

Heritage Impact Assessment

*Proposed University Drive
Student Residence*

1151 Richmond Street (Medway
Hall and University Gates East) &
1163 Richmond Street (BMO Bank
Building)
London, Ontario

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Prepared for:
University of Western Ontario

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

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Glossary of Abbreviations

CHVI	<i>Cultural Heritage Value or Interest</i>
HIA	<i>Heritage Impact Assessment</i>
HCD	<i>Heritage Conservation District</i>
MHBC	<i>MacNaughton Hermsen Britton Clarkson Planning Limited</i>
MCM	<i>Ministry of Citizenship and Multiculturalism</i>
OHA	<i>Ontario Heritage Act</i>
OHTK	<i>Ontario Heritage Toolkit</i>
O-REG 9/06	<i>Ontario Regulation 9/06 for Determining Cultural Heritage Value or Interest</i>
PPS 2020	<i>Provincial Policy Statement (2020)</i>
S&Gs	<i>Standards and Guidelines for the Conservation of Historic Places in Canada</i>

Acknowledgement of Indigenous Communities

This Heritage Impact Assessment acknowledges that the subject property is located at 1151 & 1163 Richmond Street, City of London, Ontario which is situated within the traditional territory of the Anishinaabek, Haudenosaunee, Lūnaapéewak and Attawandaron peoples on lands that relate to the London Township and Sombra Treaties of 1796 and the dish with One Spoon Covenant Wampum (Western University).

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

Other Acknowledgements

This Heritage Impact Assessment also acknowledges the Western Libraries- Archives and Special Collections and the Bank of Montreal Archives for providing relevant information.

Executive Summary

MHBC Planning, Urban Design and Landscape Architecture (“MHBC”) was retained in August 2023 by the by Architects Tillmann Ruth Robinson to undertake a Heritage Impact Assessment (“HIA”) for the proposed redevelopment located on 1151 & 1163 Richmond Street, City of London, Ontario. The proposed redevelopment includes the removal of the existing building (Former BMO Bank of Montreal Building) located at 1163 Richmond Street, and the construction of an eight-storey student residence building within Western University’s East Campus at the north-west corner of University Drive and Richmond Street (the “Project Site”). The Project Site is currently vacant and is adjacent to an existing student residence (Elgin Hall) to the west.

This HIA evaluated and assessed Medway Hall and the University Gates (East) as required by the Campus Lands in the Western’s Campus Wide Master Site Plan and Development Agreement. The report also evaluated the property located at 1163 Richmond Street which is included in the Subject Lands. The Subject Lands are adjacent to several listed (non-designated) properties on the *City of London’s Register of Cultural Heritage Resources* (2022). The City of London (the “City”) scoped the adjacent properties required for evaluation and assessment to the following:

- 1137 Richmond Street
- 1140 Richmond Street
- 1142 Richmond Street
- 1144 Richmond Street
- 1148 Richmond Street
- 1150 Richmond Street
- 1156 Richmond Street
- 1158 Richmond Street
- 1160 Richmond Street

The HIA determined that Medway Hall and University Gates (East) have cultural heritage value or interest (“CHVI”) in addition to the following properties as reviewed in Sub-section 5.5 of this report:

- 1142 Richmond Street
- 1144 Richmond Street
- 1148 Richmond Street
- 1150 Richmond Street
- 1156 Richmond Street
- 1160 Richmond Street

It was determined that the properties located at 1163 Richmond Street, which is part of the Subject Lands, and 1137, 1140, 1158 Richmond Street do not have potential to meet at least two of the prescribed criteria under O. Reg 9/06 and therefore, are not considered cultural heritage resources and subsequently not included in the impact analysis in Section 7.0 of this report.

The impact analysis determined that adverse impacts are limited to potential impacts of alterations and land disturbances as it relates to the University Gates (East) and the landscaping associated with the proposed redevelopment. There is no adverse impact identified for Medway Hall (1151 Richmond Street) or for adjacent, above-mentioned properties determined to be of CHVI.

The following lists mitigative measures that are recommended to eliminate or limit potential negative impacts as it relates to the University Gates (East):

- Ensure that hardscaping and other related landscape works be of a material and location that is compatible with the existing masonry of the University Gates (East) such as:
 - Unobtrusive, interlocking pavers of natural stone or brick hardscaping (suggest similar colour of grey limestone); natural stone from local quarry, such as Wiarton, could be used as an accent;
 - Furnishings have simple, clean lines, metal elements and natural wood; and,
 - Clean planting with evergreens (i.e. yew or cedar), grasses and flowering shrubs (i.e. hydrangea).
- Protective measures (i.e. hoarding or tarping) should be implemented around the masonry monuments to reduce/ eliminate potential damage to the structures during construction works; and,
- Ensure proper documentation of the University Gates (East) is completed prior to works (i.e. architectural drawings, digital scanning) and identifying characteristics of the source of the type of stone use and composition of mortar.

It is recommended that the guidelines for masonry in Section 4.5.3 within the Standards and Guidelines for the Conservation of Historic Places ("S&Gs") be applied, where necessary.

- Protect and maintain masonry by preventing water penetration, and maintaining proper drainage so that water or organic matter does not stand on flat surfaces, or accumulate in decorative figures by making appropriate repairs (Guideline 3);
- On-going maintenance cleaning masonry to remove heavy soiling, where needed and when required, using gentle cleaning methods and carrying out masonry cleaning tests prior to the use; recommend five-year inspections to determine when cleaning is required (Guideline 6);
- On-going repairing masonry by repointing the mortar joints where there is evidence of deterioration and using mortars that ensure the long-term preservation of the masonry by duplicating original mortar joints in colour,

texture, width and joint profile, where needed and when required;
recommend five-year inspections to determine when cleaning is required
(Guideline 13).

In addition to the above, it is recommended that similar conservation work be applied to Medway Hall in areas where there is discolouration and minor deterioration of masonry and associated mortar and that works be completed in consistency with Section 4.5.3 of the S&Gs as recommended similarly above for the masonry University Gates (East).

The general design of the proposed new buildings appears consistent with the adjacent cultural heritage resources. The use of precast concrete and brick masonry mimics the texture and appearance of the material of these built heritage resources and the neutral colour palette supports their integration into their immediate context which conserves their surrounding environment.

1.0 Introduction

MHBC Planning, Urban Design and Landscape Architecture (“MHBC”) was retained in August 2023 by the by Architects Tillmann Ruth Robinson to undertake a Heritage Impact Assessment (“HIA”) for the proposed redevelopment of 1151 & 1163 Richmond Street, City of London, Ontario (the “Subject Lands”) (see **Appendix ‘A’**). The proposed redevelopment includes the removal of the existing building located at 1163 Richmond Street (former BMO Bank of Montreal Building), and the construction of an eight storey student residence building within Western University’s campus on approximately 0.95 hectares with fronting on Richmond Street and University Drive (the “Project Site”). The Project Site as it relates to 1151 Richmond Street is currently greenfield and is adjacent to an existing student residence (Elgin Hall) to the west.

