

Heritage Impact Statement

St. Peter's Seminary – 1040 Waterloo Street

Roman Catholic Diocese of London



C. P. H. R. R.

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ZELINKA PRIAMO LTD
A Professional Planning Practice

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SECTION 1 - INTRODUCTION

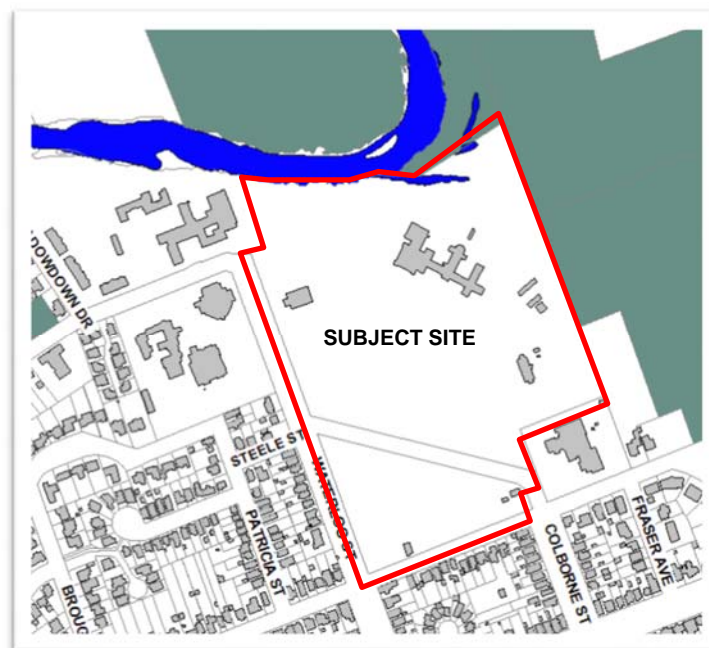
1.1 Purpose of Heritage Impact Statement

On behalf of the Roman Catholic Diocese, Zelinka Priamo Ltd. has applied for a Consent application for the lands located at 1040 Waterloo Street.

A Heritage Impact Statement is required under Section 13.2.3.1 of the City of London Official Plan when site alteration to a heritage property protected under Parts IV, V or VI of the Ontario Heritage Act is proposed. The heritage impact statement is required to demonstrate, to the satisfaction of Council, that the heritage values, attributes and integrity of the protected heritage properties are retained.

The application for the proposed Consent is not proposing any new development; however, it is proposing to alter the site area.

Figure 1



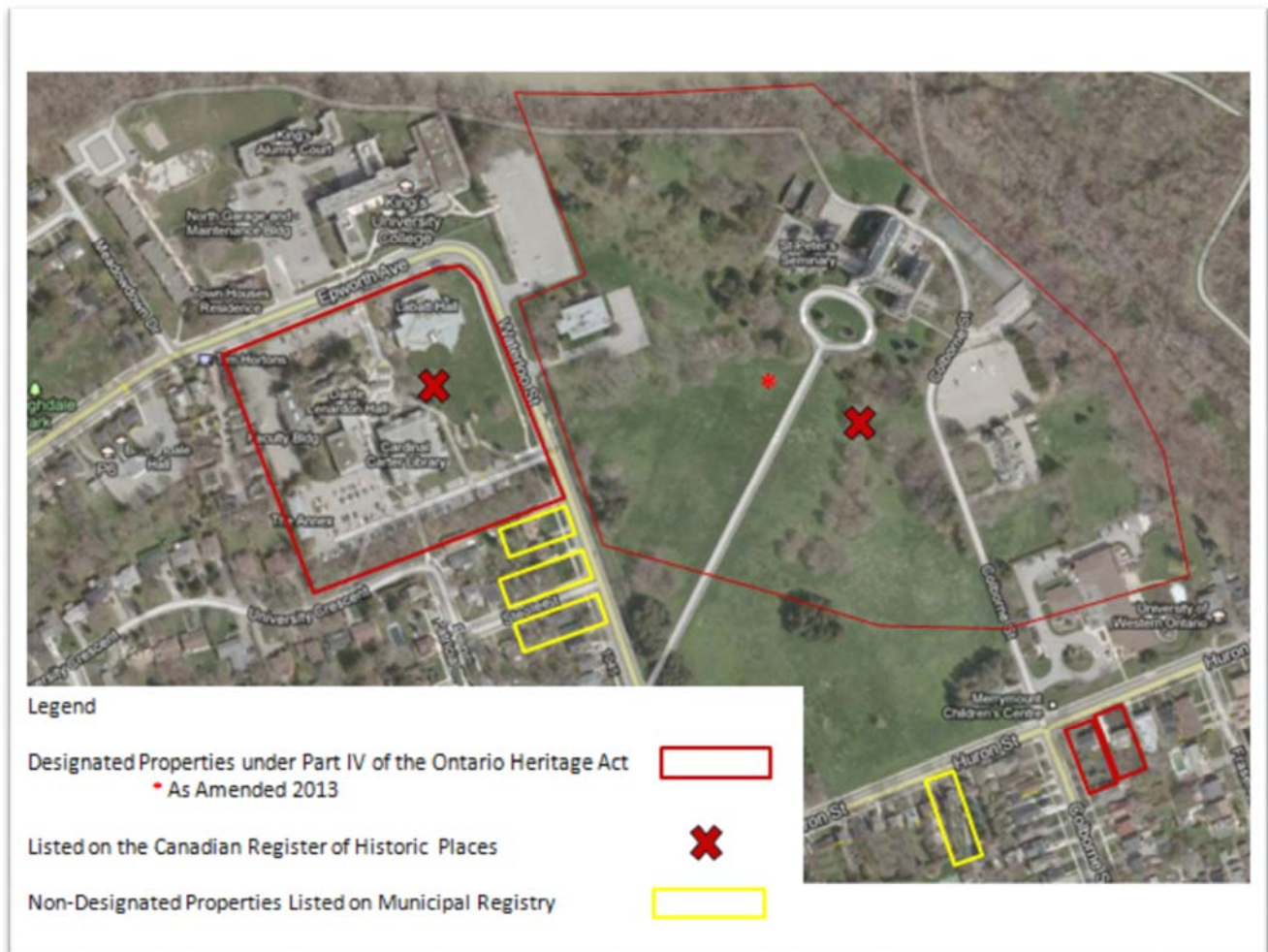
SECTION 2 – SITE DETAILS

2.1 The Subject Lands

The subject lands consists of approximately 13.96 ha of land north of Huron Street, east of Waterloo Street, and south of the Thames River (Figure 1) with a frontage of approximately 221m on Huron Street and 381m on Waterloo Street. Surrounding land uses are low density residential (south and west), institutional (south and west), open space (north and east), and wooded open space in and adjacent to the Thames Valley. The majority of the site is grassed open space with scattered mature trees.

