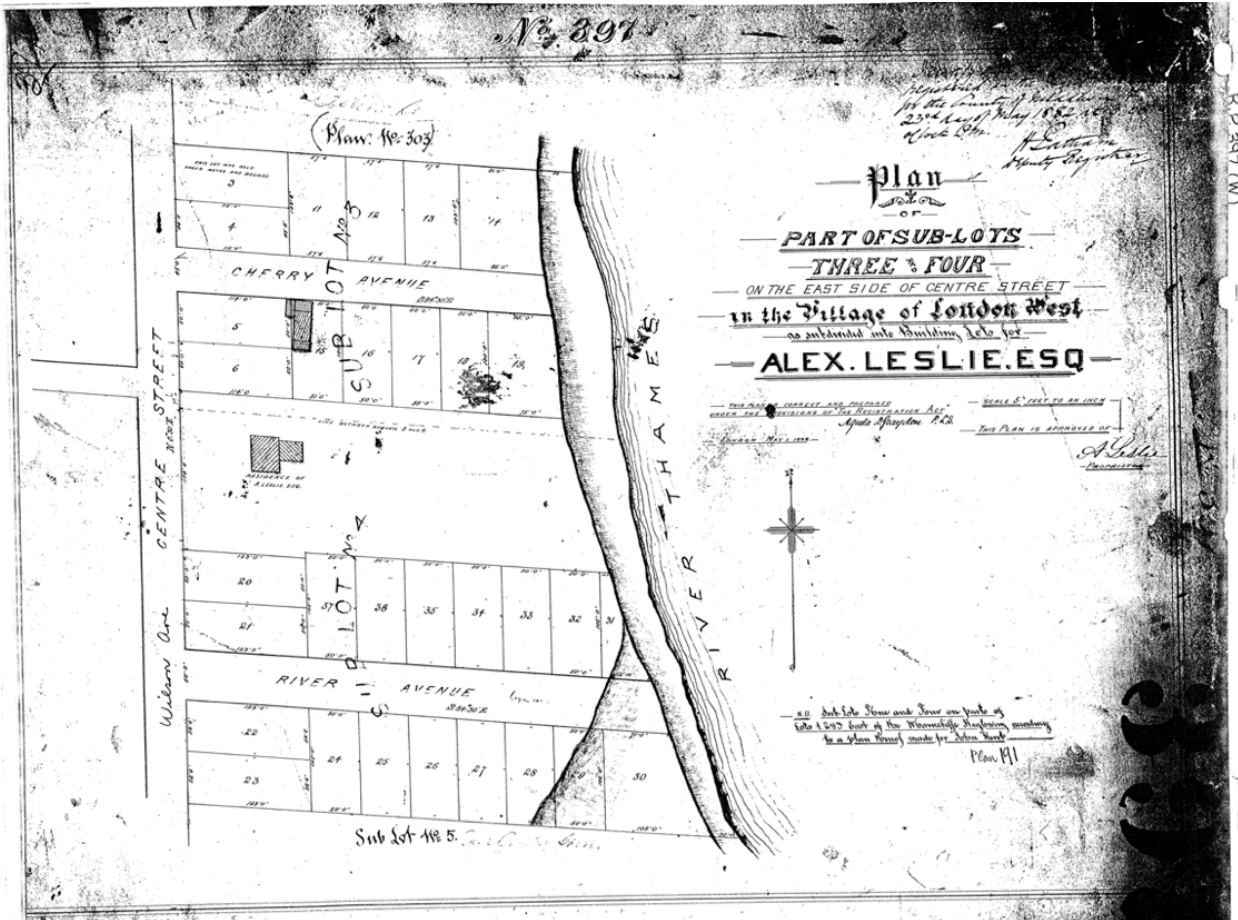


Figure 4: RP397(W), Alex Leslie Esq., May 23, 1882, subdividing remaining portions of Lots 3 & 4, East of Centre Street in RP191(W) not covered in Plan 303(W). Note the T-plan of building known as the Alexander Leslie House.



Figure 5: Detail—London C. W. Sketch of Country, 1867 showing "gardens" in approximate location of Lots 3 & 4 and "meadow" in Lots 6 & 7 (Serge A. Sauer Map Collection, Map and Data Centre, Western University).



Figure 6: Detail—Bird's Eye View of London, Ontario, Canada, 1872 (CXX13) showing Alexander Leslie's Nursery—No. 17 (circled) (Archives & Special Collections, Western University).

BLACKFRIARS' NURSERY
PETERSVILLE.
ALEXANDER LESLIE, Propr.
 ALL KINDS OF
FRUIT AND ORNAMENTAL TREES
 Constantly on hand; also, a first-class selection of
SHRUBS AND GRAPE VINES.

Figure 7: Advertisement for Blackfriars' Nursery in London City Directory 1874-1875.

BUSINESS DIRECTORY OF MIDDLESEX COUNTY,
Giving Names of the principal Professional and Business Men in the City of London and in the Towns and Villages, a Description of their Business, and of the principal Producers of each Township who patronize this Atlas.

CITY OF LONDON AND SUBURBS.

NAME.	LOCATION.	Date of Settlement.	NATIVITY.	POST OFFICE.	BUSINESS.	NAME.	LOCATION.	Date of Settlement.	NATIVITY.	POST OFFICE.	BUSINESS.
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Figure 8: Business Directory of Illustrated Historical Atlas of Middlesex County, Ontario (1878).

Leslie, A.	Petersville	1854	Scotland	Petersville.	Nnrseryman.
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Figure 9: Listing for A. Leslie in Business Directory of Illustrated Historical Atlas of Middlesex County, Ontario (1878).



Figure 10: Alexander Leslie and family at 81 Wilson Avenue (c. 1880) (Courtesy of Susan Jory).



Figure 11: Alexander Leslie House by Louis Taylor in Tausky, From Site to City (1993).

Appendix E – Statement of Cultural Heritage Value or Interest

81 Wilson Avenue – Alexander Leslie House

Legal Description: PT LT 4, E/S WILSON AV, PLAN 191 (W), PT 1 33R5907;
LONDON
PIN: 08260-0083

Description of Property

The property at 81 Wilson Avenue is located on Part of Lot 4 in RP191(W) in the Blackfriars-Petersville Heritage Conservation District and is designated under Part V of the *Ontario Heritage Act*. The property is on the east side of Wilson Avenue between Rogers Avenue and Cherry Street. The building at 81 Wilson Avenue, known as the Alexander Leslie House, is a one and one half-storey, buff brick dwelling with an unusually broad centre cross gable, in which is found a pointed Gothic window that echoes a similar pointed window in the earlier back wing of the building.

The main block of the building was constructed by prominent nurseryman Alexander Leslie c. 1865-66. The back wing predates the main block and was built while the property was owned by Rev. Hompesch Massingberd, c. 1854-1862. The Blackfriars' Nursery, Petersville, operated at this location under Leslie's proprietorship from 1863 to his death in 1901.

Statement of Cultural Heritage Value or Interest

The property at 81 Wilson Avenue meets **four of nine criteria** for determining cultural heritage value or interest under O. Reg. 9/06 of the *Ontario Heritage Act*, and displays Design Value and Physical Value, Historical Value and Associative Value, and Contextual Value.

Criterion 1—The building at 81 Wilson Avenue displays design value and physical value as an early, representative example of the cottages built by market gardeners in London West from the mid-1850s to the early 1900s. It is a one and one half-storey buff brick building with a gable roof, and a main door flanked by two-over-two windows on each side. The entranceway is centred under a cross gable, which originally held a decorative finial and bargeboard that has been replicated and restored. The building is solidly built, with walls composed of three layers of bricks bonded by iron ties. The back wing of the house predates the main block visible from the street, and the two parts of the house are unified with a pointed window derived from the Gothic tradition on the broad cross gable over the centre door, that echoes the window in the gable of the back wing. Progressive Italianate influence is evident in the classical entranceway with transom and sidelights, and in the segmental arches of the windows and entranceway. These features anticipate the Italianate style that would dominate the rest of London in the 1870s. The windows on the main floor of the main block of the house are exceptionally large at 7 feet in height.

Criterion 4—The property at 81 Wilson Avenue displays historical value and associative value for its direct association with Scottish Presbyterian nurseryman, florist, and market gardener Alexander Leslie (1827-1901), a person of significance to the community of Petersville in the mid-to late-19th century. A prosperous and successful businessman, Leslie was a "Dealer in Nursery Stock" who operated the Blackfriars' Nursery in Petersville from 1863 to 1901, supplying the city's gardeners and the Covent Garden Market with flowers and plants, fruit and ornamental trees, bushes, and vines. The large window openings on the main floor and basement level of the house contribute to its historical value as a market gardener's home where the large windows could support the germination of seedlings.

The property is illustrated on the 1872 Bird's Eye View of London, and the Blackfriars' Nursery, Petersville was prominently advertised in city and business directories of the day.

Criterion 7—The property at 81 Wilson Avenue has contextual value for its importance in defining, maintaining, and supporting the character of the Blackfriars-Petersville Heritage Conservation District, in which it is a Contributing Resource. As one of the

earliest settled residential properties in the Blackfriars-Petersville Heritage Conservation District, the property reflects a development pattern of workers' and market gardeners' houses with small market gardens on site. The property also reflects the favoured style of cottages built by market gardeners who settled in Blackfriars-Petersville in the 1850s and 60s, and as such it is important in maintaining and supporting the character of the area.

Criterion 8—The property at 81 Wilson Avenue has Contextual Value because it is physically and historically linked to its surroundings on the river flats of London West. It was the intention of the original holder of the Crown grant, John Kent, to create Park Lots for small gardens or market gardens in his 1848 survey of these lands. This purpose was realized by Alexander Leslie, as a leading dealer in nursery stock, and the proprietor of the successful Blackfriars' Nursery, Petersville on this property from 1863 to his death in 1901. The illustration of Leslie's Nursery on the 1872 Bird's Eye View of London adds to its historical authenticity and cultural heritage value.

The detached outbuilding located at the rear of the Alexander Leslie House is not considered to be a heritage attribute of the property.

Heritage Attributes

Heritage attributes that contribute to the Design Value and Physical Value of the property include:

- The form, scale, and massing of a one-and-one-a-half storey, buff brick dwelling with an unusually broad centre cross gable
- T-plan of the building, with the main block (front) built in c.1865-1866 and the back wing built in c. 1854-1862
- Pointed Gothic windows in the cross gable of the main block and in the gable of the back wing
- Heavy finial and drop in the north gable
- Chimney on the north gable, originally paired with a chimney on the south gable (not extant)
- Replicated bargeboard, finial and drop in the front cross gable
- Italianate-influenced segmental arches of the windows and entranceway
- Exceptionally large (7 feet in height), two-over-two wood windows, with wood storm windows, on the main floor
- Basement window openings
- Front doorway with a pair of divided sidelights flanking a central door and a transom, with inset oculus
- Fieldstone foundation walls

Heritage Attributes that contribute to the Historical Value and Associative Value of the property include:

- Location within the Blackfriars-Petersville Heritage Conservation District
- Exceptionally large (7 feet in height), two-over-two wood windows, with wood storm windows, on the main floor
- Basement window openings
-

Heritage Attributes that contribute to the Contextual Value of the property include:

- Deep setback of the house from the street, contrasting with adjacent buildings
- Location within the Blackfriars-Petersville Heritage Conservation District

Appendix F – Heritage Attributes



1. The form, scale, and massing of a one-and-one-a-half storey, buff brick dwelling with an unusually broad center cross gable



2. T-plan of the building, with the main block (front) built in c.1865-1866 and the back wing built in c. 1854-1862



3. Pointed Gothic windows in the cross gable of the main block and in the gable of the back wing



4. Heavy finial and drop in the north gable



5. Chimney on the north gable, originally paired with a chimney on the south gable (not extant)



6. Replicated bargeboard, finial and drop in the front cross gable



7. Italianate-influenced segmental arches of the windows and entranceway



8. Exceptionally large (7 feet in height), two-over-two wood windows, with wood storm windows, on the main floor



9. Basement window openings



10. Front doorway with a pair of divided sidelights flanking a central door and a transom, with inset oculus



11. Fieldstone foundation walls

Note: Not every heritage attribute indicated above; image is considered indicative of heritage attributes

Report to Community Advisory Committee on Planning

To: Chair and Members
Community Advisory Committee on Planning
From: Kyle Gonyou, MCIP, RPP, CAHP
Manager, Heritage and Urban Design
Subject: Designation of the Property at 599-601 Richmond Street
pursuant to Part IV, *Ontario Heritage Act*, Ward 13
Date: June 19, 2023

Recommendation

Notice of intention to designate the property at 599-601 Richmond Street to be of cultural heritage value or interest pursuant to Section 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O.18, is recommended for the reasons outlined in Appendix D of this report.

Executive Summary

The property at 599-601 Richmond Street is listed on the City's Register of Cultural Heritage Resources. A Notice of Application for a Zoning By-Law Amendment was issued for the property on April 19, 2023. The development application seeks to retain the existing cultural heritage resources in situ and construct a 12-storey mixed used development located to the rear of the existing cultural heritage resources. As a prescribed event, Municipal Council has 90 days from the Notice of Application to issue a notice of intention to designate the property under the *Ontario Heritage Act*. The applicant submitted a Heritage Impact Assessment for the Zoning By-Law Amendment which determined that the property met 4 of the 9 criteria of Ontario Regulation 9/06. The evaluation determined that the property is a significant cultural heritage resources that merits designation pursuant to Part IV, *Ontario Heritage Act*. Staff agree with recommendation that the property meets the criteria for designation. Municipal Council should issue a notice of intention to designate the property at 599-601 Richmond Street pursuant to Part IV, *Ontario Heritage Act*.

Analysis

1.0 Background Information

1.1 Property Location

The property located at 599-601 Richmond Street is located on the west side of Richmond Street, just south of the intersection of Richmond Street and Central Avenue (Appendix A).

1.2 Cultural Heritage Status

The property at 599-601 Richmond Street is listed on the Register of Cultural Heritage Resources. The listing of the property on the Register of Cultural Heritage Resources came into force and effect on March 26, 2018.

1.3 Description

The property at 599-601 Richmond Street includes two distinct structures, identified respectively as 599 Richmond Street and 601 Richmond Street.

The building located at 599 Richmond Street is a two-storey commercial building with a commercial storefront on the first storey, and residential second storey. The storefront is defined by the large windows and commercial storefront entries, and the second storey upper façade by the large windows. The cornice of the roof is bookended by two large corbels and is decorated with smaller brackets, typical of Italianate commercial styles.

The building located at 601 Richmond Street is a two-storey commercial building with a commercial storefront on the first storey and residential second storey. The commercial storefront consists primarily of glazing and a recessed corner entryway and column. The building is prominently situated on southwest corner of Richmond Street and Central Avenue.

See Appendix C for a complete description of the resources.

1.4 Property History

The buildings on the property at 599-601 Richmond Street were constructed prior to 1872 and have been a part of the commercial streetscape of Richmond Street since their construction. Home to early business including a “cutter” (1872), tanners (1874), grocers (1875), and saloon (1881), the subject property has been used for various commercial purposes since its construction.

See Appendix C for details related to the history of the subject property.

2.0 Discussion and Considerations

2.1 Legislative and Policy Framework

Cultural heritage resources are recognized for the value and contributions that they make to our quality of life, sense of place, and tangible link to our shared past. Cultural heritage resources are to be conserved as per the fundamental policies in the Provincial Policy Statement (2020), the Ontario Heritage Act, The London Plan. It is important to recognize, protect, and celebrate our cultural heritage resources for future generations.

2.1.1 Provincial Policy Statement

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).

“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 determine 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 29 of the Ontario Heritage Act enables municipalities to designate properties to be of cultural heritage value or interest. Section 29 of the Ontario Heritage Act also establishes consultation, notification, and process requirements, as well as a process to object to a Notice of Intention to Designate (NOID) and to appeal the passing of a bylaw to designate a property pursuant to Section 29 of the Ontario Heritage Act. Objections to a Notice of Intention to Designate are referred back to Municipal Council. Appeals to the passing of a by-law to designate a property pursuant to the Ontario Heritage Act are referred to the Ontario Land Tribunal (OLT).

To determine eligibility for designation under Section 29 of the Ontario Heritage Act, properties are evaluated using the mandated criteria of Ontario Regulation 9/06.

2.1.2.1 Ontario Regulation 9/06

Ontario Regulation 9/06, as amended by Ontario Regulation 569/22, establishes criteria for determining the cultural heritage value or interest of individual properties. These criteria are consistent with Policy 573_of *The London Plan*. These criteria are:

1. The property has design or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

2. The property has design or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design or physical value because it demonstrates a high degree or technical or scientific achievement.
4. The property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.

A property is required to meet two or more of the abovementioned criteria to merit designation under Section 29 of the *Ontario Heritage Act*.

2.1.2.2 Ontario Regulation 385/21

Ontario Regulation 385/21 was proclaimed on July 1, 2021. This regulation prescribes certain requirements for a heritage designating by-law. Heritage designating by-law must meet the requirements of Ontario Regulation 385/21.

2.2 The London Plan

The Cultural Heritage chapter of The London Plan recognizes that our cultural heritage resources define our City's unique identity and contribute to its continuing prosperity. It notes, "The quality and diversity of these resources are important in distinguishing London from other cities and make London a place that is more attractive for people to visit, live or invest in." Policies 572_ and 573_ of The London Plan enable the designation of individual properties under Section 29 of the Ontario Heritage Act, as well as the criteria by which individual properties will be evaluated

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

4.1. Notice of Application for Zoning By-Law Amendment

On April 19, 2023, the City issued a Notice of Application for a Zoning By-Law Amendment (Z-9607) for the property at 599-601 Richmond Street. The proposed amendment is to allow a 12-storey mixed-use apartment building, and 8 surface parking spots. The proposed apartment building seeks to retain the existing buildings at 599-601 Richmond Street. As Notice of Application for a heritage-listed property, the application constitutes a Prescribed Event, as defined under the *Ontario Heritage Act*. Municipal Council has 90 days from the Notice of Application to designate a property under the *Ontario Heritage Act*. If Municipal Council does not issue a Notice of Intention to Designation the property within 90 days, the property can no longer be designated. Further, as a result of changes to the *Ontario Heritage Act* through Bill 23, the property may only remain on the Register of Cultural Heritage Resources until January 1, 2025. If the property is not designated prior to January 1, 2025, it will be removed from the Register.

The 90-day period for this Notice of Application expires on July 18, 2023.

A Heritage Impact Assessment (HIA) was submitted as part of the complete application requirements for this Zoning By-Law Amendment. A HIA was completed in October 2022 for the proposed 12-storey apartment building.

The HIA included a cultural heritage evaluation of the subject property and the adjacent heritage listed properties for the purposes of assessing the potential impacts of the proposed development on the on-site and adjacent cultural heritage resources. The evaluation of the subject property determined that the property at 599-601 Richmond Street met the criteria of Ontario Regulation 9/06, warranting designation pursuant to the *Ontario Heritage Act*.

Staff agree with the evaluation of the property included within the HIA, and are satisfied that the impacts to the significant cultural heritage resources as a result of the proposed development will be mitigated for this application through subsequent the planning process.

4.2 Cultural Heritage Evaluation

As a part of the Heritage Impact Assessment submitted for this Zoning By-Law Amendment, the property at 599-601 Richmond Street was evaluated using the criteria of Ontario Regulation 9/06 (see Section 2.1.2.1 above). The property has met three criteria for designation; exceeding the threshold of two or more criteria to merit designation. The consultant evaluated the two separate buildings on the property (599 Richmond Street and 601 Richmond Street), as separate resources. Nonetheless, both resources were determined to meet the same criteria. For the purposes of this staff report, the evaluation includes both buildings. The criteria it has met are:

- Criterion 1: The property has design or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or, construction method.
- Criterion 7: The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
- Criterion 8: The property has contextual value because it is physical, functionally, visually or historically linked to its surroundings.

See Appendix C for more information.

4.3 Integrity

Integrity is not a measure of originality, but a measure of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property. Likewise, the physical condition of a cultural heritage resources is not a measure of its cultural heritage value. Cultural heritage resources can be found in a deteriorated state but may still maintain all or part of their cultural heritage value or interest (Ministry of Culture, 2006).

The extant buildings on the property at 599-601 Richmond Street demonstrate a high degree of integrity. Many of the heritage attributes on the property contribute to the Italianate influences on these commercial buildings. In particular this can be found on their two-storey commercial form, the roofs, and ornamentation including decorative brackets. While the second storey windows have been replaced with modern replacement windows, the window openings remain, contributing to the cultural heritage value or interest of the property.

4.4 Consultation

The London Advisory Committee on Heritage (LACH) was previously circulated on a Notice of Application for the property at 599-601 Richmond Street in July 2021. The LACH received the Notice and the Heritage Impact Assessment that was circulated at that time.

In compliance with the requirements of Section 29(2) of the *Ontario Heritage Act*, the Community Advisory Committee on Planning (CACCP), as the City's municipal heritage committee, was consulted at its meeting on June 14, 2023.

Conclusion

The property at 599-601 Richmond Street is listed on the City's Register of Cultural Heritage Resources. A Notice of Application for a Zoning By-Law Amendment was issued for the property on April 19, 2023. The development application seeks to retain the existing cultural heritage resources in situ and construct a 12-storey mixed used development located to the rear of the existing cultural heritage resources.

The property at 599-601 Richmond Street is a significant cultural heritage resource that is valued for its physical or design values and contextual values. The evaluation of the property at 599-601 Richmond Street completed as a part of the Heritage Impact Assessment associated with the Zoning By-Law Amendment determined that the property met the criteria for designation pursuant to Part IV of the *Ontario Heritage Act*. Staff agree with the consultant's evaluation that the property meets the criteria of Ontario Regulation 9/06.