The Subject Lands located at 1151 and 1163 Richmond Street are identified on the *City of London’s Register of Cultural Heritage Resources* (2019) as containing “listed” (non-designated) properties. Additionally, the Subject Lands are adjacent (contiguous and non-contiguous) to several “listed” (non-designated) properties, however, the City of London (“the City”) has requested a scoped review of the following adjacent properties: 1137, 1140, 1142, 1144, 1148, 1150, 1156, 1158, and 1160 Richmond Street.



As per Policy 565 of the London Plan, an HIA must be completed to form part of complete planning applications required for the redevelopment of the Project Site. The report will assess both Medway Hall and the University Gates (East) which are identified as built heritage features located within a 50-metre boundary of the development within the Campus Lands in the Western’s Campus Wide Master Site Plan and Development Agreement as requiring a Heritage Impact Assessment (Schedule D of the agreement). The purpose of the HIA is to assess impact to identified cultural heritage value or interest (“CHVI”) and associated heritage attributes. If adverse impacts are identified, alternative development options, mitigation and conservation measures will be provided.

1.1 Description of Subject Lands

The Subject Lands are located at 1151 & 1163 Richmond Street, London, Ontario shown in **Figure 1** and **Appendix ‘A’** of this report. The Project Site is situated within Western University’s campus on the northwest corner of the Richmond Street and University Drive intersection; it is currently vacant as it relates to 1151 Richmond Street (see **Photo 1**) and includes the former BMO Bank of Montreal Building which was converted into the Child and Youth Development Clinic as it relates to 1163 Richmond Street (see **Photo 7**). The Project Site is adjacent to Elgin Hall (student residence) and University Gates (East) (**Photos 2-7**). The surrounding Subject Lands include: Alumni House, Medway Hall, Sydenham Hall, surface parking lot, landscaped open green space and pedestrian pathways.



Figure 1
Location Plan

LEGEND
 Subject Lands (1151 & 1163 Richmond St.)
 Project Site

Date: November 2023

Scale: 1:5,000

File: 10175E

Drawn: PL



1151 & 1163 Richmond St.
City of London
Ontario

Source:
City of London 2022 Aerial Imagery

K10175E 1151 & 1163 Richmond Street, London RPT/Report Figures.cgr



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Figure 1: An aerial view of the Subject Lands and surrounding area; the Subject Lands are identified by the red dotted line; Project Site is located shaded in red (MHBC, 2023).

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Photos 1 & 2 (above) View of Project Site looking eastwards from Elgin Hall towards University Gates (East) (East) and Richmond Street; (below) View of Elgin Hall and Medway and Sydenham Hall looking westwards along University Drive towards University Bridge (MHBC, 2023).

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Photos 3 & 4 (above) View of Elgin Hall and University Drive looking north-east towards Project Site; (below) View of University Drive looking south-east towards Elgin Hall and Sydenham Hall (MHBC, 2023).

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Photos 5 & 6 (above) View of University Gates (East) (East) looking north-west along University Drive; (below) View of University Drive towards University Bridge (MHBC, 2023).



Photo 7: View of the BMO Bank of Montreal Building located at 1163 Richmond Street which is part of the Project Site (MHBC, 2023)

1.2 Description of Surrounding Area

The area surrounding the Project Site is a mixed-use area that includes residential, commercial and institutional uses. To the north are low to high rise residential buildings. Located directly to the east is the commercial corridor of Richmond Street which primarily includes low-rise residential dwellings and further east is King’s University College campus. To the south is the urban thoroughfare of University Drive which is mainly characterized by 3-4 storey multi-residential student housing buildings, but also contains low-rise residential and commercial forms. To the west is the University Bridge and west end of the university campus.

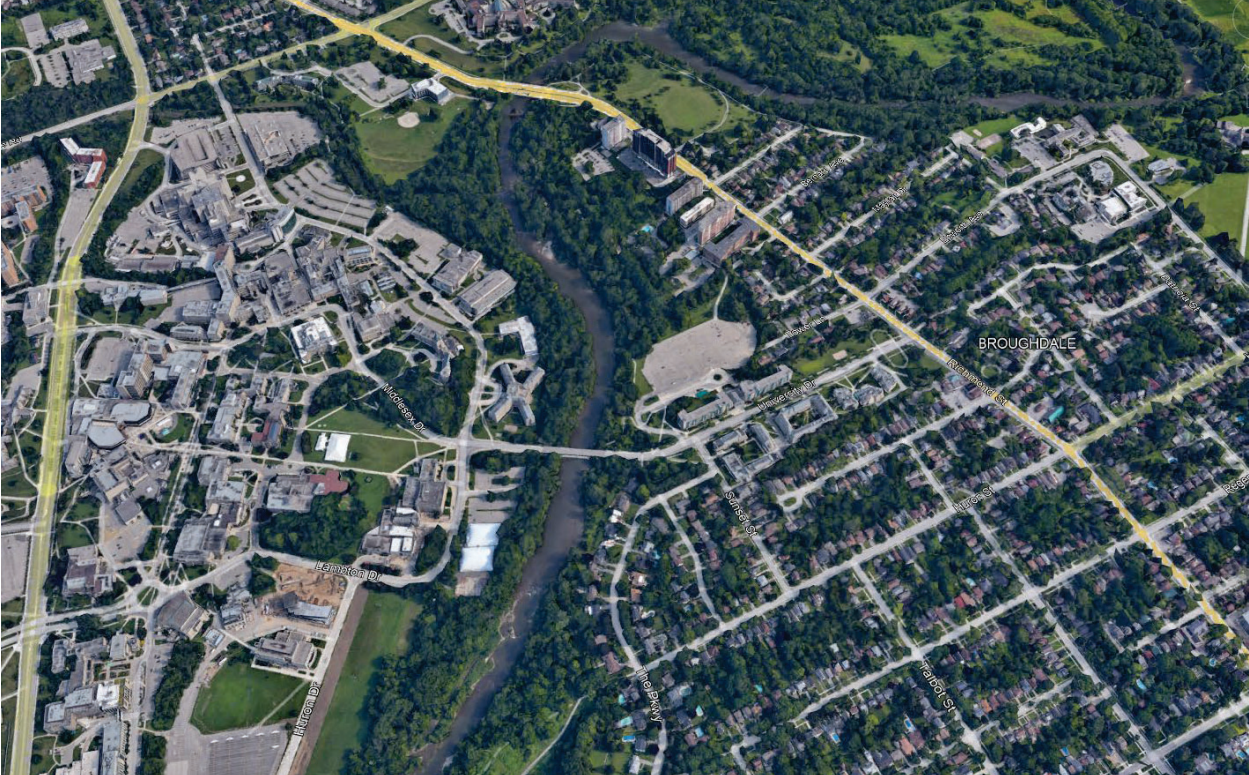


Photo 8: Aerial view of the Subject Lands and surrounding area (Google Earth Pro, 2023)

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Photos 9 & 10: (above) View of Richmond Street looking northwards from intersection of University Drive and Richmond Street; (below) View of Richmond Street looking southwards from intersection of University Drive and Richmond Street towards residential properties along Richmond Street (Google Earth Pro, 2022).