Part of the subject lands is designated under Part IV of the Ontario Heritage Act (By-law No. L.S.P-3319-198) and is also listed on the Canadian Register of Historic Places (Figure 2).

The designating By-law gives reasons for the designation of St. Peter's Seminary which include historical and architectural reasons.



The historical reasons for the designation of the subject lands are as follows:

"St. Peter's Seminary was founded in 1912 by His Excellency Michael Francis Fallon, O.M.I., D.D., LL., and was opened on September 15, 1912. Originally, its classes were held at the old Bishops Place next to St. Peter's Basilica. The Seminary was then relocated to the present building in 1926. The intention of the seminary was to educate in the Sacred Sciences and ecclesiastical training for clerical students of the Diocese of London. Today, the Seminary still has the same intentions but is affiliated with King's College of the University of Western Ontario.

The seminary is also associated with Sir Phillip Pocock who received a papal knighthood for this [sic] many charities. The Seminary is located in Sunshine Park in North London and

is surrounded by a 25 – acre campus with a park-like atmosphere on the banks of the Thames River. The property was purchased in 1919 for twenty thousand dollars and then donated by Sir Philip Pocock”

“The Seminary opened in 1926. It was designed by the architectural firm of Pennington and Boyde of Windsor, with J.W. Leighton as an associate. The general contractor was the Pigott Construction Co. of Hamilton.”

The Canadian Register of Historic Places (CRHP) provides a single source of information about all historic places recognized for their heritage value at the local, provincial, territorial and national levels throughout Canada.

2.2 The Historically Significant Adjacent Properties

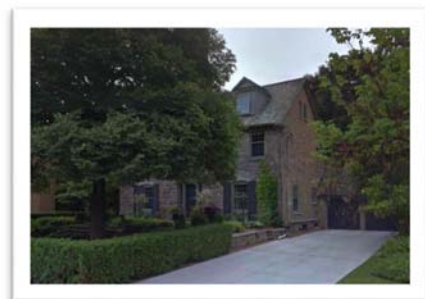
The subject lands are adjacent to three properties designated under Part IV of the Ontario Heritage Act and four non-designated properties listed on the City of London's Inventory of Heritage Resources (Figure 2).

The Goodholme Estate, 291 Epworth Avenue, is a 1935 Tudor Revival two-and half story house that is now situated within King's University College campus. It was built for James D. Good, a co-founder and Vice President of Supertest Petroleum Corporation Limited. Its north and east facades are particularly good examples of the cut stone facings, half timbering and window treatment of a country gentleman's residence of the period. The property is also listed on the Canadian Register.



The house located at 401 Huron Street was the first on the block east of Colborne Street, which was then the north edge of the city. It was built in 1937-38 by Harry Sifton, founder of Sifton Properties Ltd. Some of the past residents include Richard A. Hunt, Traffic Assistant for Bell Telephone, Walter Blackburn of the London Free Press, followed by Alan Milsap of Standard Drugs and Professor William Dale of the University of Western Ontario. The house is a two storey, Georgian Revival style.

The house located at 403 Huron Street was built in 1939 by Harry Sifton, founder of Sifton Properties Limited. It was built for J. Harold Gillies, Vice President and Treasurer of Silverwood Dairies. It is one of a grouping of custom built houses on the north edge of London built for the upper-middle class during the Great Depression. This property has strong Georgian Revival elements with some Romanesque Revival influence.



The subject lands are also adjacent to four properties non-designated properties listed on the City of London's Inventory of heritage Resources: (Figure 2).



1061 Waterloo Street

The two and one-half storey Arts and Craft style house is known as the Shihurowych Property and is listed as a Priority 3 building. Built c.1936



1057 Waterloo Street

The two and one-half storey farmhouse is known as the Wallace Property and is listed as a Priority 1 building. Built c.1906.



1053 Waterloo Street

The one and one-half storey cottage is known as the Bridges Property and is listed as a Priority 2 building. Built 1913.



385 Huron Street

The two and one-half storey Tudor Revival style house is listed as a Priority 2 building. Built c.1935

SECTION 3 – HISTORICAL CONTEXT

3.1 Site History – St. Peter's Seminary

The subject lands are located in what was known as Sunshine Park, an estimated 45 acre of land located at the northeast corner of Waterloo and Huron Streets. It was a part of a larger area that had been subdivided into 66 park and villa lots in 1881 (Appendix 1).

The area was generally undeveloped except for a few structures located at the south end of the property (Figure 3). The north end of the property close to the bluffs of Thames River was a vacant field used by many people for picnics, baseball games and travelling carnivals.

Figure 3



In 1912 Bishop Michael Fallon of the Roman Catholic Diocese of London founded St. Peter's Seminary in the St. Peter's Rectory (now demolished) on Dufferin Avenue next door to St. Peter's Cathedral.

On September 24, 1923 the St. Peter's Seminary Annex: School of Philosophy opened at 472 Queens Avenue in London. Prior to this, the philosophy students studied at Assumption University in Sandwich (Windsor). When the new Seminary building opened the Annex closed.

Bishop Fallon required a larger site for the Seminary and was drawn to Sunshine Park for several reasons. The intent of the Seminary was to be affiliated with the University of Western Ontario so its location close to the university campus (then at St. George and Grosvenor Street) was important. Also, the open field and its quiet location at the northern edge of London supported Fallon's vision of the Seminary dominating the scene, with a tower visible from all areas of the City.