Prepared by: Michael Greguol, CAHP
Heritage Planner

Submitted by: Kyle Gonyou, CAHP, MCIP, RPP
Manager, Heritage and Urban Design

Appendices

Appendix A Property Location

Appendix B Images

Appendix C Heritage Impact Assessment – MHBC Planning Limited

Appendix D Statement of Cultural Heritage Value or Interest – 599-601 Richmond Street

Appendix E Heritage Attributes – 599 Richmond Street

Appendix F Heritage Attributes – 601 Richmond Street

Appendix A – Property Location

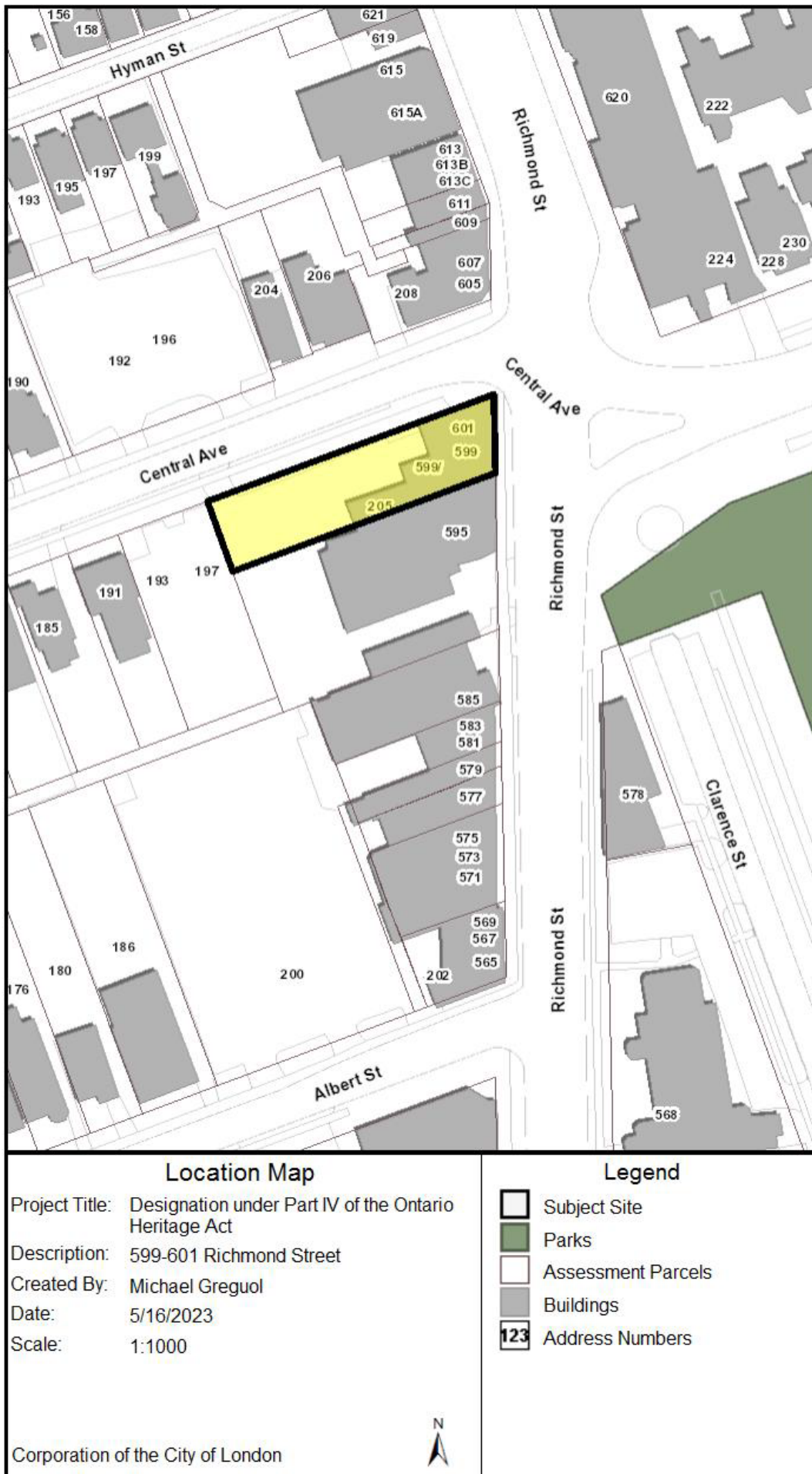


Figure 1: Property Location Map showing the subject property at 599-601 Richmond Street.

Appendix B – Images



Image 1: Photograph showing the building on the subject property at 599 Richmond Street.



Image 2: Photograph showing second storey windows on the upper facade of the building at 599 Richmond Street.



Image 3: Photograph showing corbel and cornice details above storefront on the building at 599 Richmond Street.



Image 4: Photograph showing roofline, cornice, corbel, and bracket details on the building at 599 Richmond Street.



Image 5: Photograph showing roofline, cornice, corbel, and bracket details on the building at 599 Richmond Street.



Image 6: Photograph showing a portion of the storefront of the building at 599 Richmond Street.



Image 7: Photograph showing a portion of the storefront of the building at 599 Richmond Street.



Image 8: Photograph showing the building on the subject property at 601 Richmond Street, as the southwest corner of Richmond Street and Clarence Street.



Image 9: Photograph showing north facade of the building at 601 Richmond Street, fronting onto Central Avenue.



Image 10: Photograph showing north facade of the building at 601 Richmond Street, fronting onto Central Avenue.



Image 11: Photograph showing side (north) entry to building at 601 Richmond Street.



Image 12: Photograph showing the details of the recessed entryway to the building at 601 Richmond Street.



Image 13: Photograph showing the corner entry way of the building at 601 Richmond Street, and portion of the storefront fronting onto Central Avenue.



Image 14: Photograph showing recessed storefront entry way to the building at 601 Richmond Street.

Appendix C – Heritage Impact Assessment

MHBC Planning Limited (MHBC), *Cultural Heritage Impact Assessment, 599-601 Richmond Street/205 Central Avenue, London, ON, (October 28, 2022)* [attached separately].

CULTURAL HERITAGE IMPACT ASSESSMENT

599-601 Richmond Street/
205 Central Avenue,
City of London, ON

Original Submission:
December 12, 2020

Updated Submission:
October 28, 2022

Prepared for:
Al Faez Real Estate Corporation

Prepared by:
**MacNaughton Hermsen Britton Clarkson
Planning Limited (MHBC)**

200-540 Bingemans Centre Drive
Kitchener, ON N2B 3X9
T: 519 576 3650
F: 519 576 0121

Project No. 13198-N



DATE

MHBC | i

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Project Personnel

Dan Currie
MA, MCIP, RPP, CAHP

Managing Director of Cultural Heritage Senior Review

Rachel Redshaw
MA, HE, Dipl., CAHP

Senior Heritage Planner

Original Author, Research,
Fieldwork, Review

Robyn McIntyre
BES

Heritage Planner

Co-Author of Update

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Due to the Covid-19 pandemic, in-person research has been limited and therefore, this report may not be able to reference relevant hard copy sources that are within collections that are temporarily closed to the public.

Acknowledgement of Indigenous Communities

This Heritage Impact Assessment acknowledges that the subject properties at 599-601 Richmond Street and 205 Central Avenue within the City of London are situated within the territory of the Haudenosaunee Confederacy. These lands are a part of the London Township Treaty 6 which was signed on September 7th, 1796 by representatives of the Crown and certain Anishinaabe peoples. This treaty covers approximately 30km² (Native Land, 2022; Ministry of Indigenous Affairs, 2022).

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

Executive Summary

MHBC was retained in October 2020 by Westdell Development Corporation to undertake a Heritage Impact Assessment (“HIA”) for the subject lands located at 599-601 Richmond/ 205 Central Avenue Street and the adjacent property at 595 Richmond Street. The purpose of this HIA is to determine the impact of the proposed redevelopment on identified heritage attributes of the existing buildings on the subject lands and adjacent property. Both the buildings on the subject lands and existing building located at 595 Richmond Street have been determined to have cultural heritage value or interest (“CHVI”) which is identified in Section 5.0 of this report. The following impacts were identified in Section 7.0 of this report:

Adverse Impacts at 599-601 Richmond Street and 595 Richmond Street:

1. **Negligible Impact** of the destruction and removal of some of the building fabric at the rear of 599-601 Richmond Street; and
2. **Potential Impact** from land disturbances for 599-601 Richmond Street and 595 Richmond Street.

As required, this report outlines mitigation measures for the potential impacts in Section 7.0:

- A Temporary Protection Plan is recommended which will include:
 - o Vibration Monitoring Plan to ensure that no damage will occur to the existing buildings on site and adjacent;
 - o Entry and exit point for construction traffic be located to the west of the site;
 - o A structural engineers report describing how the removals will occur and assurance that the integrity of the existing buildings will be maintained; and
 - o Documentation with high resolution photographs to document the building fabric to be removed to occur in advance of any removals.

In order to conserve the historical context of existing buildings on the subject lands and adjacent properties as it relates to Richmond Row, the following is recommended:

- Construction materials should be sympathetic to historic buildings at street level (the first and second floor level and preferably the use of high quality materials i.e. brick, stone);
- Proposed lighting and associated signage be sympathetic to the existing buildings on the subject lands; and
- Mechanical equipment on the roof be screened to not detract from overall character.

1.0 Introduction

The purpose of this Cultural Heritage Impact Assessment is to assess the impact of the proposed development located at 599-601 Richmond Street, London (hereinafter “the subject lands”). The subject property is identified on the City of London’s Register of Cultural Heritage Resources as a “listed” property. The subject property is not designated under Part IV or V of the *Ontario Heritage Act* (“OHA”). In addition to being listed on the municipal register, the subject property is adjacent to 205 Central Avenue, a property which is also listed on London’s Register of Cultural Heritage Resources.

As per Policy 565 of the *London Plan*, the City of London has requested a Heritage Impact Assessment be completed to form part of the complete planning application required for the redevelopment of the site. Pre-application consultation notes of September 29, 2020 confirm the requirement of a Heritage Impact Assessment for development on the subject lands (see Appendix ‘D’).

This report analyzes the impact of proposed development upon the existing built heritage components located at 599-601 Richmond Street and adjacent property located at 595 Richmond Street and provide mitigation, conservation measures and/ or alternative development options as required. Please note, the City of London’s mapping indicates that 599-601 Richmond Street are included in the municipal address for 205 Central Avenue. As such, when this report refers to 599-601 Richmond Street, 205 Central Avenue is included.

This report will first provide a brief review of the subject property and the adjacent designated properties before reviewing the policy applicable to all three sites. From here, this report will review the historical background of the site in terms of indigenous communities, the City of London, and the development of the site itself. Afterwards, this report will provide a detailed description of the subject property and adjacent designated properties. This will be followed by an evaluation of the associated cultural heritage resources and the impact analysis inclusive of a description of the proposed development.

1.1 Description of Subject Property

The subject lands located at 599-601 Richmond Street (alternatively addressed at 205 Central Avenue) are legally described as: Lot 3 S Central Avenue & W Richmond St Plan 167 (w), Pts 1, 2, 4 & 5 33r4497; S/t & T/w 722752 London. The subject lands are located at the intersection of Richmond Street and Central Avenue near downtown London. The subject lands are approximately 112.79m² in size. See “Appendix A” for map of subject lands.

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The subject lands include a building complex that is comprised of two, two-storey commercial buildings; one located at 599 Richmond Street and the other at 601 Richmond Street. The building at 601 Richmond Street is at the corner of Richmond Street and Central Avenue with frontages on both streets. The building at 599 Richmond Street fronts only onto Richmond Street. The rear portion of the property is used as surface parking.



Figure 1: 599-601 Richmond Street from north-east corner of intersection of Richmond Street and Central Avenue (Source: MHBC, 2020).



Figure 2: View of rear parking lot associated with 599-601 Richmond Street (Source: MHBC, 2020)

Below, figure three identifies the subject lands and the adjacent lands at 595 Richmond Street in the context of the neighbourhood surrounding the intersection of Central Avenue and Richmond Street.



Figure 3: Aerial photograph of the subject property noted in red (Source: London City Map, accessed October 2020)

1.2 Description of Surrounding Area

The subject lands are located at the intersection of Richmond Street and Central Avenue. Buildings along Richmond Street are predominantly mixed use with ground floor commercial and residential units above. The majority of buildings along Richmond Street are two-storey though some taller buildings are present at three and four stories. Along Central Avenue, many of the existing two-storey dwellings have been converted to include commercial and professional uses on the ground floor. There are many surface level parking lots that front onto Central Avenue as

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well. Across Richmond Street from the subject lands is Victoria Park. This park is a designated cultural heritage resource on the City of London's Heritage Register.



Figure 4: : An aerial photograph of the subject property and surrounding context where the subject lands are outlined in red (Source: London City Map, accessed October 2020).



Figure 5: A streetscape photograph of 595 and 599-601 Richmond Street from corner of Victoria Park looking west (Source: MHBC, 2020)

1.3 Heritage Status

The subject lands are identified as “listed” (non-designated) on the City of London’s 2019 Register of Cultural Heritage Resources per Part IV, Section 27 of the *Ontario Heritage Act* (“OHA”). The subject lands at 599-601 Richmond Street were listed on the Heritage Register on March 27, 2018; neither the construction date nor an architectural style are identified on the heritage register listing. The adjacent property at 595 Richmond Street was listed on the Heritage Register on October 27, 2020. This property is identified as being constructed circa 1881 although no architectural style is identified on the heritage register listing. Across the street from the subject lands is the West Woodfield Heritage Conservation District which is designated under Part V of the OHA.

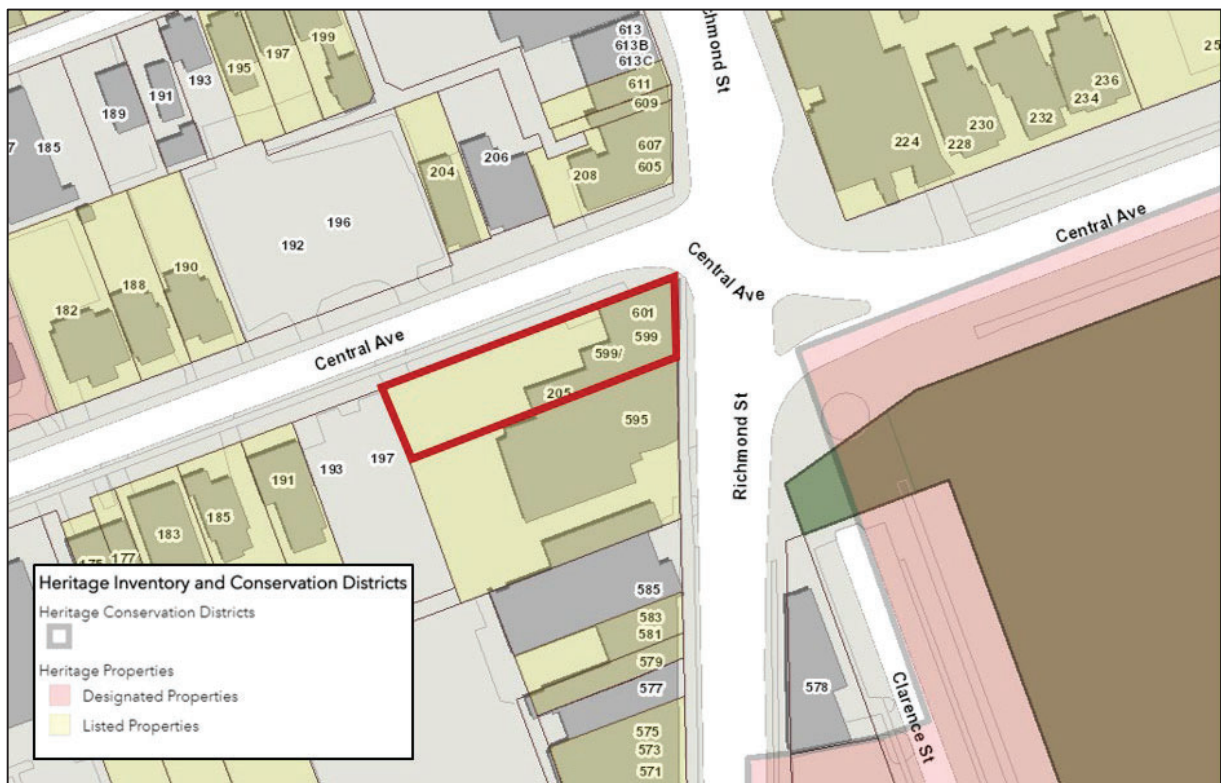


Figure 6: Excerpt of the London's City Map noting the location of the subject property (outlined in red), listed on the heritage register (Source: City of London City Map, Heritage Inventory and Conservation Districts layer, accessed 2020).

The subject lands and adjacent listed property are not identified by the City of London as being part of a cultural heritage landscape as per Map 9 of *The London Plan* (see below figure). Neither the subject property nor the adjacent listed property are located within a Heritage Conservation District (“HCD”). However, the subject property and adjacent listed property are both located on a

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portion of the 'historic main street' known as "Richmond Row" per figure 15 of the City of London's Official Plan.

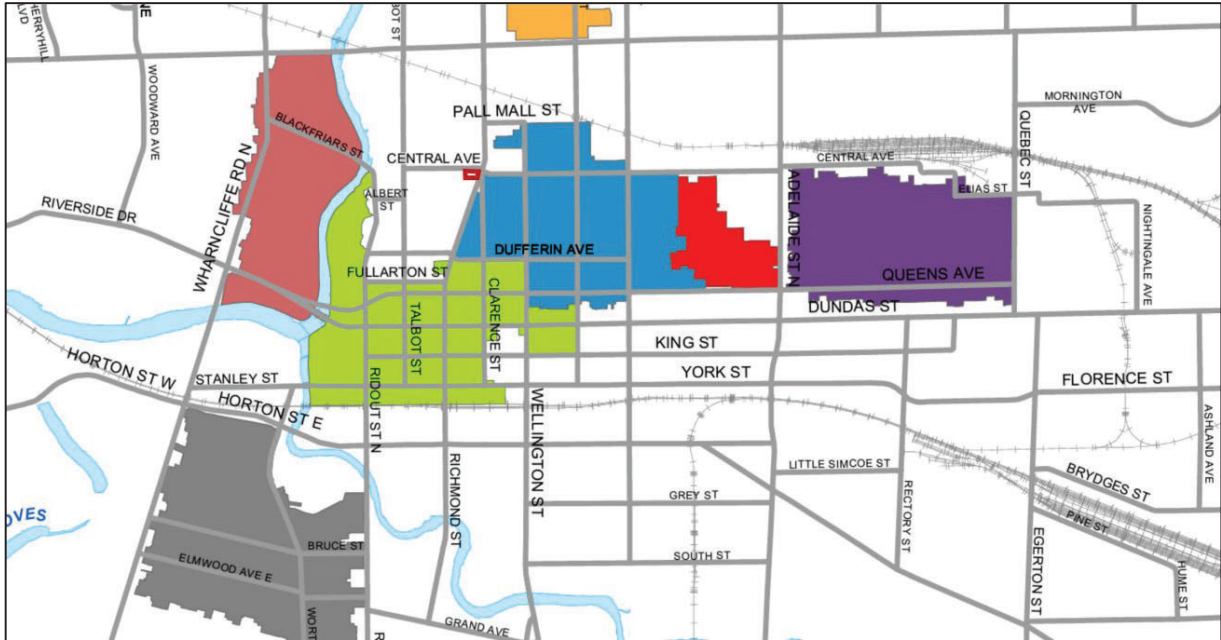


Figure 7: Excerpt of the Map 9 of The London Plan where the subject lands are identified in a red outline and are not included in a heritage conservation district or a cultural heritage landscape (Source: Map 9, City of London Official Plan, accessed 2020).

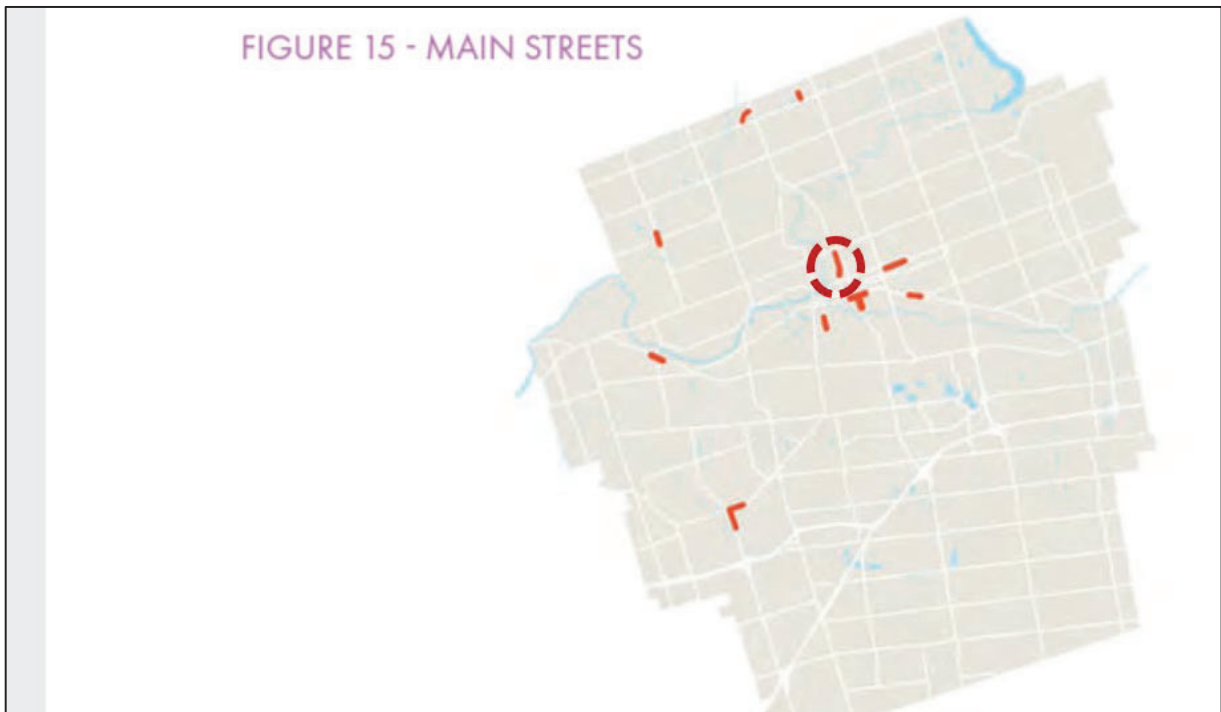


Figure 8: Figure 15 from the London Plan where the Main Street portion identified as Richmond Row is outlined in a red dashed circle (Source: The London Plan, 2022).

1.4 Land Use and Zoning

The subject lands are zoned Business District Commercial One (“BDC (1)”). The Business District Commercial zone permits a range of uses from commercial to institutional and in some instances, residential. The special provision on the subject lands, as noted by “(1)”, indicates that in addition to the regular permitted uses, this zone is allowed to establish hotels, restaurants, and taverns.