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Photos 11 & 12: (above) View of University Bridge looking westwards towards the west side of campus; (below) View of Tower Lane looking westwards from 1163 Richmond Street (MHBC, 2023).

1.3 Heritage Status

1.3.1 Subject Lands

In order to confirm the presence of identified cultural heritage resources, several databases were consulted such as: *City of London's Register of Cultural Heritage Resources* (Updated 2022), *City of London's Official Plan*, the *Ontario Heritage Act Register* (Ontario Heritage Trust), the *Canadian Register of Historic Places*. Based on the review of the above-mentioned databases, it was confirmed that the Subject Lands are "listed" (non-designated) on the *City of London's Register of Cultural Heritage Resources* (2022) and adjacent to several listed (non-designated) properties (see **Figure 2**). The following provides the description of the Subject Lands within the City's municipal heritage register:

- **1151 Richmond Street**
(Register description: 1925, Collegiate Gothic, added to Register on March 26, 2007)
- **1163 Richmond Street**
(Register description: Description not provided, added to Register on March 27, 2018).

The Western Campus Wide Master Site Plan and Development Agreement identifies the following built heritage features related to 1151 Richmond Street in Schedule 'D' entitled "Western Heritage Review Area":

- Cronyn Observatory
- Great Hall – Somerville House
- Lawson Hall
- Lawson Library
- McIntosh Gallery
- **Medway Hall**
- Middlesex College
- Natural Sciences,
- Spencer Engineering
- Thames Hall
- University Bridge
- University College
- **University Gates-East**

The proposed development is within the 50-metre buffer of Medway Hall and the University Gates (East) which are identified as requiring an HIA in the agreement (see **Figure 3**). The Project Site is not within a location identified as a 'viewshed' in Schedule D of this development agreement.

The Subject Lands are not included in a Heritage Conservation District protected under Part V of the *Ontario Heritage Act* ("OHA"). Furthermore, the Subject Lands are not included in the City's cultural heritage landscape studies.



Figure 2: An aerial photo identifying the Subject Lands in red dotted line; yellow highlights heritage properties on the City's municipal heritage register including the Subject Lands and adjacent properties (MHBC, 2023).

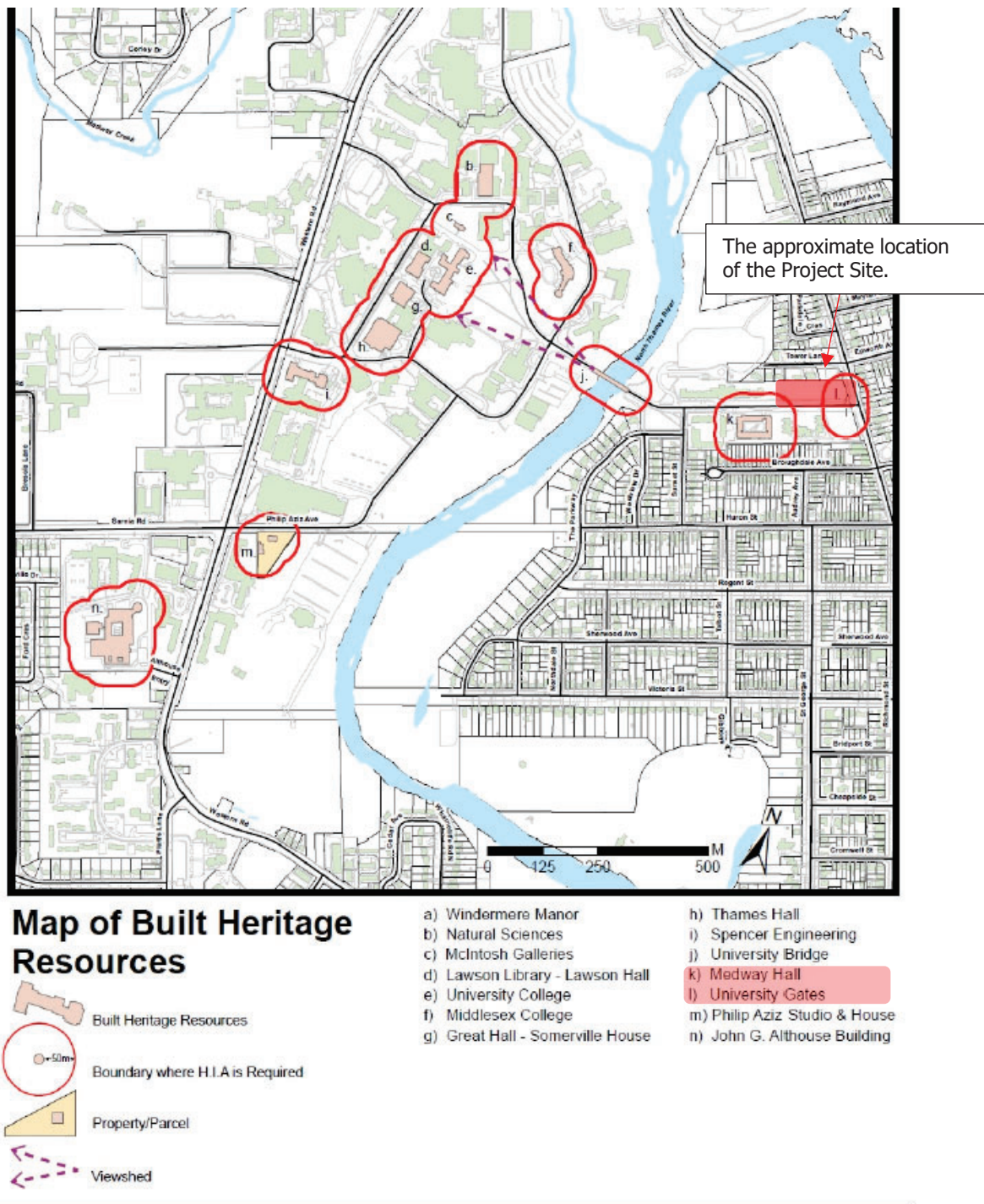


Figure 3: Map of Built Heritage Resources identifying built heritage resources, viewsheds and boundaries where an HIA is required from the Western Campus Wide Master Site Plan and Development Agreement (Source: Western Campus Wide Master Site Plan Development Agreement, Schedule D).

1.3.2 Adjacent Properties

The Subject Lands are adjacent to nine (9) “listed” (non-designated) properties on the *City of London’s Register of Cultural Heritage Resources* (2019) that have been requested by the City to be evaluated (see **Figure 4**). **Table 1.0** reviews the adjacent properties that are requested to be reviewed as part of this report and associated information provided in the City’s Register.