A prominent Catholic leader in London's business community, Sir Philip Pocock, owned the lands and donated the prime lands within Sunshine Park to the Diocese. In 1912, approximately 32 acres of lands were reserved for the new Seminary.

In 1919, the new plans for Bishop Fallon's vision were designed by the Boston architectural firm Maginnis and Walsh; however, a post-war recession interrupted fundraising and the project was shelved. In 1923, Bishop Fallon revived the project and hired the Windsor architects Pennington and Boyde joined by a Hamilton construction company, Piggot Brothers, to develop new plans.

Construction of the Seminary started with the turning of the sod on February 4, 1925 by Bishop Fallon, and was completed with the laying of the cornerstone on May 31, 1925. The official opening of St. Peter's was held on September 29, 1926.

The Seminary dominated the scene of the development area of Broughdale and became known as one of London's most beautiful buildings. The *Journal of the Royal Architectural*

Institute of Canada from October 1930 claimed that "the overall result in St. Peter's Seminary" was "a perfect example of monastic gothic architecture," noting its adornment with Credit Valley and Tyndall stone, and copper and green slate. In every respect the building of St. Peter's Seminary expressed the "true character" of its founder and the intense commitment of its supporters (Figure 4).

As per designating By-law No. L.S.P. – 3319-198, the architectural attributes of the Seminary are as follows:

Figure 4



"The main mass of the building comprises of four storey wings adjoining a central tower. The exterior is built of stone from the Credit Valley and Tyndall, Manitoba and is in the Collegiate Gothic Style. The roofs are copper and sea green slate. The roof line is punctuated by gabled dormers."

"The front entrance of the Seminary includes rich gothic

inspired carvings in Tyndall stone and in the main door which is in oak. The door is in two leafs, with the transom forming the characteristic gothic arch. Delicate tracery and an intricately carved border of grape clusters highlight the entrance. Above, carved niches separated by columns were intended to hold statues depicting the Twelve Apostles. The rotunda forms the entrance lobby to the Seminary. It is three stories in height and is of cast travertine with a floor of Verde marble. The statute of St. Michael commemorates the opening of the Seminary in 1926. In addition, heavily carved niches contain statutes of saints. Walls are decorated and contain various commemorative plaques, and wood trim defines the entrance to the main hallway." (Figure 5).

The Chapel of St. Thomas Aquinas was drawn up using the original Maginnis and Walsh blueprints in 1929 by Pennington and Boyde. The chapel was opened on June 18, 1930 by Bishop Fallon, his last public appearance.

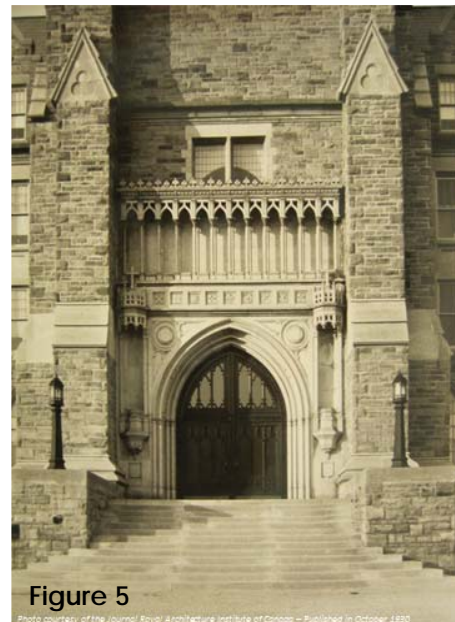


Figure 5

As per designating by-law No. L.S.P. – 3319-198, the architectural attributes of the chapel are as follows:

"The chapel is designed in the late English Gothic style with the elaborate fan-vaulting characteristics of the interiors of this style. The intricate wood carving in the chapel and the rotunda is the work of Bavarian craftsmen brought to Canada by the Globe Furniture Co. of Waterloo, Ontario. This firm supplied the furnishing of the chapel. The carved angels at the end of each pew and the screens are the fine example of the artisans work. The carvings show a Germanic influence which is exemplified in the statue of Christ the King at the Blessed Sacrament alter. The tableaux which are done in pale wood depicting scenes from the life of St. Therese of Lisieux can be seen in the alcoves surrounding the main alter in the sanctuary. Inscribed in the gallery of the chapel is the Latin phrase "Invenerunt Eum in Temples [sic] in Medio Doctorum", as well as Bishop



Figure 6

Fallon's coat of arms and motto – Peace and Justice. The stained glass of the chapel is of English origin. They depict the Fathers, Doctors and Missionaries of the Church. Examples include St. Vincent de Paul and the galley slave, the Jesuit Martyrs, St. Jerome and others. The windows around the sanctuary depict the events in the life of Christ." (Figure 6).

It is unknown when the gates and the ceremonial drive were constructed; however, they were most likely constructed around the same time as the

Seminary. They can be seen in the photo taken in 1930 by the *Journal of the Royal Architectural Institute of Canada* (Figure 7). It is important to note that the gates and the ceremonial drive are on three separate parcels of lands and are different than they are today. There originally was a pedestrian gate and a walking path adjacent to the ceremonial drive that does not exist today.

The grounds of the Seminary are reflective of the 19th century style of large lawns and man's belief in dominance of his environment. This is in keeping with Bishop Fallon's vision for the Seminary to dominate the scene with a tower visible from all areas of London. Early pictures



Figure 7

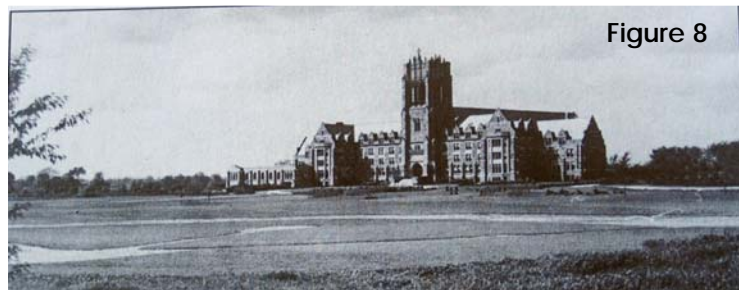


Figure 8

show very little vegetation around the Seminary lands (Figure 8)

Over time, the grounds of the Seminary became landscaped in part through a planned garden in 1929, by John Hennekrm, a graduate of Dutch horticultural schools (Figure 9). And later effort in 1987 raised money to plant new shrubs in the oval at the Seminary's main door and on the driveway near Waterloo Street.