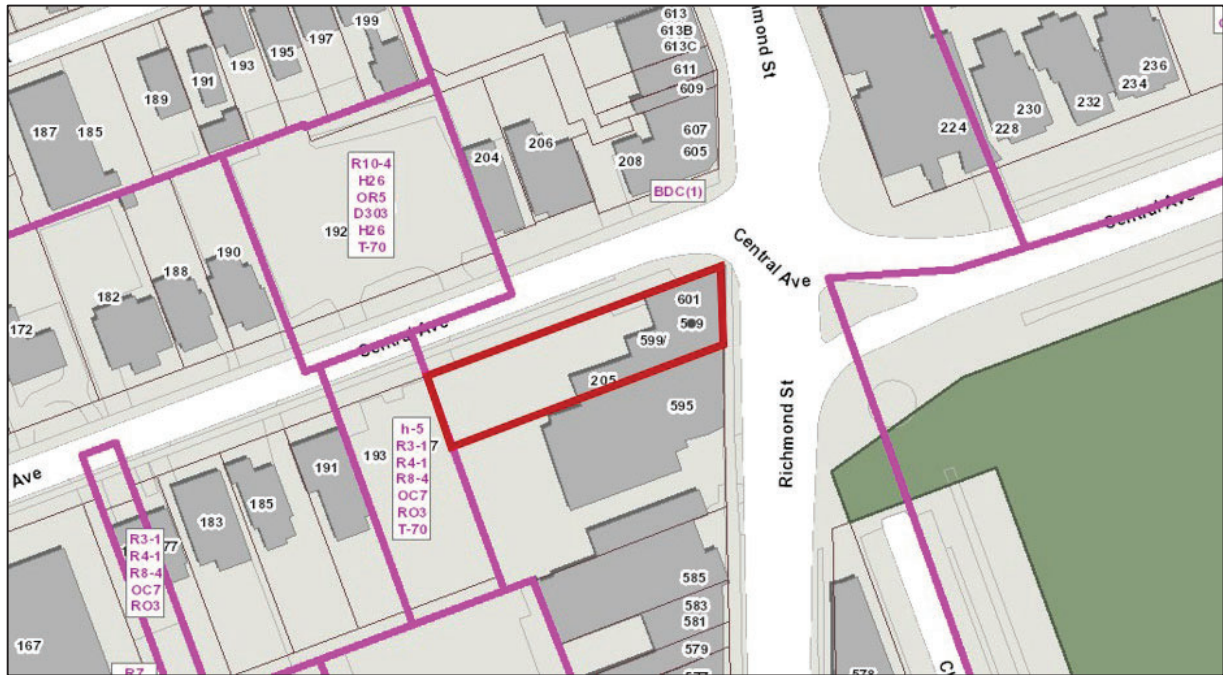


Figure 9: An excerpt from the City of London's Zoning Bylaw indicating that the subject lands are zoned BDC(1) as indicated by the red outline (Source: London Interactive Mapping, 2022).

2.0 Policy Context

2.1 The Planning Act

The *Planning Act, R.S.O. 1990, c. P. 13* (“the Planning Act”) includes a number of provisions relating to cultural heritage. These provincial directions are mainly contained in Sections 2.0 and 3.0 of the Planning Act where the relevance of policy statements and provincial plans are discussed. As one of the intentions of the Planning Act is to, “encourage the co-operation and co-ordination among the various interests”, Section 2.0 outlines 18 areas of provincial interest that must be considered by the appropriate authorities in the planning process. With respect to cultural heritage, subsection 2(d) of the Planning Act provides that:

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

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

The Planning Act therefore establishes the need to consider cultural heritage resources throughout the land use planning process.

2.2 Provincial Policy Statement (2020)

In support of the provincial interests identified in Section 2.0 of the Planning Act, and as permitted by Section 3.0 of the same Act, the Province has refined land use planning policy guidance into the *Provincial Policy Statement, 2020* (“PPS”). The PPS is, “intended to be read in its entirety and the relevant policy areas are to be applied in each situation”. This provides a weighting and balancing of issues within the planning process. While addressing cultural heritage resources, the PPS provides the following guidance:

Policy 2.6.2: *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

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

In defining some of the terms referenced in these policies, the PPS states the following:

Phrase	Definition
Significant:	<i>e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.</i>
Built Heritage Resource:	<i>means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.</i>
Protected Heritage Property:	<i>means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.</i>

Similarly to the Planning Act, the Provincial Policy Statement, 2020 provides for the consideration of cultural heritage resources and cultural heritage landscapes through the planning process.

2.3 Ontario Heritage Act

The *Ontario Heritage Act, R.S.O. 1990, c.O. 18*, ("OHA") is the primary source of provincial legislation that enables municipalities to conserve, protect, and manage cultural heritage resources. This HIA has been guided by the criteria provided within *Regulation 9/06* under the OHA which outlines the mechanisms for determining cultural heritage value or interest; this regulation sets forth categories of criteria and several sub-criteria for evaluations.

2.4 City Of London Official Plan

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

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

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

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

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

Thus, it is the purpose of this report to analyze the potential impact(s) to the existing listed properties on site located at 599-601 Richmond Street/ 205 Central Avenue and adjacent listed property located at 595 Richmond Street to determine whether the development is appropriate or not as it relates to the conservation of its associated heritage attributes.

2.5 Victoria Park Secondary Plan

The subject lands are located on the exterior of the Victoria Park Secondary Plan. As such, 599-061 Richmond Street and 595 Richmond Street are not subject to the policies included therein. The location of the subject lands in comparison to the VPSP is shown in Appendix ‘A’ of the Secondary Plan where the Plan boundary is in a red outline, the designated area is in a dark blue outline, listed properties are in yellow, and designated properties are in red. The subject lands are outlined in a thick, dark red outline.



Figure 10: An excerpt of the Victoria Park Secondary Plan showing the plan area in a red outline, the designated area in a dark blue outline, and the subject lands in a thick, red outline to the west of the plan area. (Source: Victoria Park Secondary Plan, 2022).

Due to the site's proximity to the boundary of the Victoria Park Secondary Plan, it is important to review the applicable heritage policies to ensure the proposed development does not outright conflict with the intent of the Secondary Plan.

When this HIA was initially prepared in 2020, the Victoria Park Secondary Plan (the "Secondary Plan" or "VPSP") was in draft form. Since 2020, the Secondary Plan has been approved and is in full force and effect. The policies considered when initially preparing this HIA were from the final draft of the Secondary Plan and remain relevant as they were approved in the final version of the VPSP.

Sub-section 1.3 of the Victoria Park Secondary Plan (Draft of January 2020) identified the importance of cultural heritage resources within the neighbourhood of Victoria Park which is designated under Part IV and Part V of the OHA. The purpose of the Plan is to develop a "consistent framework to evaluate future development [...] while ensuring conservation of the cultural heritage resources in the area" (VPSP, 4). One of the plans key principles is, "to enhance and conserve cultural heritage resources within and surrounding Victoria Park" (VPSP, 7). Subsection 3.2 in the Secondary Plan entitled "View Corridors" will be reviewed as it relates to the proposed development. Sub-section 3.5 of the Plan focuses on cultural heritage. It states that, "cultural heritage resources are foundational to its character" (VPSP, 21). It is understood that the City is currently going through the process of drafting the Victoria Park Secondary Plan and acknowledges this Plan within the context of this report.

2.6 City Of London Terms of Reference

This Heritage Impact Assessment is based on the requirements of the Ministry of Heritage, Sport, Tourism, and Culture Industries ("MHSTCI"). The MHSTCI has released Info Sheet #5 which includes details on the requirements of a Heritage Impact Assessment as follows:

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

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

3.0 Historical Background

3.1 Indigenous Communities and Pre-Contact History

In Ontario, the 'pre-contact' period refers to time before Europeans arrived in North America. This includes the Paleolithic period beginning in 11,500 B.P., the Archaic Period from 9,500 B.P. to 2,900 B.P., and the Woodland Period from 900 B.P. to the 16th Century. There are several registered archaeological sites in London, including Iroquoian longhouse settlements (Archaeological Management Plan, 2017), which date back to these time periods

When the Europeans arrived in the 16th and 17th centuries, the 'contact-period' began. At this time, the *London Township Treaty* was signed between certain members of the Anishinabek, Haudenosaunee, and Lenni-Lenape peoples and representatives of the Crown (Whebell & Goodden, 2020).

Today, the Chippewa's of the Thames First Nation, Munsee- Delaware Nation and Oneida Nation of the Thames identify the City of London and the surrounding area as their traditional territory (The London Plan, 2019, 137).

3.2 The City of London

In 1793, Lieutenant-Governor John Graves Simcoe was attracted to the London area by the Forks of the Thames. Here, he envisioned the location for the capital of the Province of Ontario (City of London, 2020). Three decades later in 1826, London was founded as the district town of the area (City of London, 2020).

By 1834, the Town of London had grown to include a courthouse, storefronts, and nearly 1,000 residents (City of London, 2020). Between 1838 and 1869, the Town of London acted as a military base for the MacKenzie Rebellion. During this time, a garrison was established on the lands now known as Victoria Park (City of London, 2020). Following the establishment of the garrison, the town became incorporated and developed the necessary municipal services to accommodate the rapid local growth (City of London, 2020). Below, Figure 12 shows the location of the subject lands as part of the 'John Kent Farm' of 1824. Across the street is a 'Military Reserve' of 1838 and 'Reserve Infantry Barracks'.

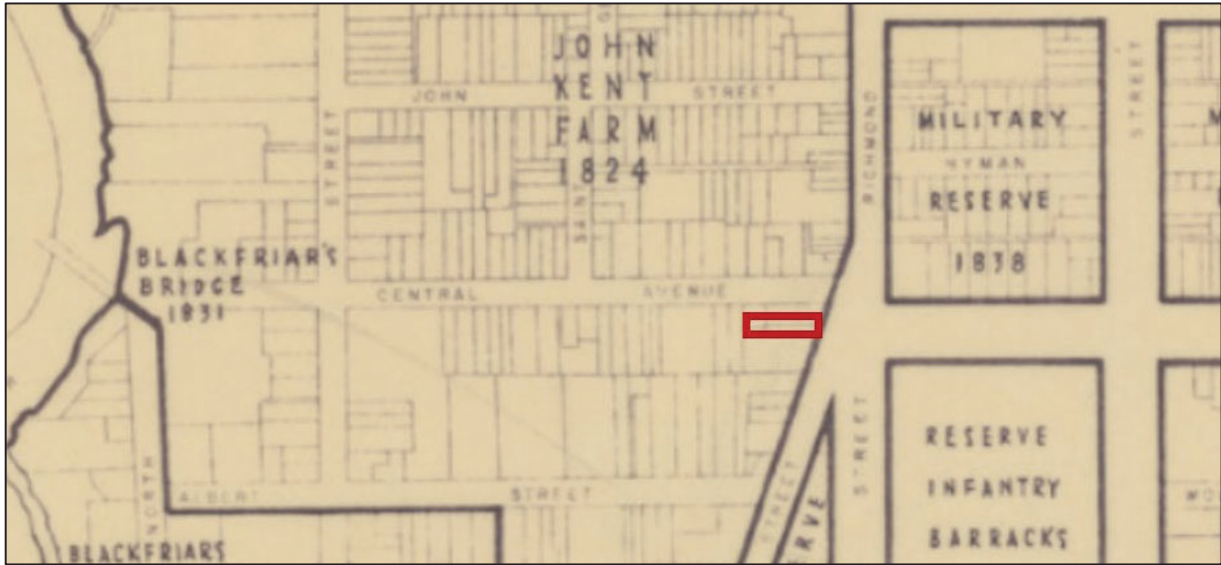


Figure 11: Excerpt of the map entitled "Features of North Central London in the 1840s" published in May, 1845 where the red outline represents the approximate location of subject property (Source: Western University Library).

Unfortunately, in 1844 and 1845, a fire destroyed a portion of the town's centre. By 1848, the town was rebuilt and reincorporated. At this time, the population of the Town of London was recorded as 4,584 (Whebell & Goodden, 2020).

The Town was connected with the surrounding area through the construction of 'Proof Line Road' as spearheaded by local merchants, John Labatt and Thomas Carling. Further, the establishment of the Great Western Railway line in 1854 allowed for the continued growth of local businesses as the opportunities for importing and exporting goods increased. In 1855, the Town of London was officially incorporated by the City (Whebell & Goodden, 2020).

By the mid-1800s, the City of London had grown significantly. Then, in the latter half of the 19th century, many of London's neighbouring communities were annexed into Westminster Township. At this time, Westminster Township was the biggest township in Middlesex County (Whebell & Goodden, 2020).

By the First World War, there were approximately 55,000 people living in the City of London (City of London, 2020). In the year 1961, London Township annexed Westminster Township which increased the City's population by 60,000 people (Meligrana, 5; Whebell & Goodden, 2020). Since then, the City has continued to grow and as of 2016, the population of the City was approximately 383, 822 (Canadian Census, 2016).

3.3 599-601 Richmond Street / 205 Central Avenue, & 595 Richmond Street

In 1855, the subject lands were located in Ward 2 of the City of London. The unique intersection of Richmond Street and Central Avenue is apparent in the 1855 Map of the City of London (below). On this map, the east end of Central Avenue is instead named Lichfield Street, the west end of Central Avenue is instead named Great Market Street, and Richmond Street is instead named Mark Lane.



Figure 12: Excerpt of the Map of the City of London Canada West surveyed and drawn by S. Peters in 1856; the red outline represents the approximate location of subject property (Source: Peters, 1856).

In 1863, Lot '3' of Plan 167, which includes the subject lands, was sold from Joseph Kent to Thomas McDonough; McDonough was a 42-year old emigrant from Ireland (LRO; 1881 Census of Canada). By 1872, the *Bird's Eye View of London, Ontario, Canada, 1872* by E.S. Glover indicated that the subject lands contained a building. Glover's publication shows that the subject lands were across the street from two open spaces: the fairgrounds and a barracks.



Figure 13: Excerpt of Bird's Eye View of London, Ontario, Canada, 1872 by E.S. Glover; the red outline represents the approximate location of the subject lands on the southwest corner of Richmond Street and Central Avenue (Courtesy of Western University Library).

In the 1872 – 1873 *Cherrier & Kirwin London, Petersville, Westminster Directory*, William Riddell was listed as a "cutter" at the corner of Litchfield Street (now Central Avenue) and Richmond Street. At

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this time, the property to the south—now 595 Richmond Street—contained two unoccupied houses.

Then, the 1874-1875 *City of London and County of Middlesex Gazetteer* lists Patrick Collins and P.B. Flanagan, “tanners”, at the southwest corner of Richmond Street and Litchfield Street. In 1875, Patrick Flanagan is listed as a “grocer” in the same location (McAlpine, Everett & Co.).¹

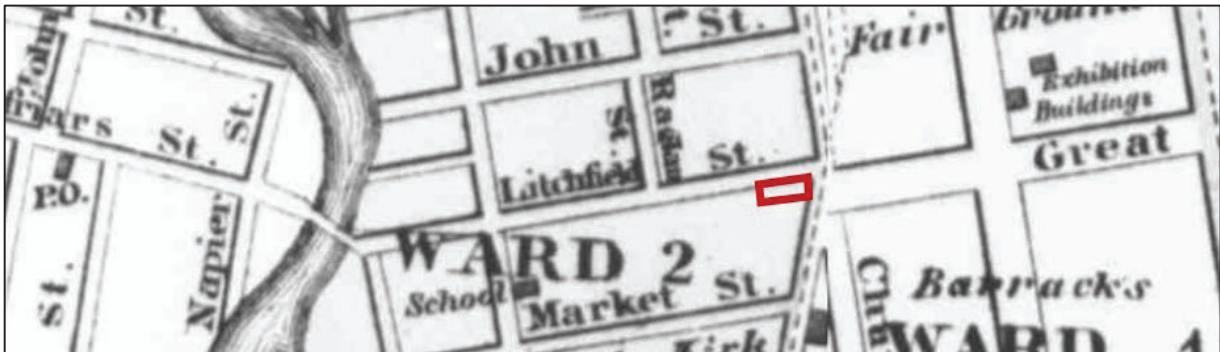


Figure 14: An excerpt from the Map of London 1875 from McAlpine's London city and county of Middlesex directory; the red outline represents the approximate location of the subject lands (Courtesy of Library and Archives Canada).

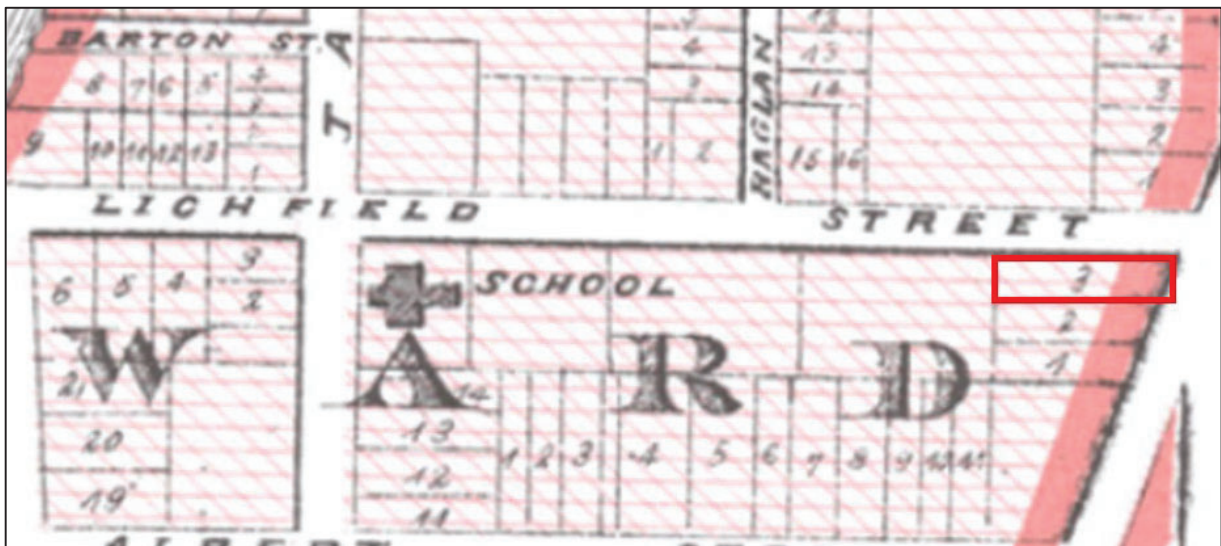


Figure 15: An excerpt from an 1878 survey of the area where the red box indicates location of subject lands (Courtesy of Western University Library).

The 1881 Fire Insurance Plan (“FIP”) for the area demonstrates that the subject lands were originally addressed as 599-603 Richmond Street and the adjacent property to the south was addressed at 595-597 Richmond Street. On the FIP, 603 Richmond Street (currently 601 Richmond Street) includes a two-storey brick façade with a two-storey wood frame extension and two one-

¹ Early LRO records do not include G.R. Reference or Remarks relating to portions of the subject lands granted in transactions but rather state “undivided one-third interest.”

storey wood frame additions to the rear of the building. The building at 599 Richmond Street (currently the same, 599 Richmond Street) includes a two-storey wood frame building with a one-storey addition to the rear. The entire building is clad with brick veneer. The rear of the property contains a two-storey brick stable building. To the south, the property titled as 595-597 Richmond Street contained a three-storey stone building with a one-storey stone addition to the rear.

On the 1881 FIP, 603 Richmond Street is labeled, "Sal", which indicates the building was used as a Saloon. On the same plan, 599 Richmond Street is labelled, "S", which indicates that the building was used as a store. To the south, the property at 595-597 Richmond Street is labelled, "upholstery".



Figure 16: An excerpt of the 1881 Fire Insurance Plan; the red outline identifies subject lands (Courtesy of Western University Library).

By 1890, Litchfield Street and Great Market Street were renamed to 'Central Avenue' as shown in the *1890 Bird's Eye View*. The drawing shows what appears to be a two-storey commercial building at the corner of Litchfield Street and Richmond Street; this appears to be the building which is present on the subject lands today. This drawing also shows that there are several smaller residences lining Litchfield Street, to the west of the subject lands. This contrasts with the larger buildings present along the north side of Litchfield Street and Great Market Street as well. Victoria Park can be seen to the southeast of the subject lands as buffered from the streets by rows of trees. By the end of 1890, Litchfield Street and Great Market Street were renamed to Central Avenue.



Figure 17: An excerpt from 1890 Bird's Eye View drawing of the City of London where the red box indicates subject lands (Source: Courtesy of Western University Library).



Figure 18: An excerpt of 1893 Bird's Eye View where the red box indicates subject lands (Courtesy of Western University Library).

Fire Insurance Plans show that up until 1912, the building at 595 Richmond Street was used as a mattress manufacturer before being used as an upholstery & furniture store. Simultaneously, building at 599 Richmond Street was used as a grocery store & a barbers shop and the building at 603 Richmond Street was used as a hotel & a grocery store (Foster's London City and Middlesex County Directory). The physical compositions of the buildings remained the same.

By 1943, 595 Richmond Street is referred to as "J.F. Hunt & Sons (est. 1901)" by the London Free Press (LFP, 1943). By 1945 the building mass appears to change to a new building envelope. It could not be determined if the original building at 595 Richmond Street was replaced by or enclosed in the new building footprint.

The appearance of the buildings at 595-603 Richmond Street appear to be the same between the 1893 Fire Insurance Plan and historical aerial photos showing the mid-20th century landscape of Central Avenue and Richmond Street.

At some point between 1923 and 1945, the footprint of the building at the rear of the subject lands was altered to reflect a rectangular shape. This structure is present in mid-century photographs (see 1955 below). This is the building to the rear of the subject lands that exists today.

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Figure 19: 1945 aerial photograph including subject property outlined in red (Courtesy of London Air Photo Collection, 2020).



Figure 20: 1955 aerial photograph including subject property outlined in red (Courtesy of London Air Photo Collection, 2020).

4.0 Detailed Description of Potential Heritage Resources

4.1 Description of Built Heritage on the Subject Lands

The subject lands and adjacent property at 595 Richmond Street create a row of commercial units

The subject lands and adjacent property at 595 Richmond Street are connected as a row of commercial units. As such, building elevations that are attached to a neighbouring building will not be described by this report as they are not exposed or visible. This includes:

- North Elevation of 595 Richmond Street;
- North Elevation of 599 Richmond Street;
- South Elevation of 599 Richmond Street; and
- South Elevation of 601 Richmond Street.

Please note, this section of the report is not intended to be a structural assessment but rather a general review of conditions from a heritage conservation perspective.