Table 1.0 – Heritage ‘Listed’ (Non-designated) Adjacent Properties

	Address	Description from Municipal Heritage Register
No. 1	1137 Richmond Street	Description not provided, added to Register on March 27, 2018
No. 2	1140 Richmond Street	c. 1920, added to Register on March 27, 2018
No. 3	1142 Richmond Street	c. 1937, added to Register on March 27, 2018
No. 4	1144 Richmond Street	c. 1938, added to Register on March 27, 2018
No. 5	1148 Richmond Street	c. 1870, Ontario Farmhouse, added to Register on March 27, 2017
No. 6	1150 Richmond Street	c. 1900, added to Register on March 27, 2018
No. 7	1156 Richmond Street	c. 1929, added to Register on March 27, 2018
No. 8	1158 Richmond Street	Description not provided, added to register on March 27, 2018
No. 9	1160 Richmond Street	c. 1890, Vernacular, added to Register on March 27, 2018

Section 5.0 of this report evaluates the specified built features on the Subject Lands and adjacent properties under the prescribed *Ontario Regulation 9/06* (“O. Reg 9/06”) to determine if they have CHVI.



Figure 3
**Identified Properties/
Built Features
Requiring Evaluation
and Assessment**

1151 & 1163 Richmond Street
City of London
Ontario

LEGEND

-  Subject Lands (1151 & 1163 Richmond St.)
-  City of London Listed Heritage Properties
- Adjacent Listed Properties
- ① 1137 Richmond St
- ② 1140 Richmond St
- ③ 1142 Richmond St
- ④ 1144 Richmond St
- ⑤ 1148 Richmond St
- ⑥ 1150 Richmond St
- ⑦ 1156 Richmond St
- ⑧ 1158 Richmond St
- ⑨ 1160 Richmond St

Source: City of London 2022 Aerial Imagery

Date: November 2023

Scale: 1:5,000

File: 10175E

Drawn: PL



<110175E 1151 & 1163 Richmond Street, London>RPT/Report Figures.qxd



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Figure 4: An aerial photo identifying the Subject Lands in red dotted line; yellow highlights identified heritage “listed” (non-designated) properties that require evaluation and assessment (blue identifies the built features that require assessment on the Subject Lands) (MHBC, 2023).

1.4 Land Use and Zoning

Part of the Subject Lands include the zoning "PRRF" and "RF(7)". The 'Regional Facility Special Provision (RF)' permits a broad range of major institutional uses including universities and supervised residences (see **Figure 5**).

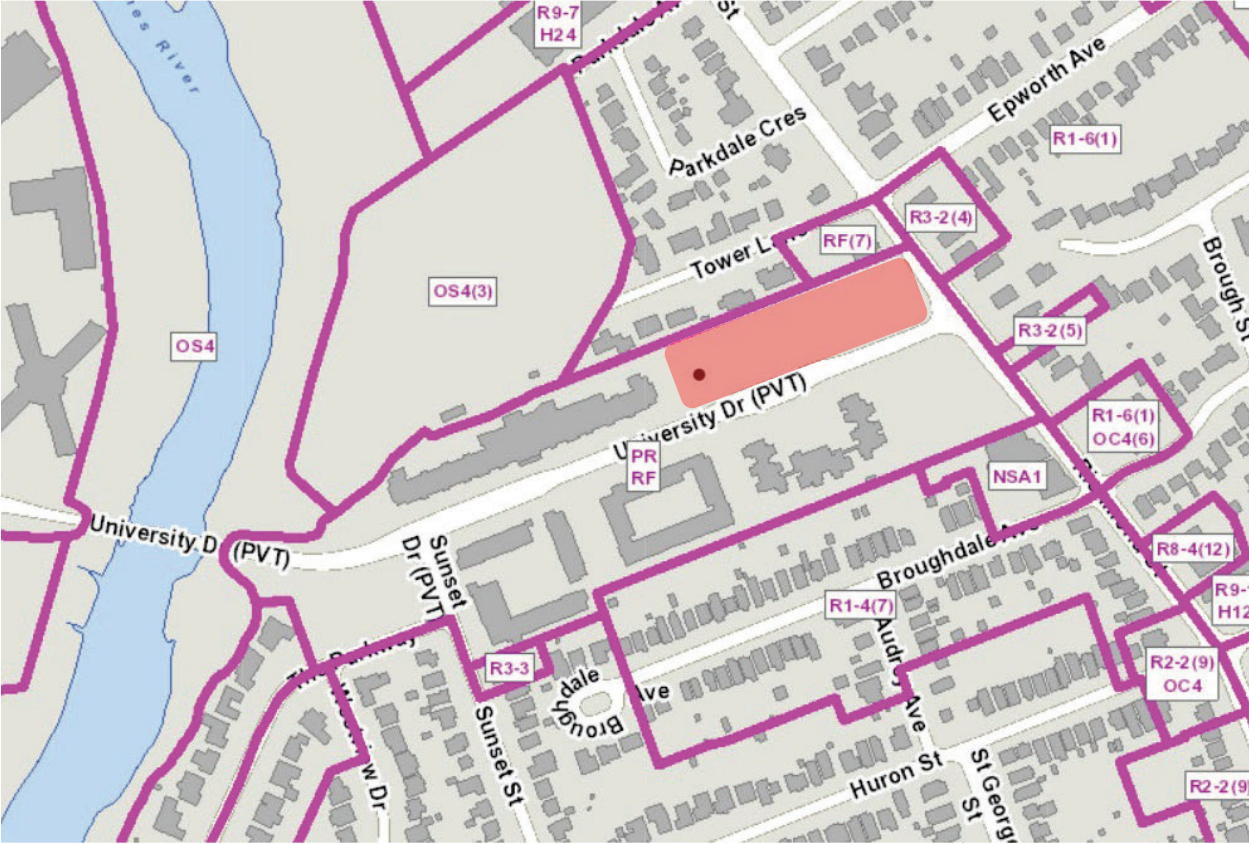


Figure 5: Excerpt from the City of London Interactive Zoning City Map; red box identifies general vicinity of the Project Site within the Subject Lands (Source: City of London Interactive Mapping, 2023).

2.0 Policy Context

2.1 The Ontario Planning Act

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

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

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

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

2.2 Provincial Policy Statement (2020)

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

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

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

The PPS defines the following terms:

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

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

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

2.3 Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O., 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. Preparation of this report has been guided by the criteria provided with *Regulation 9/06* of the *Ontario Heritage Act*, which outlines the mechanism for determining cultural heritage value or interest. The regulation sets forth categories of criteria and several sub-criteria. Section 2.0 of the *Ontario Heritage Act* directs the Ministry of Citizenship and Multiculturalism ("MCM") to determine policies, priorities and programs for the conservation, protection and preservation of the heritage of Ontario.

2.4 Ontario Heritage Toolkit

The Province has published several resources containing information related to cultural heritage resources, and compiled the information into the *Ontario Heritage Toolkit*. This compilation is a collection of documents authored by the MCM, which provide guidance related to a variety of cultural heritage planning matters. The documents contained within the Heritage Resources in the Land Use Planning Process compilation have specifically been referenced in the preparation of this report, to ensure consistency with best practices.