The various accessory buildings, such as garages and outbuildings, associated with the Seminary have no significant architectural or historic value to the property.

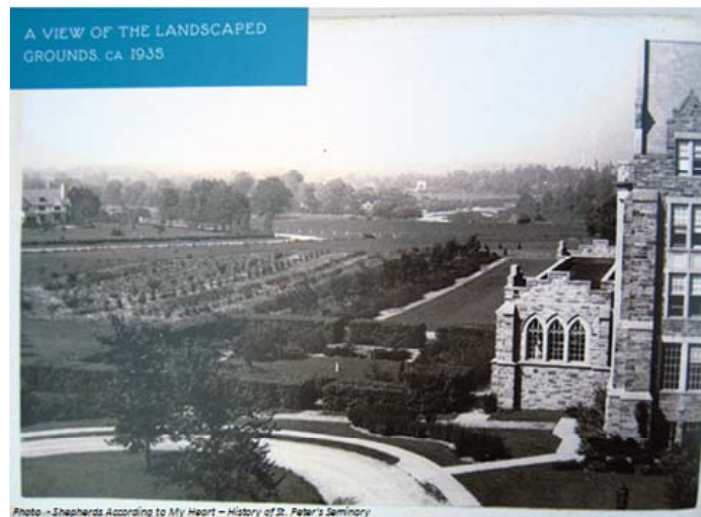


Figure 9

3.2 Other Structures on the Subject Lands

The St. Thomas Aquinas House was on a separate property from the Seminary and was originally constructed in 1930 by architect, B. Jones of Kitchener for the Congregation of the Resurrection. Due to the Great Depression funds were limited for the construction of building which resulted in a very plain design and rather sparse appearance. In 1983 the Diocese of London purchased the property and renovated the building for a residence and office space. Apart from the addition of two new stairwells at either end of the residence, the exterior was unchanged.



The red brick residence and garage located at 1071 Colborne Street was built in the 1930's and has no historic relationship to the Seminary. It is a part of the subject lands that is not included in the designating by-law (By-law No. L.S.P-3319-198).

The London Diocesan Centre located at 1070 Waterloo Street is a two storey building designed by Tillman and Lamb of London in 1969. It was built to replace the chancery office for the Roman Catholic Diocese of London on Richmond Street. The building houses offices for the Bishop and staff.



SECTION 4 – POLICY REVIEW

4.1 Provincial Policy Statement 2014 (PPS)

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

Policies in the 2014 PPS relevant to the subject lands are as follows:

“Significant built heritage resources and significant cultural heritage landscape shall be conserved.” Section 2.6.1

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

4.2 City of London Official Plan

Section 13 provides policies regarding the cultural heritage value of properties in London. The subject lands are designated under Part IV of the Ontario Heritage Act and are adjacent to protected heritage property and must have regard for the following policies in the Official Plan:

Section 13.2.3. – Alteration, Removal or Demolition

“Where heritage buildings are designated under the Ontario Heritage Act, no alteration, removal or demolition shall be undertaken which would adversely affect the reason(s) for designation except in accordance with the Ontario Heritage Act.”

Section 13.2.3.1 – Alteration or Demolition on Adjacent Lands

“Where a heritage building is protected under Parts IV, V or VI of the Ontario Heritage Act, development, site alteration or demolition may be permitted on adjacent lands where it has been evaluated through a Heritage Impact Statement, and demonstrated to the satisfaction of Council that the heritage values, attributes and integrity of the protected heritage property are retained. For the purposes of this section, adjacent lands shall include lands that are contiguous, and lands that are directly opposite a protected heritage property, separated only by a laneway or municipal road.”

"A holding provision may be applied on the zoning of lands adjacent to protected heritage properties, to ensure that prior to development or site alteration, a Heritage Impact Statement is required to demonstrate how the heritage values, attributes and integrity of the protected heritage property are to be conserved and how any impacts may be mitigated."

4.3 Ontario Heritage Tool Kit

The Ontario Ministry of Tourism, Culture and Sport developed the Ontario Heritage Tool Kit as a guide to help understand the heritage conservation process in Ontario.

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

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

SECTION 5 – PROPOSED DEVELOPMENT

5.1 Proposed Consent

St. Peter's Seminary and the RC Diocese of London have embarked on a process to restore and renovate the 90 year old Seminary building to enable St. Peter's Seminary to continue to carry out its formation and educational functions in the building for another 90 years or more.

The works involve exterior restoration work (some of which has already been completed), interior renovation work to update educational and residence facilities, work to install new and updated services and to create new and more functional driveway, drop-off and parking facilities.

Funds for this \$35-40 million dollar project will come from a number of sources, including a significant contribution from the Diocese of Hamilton and from the sale by the Diocese of London of lands which are surplus to the long-term needs of the Seminary. (The Diocese has negotiated a tentative agreement with King's University College for the surplus lands and is currently working to finalize the agreement and satisfy conditions contained therein.)

The current application is to sever a 6.1 ha (15.1 ac) parcel to be conveyed by the Diocese to St. Peter's Seminary. This will allow the Seminary to own and control its site. The Diocese will retain a 0.5 ha (1.27 ac) parcel containing the Diocese administrative offices and a 7.34 ha (18.1 ac) parcel of surplus lands for eventual sale to support the renovation project.

The application for consent to sever has been modified from its initial form as a result of comments received earlier this year from London Advisory Committee on Heritage (LACH) when that Committee was considering the Heritage Alteration Permit relating to the site and building alterations (Appendix 2).