4.1.1 599 Richmond Street

Commercial Building

The commercial building has a rectangular floor plan and a flat platform roof. The roof has three (3) original stone chimney shafts.

Front Elevation (East)

The majority of the first level is composed of a contemporary storefront with large window panes. The façade is divided into two (2) storefronts which is consistent with the building's historical use for two commercial businesses. Painted cornicing and fascia board extend from either side of the façade along the second storey sill intermediately interjected by wooden pilasters. The façade to the left of the building includes a wood pilaster crested with a corbel at the commencement of the second storey level. This ties into cornicing along the second storey sill. Following the door opening is a storefront window divided into two panes of glass with wood paneling below. Another wood pilaster crested with a corbel detail divided the left side of the façade from the right. The right side of the façade includes a storefront divided into three window panes. Below the store windows is wood paneling. Enclosing the building's façade to the right is another wood pilaster crested with corbel detail. There is an indentation between 599 and 601 Richmond Street where the buildings were 'fused' together.

The second storey includes a set of six (6) symmetrically placed window openings with wood sills which include contemporary vinyl windows. There is signs of 'bowing' in the brick along the second storey which is caused by the expansion of bricks as they absorb moisture over time. The roofline of the second storey consists classical corncicing decorated with a series of smaller scale corbels/ brackets which are enclosed by two larger wood corbels.



Figure 21: View of left side of front façade looking south-west.



Figure 22: View of front façade From Victoria Park

West Elevation

This elevation includes the second storey of the original building with two (2) window openings; sills appear to have been covered by metal. Attached to this façade is one lean-to addition that sits snugly beneath the window sills and includes a plethora of mechanical equipment. Attached to the lean-to addition is a rectangular, flat-roof addition with vinyl cladding. These additions are

interjected on the west (lean-to addition) and south (later rear addition) by the brick ancillary structure which will be examined in the following section.



Figure 23: View of west elevation (Source: MHBC, 2020).



Figure 24: View of west elevation looking south-east (Source: MHBC, 2020).

Brick Ancillary Structure

The structure includes two (2) remaining red brick retaining walls (north and west elevations). The original south and east elevations no longer exist. However, a newer wood extension has been added to the structure to attach it to the rear of 599 Richmond Street, this can be considered the current east elevation. There appears to be concrete padding below the north retaining wall, however, not the west. The building is physically linked to an alleyway that is accessed between the units of 595 and 599 Richmond Street.

North Elevation

The north elevation includes four (4) brick pilasters (one of which composes the north-west corner pilaster) with pseudo brick buttresses. There is a double door opening on this elevation approximately in the centre of the façade. There is a concrete wall sill plate on the top of the wall.

West Elevation

The west elevation includes three (3) pilasters (one of which composes the north-west corner pilaster, same as indicated for the north elevation). Also similar to the north elevation, the pilaster form of a small buttress at towards the wall sill plate. There is a minimal space between the north elevation of 595 Richmond Street and the termination of the most southern pilaster on this elevation.

Interior

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The interior of 599-601 Richmond Street could only be accessed from the interior of Joe Kool's restaurant and photos were only able to be taken from a door opening on the northern elevation of 595 Richmond Street.

The interior of the retaining wall along the north elevation includes two types of brick bonding. The half closer to the east includes herringbone brick bonding and to the west brick soldier coursing. It is inconclusive why the coursing changes from one side to the other, but it is probable that either side was included in a separate unit within the former building.

The interior demonstrates that the exterior brick pilasters were structurally supported from the interior by concrete posts (typically brick pilasters constructed within this era would have been supported by concrete piers). The interior also includes some structural wood components such as a wood beam below the concrete wall sill plate.



Figure 25: View of north elevation (Source: MHBC, 2020).



Figure 26: View of west elevation (Source: MHBC, 2020).



Figure 27: View of interior of west side of north elevation from interior of Joe Kool's restaurant looking north-west (Source: MHBC, 2020).



Figure 28: View of interior of east side of north elevation from the interior of restaurant looking north-east (Source: MHBC, 2020).

4.1.2 601 Richmond Street

The commercial building has a rectangular floor plan with a hipped roof with asphalt shingles and extended eaves.

Front (East) Elevation

The majority of the first level is composed of a storefront with three large pane windows and wood paneling below. The front entrance is angled towards the intersection of Richmond Street and Central Avenue which negates building fabric on the north east corner of the building, due to this, the second level of the north east corner of the building acts as an overhang supported by a post. A small portion of the south-east corner of the first level includes the remaining portion of the exposed brick facade. The first and second storey is divided by cornicing. The second storey two window openings symmetrically placed with 4 x 3 fenestrations with brick header (bricks have been painted to mimic a decorative brick surround); the sills are covered in metal. The roofline includes wood fascia board below the extending eaves of the roof.



Figure 29: View of front façade looking northwest (Source: MHBC, 2020).



Figure 30: View of front façade from Victoria Park (Source: MHBC, 2020).



Figure 31: View of entrance to 601 Richmond Street via south-west corner of the intersection at Richmond Street and Central Avenue (Source: MHBC, 2020).



Figure 32: View of front façade looking south, (right) View of entrance at corner of the intersection looking south-east (Source: MHBC, 2020).

North Elevation

The first level of the north elevation includes two bays. The first bay is to the left of the facade and includes a portion of the storefront and entrance overhang with corncicing dividing the second and first storey. The second level of the eastern bay includes one window opening with brick header and 4 x 4 fenestration and fascia board along roofline.

There is a slight projection on this elevation creating the second bay along the facade. This bay includes one square window opening, which appears to have replaced an original window opening and an enclosed portico. The portico includes an arched 'Roman' window opening with associated semi-circular brick arch surround on the east and west side. The portico also includes a decorative entryway with wood surround including pilasters and wave header which appears to conceal a brick voussoir. The door includes a unique design of paneling and centered, elongated window. There is a set of concrete stairs leading up to the portico and wood railing to the left of the portico. The masonry below the door threshold is in fair to poor condition with signs of cracked and missing mortar. To the right of the portico is a window opening with stone sill and header. The second storey on this bay includes four window openings with brick voussoirs with 4 x 3 fenestrations; the sills are clad in metal.

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Figure 33: View of north elevation (Source: MHBC, 2020).



Figure 34: View of enclosed portico looking south-west (Source: MHBC, 2020).



Figure 35: View of front door entryway of portico (Source: MHBC, 2020).

West Elevation

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The west elevation includes one window opening to the right of the second level with a pair of contemporary windows. The exterior is clad in vinyl siding.



Figure 36: View of west elevation (Source: MHBC, 2020).

4.2 Description of Adjacent Listed Property

4.2.1 595 Richmond Street

Front (East) Elevation)

The east elevation is composed of two separate front facades. The first level of the southern half of the building includes a stone veneer and glazed storefront with an awning. The façade to the north (Joe Kool's) includes a glazed storefront on the first level similar to that of 599-601 Richmond Street and includes a Boomtown inspired parapet which extends the façade beyond the one and half storey roof line; this is similarly used for the adjacent façade to the south (Circle K).



Figure 37: View of front façade of 595 Richmond Street including restaurant “Joe Kool’s” to the north and “Circle K” to the south; red box indicates location of access between 595 and 599 Richmond Street to rear ancillary brick structure (Source: MHBC, 2020).

The first level of the northern half of the building (Joe Kool’s) includes a storefront similar to the store front of adjacent 599-601 Richmond Street. Store windows are situated to the left of this half of the façade with wood paneling below. There are wood columns that are intermediately placed along the storefront below the stretch of cornicing that divides the first storey for the storey above. There are five (5) corbels intermediately placed along/ supporting this cornice. Following the storefront is a niche which includes a double door entry with wooden doors. To the right of this is another door opening which is enclosed in a wood surround with wood columns that are topped with corbels. This entry is blocked off with boarding and gates.



Figure 38: View of front façade of 595 Richmond Street including restaurant "Joe Kool's" to the north and "Circle K" to the south (Source: MHBC, 2020).



Figure 39: View of door opening/ access that leads to alleyway to brick ancillary structure to the rear of 595 Richmond Street (Source: MHBC, 2020).

South Elevation

The eastern portion of the south elevation is a continuation of the front elevation with stone veneer, awning, and extension of the faux façade. It also includes a paired door opening. The remainder of the façade includes painted brick which to towards the rear is covered with a contemporary veneer associated with patio/ verandah addition, part of which is enclosed with a hipped roof. There are a series of mid-century glass block windows along this elevation some of which have been altered to accommodate the verandah. The verandah is supported by a series of concrete posts.



Figure 40: View of right side of the south elevation (Source: MHBC, 2020).



Figure 41: View of verandah along south elevation looking north-east (Source: MHBC, 2020).

West Elevation

The west elevation includes the extension of the verandah on the south elevation with a stairway to the parking lot. The roof at the rear is composed of standing seam metal roof. The verandah is supported by a series of posts. There is an additional stairway leading from the verandah to a door opening on the left side of the elevation. Below this door opening is another door opening at the first level.



Figure 42: West elevation of 595 Richmond Street including associated parking lot (Source: MHBC, 2020).

North Elevation

The north elevation includes a cinder block façade which abuts the west elevation of the brick ancillary structure and wood extension of this structure.



Figure 43: View of north elevation (Source: MHBC, 2020).

5.0 Evaluation of Cultural Heritage Resources

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

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

5.1 599 Richmond Street – Commercial Building

5.1.1 Design / Physical Value

The building is modestly representative of the Italianate architectural style popular in the Victorian era. Characteristics of this style include: the flat roof with overhanging eave and corbelling and corning along the roofline. The building has retained its original mass and scale as well as existing window openings along front façade.

5.1.2 Historical / Associative Value

The building has been used as commercial business since c. 1872 and continues to operate as a commercial business today. The building can yield information as it relates to the commercial development of Richmond Row over the past 150 years.

5.1.3 Contextual Value

The building is important in maintaining the character of the area which is early Victorian commercial. It is physically linked to the property as it relates to 601 Richmond Street. The main building is functionally linked as it relates to the use as a commercial business, visually linked to the corner of Richmond Street and Central Avenue and historically linked to the area is relates to surrounding commercial buildings and adjacent Victoria Park (former military reserve).

5.1.4 List of Heritage Attributes

The following attributed were identified on the Commercial Building at 599 Richmond Street:

- Original massing and scale of building;
- Original exterior brick veneer on north elevation;
- Original symmetrical row of window openings with stone sills;
- Original roofline with corbelling and corning;
- Original chimney shaft;
- Location along Richmond Row.

5.1.5 Ontario Regulation 9/06 Evaluation

Criteria	599 Richmond Street – Commercial
Design/Physical Value	
Rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes
Displays high degree of craftsmanship or artistic merit.	No
Demonstrates high degree of technical or scientific achievement.	No

Criteria		599 Richmond Street – Commercial
Historical/Associative Value		
Direct associations with a theme, event, belief, person, activity, organization, or institution that is significant.	No	
Yields, or has potential to yield information that contributes to an understanding of a community or culture.	No	
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	Unknown	
Contextual Value		
Important in defining, maintaining or supporting the character of an area.	Yes	
Physically, functionally, visually, or historically linked to its surroundings.	Yes	
Is a landmark.	No	

5.1.6 Summary of Evaluation and Statement of Cultural Heritage Value or Interest

In summary, the cultural heritage value or interest of the property is vested in its modest representation of Italianate architectural style within a Victorian commercial context. It is important in maintaining the character of the area and is physically, functionally, visually and historically linked to its surroundings.

5.2 599 Richmond Street – Ancillary Structure / Ruin

5.2.1 Design / Physical Value

The original building has been considerably altered and as lost a great extent of its integrity, now considered a 'ruin' as it does not have a roof and has lost two of its four original exterior walls. The structure, as it relates to the northern cinder block elevation of 595 Richmond Street and the wood extension along the east elevation, was used most recently as a bar patio, but has been left vacant for approximately 10 years.

5.2.2 Historical / Associative Value

The structure was constructed between 1923 and 1944 and has been associated with both 599 Richmond Street and 595 Richmond Street. It is uncertain as to the exact use of the structure, possibly it was an extension of the historic upholstery business or used for the commercial occupations of 599 Richmond Street. Most recently it was used as an outdoor patio for the restaurant at "Joe Kool's". The removal of a great portion of the original building fabric challenges the understanding of its original purpose and use.

5.2.3 Contextual Value

The structure is associated with 595 and 599 Richmond Street, however, is not consistent with the overall character of Richmond Row which is dominated by Italianate commercial buildings constructed in the Victorian era.

5.2.4 Ontario Regulation 9/06 Evaluation

Criteria	599 Richmond Street – Ancillary
Design/Physical Value	
Rare, unique, representative or early example of a style, type, expression, material or construction method.	No
Displays high degree of craftsmanship or artistic merit.	No
Demonstrates high degree of technical or scientific achievement.	No

Criteria		599 Richmond Street – Ancillary
Historical/Associative Value		
Direct associations with a theme, event, belief, person, activity, organization, or institution that is significant.	No	
Yields, or has potential to yield information that contributes to an understanding of a community or culture.	No	
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	Unknown	
Contextual Value		
Important in defining, maintaining or supporting the character of an area.	No	
Physically, functionally, visually, or historically linked to its surroundings.	No	
Is a landmark.	No	

5.2.5 Summary of Evaluation

In summary, the brick ancillary structure or ‘ruin’ has lost the majority of its integrity. The purpose and use of the original building is not clear which creates a gap in understanding its place in the ‘story’ or rather ‘history’ of the subject lands. Unfortunately, due to the removal of a great extent of its original heritage building fabric and disconnect with the surrounding character, it has been determined that this structure or ‘ruin’ does not have significant cultural heritage value or interest.

5.3 601 Richmond Street

5.3.1 Design / Physical Value

The building is representative of the Italianate architectural style popular in the Victorian era c. 1870. Characteristics of this style include: the overhanging eaves, decorative brick window surrounds, portico with flat roof and corncing. Further, this includes the Roman arched window opening on eastern side of this feature. The building has retained the majority of its original mass and scale with the exception of the removal of a one storey addition to the rear. It also retains most of the original window openings.

5.3.2 Contextual Value

The building is important in maintaining the character of the area. It is physically linked to 599 Richmond Street, functionally linked as a commercial business along Richmond Row and visually linked as a gateway between Richmond Street and Central Avenue. The building is historically linked to its surroundings, in particular, the Black Friar's Bridge; Central Avenue to the west of the property (formerly Litchfield Street) originally ran directly eastward from the bridge into the City's commercial area, upon which this building would have been a gateway. The building was used as a hotel between approximately 1884 and 1891 which historically suited its context with neighbouring hotels such as the hotel owned by Thomas Morkin at 587 Richmond Street and the "Western Hotel" c. 1854 formerly at 463 Richmond Street to the south in addition to its use as a grocer.

5.3.3 List of Heritage Attributes

Below are the heritage attributes identified at 601 Richmond Street:

- Original massing and scale of building;
- Original exterior brick veneer on north and east elevations;
- Original window openings with brick voussoirs, stone sills and headers;
- Enclosed portico on north elevation including door opening, door surround and door;
- Original roofline; and
- Unique location at the corner of the intersection of Richmond Street and Central Avenue

5.3.4 Ontario Regulation 9/06 Evaluation

Criteria	601 Richmond Street
Design/Physical Value	
Rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes

Criteria	601 Richmond Street
Displays high degree of craftsmanship or artistic merit.	No
Demonstrates high degree of technical or scientific achievement.	No
Historical/Associative Value	
Direct associations with a theme, event, belief, person, activity, organization, or institution that is significant.	No
Yields, or has potential to yield information that contributes to an understanding of a community or culture.	No
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	Unknown
Contextual Value	
Important in defining, maintaining or supporting the character of an area.	Yes
Physically, functionally, visually, or historically linked to its surroundings.	Yes
Is a landmark.	No

5.3.5 Summary of Evaluation and Statement of Cultural Heritage Value or Interest

In summary, the cultural heritage value or interest of the property is vested in its modest representation of Italianate architectural style within a commercial context. It can yield information as it relates to the commercial development of Richmond Row as well as the

development of early circulation patterns as it relates to the trajectory of Central Avenue (formerly Litchfield) and Richmond Street. It is important in defining, maintaining and supporting the character of the area and is physically linked to 599 Richmond Street, functionally linked as a commercial building, visually linked to the corner of Central Avenue and Richmond Street and historically linked to its surroundings including neighbouring commercial buildings along Richmond Row and adjacency to Victoria Park.

5.4 595 Richmond Street

5.4.1 Design / Physical Value

The building is not representative of specific architectural style and does not display a high degree of craftsmanship or artistic merit.

5.4.2 Historical / Associative Value

The building does not possess historical or associative value.

5.4.3 Contextual Value

The building is physically and visually linked to its location on Richmond Street as it relates to 599-601 Richmond Street. It is functionally linked as a commercial business along Richmond Row. The building is historically linked to its surroundings as it relates to adjacent commercial buildings constructed within the same era.

5.4.4 List of Heritage Attributes

The following attributes were identified at 595 Richmond Street:

- Location on Richmond Row.

5.4.5 Ontario Regulation 9/06 Evaluation

Criteria	595 Richmond Street
Design/Physical Value	

Criteria	595 Richmond Street
Rare, unique, representative or early example of a style, type, expression, material or construction method.	No
Displays high degree of craftsmanship or artistic merit.	No
Demonstrates high degree of technical or scientific achievement.	No
Historical/Associative Value	
Direct associations with a theme, event, belief, person, activity, organization, or institution that is significant.	No
Yields, or has potential to yield information that contributes to an understanding of a community or culture.	No
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	Unknown
Contextual Value	
Important in defining, maintaining or supporting the character of an area.	No
Physically, functionally, visually, or historically linked to its surroundings.	Yes
Is a landmark.	No

5.4.6 Summary of Evaluation and Statement of Cultural Heritage Value or Interest

In summary, the cultural heritage value or interest of the property is related to its physical, functional, visual, and historical surroundings.

6.0 Description of Proposed Development

The proposed development for the subject lands includes a twelve-storey apartment building containing 46 one bedroom units and 43 two bedroom units for a total of 89 units. Each unit has access to a balcony or a terrace. The proposal contains eight covered parking spaces on the main level inclusive of one barrier-free parking space. A drop-off space is provided on Central Avenue adjacent to the lobby access. The lobby provides access to the building's elevators as well as the covered parking spaces, an office, a mail room, and a Central Alarm Control Facility ("CACF"). An exercise room is to be provided on the second-floor.

The main floor of the building is also to contain two commercial units, one being 133.96 square metres in area and the other to be 130.94 square metres in area. Both units are to front onto Central Avenue. The commercial units will be connected to the existing commercial building through an enclosed access hallway that fronts on Central Avenue and access one of the commercial units.



Figure 44: The North Elevation of the proposed apartment building (Westdell Development Corp., 2022).

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The building design reflects a stepped form where the first and second floors are 730.49 m², the third to ninth floors are 653.39 m², the eleventh floor is 474.97 m², and the twelfth floor is 464.24 m². The exterior of the building is to be coloured darker on the bottom two and top three floors with a lighter colour chosen for the middle seven floors.



Figure 45: East elevation of the proposed building (Westdell Development Corp., 2022).



Figure 46: West elevation of the proposed building (Westdell Development Corp., 2022).

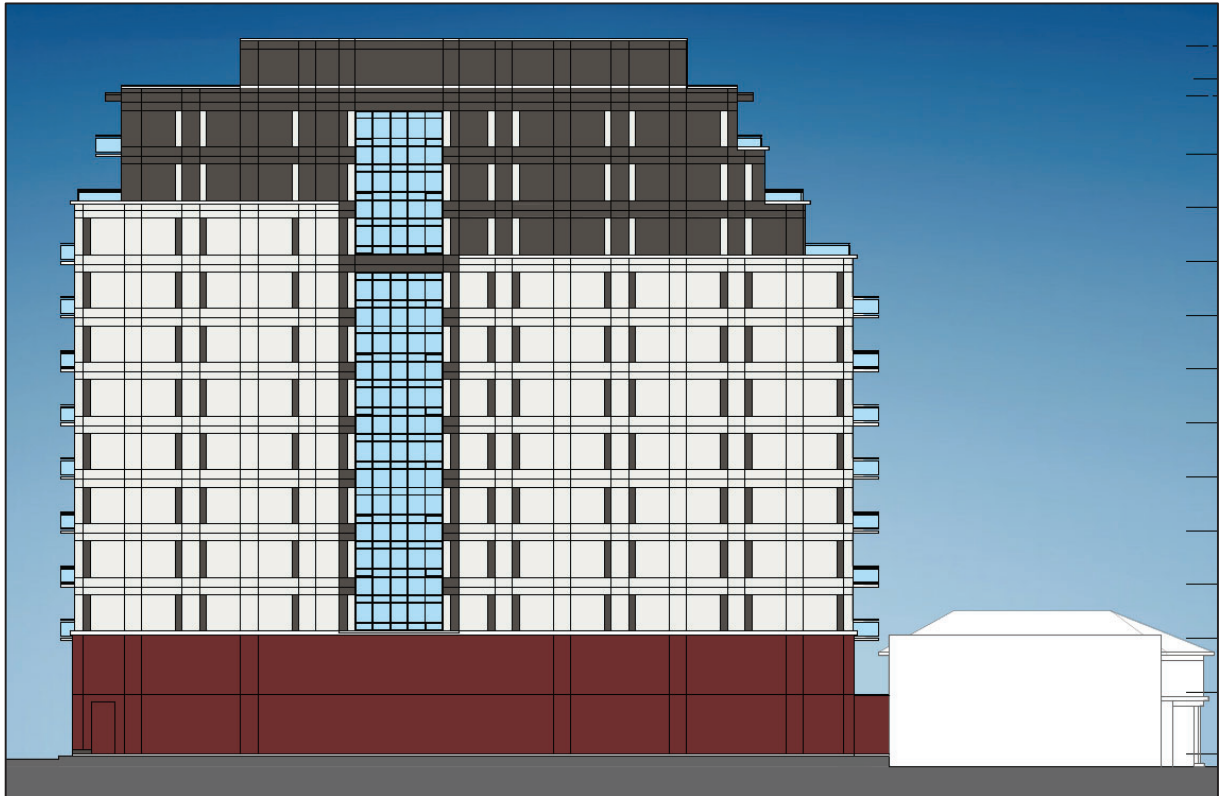


Figure 47: The southern elevation of the subject lands (Westdell Development Corp., 2022).