2.5 City of London Official Plan (The London Plan, 2019)

The London 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.

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

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

Thus, it is the purpose of this report to analyze the potential impact(s) to the Subject Lands and adjacent properties located at: 1137, 1140, 1142, 1144, 1148, 1150, 1156, 1158, and 1160 Richmond Street specified by the City for evaluation and assessment.

3.0 Historical Background

3.1 Indigenous Communities and Pre-Contact History

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

On September 7, 1796, an agreement was made between representatives of the Crown and certain Anishinaabe peoples called the *London Township Purchase* also known as Treaty #6. The territory included in the agreement was approximately 30km² and included payments of “-calico and serge cloths, cooking implements, rifles and flint, and vermilion” (Ministry of Indigenous Affairs, Government of Ontario). Today, the neighbouring First Nations communities including the Chippewas of the Thames First Nation, Munsee-Delaware Nation and Oneida Nation of the Thames, identify the City of London and area as traditional territory (The London Plan, 2019, 137).

3.2 Brief History of the City of London

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

It was not until more than three decades later, in 1826, that London was founded as the district town of the area. The town was surveyed by Colonel Thomas Talbot in 1824 and later Colonel Mahlon Burwell, “which covered the area now bounded on the south and west by the two branches of the Thames” (City of London, 2020). The town expanded and by 1834 there were 1,000 residents (City of London, 2020). The Mackenzie Rebellion was the catalyst to establishing a garrison in the town which served as a military base between

1838 and 1869 in what is presently Victoria Park (City of London, 2020). Leading merchants such as John Labatt and Thomas Carling were instrumental in connecting the town with the surrounding area in the 1840s by constructing the “Proof Line Road” and manufacturers such as Simeon Morrell and Ellis W. Hyman, Elijah Leonard and McClary brothers became well known in the area as prominent manufacturers (Whebell & Goodden, 2020).

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

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

By the First World War, there were approximately 55,000 people living in London (City of London, 2020). Between the first and second world war, the City growth slowed due to challenges posed by the Great Depression. The year 1961 marked the great annexation of London which increased its population by 60,000 residents and included the annexation of Westminster Township (Meligrana, 5) (Whebell & Goodden, 2020). Since then, the City has grown and as of 2021, the population of the City has reached approximately 422, 324 (Canadian Census, 2021).

3.3 Brief Historical Overview of 1151 Richmond Street

The Project Site is part of the Western University campus and was historically part of Lot 15, Concession 3. The *Historical County Map of Middlesex County* of 1862 by George Tremaine shows Richmond Street crossing the Thames River. In the general vicinity of the Subject Lands, there are two buildings or structures, however, the land does not appear to be subdivided or within the City limits (**see Figure 6**). By 1878, the *Illustrated Historical Atlas of the County of Middlesex, Ontario* demonstrates that the surrounding lands were gradually subdivided (**see Figure 7**). On March 7, 1878, Western University was established by Bishop Isaac Hellmuth and known at the time as “The Western University of London, Ontario” (Western University).



Figures 6 & 7: (above) Excerpt of the Historical County Map of Middlesex County of 1862 by George Tremaine showing general location of Subject Lands in red circle (Courtesy of Ontario Historical County Maps Project, University of Toronto); (below) Excerpt of the Illustrated Historical Atlas of the County of Middlesex, Ontario of 1878 showing general location of Subject Lands in red circle (Courtesy of McGill University).

In 1881, students first attended Western University with its four faculties including: Arts, Divinity, Law and Medicine (Western University). The Bird's Eye View from 1890 shows a natural/ pastoral landscape in the vicinity of the university grounds (see **Figure 8**). During the late 1890s and early 1900s, Western University leased facilities from Huron College and other locations within the City (Western University). In 1916, Kingsmill Farm was purchased by Western and the first structure that was constructed included the University Drive Bridge followed by the University College (The Arts Building), Physics and Astronomy (The Natural Science Building) and the Boiler House (Western University). The adjacent properties assessed as part of this report are not included in the London City and Middlesex County directory of the 1880s and into the 1890s as listings terminated at Regent Street and later south of Huron Street (Regent and later Huron Street historically marked the City Limits) which appears as open landscape in **Figure 8**. The listings of properties along Richmond Street reviewed in this report, located north of Regent Street, do not appear until the 1896/ 1897 *London City and Middlesex County Directory* which lists owners between Huron Street and Thames River (with no associated civic addresses). By 1915, there were nine owners listed on the east side of Richmond Street between Huron Street and Epworth Avenue and seven owners along the west (*Foster's London City and Middlesex County Directory*).

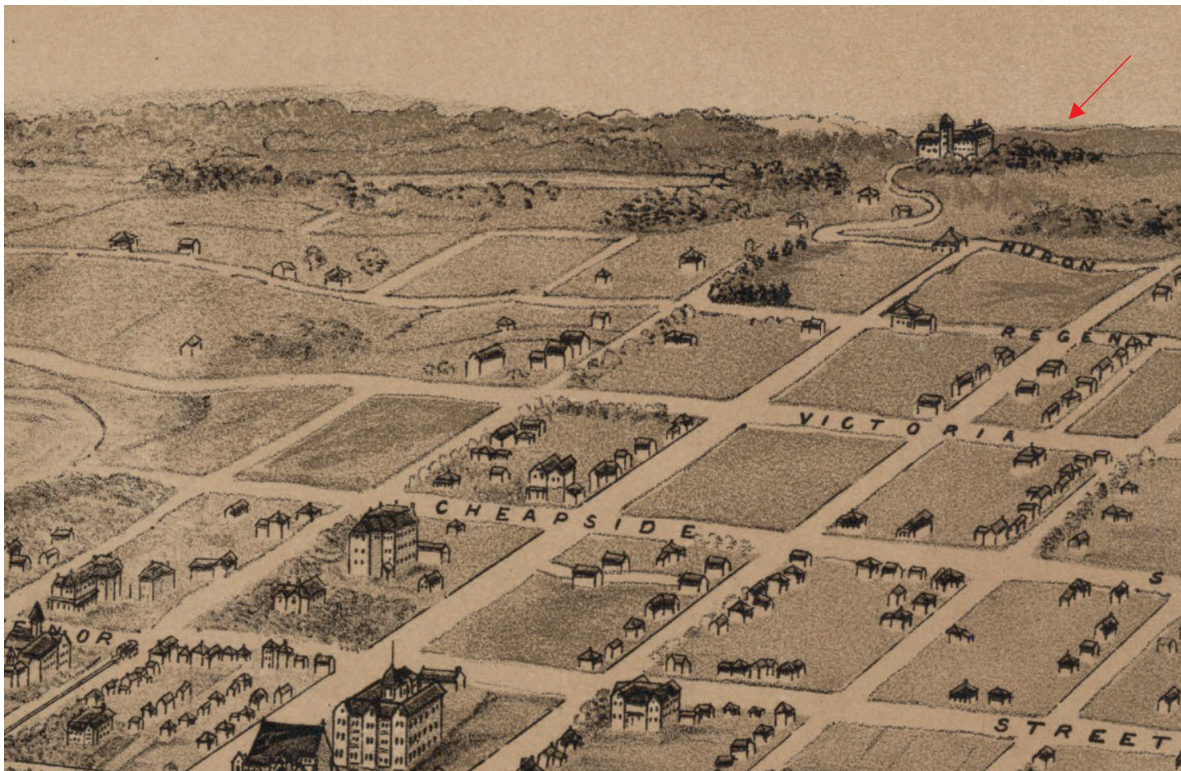


Figure 8: Excerpt from the 1890 Bird's Eye View of London which provides a historic illustration of the City; red arrow identifies approximate location of university grounds (Courtesy of Western University).