The parcel to be severed has frontage of 70.4 m on Waterloo Street, which has been widened from 50 m in order to allow the creation of a new vista centered on the Seminary building, while maintaining a campus like setting and providing screening from potential future buildings on adjacent lands (Figure 10).



SECTION 6 – ANALYSIS AND MITIGATION

6.1 Provincial Policy Statement 2014 (PPS)

The proposed Consent is consistent with the policies of the 2014 Provincial Policy Statement. The significant built heritage of the subject lands will be conserved. The significant built heritage resources of the surrounding properties will be conserved.

6.2 City of London Official Plan

The proposed consent is consistent with the policies of the Official Plan. The proposed consent will not adversely affect the reasons for designation for the subject lands. There are no proposed changes to the significant architectural attributes of the Seminary; it will not change the land use of the property or have a negative impact on the campus atmosphere of the area.

The heritage values, attributes and integrity of the adjacent Goodholme Estate that is situated within King's University College will not be affected. The intent of the proposed consent is to continue the park-like campus and together with the surrounding sites, including Goodholme Estate, it will blend in with the uses of the area.

The properties located at 401 and 403 Huron Street are not directly opposite the portion of the subject lands that is covered by designating By-law No. L.S.P-3319-198. Nonetheless, the proposed consent will not adversely affect their reasons for designation. A Heritage Impact

Statement will be required to address these properties in more detail when the surplus lands are developed.

6.3 Analysis based on Ontario Heritage Tool Kit

Any possible impacts (direct or indirect, physical or aesthetic) of the proposed consent on the lands associated with St. Peter's Seminary are discussed as well as consideration of alternative, mitigation and conservation methods.

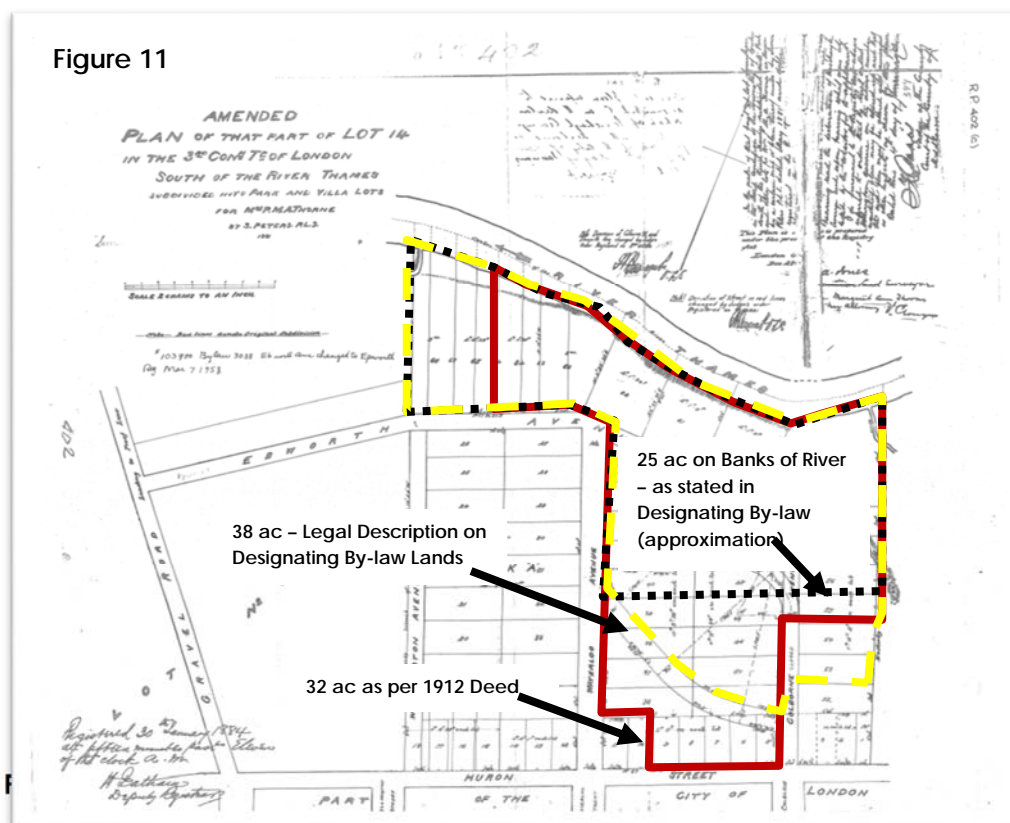
The proposed consent will not destroy any of the significant heritage attributes or features of the site nor will it change the existing land use. There are no proposed changes to the significant architectural attributes of the Seminary, or to the land use of the area.

The consent is proposing a reduction of the amount of land that is currently associated with the Seminary. The designating By-law identifies a specific number of 25 acres as a significant feature of the subject lands. Therefore, it must be assessed if the proposed 5.16 acres reduction of the lands surrounding the Seminary would be a destruction of that feature.

However, there are discrepancies in identifying the area of the lands surrounding the Seminary; and it is difficult to determine why the size of the parcel of land is significant. The legal description in the By-law relates to a parcel of land that comprises 38 acres, whereas within the historical reasons for its designation the By-law states that the Seminary is surrounded by a 25-acre campus. From our historical research, the original Deed states the Seminary is surrounded by a 32 acre parcel of land (Figure 10), including some lands not covered by the By-law, and excluding some lands which are included in the legal description in the by-law. The By-law does not explain why the lands surrounding the Seminary are significant, nor does it indicate which 25

acres are being referred to, other than that they are along the banks of the Thames River.

In 2013, a Consent application was approved that severed and conveyed 10.7 acres of Diocese land to King's University College. Also, 2.1 acres of land were



conveyed to the City of London as a condition of the severance. If the 25 acres is interpreted to be the 25 acres on the banks of the Thames River, as per designating By-law L.S.P. 3319-198, then the King's University College severance and the land transferred to the City of London had the effect of reducing the lands surrounding the seminary to approximately 12 acres.