Site plan drawings for the proposed building can be found in Appendix 'B' to this report.

7.0 Impact Analysis

7.1 Introduction

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

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

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

7.2 Impact Analysis Table

Impact Analysis table for 599-601 Richmond Street and 205 Central Avenue:

Impact	Impact	Analysis
Destruction or alteration of heritage attributes	Negligible Impact.	The proposed development will remove the remains of a c.1923-1944 brick ancillary structure and a portion of rear additions associated with 599 Richmond Street c. 1881. The impact is negligible as although building fabric will be removed, it is limited to approximately 30m ² and

Impact	Impact	Analysis
		is located to the rear of the property and will not impact the heritage attributes along the east (front) and west elevations.
Shadows	No Impact.	Shadows from the proposed development will be predominantly directed to the northeast, north, and northwest. However, the shadow study indicates that the building at 599-601 Richmond Street will be partially shadowed throughout the year as shown on the models for March 21 st at 4:00pm, June 21 st at 4:00pm, September 21 st at 4:00pm, and December 21 st at 4:00pm. These shadows will not alter the appearance of any identified heritage attributes or change the viability of any natural features on the subject site or adjacent (as none have been identified). As such, the proposed development will not impact the heritage attributes on the subject lands or those adjacent.
Isolation	No Impact.	<p>The frontage of the building on both Richmond Street and Central Avenue will remain physically unchanged. This includes the building's relationship to the intersection of Richmond Street and Central Avenue which has existed for some time. Additionally, the building's relationship to the commercial landscape of Richmond Row will not change. As such, the relationships that these facades have, and have previously had, with the street will not be impacted by the proposed development to cause any isolation.</p> <p>Further, the proposed development will add twelve stories to the general mass and scale of the existing neighbourhood. This density will be established behind the existing structures which allows the buildings to maintain the Richmond streetscape by acting as a buffer between the existing heritage features and the proposed new development.</p>
Direct or Indirect Obstruction of Views	No Impact.	The façade of the buildings along Richmond Street—and the subject lands in particular—are part of a significant view of the Richmond Row commercial strip. This view is visible from various vantage points throughout Victoria Park. As the

Impact	Impact	Analysis
		<p>proposed development is to be established behind the building on the subject lands, the views of the facades of the heritage buildings from Victoria Park will not be obstructed by the proposed development.</p> <p>The rear elevation of the building at 599-601 Richmond Street will be altered by the proposed development by adding a covered walkway between the existing building and the proposed building. This will create an obstruction of the view of the rear of the building however this façade does not contain any identified heritage attributes. There is no anticipated impact.</p>
A Change in Land Use	No Impact.	<p>The proposed development is to include mixed uses, commercial and residential. The existing building at 599-601 Richmond Street has historically contained commercial uses and residential uses evolved over time.</p> <p>The proposed building will front on Central Avenue which has a history of residential uses fronting the street. Therefore, the mixed-use nature of the proposed building is appropriate for the lands even though it introduces a change in land use. The change in land use will marry the historic uses of Richmond Street and Central Avenue, having a no impact on the identified heritage attributes.</p>
Land Disturbance	Potential Impact.	<p>There are no underground levels proposed as part of the development of the subject lands. However, the construction of the proposed building is to be very close to the existing building and physically connected on the main floor. There is potential for changes in grade, drainage and vibrations emitted from construction equipment, including incoming and outgoing construction traffic to adversely affect the retained buildings on-site.</p>

Impact Analysis table for 595 Richmond Street:

Impact	Level of Impact	Analysis
Destruction or alteration of heritage attributes	No Impact.	There is no development proposed on the lands at 595 Richmond Street. No heritage attributes associated with this building will be destroyed or altered as part of the proposed development. Therefore, the development will have no impact on the existing building at 595 Richmond Street.
Shadows	No Impact.	The shadow study produced for the adjacent property (599-601 Richmond Street) indicates that shadows from the proposed building will predominantly direct shadows between the east, north, and west. The shadow study shows that the building at 595 Richmond Street will not be affected by any potential shadowing as the adjacent heritage property is south of the subject lands. Therefore, any shadows produced by the proposed building will not have an impact on any identified heritage attributes at 595 Richmond Street.
Isolation	No Impact.	<p>The building at 595 Richmond Street will remain physically unchanged. This includes the site's relationship with Richmond Street and the site's relationship with the commercial nature of Richmond Row. As such, the proposed development will not cause any potential isolation of the any heritage attributed identified at the adjacent heritage property, 595 Richmond Street.</p> <p>Similar to the subject lands at 599-601 Richmond Street, the proposed development will add an additional twelve stories to the general mass and scale of the existing neighbourhood. This density will be established behind and to the northwest of 595 Richmond Street and as such will not cause any isolation of the building at 595 Richmond Street and its relationships to the Richmond Row commercial strip or the intersection of Richmond Street and Central Avenue.</p>
Direct or Indirect Obstruction of Views	No Impact.	The front façade of the building at 595 Richmond Street has vantage points from Victoria Park, across Richmond Street. As the proposed building is to be established behind and to the

Impact	Level of Impact	Analysis
		<p>northwest of 595 Richmond Street, the visibility of the front of the building from the identified vantage points in Victoria Park will not be affected by the proposed development.</p> <p>The rear of the building is not to be changed by the proposed development. Therefore, while the establishment of the new building would alter how the rear of the building at 595 Richmond Street is viewed (i.e.: no longer visible from 205 Central Avenue when looking south), it will not obstruct this view entirely; the rear of the building will remain visible from other locations (i.e.: 193 Central Avenue looking southeast).</p>
A Change in Land Use	No Impact.	<p>The land use at 595 Richmond Street will remain commercial and maintain its status as part of the Richmond Row commercial strip. While the introduction of a residential use on the adjacent property does constitute a change from the original use of the building, the residential use will not restrict the continuation of the commercial use of the Richmond Row or at 595 Richmond Street specifically. Therefore, the change of use proposed development will not impact 595 Richmond Street.</p>
Land Disturbance	Potential Impact.	<p>There are no underground levels proposed as part of the development of the subject lands. However, the construction of the proposed building is to be very close to the building at 595 Richmond Street. As such, there is potential for changes in grade, drainage and vibrations emitted from construction equipment, including incoming and outgoing construction traffic to adversely affect the buildings on-site.</p>

7.2.1 Impact of Isolation

The *Ontario Heritage Tool Kit* outlines an impact of isolation is when a heritage attribute of a cultural heritage resource is isolated from its surrounding environment, context, or significant relationship. The proposed development will not alter the relationship or orientation of the cultural heritage resources to Richmond Row. The consistency and rhythm of the streetscape will not be interrupted by the development which is set back from the main streetscape due to its location behind the existing buildings.



Figure 48: Kinetic view of 595, 599-601 Richmond Street as it relates to Richmond Street looking southwards (Source: Google Earth Pro, 2020).

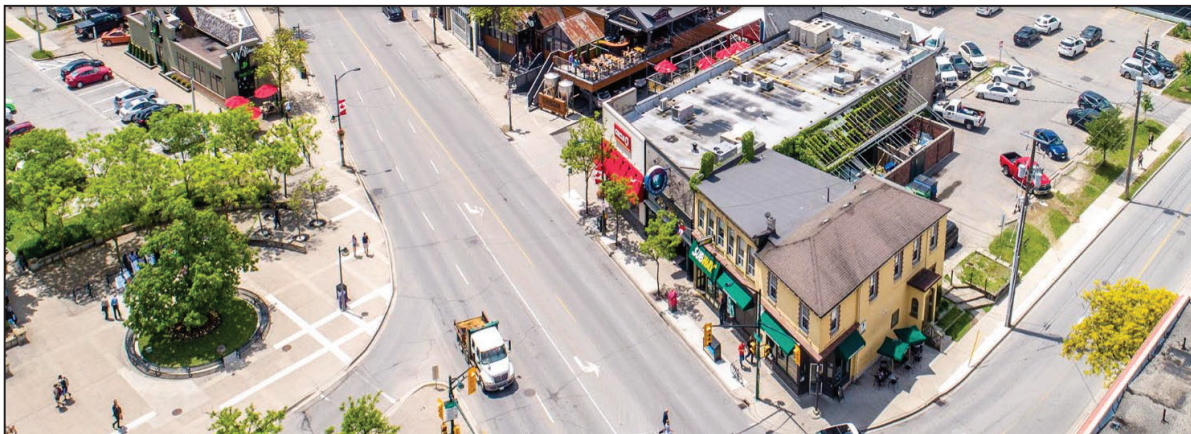


Figure 49: Aerial view of subject lands (Source: Westdell Development Corp., 2020).

7.2.2 Impact of Direct or Indirect Obstruction of Views

The *Standards and Guidelines for the Conservation of Historic Places* (Second Edition) defines in Section 4.1.5 "Visual Relationships" which is included as part of a character-defining element of a historic place and relates to an observer and their relationship with a landscape or landscape feature or between the relative dimensions of landscape features (scale). This policy with the Ministry adopted the following definitions of a view and vista, respectively:

Vista means a distant visual setting that may be experienced from more than one vantage point, and includes the components of the setting at various points in the depth of field.

The *Ontario Heritage Toolkit* acknowledges that views of a heritage attributes can be components of its significant cultural heritage value. This can include relationships between settings, landforms, vegetation patterns, buildings, landscapes, sidewalks, streets, and gardens, for example.

View means a visual setting experienced from a single vantage point, and includes the components of the setting at various points in the depth of field.

Views can be either static or kinetic. Static views are those which have a fixed vantage point and view termination. Kinetic views are those related to a route (such as a road or walking trail) which includes a series of views of an object or vista. The vantage point of a view is the place in which a person is standing. The termination of the view includes the landscape or buildings which is the purpose of the view. The space between the vantage point and the termination (or object(s) being viewed) includes a foreground, middle-ground, and background. Views can also be 'framed' by buildings or features.

While there may be many vantage points providing views and vistas of a property, landscape, building or feature, these must be evaluated to determine whether or not they are significant. Significance is defined by PPS 2020 as follows:

Significant: means e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

Therefore, a significant view must be identified as having an important contribution to the understanding of a place, event or people.

The table on the following page identifies the two identified significant views of the existing buildings on the subject lands and adjacent building at 595 Richmond Street. Please note that the "View Corridors" identified in the draft VPSP in sub-section 3.2 are not impacted by the development.

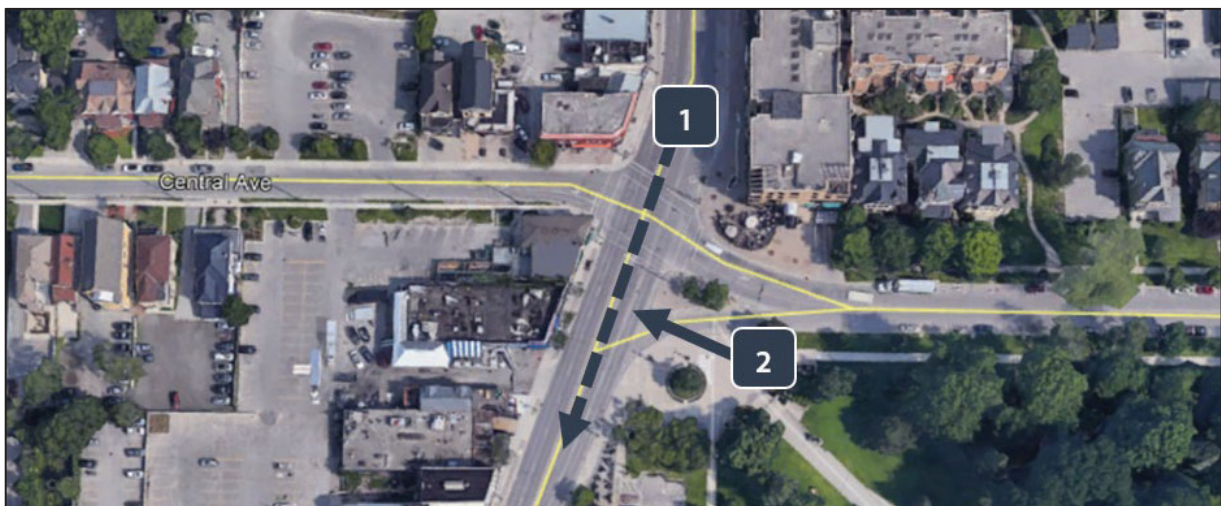


Figure 50: An aerial photo of the context surrounding the subject lands. View 1 (number 1 and dashed arrow) is a kinetic view representative of moving south on Richmond Street. View 2 (number 2 and solid arrow) is a static view from the east side of Victoria Park looking west. (MHBC, 2022).

599-601 Richmond Street & 205 Central Avenue, London, Ontario
Heritage Impact Assessment

View 1: Kinetic View Moving Down Richmond Street

The proposed development will be setback from the 599-601 Richmond Street which will reduce any impact on the kinetic view along Richmond Street along Richmond Street to the downtown core and towards Victoria Park and associated West Woodfield HCD.



Figure 51: Kinetic view of existing built heritage on subject lands travelling south along Richmond Street (Source: Google Earth Pro, 2020).

View 2: Static View from Victoria Park

The background of the static view of the built heritage on the subject lands will change as a result of the proposed development. The foreground of the view will remain the same and there will be no direct or indirect obstruction of this view.



Figure 52: Static view of subject lands and adjacent property looking westward from south side of Richmond Street/ Victoria Park (Source: Google Earth Pro, 2020).

7.2.3 Impact of Land Disturbances

While the proposed development does not include any underground levels, the building is to be situated near, and in some instances connecting to, the rear façade of 599-601 Richmond Street and 595 Richmond Street. There is potential that changes in grade, drainage and vibrations emitted from construction equipment, and incoming and out-coming construction traffic could adversely affect the retained buildings on-site.

8.0 Alternative Development Options and Mitigation Measures

The following have been identified as a range of development alternatives that may be considered as part of the heritage planning process. These options have been assessed in terms of impacts to cultural heritage resources as well as balancing other planning policies within the planning framework.

8.1 The 'Do-Nothing' Alternative

The 'do nothing' alternative would prevent the development from occurring and as a result there would be no adverse impacts to the existing cultural heritage resources including the removal of the rear addition and brick ancillary building associated with 599 Richmond Street. This would also result in no development and no contribution to the City's goal of urban regeneration in Central London.

8.2 Reduce Building Footprint and Retain Rear Portion of 599-601 Richmond Street

This option would reduce the size of the proposed development to retain, at minimum, the remaining portion of the rear addition associated with 599-601 Richmond Street. This option would increase the distance between both the rear façade of 599-601 Richmond Street and north elevation of 595 Richmond Street. This option is not recommended as the impacts are negligible and can be remedied with mitigation measures.

8.3 Reduce Building Footprint for Increased Setbacks

The building proposed on-site is near the rear elevation of 599-601 Richmond Street and the north elevation of 595 Richmond Street. If the setback was increased, there would be an additional space between construction and the above-mentioned facades of adjacent buildings. This option would likely reduce the building density or increased height to maintain the same unit yield. This option is not recommended since mitigation measures can address any potential impacts.

9.0 Mitigation Measures

Section 7 of this report identifies the potential adverse impacts to the existing cultural heritage resources at 599-601 Richmond Street and the adjacent heritage property at 595 Richmond Street. Here, this report recommends certain actions be taken to reduce any potential impact that the proposed development may have on the existing heritage buildings.

9.1 Recommended Mitigation Measures

A negligible impact for the removal of a portion of the rear addition of 599-601 Richmond Street and brick ancillary buildings was identified in Section 7.0 of this report. The following outlines mitigation measures as it relates to the impact:

- *A Temporary Protection Plan is recommended which will include:*
 - *Vibration Monitoring Plan to ensure that no damage will occur to the existing buildings on site and adjacent;*
 - *Entry and exit point for construction traffic be located to the west of the site;*
 - *A structural engineers report describing how the removals will occur and assurance that the integrity of the existing buildings will be maintained; and*
 - *Documentation with high resolution photographs to document the building fabric to be removed to occur in advance of any removals.*

10.0 Conservation Measures

The *Ontario Heritage Toolkit* outlines acceptable infill designs which are to fit in the immediate context, be of the same scale and similar setback, maintain proportions of windows and entrances similar to other heritage resources and be of similar colour and material. Appropriate infill within an area with several heritage buildings is a form of conservation. The new infill proposed should be appropriate in that it conserves the heritage attributes of the existing buildings at 595 and 599-601 Richmond Street and the overall historic character of Richmond Row including Victoria Park which is consistent with the goals of the Victoria Park Secondary Plan (“VPSP”).

The VPSP includes principles to design buildings to be sympathetic to Victoria Park, to appropriately ‘frame’ Victoria Park in addition to enhancing and conserving cultural heritage resources within and surrounding Victoria Park. This Plan also requires that adjacent cultural heritage resources be “physically and visually compatible with surrounding cultural heritage resources” and that “new buildings shall be designed to be sympathetic heritage attributes” (VPSP, 21). Methods to design sensitive infill in the Plan includes:

- Massing;
- Rhythm of solids and voids;
- Significant design features; and,
- High quality materials.

In addition to the above, the *Toolkit* states that new development should be sympathetic to the heritage neighbourhood by considering:

- Height;
- Built Form;
- Setback;
- Materials; and
- Other architectural elements.

The neutral colour palette of the proposed building is consistent with colours used in historic buildings in the neighbourhood. The symmetrical rows of windows contemporarily mimic the windows of 599-601 Richmond Street. The east stepback of the building and architectural articulations of the building (i.e. step backs) allow for the mass and scale of Richmond Row to be conserved.

The details of materials of the building and lighting and signage have to yet been confirmed. Due to this, the following is recommended to be completed in the site plan process:

- Materials should be sympathetic to historic buildings at street level (the first and second floor level and preferably the use of high quality materials i.e. brick, stone);
- Proposed lighting and associated signage be sympathetic to the existing buildings on the subject lands; and,
- Mechanical equipment on the roof be screened to not detract from overall character.

11.0 Conclusions and Recommendations

MHBC was retained in October 2020 by Westdell Development Corporation to undertake a Heritage Impact Assessment (“HIA”) for the subject lands located at 599-601 Richmond/ 205 Central Avenue Street and the adjacent property at 595 Richmond Street. The HIA was originally completed in 2021 to reflect the original development proposal of an eight storey mixed-use building with ground floor commercial units and residential units above. However, as the development proposal has been updated to instead be twelve stories in height, this HIA has been updated to reflect the new design.

The purpose of this HIA is to determine the impact of the development on identified heritage attributes of the existing buildings on the subject lands and adjacent property. Both the buildings on the subject lands and existing building located at 595 Richmond Street have been determined to have cultural heritage value or interest (“CHVI”) which is identified in Section 5.0 of this report. The following impacts were identified in Section 7.0 of this report:

Adverse Impacts at 599-601 Richmond Street and 595 Richmond Street:

3. **Negligible Impact** of the destruction and removal of some of the building fabric at the rear of 599-601 Richmond Street; and
4. **Potential Impact** from land disturbances for 599-601 Richmond Street and 595 Richmond Street.

As required, this report outlines mitigation measures for the potential impacts in Section 7.0:

- A Temporary Protection Plan is recommended which will include:
 - Vibration Monitoring Plan to ensure that no damage will occur to the existing buildings on site and adjacent;
 - Entry and exit point for construction traffic be located to the west of the site;
 - A structural engineers report describing how the removals will occur and assurance that the integrity of the existing buildings will be maintained; and
 - Documentation with high resolution photographs to document the building fabric to be removed to occur in advance of any removals.

In order to conserve the historical context of existing buildings on the subject lands and adjacent properties as it relates to Richmond Row, the following is recommended:

- Materials should be sympathetic to historic buildings at street level (the first and second floor level and preferably the use of high quality materials i.e. brick, stone);

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Heritage Impact Assessment

- Proposed lighting and associated signage be sympathetic to the existing buildings on the subject lands;
- Mechanical equipment on the roof be screened to not detract from overall character.

The above-mentioned recommendations should be part of the site plan process.