The university campus originated on the west side of the Thames River and eventually led to the construction of University Bridge. In the 1920s, the Putherbough Construction

Company constructed the bridge using primarily horsepower (see **Photo 13**). In 1924, the Board Chairman Arthur Little stated, "There is nothing final about the growth of the University. There will doubtless be other occasions like the present when we will open other new buildings" (Western Archives). The illustration in **Figure 9** below shows how the university was depicted to grow by 1980.



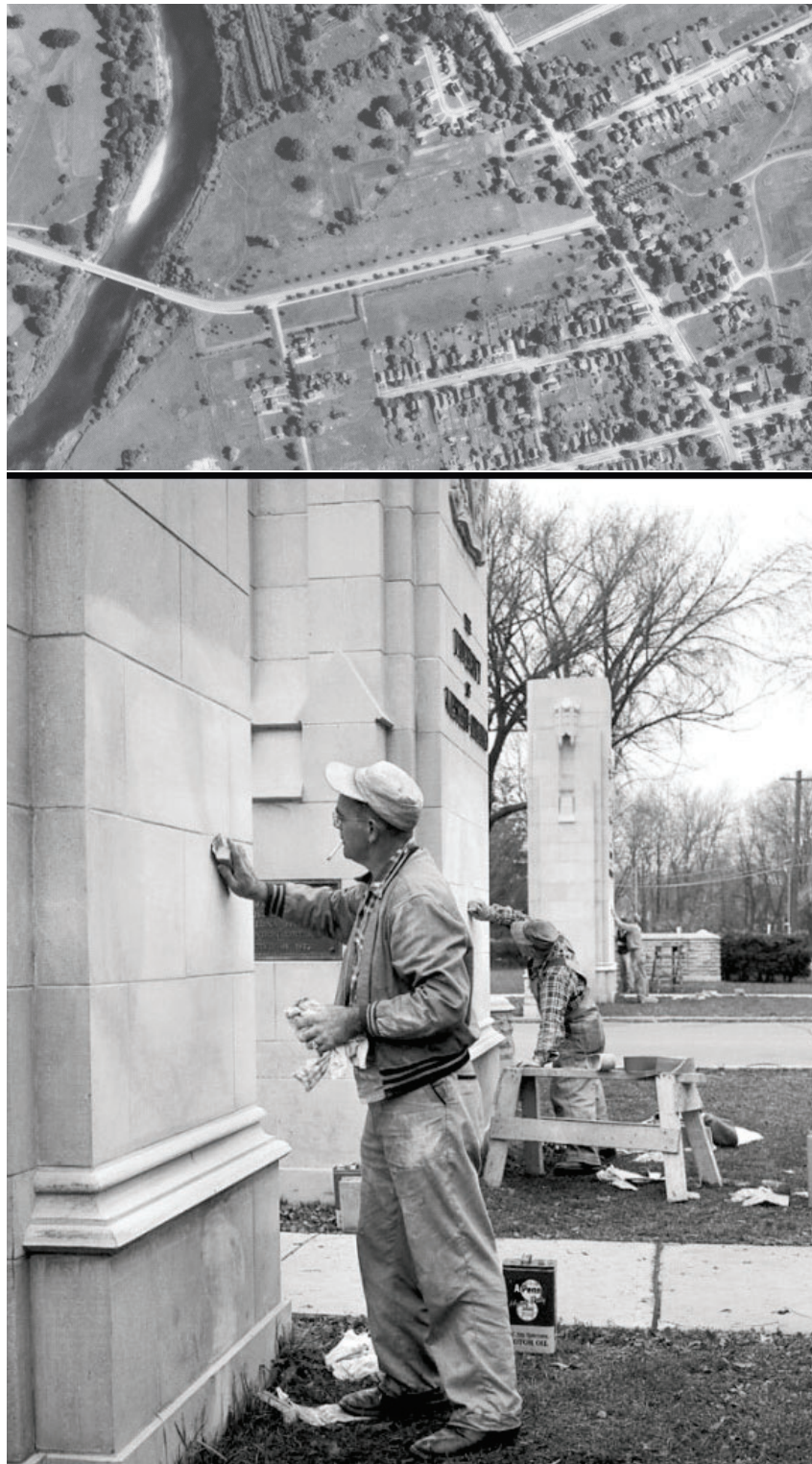
Photo 13 and Figure 9: (above) 1922 photograph of the construction of University Bridge (below) Illustration from 1930 depicting campus growth and development over the next 50 years (Source: JJ Talman Collection/Western Archives).

The **Photos 14-15** show a view of the University Bridge and an aerial showing the land to the east of campus which includes the Subject Lands in the 1930s; the area is primarily open green space with residential development.



Photos 14 & 15: Photographs from November 1930 of the University Bridge and campus along the Thames River which was at the time open landscaped green space with limited plants and trees (Source: JJ Talman Collection/ Western Archives).

By 1947, a great extent of the original wooded areas remained on campus and the surrounding Hunt Club golf course provided a designed landscaped setting for the campus buildings. **Photo 16** below shows the western end of campus looking towards the east side of the Thames River in the vicinity of the Subject Lands which continued to be open space and residential buildings.



Photos 16 & 17: (above) Aerial photograph of 1945 shows the Project Site and surrounding area (Photo courtesy of Western Libraries); (below) UWP Physical Plant Staff removing paint on newly finished Richmond Street entrance gates in 1956 (Courtesy of Western Libraries Digital Photograph Collection).