After doing much research around the discrepancy it can be concluded that it is not the amount of land that is significant; rather it is Bishop Fallon's original vision for the Seminary. His vision was for the Seminary to be a "magnificent structure" that not only dominated its property but the area around it. The grandeur of the building on the property should be the significant attribute, not the size of the lands around it.

The proposed consent will not destroy that vision as the amount of land that surrounds the Seminary has changed over the years, yet the Seminary is still the dominant structure of the area.

The intent of the proposal is to continue the park-like campus; and, together with the surrounding properties, the presence of the Seminary will remain unchanged situated majestically within the park-like campus atmosphere of the area.

The proposed consent will also continue to support Bishop Fallon's vision for the Seminary to be affiliated with the University. The intention of the proposed consent is to continue to facilitate new uses in a campus like setting.

In the beginning, the University was located at St. George and Grosvenor Streets but in time has become an immediate neighbour to the Seminary. The lands to the west of the Seminary, including the former Goodholme Estate, have developed with campus atmosphere for King's University College which, like St. Peter's Seminary, had its origins with the Roman Catholic Diocese of London. The present expectation is that the surplus lands would be acquired by King's University College to expand and continue that campus-like use of the area.

It is relevant to address whether the proposed consent could result in the alteration of the historical fabric and appearance of the property as the designating by-law states "a park-like atmosphere" as a significant attribute of the property.

The designating By-law does not define "park-like atmosphere." Some may assume that it relates to the amount of trees that are currently on the site.

Research that was done for the property concluded the historical fabric and appearance of the Seminary property was an open field, completely opposite of what it is today. Bishop Fallon chose the property because it supported his vision to have the Seminary as a dominant feature of the property.

The trees that are currently on the site do create a park-like atmosphere; however, they are not necessarily connected to the historical fabric of the property and actually hinder the Bishop's vision. The original landscaping that was planted for the Seminary was minimal, and did not interfere with the views of the Seminary (Figure 12)

Even though most of the trees are not necessarily connected to the historical fabric of the property they add amenity to the function of the campus use. The removal of certain trees can

be done in a sympathetic manner that could restore the views of the Seminary while still maintaining the campus like atmosphere that trees can enhance.

Figure 12

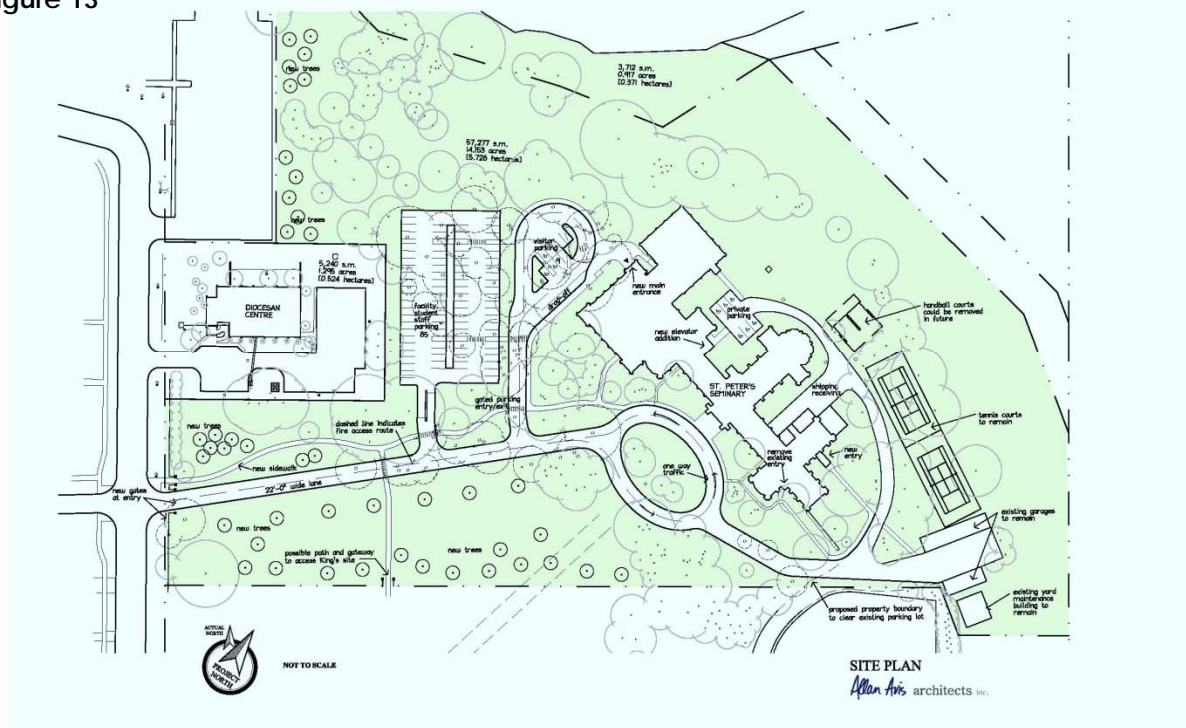
The View of the Subject Lands in 1930



The View of the Subject Lands in 2016

There is a significant relationship between the gates, the ceremonial drive and the Seminary that is not protected by designating By-law No. L.S.P-3319-198. The proposed consent will isolate the ownership of the lands at the gates and of part of the ceremonial drive from the Seminary. There is a new drive proposed that would re-direct the driveway to the oval at the main doors of the Seminary and would restore an unobstructed view to the Seminary (Figure 13). The significant relationship between the three features will be restored by removing the existing gates and pillars from their current location. A new entrance feature will be located on the lands

Figure 13



to be owned by the Seminary and will use stone sympathetic to the Seminary building and will reuse the existing gates, lamps, and bronze plaques.

Designating By-law No. L.S.P-3319-198 does not identify any significant views or vistas as an attribute; however, there is a view from the gates on Waterloo Street looking towards the Seminary that has come to be a favoured view.

The views to the Seminary were no doubt a very important aspect of Bishop Fallon's vision; however, historical research did not identify one particular view as being significant. Bishop Fallon's vision for the Seminary was for it to dominate the immediate area.