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APPENDIX **A**

Location Map



Data Source: City of London


Figure

Location Plan

**599-601 Richmond Street
& 205 Central Avenue,
London, Ontario**

Westdell Corporation,
London, Ontario

LEGEND

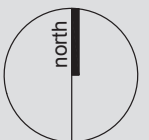
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SCALE: Not to Scale

FILE: 20359A

DRN: LHB

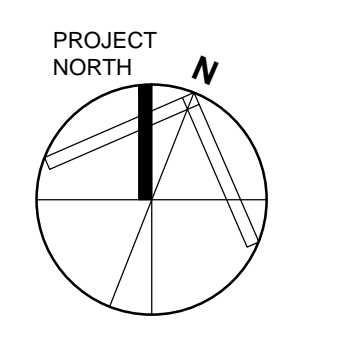
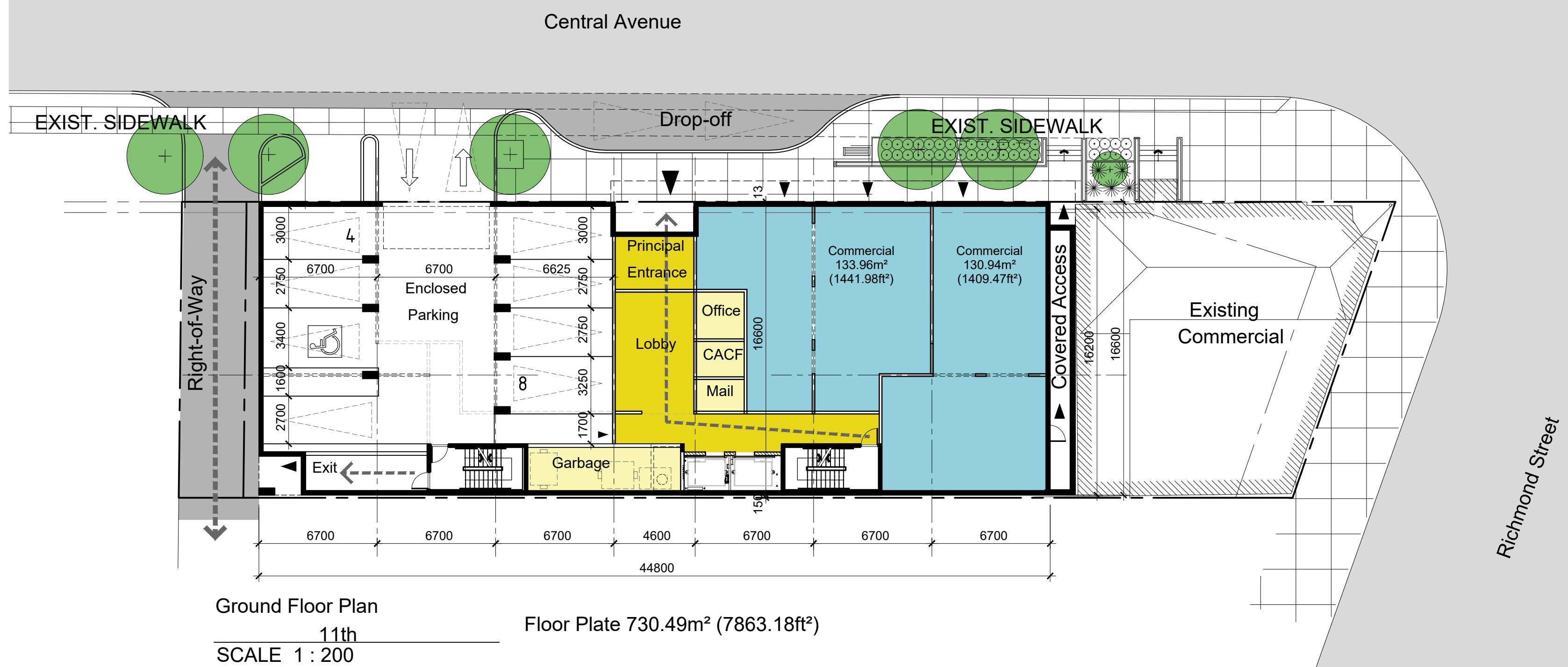
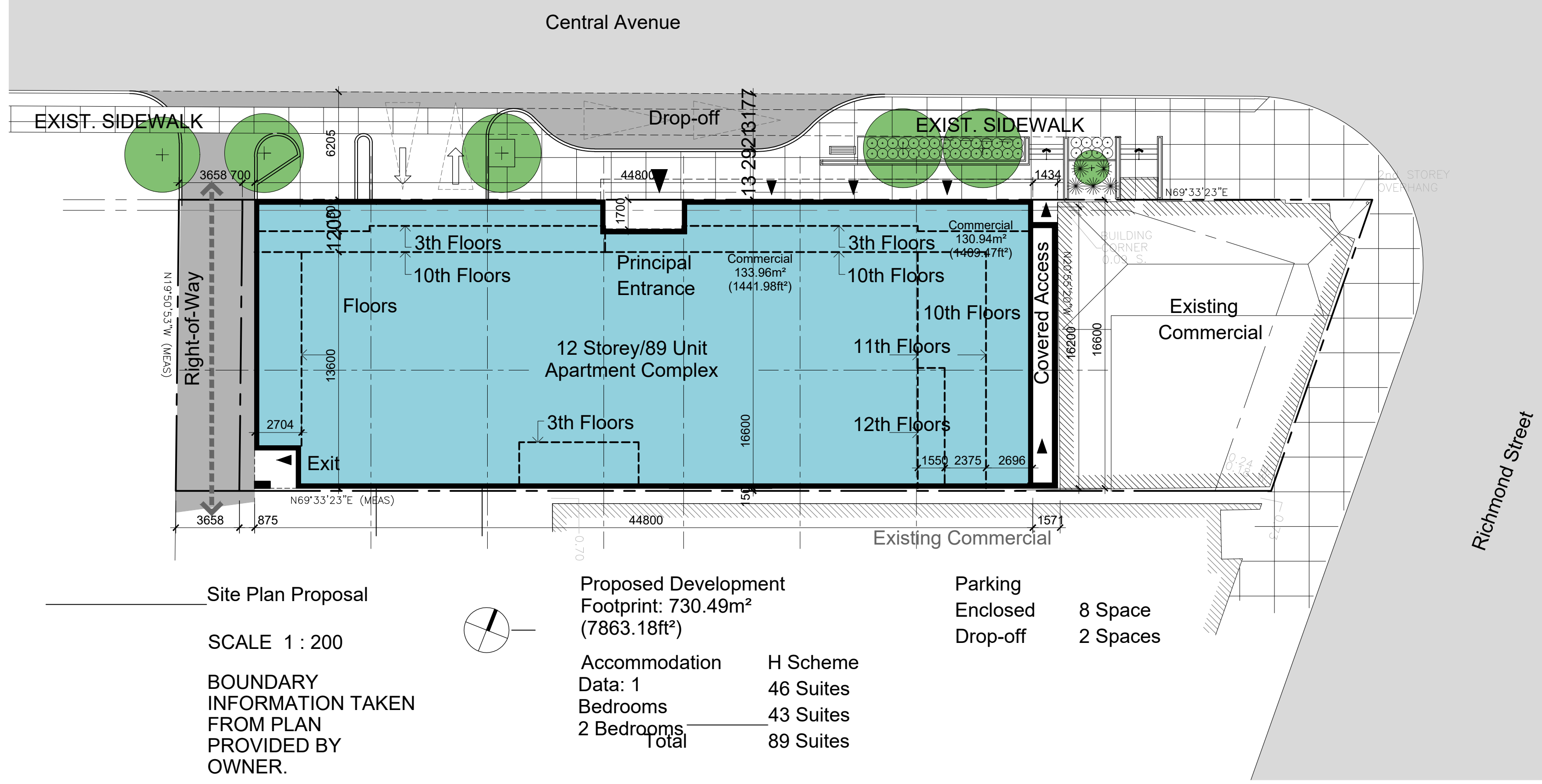


K:\13198N - RICHMOND ST - LONDON\REPORT\LOCATION PLAN.DWG

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

APPENDIX **B**

Site and Floor Plans



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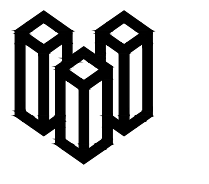
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15	MAR. 10/21	ADD SETBACK DIM'S PER N.D. REQUEST
16	MAY 11/21	REV. PER CITY COMMENTS
17	SEPT. 12/21	REV. PER UDRP, WESTDELL COMMENTS
18	JAN. 27/22	REV. PER CITY PLAN & JAN. 27 COMMENTS
19	MAR. 18/22	REV. PER CITY REVIEW, REVISED ELEVATIONS
20	JULY. 9/22	DEVELOP 12 STOREY CONCEPT

MARSH KATSIOS Architect Inc.

100-200 QUEENS AVENUE, LONDON, ONTARIO N6A 1J3
 TEL: 519-433-2020 marshkatsios.com FAX: 519-433-2885



R.Tomè & Associate
 Inc. 51 Wimbledon
 Court London ON
 N6C 5C9
 t. 519.672.6622
 r_tome@bellnet.ca



Westdell
 Development Corp.

782 RICHMOND ST., LONDON, ON

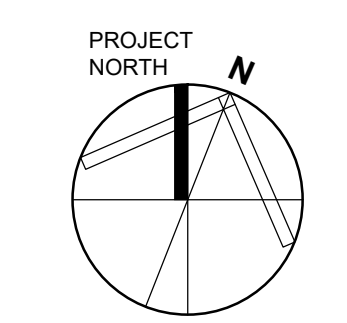
Project Name
**599 Richmond St.,
 Sch. H - 12 Storey
 Residential Tower
 Proposal**

London, Ontario

Drawing Title
**Preliminary Site
 Plan, Ground
 Floor Proposal**

DATE: AUG. 10, 2019
 SCALE: AS NOTED
 DRAWN: C.T.
 REVIEWED: B.K.
 FILE No: 19-####A1.DWG
 PROJECT No: 19-####

A1.1H SPA



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No.	DATE	REVISION
8	MAR 27/20	PREPARE SCHEME D PER I.M. REVIEW
9	APR 18/20	PREP. ALT. SCHEME E PER I.M. REQUEST
10	AUG 10/20	PREP. SCHEME F FOR STOREY PER CITY REQ.
11	AUG 14/20	REV. SCHEME F PER I.M. REQUEST
12	SEPT. 5/20	REV. SCHEME F PER D.T./CITY COMMENTS
13	MAY 11/21	REV. PER CITY COMMENTS
14	SEPT. 12/21	REV. PER UDRP WESTDELL COMMENTS
15	JAN 27/22	REV. PER CITY PLAN G JAN 27 COMMENTS
16	MAR 18/22	REV. PER CITY REVIEW, REVISED ELEVATIONS
17	JULY 9/22	DEVELOP 12 STOREY CONCEPT



R.Tomé & Associate
 R.Tomé & Associate
 Inc. 51 Wimbledon
 Court London ON
 N6C 5C9
 t. 519.672.6622
 r_tome@bellnet.ca

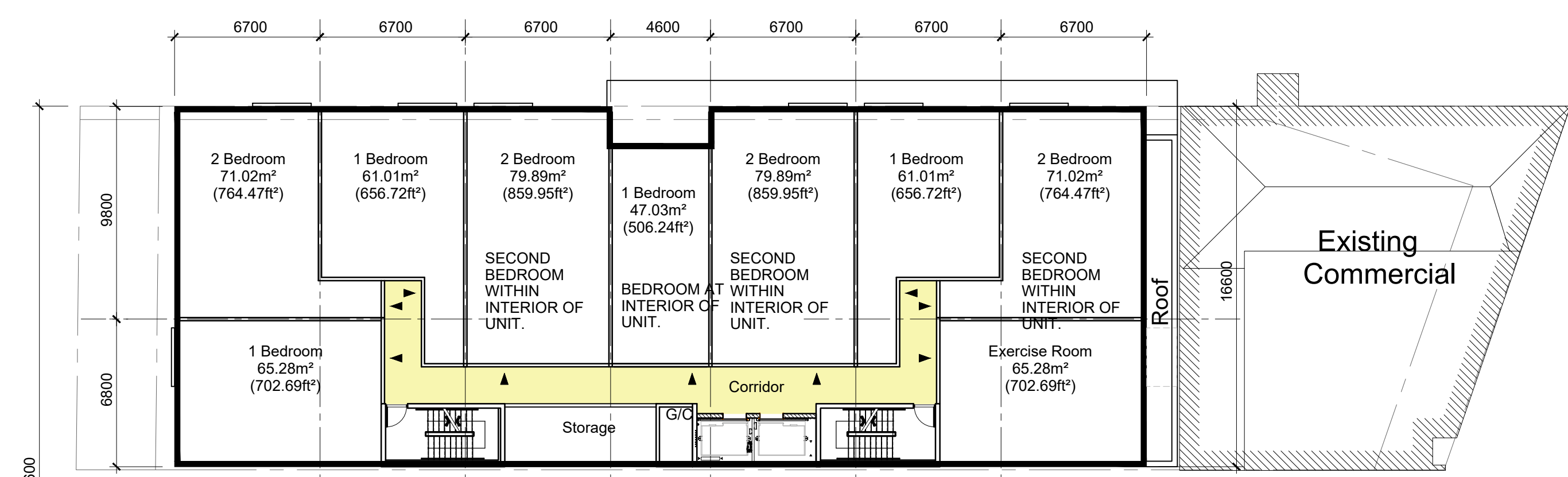


Project Name
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 Sch. H - 12 Storey Residential Tower Proposal
 London, Ontario

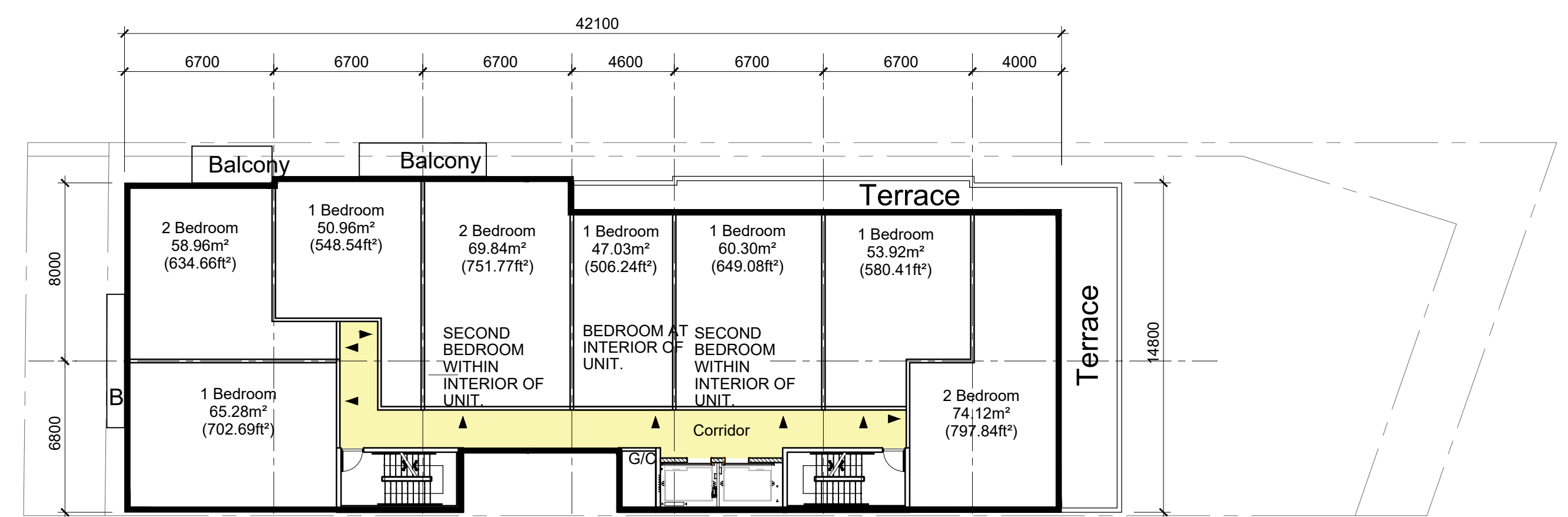
Drawing Title
 Preliminary Floor Plate Proposals

DATE:	AUG. 10, 2019
SCALE:	AS NOTED
DRAWN:	C.T.
REVIEWED:	B.K.
FILE No:	19-####A1.DWG
PROJECT No:	19-####

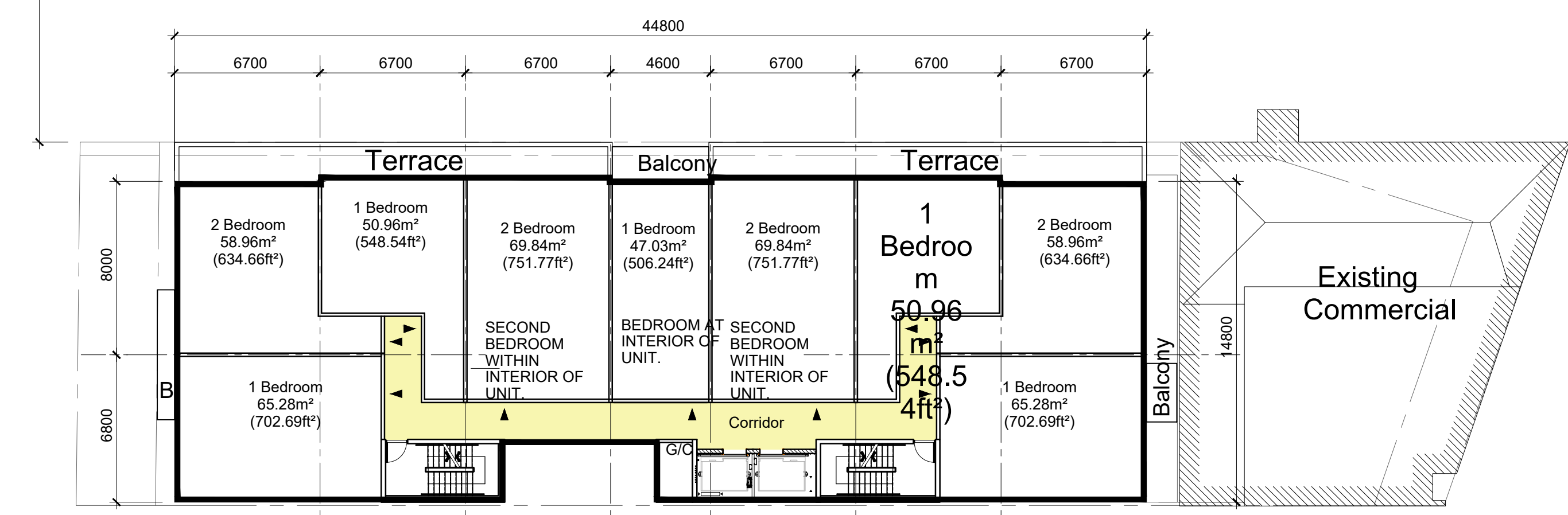
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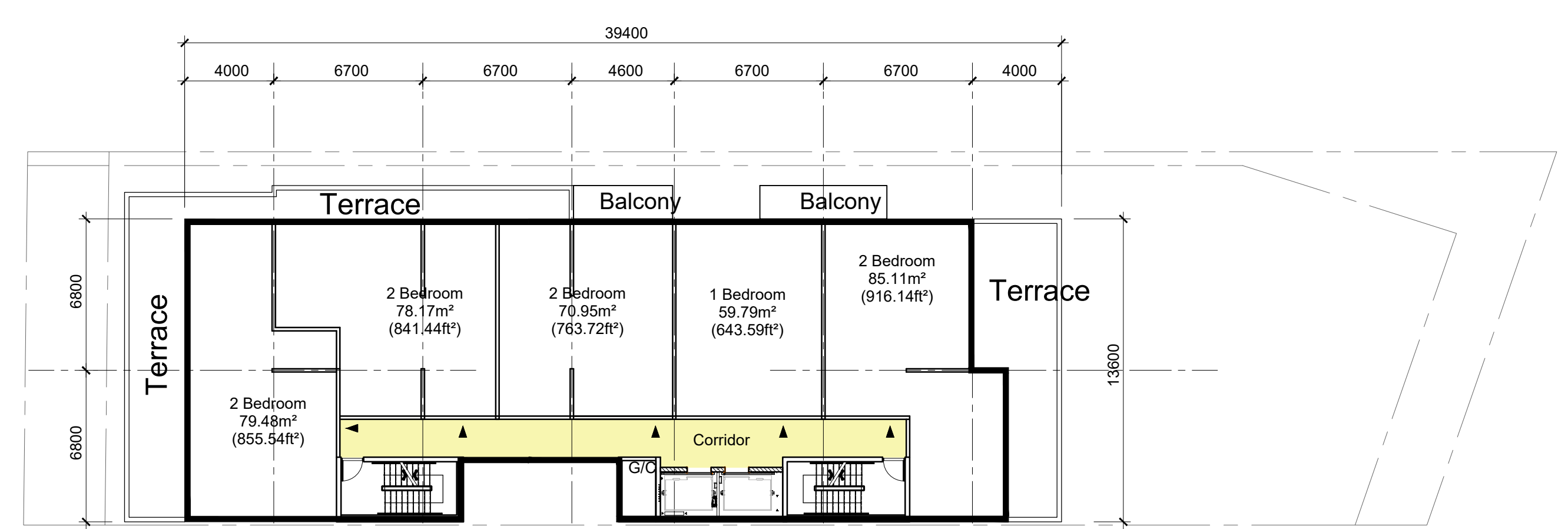
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 SCALE 1 : 200



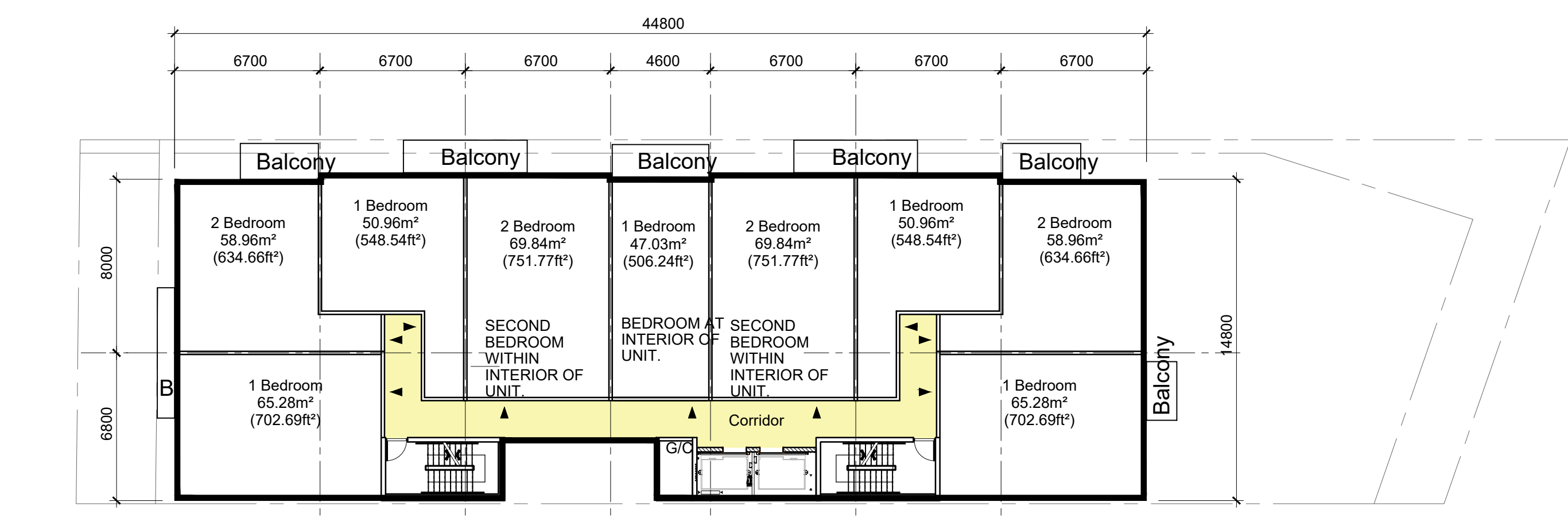
10th Floor Plan Floor Plate 582.61m² (6271.36ft²)
 SCALE 1 : 200