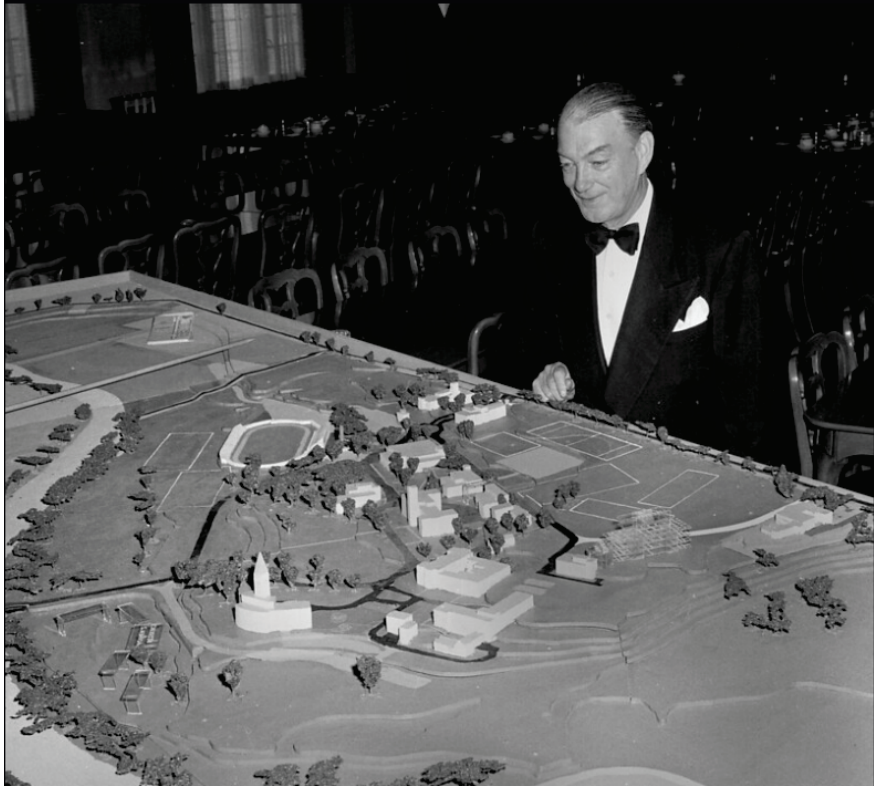
Photo 18: Photo from 1955 showing the University Gates (East). Mrs. Edna Jeffrey enabled construction of Richmond Street through a bequest in 1953 for the entrance as a memorial to her husband A.O. Jeffrey former President of London Life (Photo credit: London Free Press Collection of Negatives/ Western Archives).

In 1953, the existing University Gates (East) (East) were erected as a memorial to A.O. Jeffrey who was the former President of London Life and cost approximately \$38,000 to construct (Western Archives). With a growing student population, the University decided to construct new residences based on an urgent request for student housing. Medway Hall began to be constructed in 1959 as an all-male residence in the Collegiate Gothic architectural style; the Hall includes three iron gates in the inner courtyard that were custom made by the Hancock Company in the UK. At the time that Medway Hall opened over 100 students had applied for the 300 spaces that were available (Western University).



Photo 19: Photograph from 1959 of the construction of Medway Hall (Source: Free Press Collection of Negatives/ Western Archives).

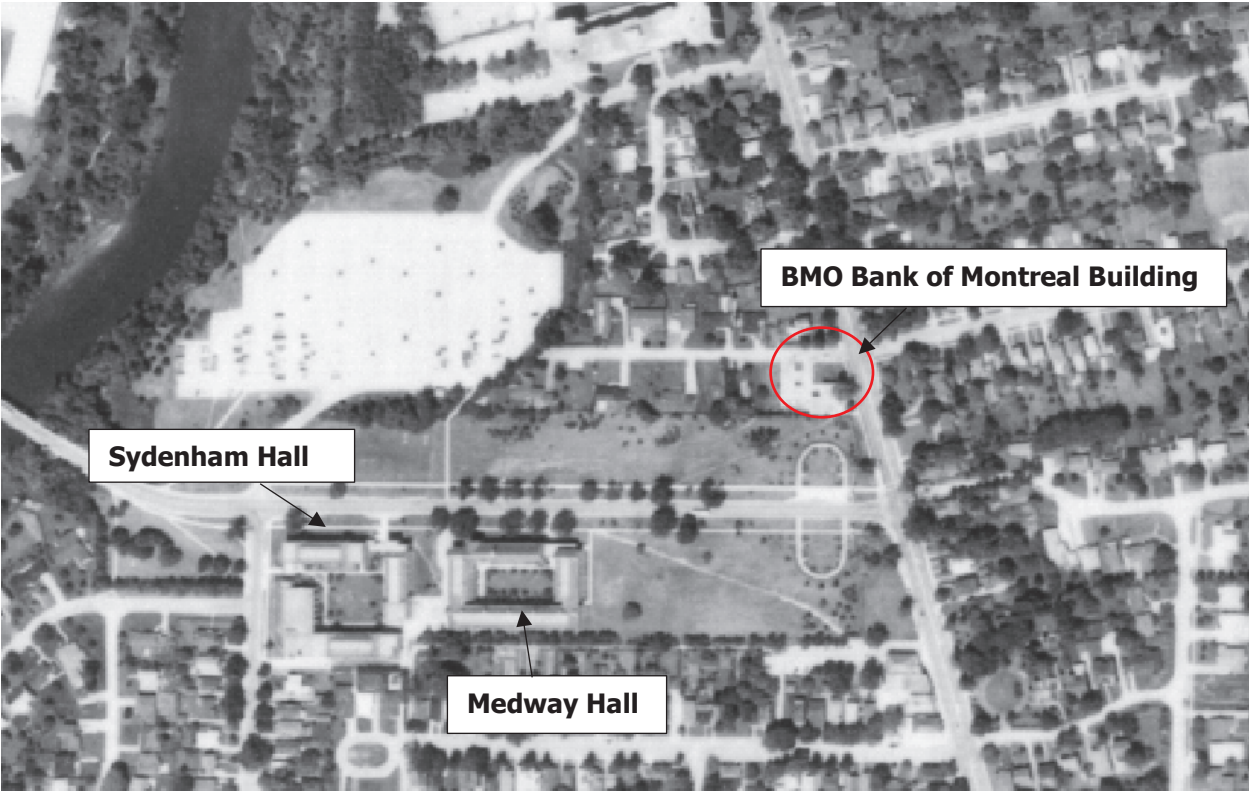
Medway Hall includes several floors with various names (Murphy, Peache, Wilson, Gibbons, McKibben, Merredith, Beattie, Drury and Eccles) and also includes the Thomas L. Hoskin Library (Medlib). In June of 1960, a meeting of the Board of Governors, which took place in the newly built Medway Hall, introduced a 10-year expansion program which included the construction of several new buildings including an addition to Lawson Memorial Library and a new women's residence and two more men's residences (see **Photo 20**). The adjacent residence Sydenham Hall, originally an all-male residence, was constructed in 1961 (although became an all-female residence in 1968). Unfortunately, the construction of new residences was not enough to facilitate student accommodation and by the 1960s, a student-housing crisis developed (see **Photo 21**).



Photos 20 & 21: (above) Photograph from 1960 of a scale model of the, then, existing campus displaying proposed new construction (Western Archives); (below) 1967 student marching during a student-housing crisis (London Free Press Collection of Negatives/ Western Archives).