Currently, there is no proposed development planned for the surplus lands; however, it is possible that future development may change the current view along the ceremonial drive to the Seminary.

The overall vision of Bishop Fallon will be maintained as the Seminary has planned a new entry to the severed lands that will emphasize an unobstructed view to the architectural grandeur of the Seminary. This view of the Seminary will be readily seen from Waterloo Street, and will be seen by all users and visitors to the Seminary, whereas, currently, most visitors arrive by the Colborne Street driveway which affords no vista of the Seminary. Trees to the west of the Seminary entrance will need to be removed in order to accommodate the new driveway and to create an unobstructed view to the Seminary.

The intent of the proposal is to preserve the Seminary building while continuing the park-like campus atmosphere within new property lines owned and controlled by St. Peter's Seminary Corporation.

SECTION 7 – CONCLUSION

St. Peter's Seminary is known as an architectural masterpiece of southern Ontario; and Bishop Fallon's colossal personal contribution to its creation has always been a vital part of its history. His vision was for the Seminary was to be a "magnificent structure" that not only dominated its property but the area around it.

The proposed Consent allows the Diocese to embark on a process to ensure the long term preservation of the "true character of its founder and the intense commitment of its supporters."

The proposed Consent will continue to support Bishop Fallon's vision for the Seminary to be affiliated with the University; it will conserve the architectural attributes of the Seminary; and it will conserve the majestic appearance of the Seminary within a park-like campus setting.