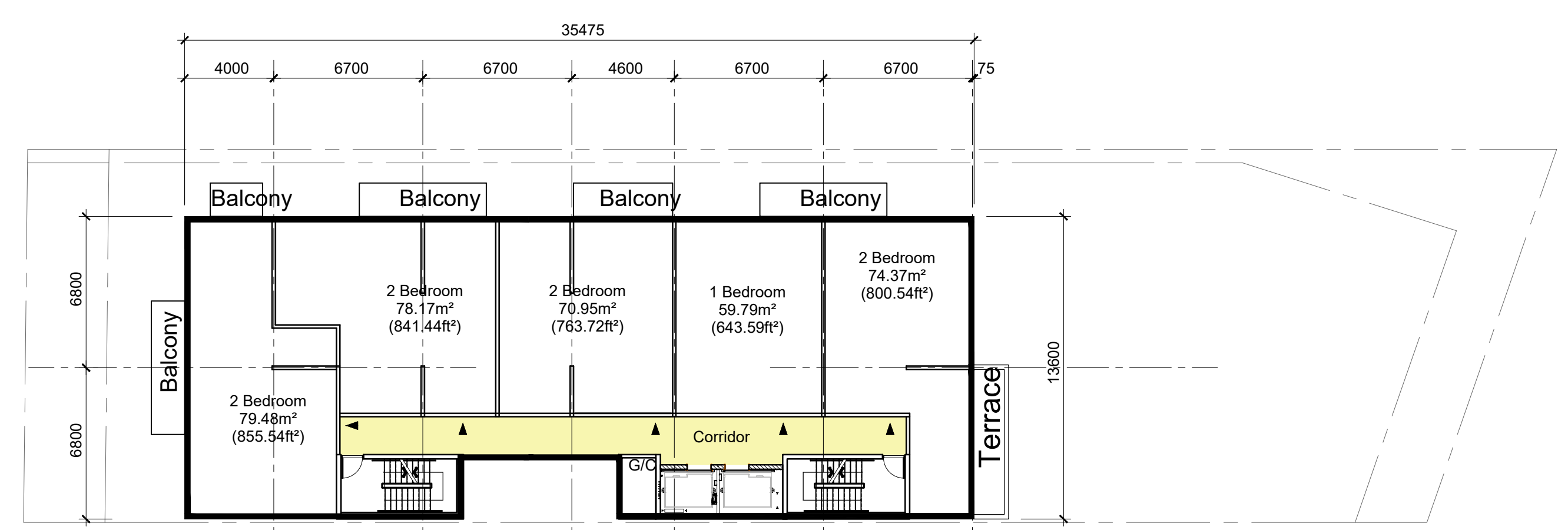
3rd Floor Plans Floor Plate 653.39m² (7033.26ft²)
 SCALE 1 : 200



11th Floor Plan Floor Plate 474.97m² (5112.70ft²)
 SCALE 1 : 200



4th - 9th Floor Plan Floor Plate 653.39m² (7033.26ft²)
 SCALE 1 : 200



12th Floor Plan Floor Plate 464.24m² (4997.20ft²)
 SCALE 1 : 200

Scheme H
 Accommodation Data:
 1 Bedrooms 46 Suites
 2 Bedrooms 43 Suites
 Total 89 Suites

APPENDIX C

Elevations

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No.	DATE	REVISION
5	AUG. 10/20	PREP. SCHEME F/8 STOREY PER CITY REQ.
6	SEPT. 5/20	REV. SCHEME F PER D.T./CITY COMMENTS
7	FEB. 15/21	ADD EXTERIOR FINISHES
8	FEB. 22/21	REVISE 2ND FLOOR COLOUR PER D.T. REVIEW
9	MAY 11/21	REV. PER CITY COMMENTS
10	SEPT. 12/21	REV. PER UDRP. WESTDELL COMMENTS
11	MAR. 18/22	REV. PER UDRP REVIEW, COMMENTS
12	JULY. 9/22	DEVELOP 12 STOREY CONCEPT

MARSH KATSIOS Architect Inc.
103-200 QUEBENS AVENUE, LONDON, ONTARIO N6A 1A3
 TEL: 519-433-0200 marsh@mkai.com FAX: 519-433-0883

R.Tomè & Associate
 R.Tomè & Associate Inc.
 51 Wimbledon Court
 London ON N6C 5C9
 t. 519.672.6622
 r_tome@bellnet.ca

Westdell Development Corp.
 782 RICHMOND ST., LONDON, ON

Project Name
 599 Richmond St., Sch. H - 12 Storey Residential Tower Proposal

London, Ontario

Drawing Title
 Preliminary North Elevation

DATE: AUG. 10, 2019
 SCALE: AS NOTED
 DRAWN: C.T.
 REVIEWED: B.K.
 FILE No: 19-####A1.DWG
 PROJECT No: 19-####

A2.1_H



North Elevation Proposal

July 9, 2022



South Elevation Proposal

July 9, 2022

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ALL WORKMANSHIP AND MATERIALS MUST CONFORM WITH O.B.C. AND C.M.H.C. STANDARDS AND BE APPROVED BY OWNER.

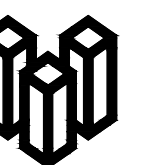
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No.	DATE	REVISION
5	AUG 10/20	PREP. SCHEME F/8 STOREY PER CITY REQ.
6	SEPT. 5/20	REV. SCHEME F PER D.T./CITY COMMENTS
7	FEB 15/21	ADD EXTERIOR FINISHES
8	FEB 22/21	REVISE 2ND FLOOR COLOUR PER D.T. REVIEW
9	MAY 11/21	REV. PER CITY COMMENTS
10	SEPT. 12/21	REV. PER UDRP. WESTDELL COMMENTS
11	MAR 18/22	REV. PER UDRP REVIEW, COMMENTS
12	JULY 9/22	DEVELOP 12 STOREY CONCEPT

MARSH KATSIOS Architect Inc.
 103-200 QUEBENS AVENUE, LONDON, ONTARIO N6A 1A3
 TEL: 519-433-2000 mkai@mkai.com FAX: 519-433-2883



R.Tomé & Associate Inc.
 51 Wimbledon Court
 London ON N6C 5C9
 t. 519.672.6622
 r_tome@bellnet.ca



Westdell
 Development Corp.

782 RICHMOND ST., LONDON, ON

Project Name
 599 Richmond St.,
 Sch. H - 12 Storey
 Residential Tower
 Proposal

London, Ontario

Drawing Title
 Preliminary
 South Elevation

DATE: AUG. 10, 2019
 SCALE: AS NOTED
 DRAWN: C.T.
 REVIEWED: B.K.
 FILE No: 19-####A1.DWG
 PROJECT No: 19-####

A2.2_H



East Elevation Proposal

July 9, 2022



West Elevation Proposal

July 9, 2022

DO NOT SCALE DRAWINGS.
 CONTRACTOR AND SUBCONTRACTORS SHALL CHECK ALL DIMENSIONS AND REPORT TO THE OWNERS ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.
 ALL WORKMANSHIP AND MATERIALS MUST CONFORM WITH O.B.C. AND C.M.H.C. STANDARDS AND BE APPROVED BY OWNER.
 THIS DRAWING IS THE PROPERTY OF THE CONSULTANT AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT.

No.	DATE	REVISION
5	AUG. 10/20	PREP. SCHEME F/8 STOREY PER CITY REQ.
6	SEPT. 5/20	REV. SCHEME F PER D.T./CITY COMMENTS
7	FEB. 15/21	ADD EXTERIOR FINISHES
8	FEB. 22/21	REVISE 2ND FLOOR COLOUR PER D.T. REVIEW
9	MAY 11/21	REV. PER CITY COMMENTS
10	SEPT. 12/21	REV. PER UDRP. WESTDELL COMMENTS
11	MAR. 18/22	REV. PER UDRP REVIEW, COMMENTS
12	JULY. 9/22	DEVELOP 12 STOREY CONCEPT

MARSH KATSIOS Architect Inc.
 103-200 QUELINS AVENUE, LONDON, ONTARIO N6A 1A3
 TEL: 519-433-2020 marsh@mkai.com FAX: 519-433-2883

R.Tomé & Associate

R.Tomé & Associate Inc.
 51 Wimbledon Court
 London ON N6C 5C9
 t. 519.672.6622
 r_tome@bellnet.ca

Westdell Development Corp.
 782 RICHMOND ST., LONDON, ON

Project Name
 599 Richmond St.,
 Sch. H - 12 Storey Residential Tower Proposal
 London, Ontario

Drawing Title
 Preliminary East & West Elevations

DATE: AUG. 10, 2019
 SCALE: AS NOTED
 DRAWN: C.T.
 REVIEWED: B.K.
 FILE No: 19-####A1.DWG
 PROJECT No: 19-####

A2.3_H

APPENDIX **D**

Pre-Application Heritage Conservation Notes

Note: Application fees have changed as of January 1, 2020. The following new/revised fees for new applications submitted after January 1, 2020 are as follows: Combined Official Plan Amendment/Zoning By-law Amendment Applications \$20,480, Official Plan Amendment Applications \$12,288, Zoning By-law Amendment Applications \$11,264, Proposal Summaries \$256 (this amount will be discounted from the fee of an associated application).



RECORD OF PRE-APPLICATION CONSULTATION

The following form is to be completed and signed off at/after the Pre-application Consultation Meeting (PACM).

Date: September 29, 2020

TO: Laverne Kirkness

FROM: Catherine Maton

RE: 599-601 Richmond Street

ATTENDEES: Michael Tomazincic, Manager – Current Planning, Development Services, City of London
Catherine Maton, Planner II – Current Planning, Development Services, City of London
Jerzy Smolarek, Urban Designer – Development Services, City of London
Laverne Kirkness – Kirkness Consulting Inc.
David Traher – Westdell Development Corp.
Lyman Meddoui – Westdell Development Corp.
Claudio Tome – R. Tome and Associates

PLANNING APPLICATION TEAM: Laura Dent, Development Services – Heritage (ldent@london.ca 519-661-2489 ext. 0267); Jerzy Smolarek, Development Services – Urban Design (jsmolare@london.ca 519-661-2489 ext. 1816); Meg Sundercock, Development Services – Site Plan (msundercock@london.ca 519-661-2489 ext. 4471); Brent Lambert, Development Services – Engineering (blambert@london.ca 519-661-2500 ext. 4956)

City staff reviewed your Proposal Summary submitted September 9, 2020 at an Internal Review Meeting on September 24, 2020. The following form summarizes a preliminary list of issues to be considered during the processing of your application. We have also identified the initial material submissions (Studies, Reports, Background or Information) that must be submitted along with the completed application form, required fees and this Record of Pre-Application Consultation Form before your application will be accepted as complete for opening and processing.

Proposed Development

- Current Designation: Main Street Commercial Corridor
- London Plan Place Type: Rapid Transit Corridor Place Type
- Current Zone: Business District Commercial Special Provision (BDC(1)) Zone
- Proposal: Zoning By-law Amendment to facilitate a severance and development of an 8-storey, 53-unit mixed-use apartment building at the rear of the site.

Major Issues Identified

- The site is designated Main Street Commercial Corridor (MSCC) in the 1989 Official Plan and is subject to specific policies for the Richmond Street Main Street Commercial Corridor.
 - Permitted uses in the MSCC designation include residential units created through the development of mixed-use buildings. Residential densities should be consistent with the densities allowed in the Multi-Family High

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- Density Residential designation, which is a maximum of 250 units per hectare in Central London (excluding bonusing). Bonusing would be required to achieve the proposed density.
- Richmond Street, between the Downtown and Oxford Street, shall develop as a mixed-use area. Mixed-use projects that include street level commercial uses appropriate to a pedestrian-oriented shopping area will be encouraged.
- This area is distinguished from the other Main Street Commercial Corridors with regard to the scale of new office and residential development that is permitted and that it acts as a gateway to the Downtown from the north.
 - The maximum permitted height of new development shall be stepped down from the Downtown boundary at Kent Street to Central Avenue and then will be allowed to increase between Mill Street and Oxford Street.
 - It is noted that the subject lands are located in the area between Kent Street and Central Avenue.
- The site is in the Rapid Transit Corridor Place Type of The London Plan in the Richmond Row Specific Segment. The Main Street policies of the Rapid Transit Corridor Place Type apply to the Richmond Row Segment – Richmond Street from Oxford Street to Kent Street.
 - Within the Richmond Row Segment, buildings will be a maximum of 12-storeys in height. Type 2 Bonus Zoning beyond this limit, up to 16-storeys, may be permitted in conformity with the Our Tools part of The London Plan.
 - Cultural heritage resources shall be conserved in conformity with the Cultural Heritage policies of The London Plan.
 - The design and building materials of new structures will be in keeping with, and supportive of, the form and character of the Main Street segment.
 - A podium base, with a substantial setback to the tower, should be used for buildings in excess of 4-storeys.
- Staff have concerns that the proposed severance would eliminate the property's frontage on the Rapid Transit Corridor and result in policy conflicts.
- The proponent is to confirm whether there are any existing easements in favour of adjacent properties.
- A canopy will only be considered within the City's right-of-way if it is retractable in order to avoid any conflicts within the right-of-way.
- Should a bonus zone be sought, the proponent will be required to clearly identify the bonusable features proposed. These details are to be provided at minimum in the Planning Justification Report required as part of the complete application.
- The proponent is encouraged to initially consult with HDC London regarding the provision of affordable housing and obtain a letter of Undertaking from HDC acknowledging this consultation. The proponent should contact Brian Turcotte (bturcotte@hdclondon.ca) to discuss further.

Urban Design:

- Provide further articulation on the north elevation of the tower in order to add interest and break up the massing of the building. This can be achieved by providing further fenestration and including brick on floors 3-5 in keeping with the design that is proposed for the second floor. Design floors 6-8 to have a different design (setback, material, and fenestration) than the lower floors in order to breakup the sheer wall, massing, and to provide for interest to the top portion of the building.
- Ensure the elevations match the site plan and floor plans, this relates specifically to the southern wall of the second storey.
- Remove any portions of the building that overhang into the City Right-of-Way in order to avoid a perpetual encroachment agreement; and
- This application is to be reviewed by the Urban Design Peer Review Panel (UDPRP), and as such, an Urban Design Brief will be required. UDPRP meetings take place on the third Wednesday of every month, once an Urban Design Brief is submitted as part of a complete application the application will be scheduled for an

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upcoming meeting and the assigned planner as well as the applicant's agent will be notified. If you have any questions relating to the UDPRP or the Urban Design Briefs please contact Wyatt Rotteau at 519.661.2500 x7545 or by email at wrotteau@london.ca.

- Along with the standard requirements of the Urban Design Brief (as outlined in the Terms of Reference), please ensure the following visuals are included to facilitate a comprehensive review by the UDPRP.
 1. A Spatial Analysis of the surrounding neighbourhood;
 2. Site Plan;
 3. Landscape Plan with a detailed streetscape plan;
 4. Section drawings to include:
 - North-south showing how the proposed building interfaces with Central Avenue;
 5. Building elevations, for all four sides of the building;
 6. 3D Renders of the proposed building, with views of the tower from Richmond Street, Central Avenue, as well as from Victoria Park;
 7. Layout of the ground floor with proposed internal uses;
 8. Plan view of the extents of the tower and all proposed step backs, including with measurements;
 9. Wind study
 10. Shadow Study

Site Plan:

- The applicant will need to complete Site Plan Consultation prior to applying for a ZBA and consent.
 - In order to produce a zoning referral record for the consent, the submission must include a complete zoning data table for both the severed and retained parcels including the GFA for both residential and non-residential uses and a dimensioned site plan showing the proposed property boundaries.
- The right-of-way noted on the site plan does not appear to be City-owned and may be a private easement. The applicant should confirm in order to accurately determine the lot area for density and coverage calculations.
- A clean copy of the elevations showing all dimensions should be provided at Site Plan Consultation.
- Long-term bicycle parking should be shown internal to the building.
- The internal parking arrangement could present sightline issues for vehicles backing out of spaces.

Landscape Architecture:

- There are three recently planted street trees which require consent from Forestry Operations for their removal.

Parks:

- Cash-in-lieu of parkland required at Site Plan.

Heritage:

- 599-601 Street is a LISTED property on the City's *Register (Inventory of Heritage Resources)*.
- *The London Plan (Policy 586)* states that development and site alteration to properties LISTED on the *Register* has to be evaluated to demonstrate that the heritage attributes of the heritage designated properties or properties LISTED on the Register will be conserved.
- This evaluation process should take the form of an Heritage Impact Assessment (HIA) based the Ministry's InfoSheet #5. Note that this evaluation should clearly articulate the cultural heritage value or interest and *heritage attributes* of the heritage resource at 599-601; 559/ Richmond St and 205 Central Ave.
- Note that this property is not a protected heritage property, but is LISTED and may possess heritage significance. As per InfoSheet #5, the property should be

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evaluated and statements of cultural heritage value or interest and heritage attributes should be developed as part of the HIA.

- The proposal appears to include the demolition of the building(s) at the addresses 205 Central Avenue and 599 Richmond Street. Demolition of properties on the City's *Register* requires consultation with the London Advisory Committee on Heritage (LACH) and Council approval.

Sewers Engineering:

- The proposed populations exceed the allocated as per Replacement program drawing for Central Ave. Prior to this zoning amendment moving forward, the applicant shall have his consulting engineer provide sanitary servicing report to demonstrate the outlet, building height, the maximum population and flow will be generated by the proposed site.

Water:

- Water is available via the 200mm PVC watermain on Central Avenue.
- A water servicing brief addressing domestic demands, fire flows, and water quality will be required.
- The report shall also include a section indicating the proposed ownership of the development (one owner or multiple owners).
- Water servicing shall be configured in a way to avoid the creation of a regulated drinking water system.
- Additional comments will be provided during site plan consultation/application.

Stormwater:

- As per as constructed plan# 14993 & 16814, the site (at C=0.90) is tributary to the existing 300mm and 450mm storm sewers on Central Avenue.
- As per the Drainage By-law, the consultant would be required to provide for a storm pdc ensuring existing peak flows from the 2 through 100 year return period storms are maintained pre to post development with any increase in flow being managed onsite. The servicing report should also confirm capacity in the existing sewers.
- As per the City of London's Design Requirements for Permanent Private Systems, the proposed application falls within the Central Subwatershed (case 4), therefore the following design criteria should be implemented:
 - the flow from the site must be discharged at a rate equal to or less than the existing condition flow;
 - the discharge flow from the site must not exceed the capacity of the stormwater conveyance system;
 - the design must account the sites unique discharge conditions (velocities and fluvial geomorphological requirements);
 - "normal" level water quality is required as per the MOE guidelines and/or as per the EIS field information; and
 - shall comply with riparian right (common) law.
 - The consultant shall update the servicing report and drawings to provide calculations, recommendations and details to address these requirements.
- The subject lands are located within a subwatershed without established targets. City of London Standards require the Owner to provide a Storm/Drainage Servicing Report demonstrating compliance with SWM criteria and environmental targets identified in the Design Specifications & Requirements Manual. This may include but not be limited to, quantity control, quality control (70% TSS), erosion, stream morphology, etc.
- The Developer shall be required to provide a Storm/drainage Servicing Report demonstrating that the proper SWM practices will be applied to ensure the maximum permissible storm run-off discharge from the subject site will not exceed the peak discharge of storm run-off under pre-development conditions up to and including 100-year storm events.

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- The Owner agrees to promote the implementation of SWM Best Management Practices (BMP's) within the plan, including Low Impact Development (LID) where possible, to the satisfaction of the City Engineer. It shall include water balance.
- The owner is required to provide a lot grading plan for stormwater flows and major overland flows on site and ensure that stormwater flows are self-contained on site, up to the 100 year event and safely conveys up to the 250 year storm event, all to be designed by a Professional Engineer for review.
- The Owner shall allow for conveyance of overland flows from external drainage areas that naturally drain by topography through the subject lands.
- Stormwater run-off from the subject lands shall not cause any adverse effects to adjacent or downstream lands.
- An erosion/sediment control plan that will identify all erosion and sediment control measures for the subject site and that will be in accordance with City of London and MECP (formerly MOECC) standards and requirements, all to the specification and satisfaction of the City Engineer. This plan is to include measures to be used during all phases of construction. These measures shall be identified in the Storm/Drainage Servicing Report.
- Additional SWM related comments will be provided upon future review of this site.

Studies, Reports, Background or Information to be completed and submitted with the application form

- Zoning By-law Amendment application and fee
- Planning Justification Report (including specific details on the proposed bonusable features)
- Urban Design Brief (including all items identified in Urban Design comments)
- Zoning Data Sheet
- Site Concept Plan, Renderings, and Elevations
- Heritage Impact Assessment
- Record of Site Plan Consultation
- Parking Study
- Sanitary Servicing Report
- Image for Use on Sign and Webpage
- Electronic copies of all supporting background information (USB)

PRE-APPLICATION CONSULTATION HAS OCCURRED

YES NO

PLANNER: _____

PROPONENT: _____

DATE: September 29, 2020

Disclaimer

The pre-application consultation process is intended to identify issues early in the process and to identify the reports, studies and information required to be submitted as part of a complete application. A complete application enables Council to make informed decisions within a reasonable period of time and ensures that the public and other stakeholders have access to the relevant information early in the process. While every effort has been made to identify information needs at this stage, additional issues and/or information needs may be identified through the application review process and may be requested at that time. Should a formal submission of an application not materialize within 9 months, a subsequent Pre-Application Consultation Meeting (PACM) will be required.

Council adopted *The London Plan*, the City's new Official Plan for the City, on June 23, 2016. It is not yet in force and effect, but should it come into force and effect before you

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submit your complete application, City staff may identify additional complete application requirements at the time of application submission in order to comply with *The London Plan* policies.

APPENDIX **E**

Curriculum Vitae



EDUCATION

2006

Masters of Arts (Planning)
University of Waterloo

1998

Bachelor of Environmental Studies
University of Waterloo

1998

Bachelor of Arts (Art History)
University of Saskatchewan

CONTACT

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

CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

Dan Currie, a Partner and Managing Director of MHBC's Cultural Heritage Division, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997. Dan provides a variety of planning services for public and private sector clients including a wide range of cultural heritage policy and planning work including strategic planning, heritage policy, heritage conservation district studies and plans, heritage master plans, cultural heritage evaluations, heritage impact assessments and cultural heritage landscape studies.