By 1970, the expansion of the eastern campus included both Medway and Sydenham Hall, a large surface parking lot and various pedestrian trails including the semi-circular walkway just west of the University Gates (East) which still exist today. The BMO Bank of Montreal building was constructed and began operations in 1964 (although does not appear in the *Vernon's City Directory* until the following year in 1965) (see **Photo 22**). The former BMO Bank of Montreal building is shown in the aerial photograph below dating to 1971 (see **Photo 23**). The eastern side of Richmond Street adjacent to the campus was populated by residential buildings, many of which were a result of mid-century subdivisions.

1135 Orchid Bty Shoppe, 439-0871	306 Hollands, T R, 439-1851
1135 Harry's Barber Shop	307 Potter, Douglas, 434-6252
1135 Smith-Graham Drug Stores Ltd, 434-2721	308 Davis, Gordon, 439-5378
1137 Canada Trust-Huron & Erie, 438-2167	309 Newbold, J S, 43E-1238
+ UNIVERSITY DR BEGINS Entrance to University of Western Ontario	310 Copeland, Marjorie, 439-4703
1163 Bank of Montreal (Univer- sity Branch), 432-2291	311 Bewley, T, Mrs, 432-6366
+ TOWER LA BEGINS	312 MacDonald, B C, Mrs, 434-5664
1169* Owen, Harry, 432-4906	314 Sutherland, Jas, 432-5403
1177* Hayman, L, Mrs, 432-3637	315 Grant, Mary G, Mrs, 434-7767
+ PARKDALE CRES BEGINS	316 Shea, E Denis, 434-2236
	317 McKibbin, C, Mrs, 439-9742
	318 Tanton, Arthur, 438-4823
	319 Bryan, A C, Mrs,



Photos 22 & 23: (above) Excerpt of the City of London Vernon Directories for 1965 identifying the listing of the BMO Building (Source: Family Search); (below) Aerial photograph from 1971 (Western Libraries Digital Aerial Photograph Collection).

Since then, Alumni House was constructed in 1986 and Elgin Hall Residence was constructed in 1999. Sydenham Hall and Medway Hall joined together in 1986 to become Medway-Sydenham Hall and in 1997 became co-ed (previously Medway Hall was an all-male residence). Medway-Sydenham Hall is the oldest residence still in operation on the campus.

Also, in 1997 the BMO Bank of Montreal branch was closed and was donated to Western University for “renewed purpose in support of innovative programming, student learning and community engagement at Western” (Western University). The BMO Bank of Montreal building has been adaptively re-used, most recently, for a Child and Youth Development Clinic.



Photo 24: Aerial of Subject Lands and surrounding area April 2023 (Google Earth Pro).

4.0 Existing Conditions

The following sub-section will describe the built features and landscape features on the Project Site and of Medway Hall and University Gates (East) which have been scoped for review and assessment based on the Western’s Campus Wide Master Site Plan and Development Agreement. **Figure 10** below identifies the existing location of the new student residence (the Project Site), Medway Hall and the University Gates (East) which will be reviewed in this section of the report.

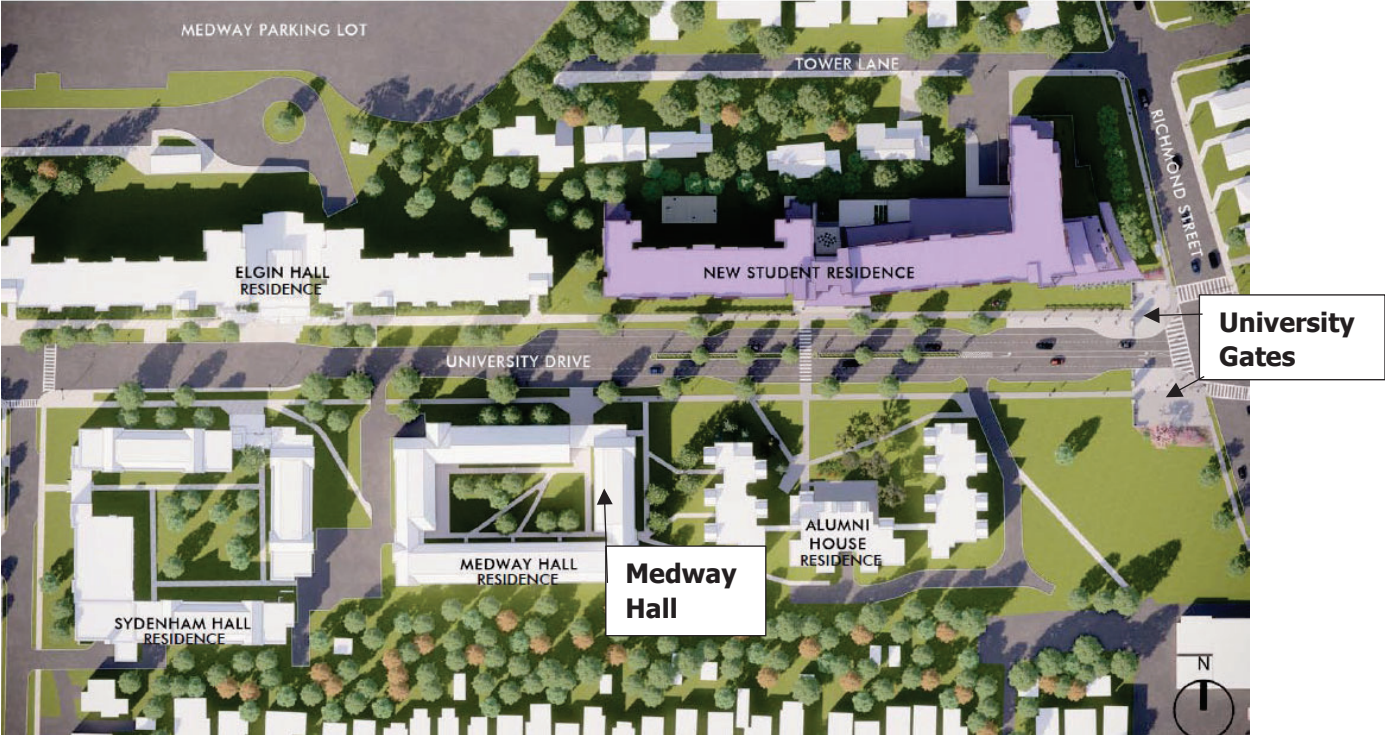


Figure 10: Conceptual plan of proposed student residence and surrounding area (Source: Architects Tillmann Ruth Robinson, 2023).

4.1 1151 Richmond Street (East Campus)

Project Site

The Project Site relative to 1151 Richmond Street is vacant with open landscaping and tree plantings concentrated along the rear property lines of northern residential properties as well as along Richmond Street and University Drive. There are remnants of a semi-circular pedestrian pathway just west of the University Gates (East). A site visit was conducted by MHBC Cultural Heritage Staff on October 23, 2023. See **Photos 25-31**.



Photo 25: Pedestrian view of Project Site looking eastwards towards Richmond Street (MHBC, 2023).