PROFESSIONAL ASSOCIATIONS

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

SELECTED PROJECT EXPERIENCE

Heritage Conservation District Studies and Plans

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

Heritage Master Plans and Management Plans

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

CURRICULUMVITAE

Dan Currie, MA, MCIP, RPP, CAHP

Cultural Heritage Evaluations

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

Heritage Impact Assessments

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

Heritage Assessments for Infrastructure Projects and Environmental Assessments

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

Conservation Plans

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

CONTACT

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

CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

Tribunal Hearings:

Redevelopment of 217 King Street, Waterloo (OLT)
Redevelopment of 12 Pearl Street, Burlington (OLT)
Designation of 30 Ontario Street, St Catharines (CRB)
Designation of 27 Prideaux Street, Niagara on the Lake (CRB)
Redevelopment of Langmaids Island, Lake of Bays (LPAT)
Port Credit Heritage Conservation District (LPAT)
Demolition 174 St Paul Street (Collingwood Heritage District) (LPAT)
Brooklyn and College Hill HCD Plan (OMB)
Rondeau HCD Plan (LPAT)
Designation of 108 Moore Street, Bradford (CRB)
Redevelopment of property at 64 Grand Ave, Cambridge (LPAT)
Youngblood subdivision, Elora (LPAT)
Downtown Meaford HCD Plan (OMB)
Designation of St Johns Church, Norwich (CRB - underway)

LAND USE PLANNING

Provide consulting services for municipal and private sector clients for:

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

CONTACT

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



EDUCATION

2011

Higher Education Diploma

Cultural Development/ Gaelic Studies

Sabhal Mòr Ostaig, University of the Highlands and Islands

2012

Bachelor of Arts

Joint Advanced Major in Celtic Studies and Anthropology

Saint Francis Xavier University

2014

Master of Arts

World Heritage and Cultural Projects for Development

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

www.linkedin.com/in/rachelredshaw

CONTACT

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

CURRICULUM VITAE

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

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

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

PROFESSIONAL ASSOCIATIONS

Professional Member, Canadian Association of Heritage Professionals (CAHP)

PROFESSIONAL HISTORY

2022 - Present Senior Heritage Planner,
MacNaughton Hermsen Britton Clarkson Planning Limited

2018 - 2022 Heritage Planner,
MacNaughton Hermsen Britton Clarkson Planning Limited

2018 Building Permit Coordinator, (Contract)
Township of Wellesley

2018 Building Permit Coordinator (Contract)



CURRICULUM VITAE

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

RSM Building Consultants

- 2017 Deputy Clerk,
Township of North Dumfries
- 2015-2016 Building/ Planning Clerk
Township of North Dumfries
- 2009-2014 Historical Researcher & Planner
Township of North Dumfries
- 2012 Translator, Archives of Ontario
- 2012 Cultural Heritage Events Facilitator (Reminiscence Journey) and
Executive Assistant, Waterloo Region Plowing Match and Rural
Expo
- 2011 Curatorial Research Assistant
Highland Village Museum/ Baile nan Gàidheal

PROFESSIONAL/COMMUNITY ASSOCIATIONS

- 2022-Present Professional Member, Canadian Association of Heritage
Professionals
- 2017-2020 Member, AMCTO
- 2018-2019 Member of Publications Committee, Waterloo Historical Society
- 2018 Member, Architectural Conservancy of Ontario- Cambridge
- 2018 - 2019 Secretary, Toronto Gaelic Society
- 2012 -2017 Member (Former Co-Chair & Co-Founder), North Dumfries
Historical Preservation Society
- 2011 - 2014 Member, North Dumfries Municipal Heritage Committee
- 2013 Greenfield Heritage Conservation District, Sub-committee,
Doors Open Waterloo Region
- 2012 Volunteer Historical Interpreter, Doon Heritage Village, Ken
Seiling Waterloo Region Museum
- 2008-2012 Member, Celtic Collections, Angus L. Macdonald Library
- 2012-2013 Member (Public Relations), Mill Race Folk Society

CONTACT

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



CURRICULUM VITAE

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

- 2011 Member, University of Waterloo Sub-steering Committee for HCD Study, Village of Ayr, North Dumfries
- 2010-2011 Member (volunteer archivist), Antigonish Heritage Museum

AWARDS / PUBLICATIONS / RECOGNITION

- 2019 Waterloo Historical Society Publication, *Old Shaw: The Story of a Kindly Waterloo County Roamer*
- 2014 Master's Dissertation, *The Rise of the City: Social Business Incubation in the City of Hamilton*
- 2014 Lecture, *A Scot's Nirvana*, Homer Watson House and Gallery
- 2013 Lecture, *The Virtual Voice of the Past: The Use of Online Oral Accounts for a Holistic Understanding of History*, University of Guelph Spring Colloquium
- 2012-2013 Gaelic Events Facilitator, University of Guelph
- 2012-2015 Intermediate Gaelic Facilitator, St. Michael's College, University of Toronto
- 2012 *Nach eil ann tuilleadh: An Nòs Ùr aig nan Gàidheal* (BA Thesis)
Thesis written in Scottish Gaelic evaluating disappearing Gaelic rites of passage in Nova Scotia.
- 2012 Waterloo Historical Society Publication, *Harvesting Bees and Feasting Tables: Fit for the Men, Women and Children of Dickie Settlement and Area, Township of North Dumfries*
- 2007-2012 25 historical publications in the Ayr News (access to some articles <http://ayrnews.ca/recent>)

PROFESSIONAL DEVELOPMENT COURSES

- 2021 Certificate for Indigenous Relations Training Program with University of Calgary
- 2020 Condo Director Training Certificate (CAO)
- 2018 Building Officials and the Law (OBOA Course)
- 2017-2018 AMCTO Training (MAP 1)
- 2017 AODA Training

CONTACT

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



CURRICULUM VITAE

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

2010

Irish Archaeological Field School Certificate

COMPUTER SKILLS

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

SELECT PROJECT EXPERIENCE 2018-2022

CULTURAL HERITAGE IMPACT ASSESSMENTS

- Promenade at Clifton Hill, Niagara Falls (Niagara Parks Commission)
- 16-20 Queen Street North, Kitchener (Former Economical Insurance Building)
- Peterborough Lift Lock and Trent-Severn Waterway (TSW), National Historic Sites, Development for 380 Armour Road, City of Peterborough
- Middlesex County Court House, National Historic Site, for development at 50 King Street
- McDougall Cottage and National Historic Site, for development at 93 Grand Avenue South, City of Kitchener
- City of Waterloo Former Post Office, Development for 35-41 King Street North, City of Waterloo, Phase II
- Consumers' Gas Station B, Development for 450 Eastern Avenue, City of Toronto
- 82 Weber Street and 87 Scott Street, City of Kitchener
- 39 Wellington Street West, City of Brampton

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Kitchener, ON N2B 3X9
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F 519 576 0121
redshaw@mhbcpplan.com
www.mhbcpplan.com



CURRICULUM VITAE

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

- 543 Ridout Street North, City of London
- 34 Manley Street, Village of Ayr, Township of North Dumfries
- Quinte's Isle Campark, 558 Welbanks Road, Prince Edward County (OLT)
- 174 St. Paul Street, Town of Collingwood (OLT)
- 45 Duke Street, City of Kitchener
- 383-385 Pearl Street, City of Burlington
- St. Patrick's Catholic Elementary School, (SPCES), 20 East Avenue South, City of Hamilton
- 250 Allendale Road, City of Cambridge
- 249 Clarence Street, City of Vaughan

Specific for Relocation of Heritage Buildings

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

CULTURAL HERITAGE SCREENING REPORT

Kelso Conservation Area, Halton County
5th Side Road, County Road 53, Simcoe County
Waterdown Trunk Watermain Twinning Project, City of Hamilton

CULTURAL HERITAGE EVALUATION REPORTS

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

CONSERVATION PLANS

- City of Waterloo Former Post Office, 35-41 King Street North, City of Waterloo
- 82 Weber Street East, City of Kitchener
- 87 Scott Street, City of Kitchener
- 107 Young Street, City of Kitchener

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Kitchener, ON N2B 3X9
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F 519 576 0121
redshaw@mhbcpplan.com
www.mhbcpplan.com



CURRICULUM VITAE

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

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

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

- 16-20 Queen Street North, Kitchener (included Stabilization, Demolition and Risk Management Plan)
- 12 & 54 Margaret Avenue, City of Kitchener
- 45 Duke Street, City of Kitchener
- 82 Weber Street West and 87 Scott Street, City of Kitchener
- 660 Sunningdale Road, London

DOCUMENTATION AND SALVAGE REPORTS

- 16-20 Queen Street North, City of Kitchener
- 57 Lakeport Road City of St. Catharines
- Gaslight District, 64 Grand Avenue South, City of Cambridge
- 242-262 Queen Street South, City of Kitchener
- 721 Franklin Boulevard, City of Cambridge

HERITAGE PERMIT APPLICATIONS

- 16-20 Queen Street North, Kitchener
- 50 King Street, London
- 35-41 King Street North, City of Waterloo (Old Post Office), Phase II (alteration to building with a municipal heritage easement, Section 37, OHA)
- 50-56 Weber Street West & 107 Young Street, City of Kitchener (demolition and new construction within HCD)
- 30-40 Margaret Avenue, City of Kitchener (new construction within HCD)
- 249 Clarence Street, City of Vaughan (alteration within HCD)
- 174 St. Paul Street, Town of Collingwood (demolition within HCD)

HERITAGE CONSERVATION DISTRICTS/ MASTER PLANS/ HERITAGE CHARACTER STUDY

- Elgin, Central and Memorial Neighbourhoods, Municipality of Clarington
- Stouffville Heritage Conservation District Study (Project Lead 2021-2022)
- Town of Aurora Heritage Register Update

CONTACT

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

CURRICULUM VITAE

Robyn McIntyre, BES

EDUCATION

2022

Bachelor of Environmental Studies
 Honours Planning (Co-op)
 University of Waterloo
 Specialization: Land Development
 Specialization: Urban Design

Robyn McIntyre formally joined MHBC as a Planner in 2022. Before joining the MHBC team, Robyn completed co-op placements with the Town of Bracebridge (2019), Borden Ladner Gervais LLP (2020), the County of Bruce (2020), and MHBC's Kitchener office (2021). Through these placements, Robyn focused on land development, municipal planning, tribunal hearings, and heritage planning.

At MHBC, Robyn works with both private and public sector clients on a variety of project. She completes research & compiles due diligence reports, reviews & applies policy, writes planning justification reports/urban design briefs, and prepares development applications among other responsibilities. Additionally, Robyn has experience preparing appeal documents for the Local Planning Appeal Tribunal (now Ontario Land Tribunal) and the Toronto Local Appeal Body.

Robyn is working towards becoming a full member of the Ontario Professional Planners Institute (OPPI) and Canadian Institute of Planners (CIP). She is currently completing her candidacy for her Registered Professional Planner Designation in Ontario.

PROFESSIONAL HISTORY

- 2022 – Present Planner
 MacNaughton Hermsen Britton Clarkson Planning Ltd.
- 2021 – 2022 Student Planner (Co-op)
 MacNaughton Hermsen Britton Clarkson Planning Ltd
- 2020 – 2020 Planning Student (Co-op)
 The Corporation of the County of Bruce
- 2020 - 2020 Student Planner (Co-op)
 Borden Ladner Gervais LLP
- 2018 - 2019 Planning Student (Co-op)
 The Corporation of the Town of Bracebridge

CONTACT

540 Bingham Centre Drive,
 Suite 200
 Kitchener, ON N2B 3X9
 T 519 576 3650 x737
 F 519 576 0121
 smirtitsch@mhbcplan.com
 www.mhbcplan.com

CURRICULUM **VITAE**

Robyn McIntyre, BES

SELECTED PROJECT EXPERIENCE

Research, analysis, and preparation of submission materials (reports, studies, applications, etc.) for municipal land development projects.

Receive, process, and make recommendations on municipal land development applications while supporting municipal clients.

Field work, research, and report preparation for various heritage projects (Cultural Heritage Evaluation Reports, Heritage Impact Assessments, and Heritage Conservation District Studies) under Parts IV and V of the *Ontario Heritage Act*.

Submission and receipt of development applications under the Planning Act (Minor Variances, Zoning Bylaw Amendments, Consents, Official Plan Amendments, Plans of Subdivision, Plans of Condominium).

Organization of Case Management Conferences and preparation of appeal package documents (notices, affidavits, reports, applications, and forms) for appeals at the Local Planning Appeal Tribunal and Toronto Local Appeal Body.

PROFESSIONAL DEVELOPMENT

Candidate for Registered Professional Planner Designation.

Plain Language Seminar, Ontario Professional Planners Institute, November 2020.

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Kitchener, ON N2B 3X9
T 519 576 3650 x737
F 519 576 0121
smirtitsch@mhbcplan.com
www.mhbcplan.com



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A R C H I T E C T U R E

Appendix D – Statement of Cultural Heritage Value or Interest

599-601 Richmond Street

Legal Description: LT 3 S CENTRAL AV & W RICHMOND ST PLAN 167 (W), PTS 1, 2, 4 & 5 33R4497; S/T & T/W 722752 LONDON

PIN: 08263-0113

Description of Property

The property at 599-601 Richmond Street is located on Part of Lot 3, on Plan 167. The property is located at the southwest corner of Richmond Street and Central Avenue within the North Talbot area. The building at 599 Richmond Streets consists of a two-storey commercial form building including a storefront on the ground floor and residential upper façade with a flat roof. The building at 601 Richmond Street also consists of a two-storey commercial form building with a storefront on the ground floor and a commercial upper façade, with a hipped roof. Both building are clad with painted brick veneer.

Statement of Cultural Heritage Value or Interest

The property at 599-601 Richmond Street meets three of the nine criteria for determining cultural heritage value or interest under Ontario Regulation 9/06 of the *Ontario Heritage Act*, and displays Design and Physical Value, and Contextual Value.

Criterion 1

Constructed c.1880, the building at 599 Richmond Street displays design value and physical value as a representative example of the commercial Italianate architectural style popular in the Victorian era. The two-storey building includes common characteristics of the style including the flat roof with overhanging eave, corbels and brackets along the cornice, windows openings on the east (front) façade, and the storefront details.

Constructed, c.1872, the building at 601 Richmond Street displays design and physical value as a representative example of the commercial Italianate style popular in the Victorian era. The two-storey building includes common characteristics of the style including the overhanging eaves, decorative brick window surrounds, cornice details of the recessed storefront entryway, arched windows on the sides of the north entry vestibule, and panelled door, and door surrounds on the north entry vestibule.

Criterion 7

The building at 599 Richmond Street has contextual value as it is important in maintaining the commercial character of Richmond Street. As one of several Victorian commercial buildings remaining on Richmond Street, the building is important in defining and maintaining the character.

The building at 601 Richmond Street has contextual value as it is important in maintaining the commercial character of Richmond Street. As one of several Victorian commercial building remaining on Richmond Street, the building is important in defining and maintaining the character.

Criterion 8

The building at 599 Richmond Street has contextual value as it is physically linked to 601 Richmond Street, also a Victorian commercial building. Further, the building is functionally linked to its surroundings as it relates to the commercial streetscape on Richmond Street and is visually linked to the corner properties at the intersection of Richmond Street and Central Avenue. Lastly, the building is historically linked to its surroundings as it relates to the surrounding Victorian commercial building, and adjacency to Victoria Park, a former military reserve at the time of the buildings construction.

The building at 601 Richmond Street has contextual value as it is physically linked to 599 Richmond Street, also a Victorian commercial building. The building is functionally linked to its surroundings as a commercial building along Richmond Street and is

visually linked as a gateway between Richmond Street and Central Avenue. The building is also historically linked to its surroundings as Central Avenue (previously Lichfield Street) was originally laid out directly eastward to Blackfriar's Bridge. Further, the building was used as a hotel between approximately 1884-1891 which historically suited its context with neighbouring hotels such as the hotel owned by Thomas Morkin at 587 Richmond Street and the "Western Hotel", formerly at 463 Richmond Street.

Heritage Attributes

The heritage attributes that contribute to the Design Value and Physical Value of the property include:

599 Richmond Street

- The form, scale, and mass of the two-storey commercial form building;
- Painted brick veneer exterior on the east façade of the building;
- Commercial storefront including;
 - Decorative panels with reliefs and trims;
 - Pilasters
 - Recessed entryway
 - Large fixed windows
- Symmetrical row of six arched window openings and stone sills on the second storey of the east façade;
- Cornice details including:
 - Large corbels on each end of the cornice;
 - Smaller band of corbels spanning the entirety of the east cornice.

601 Richmond Street

- The form, scale, and mass of the two-storey commercial form building;
- Painted brick veneer exterior on the east and north facades of the building;
- Commercial storefront including:
 - Decorative panels with reliefs and trims;
 - Recessed corner entryway that faces the intersection of Richmond Street and Central Avenue;
 - Large fixed windows;
 - Projecting cornice with dentil details, supported by column;
- Pair of second storey window openings, and painted decorative brick surrounds on the east façade;
- Row of second storey window openings, and painted decorative brick surrounds on the north façade;
- Projecting enclosed entry vestibule on the north façade including;
 - Decorative panel door;
 - Decorative wood door surrounds;
 - Arched windows on the east and west sides of the entry vestibule;

The heritage attributes that contribute to the Contextual Value of the property include:

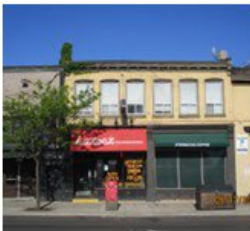
599 Richmond Street

- Location adjacent to 601 Richmond Street;
- Location on Richmond Street.

601 Richmond Street

- Location adjacent to 599 Richmond Street;
- Location on the southwest corner of Richmond Street and Central Avenue.

Appendix E – Heritage Attributes – 599 Richmond Street



1. The form, scale, and mass of the two-storey commercial form building.



2. Painted brick veneer exterior on the east façade of the building.



3. Commercial storefront including a) decorative panels with reliefs and trims, b) pilasters, c) recessed entryway, and d) large fixed windows.



4. Symmetrical row of six arched window openings and stone sills on the second storey of the east façade.



5. Cornice details including a) large corbels on each end of the cornice, and b) smaller band of corbels spanning the entirety of the east cornice.

Note: Not every heritage attribute indicated above; image is considered indicative of heritage attributes

Appendix F – Heritage Attributes – 601 Richmond Street



1. The form, scale, and mass of the two-storey commercial form building.



2. Painted brick veneer exterior on the east and north façades of the building.



3. Commercial storefront including a) decorative panels with reliefs and trims, b) recessed corner entry that faces Richmond Street and Central Avenue, c) large fixed windows, and d) projecting cornice with dentil details, supported by column.



4. Row of second storey window openings, and painted brick surrounds on the east façade.



5. Projecting enclosed entry vestibule on the north façade including a) decorative panel door, b) decorative wood door surrounds, and c) arched window on the east and west sides of the entry vestibule.

Note: Not every heritage attribute indicated above; image is considered indicative of heritage attributes

Hello and good morning

I am a former London Major baseball player -1966 to 1985.

London's Senior A Intercounty Baseball League team has played at Labatt Memorial Park since 1925 and in 2024 the London Majors will celebrate their 100th season at Labatt Memorial Park.

Presently I am the Chairman of the London Majors, Alumni Association and have been since it was formed in 2017.

In 2017 or 2018 the London Majors, Alumni Association approached the LACH Committee and asked the committee to consider putting up two plaques at Labatt Memorial Park to recognize the accomplishments of the 1948 London Majors team.

The committee agreed to go have the plaques made and erected at Labatt Memorial Park.

The London Majors, Alumni Association designed the plaques, chose the color of the plaques and researched where to have the plaques made. When the plaques arrived at Labatt Memorial Park everyone was in awe of the design, the color and the quality of the 1948 plaques.

My request is to - design and erect plaques for all of the London teams that won ' Senior A ' Intercounty Baseball League, Championships - there would be 13 more plaques to erect .

London joined the Senior A IBL in 1925 and won championships in the following years .

1925 - London Braves , 1936 -London Winery, 1937 - London Silverwoods ,

1943- London Army , 1944 - London Majors, 1945- London Majors,

1947- London Majors, 1948- London Majors, 1951- London Majors,

1956 - London Majors , 1969 -London Pontiacs , 1975 London Majors ,

2021 - London Majors , 2022 - London Majors.

The 1948 plaques were paid for by the City of London and Robin Armistead is the person that the London Majors, Alumni Association worked with to get this project completed.

There are several options to consider in regards to paying for the plaques if the CITY of LONDON is in favor of having the plaques made and erected at Labatt Memorial Park and they are

- {1} If the City of London is in favor of this project and decides to pay for the plaques.
- {2} The London Majors, Alumni Association would be willing to help with the cost.
- {3} The present day owners of the London Majors, Baseball Club might want to help with the cost.

LABATT MEMORIAL PARK will be 150 years old in 2026 and the London's Senior 'A' Intercounty Baseball League teams have played at the park for 100 years in 2024.

I'm not sure if I can participate on ZOOM and thats because I'm not familiar with it and how it works.

Thank you for your time and consideration

Barry Boughner

Heritage Planners' Report to CACP: June 14, 2023

1. Heritage Alteration Permits processed under Delegated Authority By-law:
 - a) 29 Elmwood Avenue East (WV-OS HCD) – Replacement of 5 windows
 - b) 312 Grosvenor Street (BH HCD) – Porch floor, rail/guard, skirting, gable siding replacement
 - c) 89 King Street (DT HCD) – New backlit channel letter signage
 - d) 473 Colborne Street (WW HCD) – Amendment – Porch Replacement and garage removal
 - e) 227 Wharncliffe Road North (B/P HCD) - Roof stabilization and masonry repairs
 - f) 6 Napier Street (B/P HCD) – Amendment – Removal of gable on garage plans
 - g) 332 St James Street (BH HCD) – Replacement of porch decking
 - h) 41 Cathcart Street (WV-OS HCD) – Amendment – Change to window opening
 - i) 545 Ontario Street (OE HCD) – Removal of shed and construction of new garage
 - j) 100-200 Queens Avenue (DT HCD) – Installation of overhead safety door
2. ACO London Doorway Book
 - a) *London Doorways: An Expanded Study of Tripled-Arch Doorways*
 - b) On sale now: <https://londondoorways.ca/>
3. Victoria Bridge Update
 - a) New arches to be lifted June, 2023
4. Blackfriars Bridge – Long Term Use
 - a) Public Participation Meeting June 13, 2023
5. John Clark House – 1903 Avalon Street
 - a) Heritage Designation and Historic Sites Committee Plaque Unveiling June 3, 2023

Upcoming Heritage Events

- Ontario Heritage Conference
 - June 15-17, 2023 – <https://ontarioheritageconference.ca/>
- 47th Annual Geranium Tours Heritage House Tour
 - Sunday June 18, 2023, 12:00pm – 5:00pm, Lord Roberts Public School, 440 Princess Avenue, London, Ontario
 - <https://acolondon.ca/events/2020/6/7/47th-annual-geranium-heritage-house-tour>
- Doors Open in Ontario
 - In-person Doors Open events have started in Ontario:
<https://www.doorsopenontario.on.ca/>
London – September 16-17, 2023