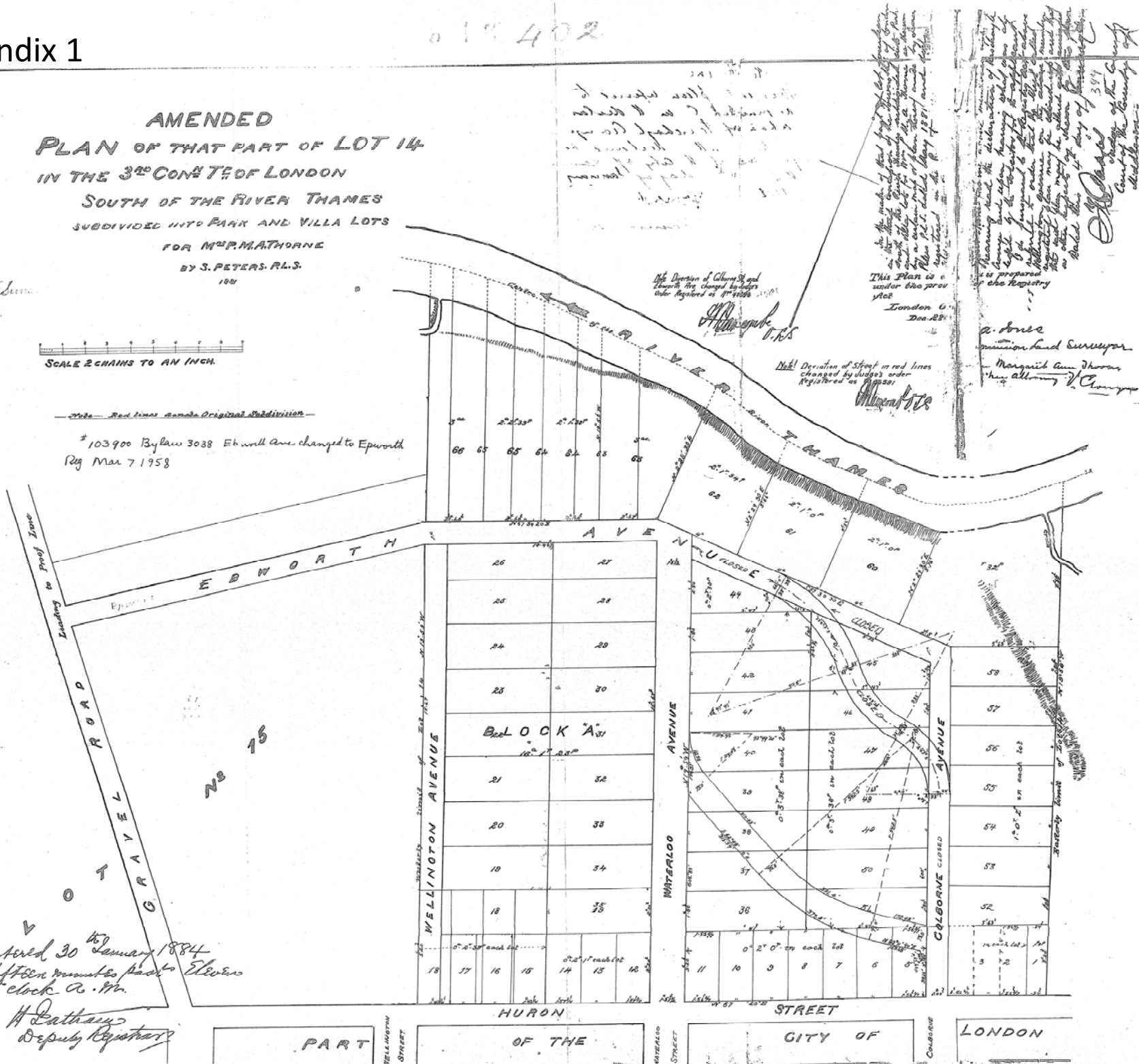
SECTION 8 – APPENDIXES

Appendix 1

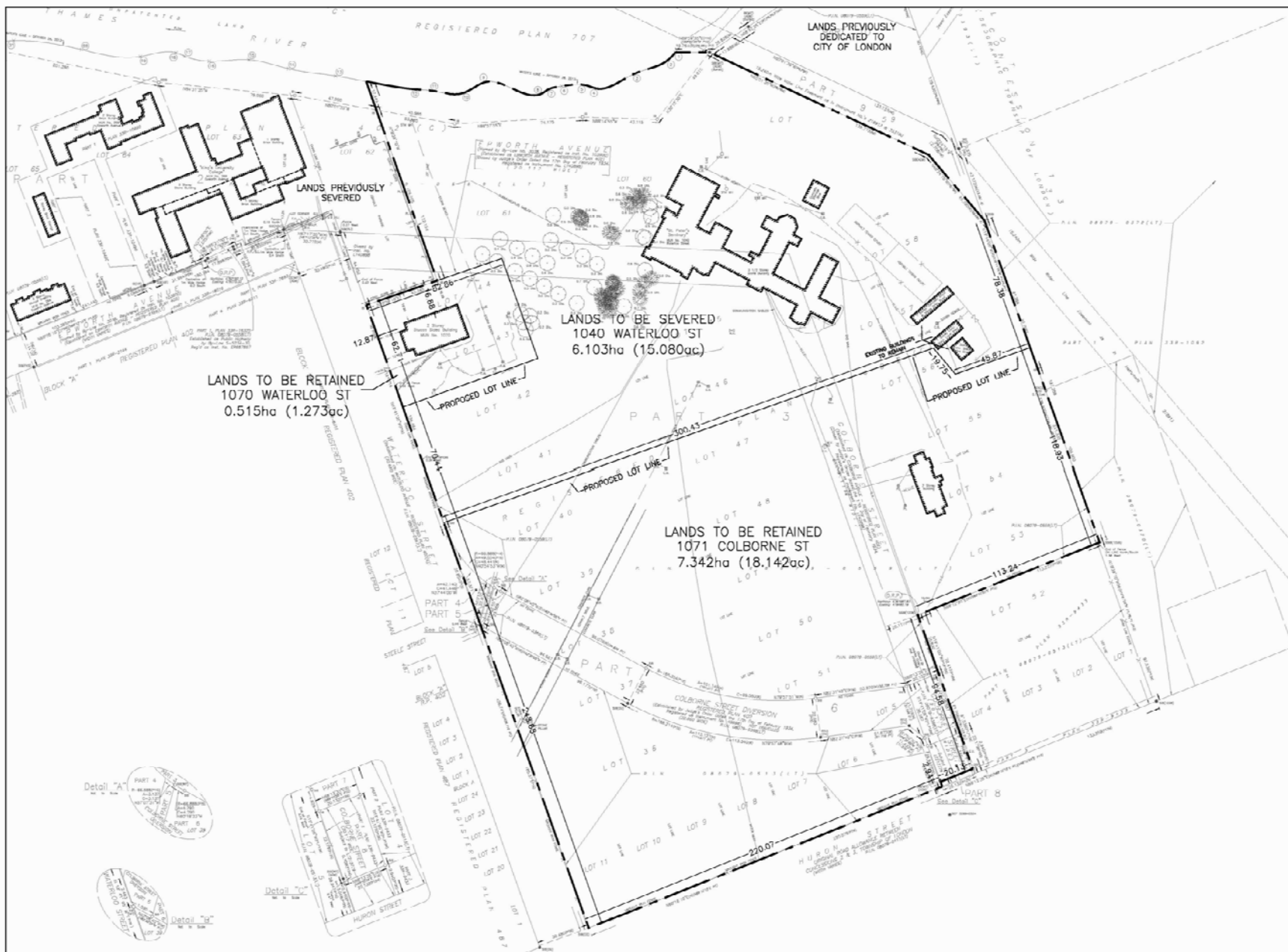
AMENDED PLAN OF THAT PART OF LOT 14 IN THE 3RD CON^TY OF LONDON SOUTH OF THE RIVER THAMES SUBDIVIDED INTO PARK AND VILLA LOTS FOR MR. MATHORNE BY S. PETERS, R.L.S.

SCALE 2 CHAINS TO AN INCH.

#103900 Bylaw 3038 E. & W. Ave. changed to Epworth
Reg Mar 7 1958



Appendix 2



KEY PLAN

CONSENT SKETCH

PLAN 402C LOTS 41 TO 49, 53 TO 62, 64, 66, 67 LOTS 37 TO 40, 50 TO 52, 63, 65
PTS COLBORNE ST

CITY OF LONDON COUNTY OF MIDDLESEX

SITE STATISTICS

ZONE: REGIONAL FACILITY (RF)

LANDS TO BE SEVERED - 1040 WATERLOO

	REQUIRED	PROVIDED
LOT AREA	0.4 ha	6,103 ha
LOT FRONTAGE	50.0 m	70.4 m
FRONT YARD SETBACK	8.0 m	>50 m
REAR YARD SETBACK	9.0 m	30.9 m
SIDEYARD SETBACK (NORTH)	8.4 m	30.3 m
SIDEYARD SETBACK (SOUTH)	8.4 m	1.3 m
LOT COVERAGE	30%	<30%
LANDSCAPED OPEN SPACE	15%	>15%
HEIGHT	40.0 m	>10.5 m

LANDS TO BE RETAINED - 1071 COLBORNE

	REQUIRED	PROVIDED
LOT AREA	0.4 ha	7,342 ha
LOT FRONTAGE	50.0 m	248.7 m
FRONT YARD SETBACK	7.0 m	N/A
REAR YARD SETBACK	7.2 m	36.6 m
SIDEYARD SETBACK (EAST)	7.2 m	72.8 m
SIDEYARD SETBACK (WEST)	7.2 m	259.0 m
LOT COVERAGE	30%	<30%
LANDSCAPED OPEN SPACE	15%	>15%
HEIGHT	40.0 m	>10.5 m

LANDS TO BE RETAINED - 1070 WATERLOO

	REQUIRED	PROVIDED
LOT AREA	0.4 ha	0,212 ha
LOT FRONTAGE	50.0 m	87.8 m
FRONT YARD SETBACK	7.2 m	12.9 m
REAR YARD SETBACK	7.2 m	33.1 m
SIDEYARD SETBACK (NORTH)	7.2 m	15.9 m
SIDEYARD SETBACK (SOUTH)	7.2 m	25.0 m
LOT COVERAGE	30%	14%
LANDSCAPED OPEN SPACE	15%	>15%
HEIGHT	40.0 m	>10.5 m

NO.	REVISION	DATE	INITIAL
1	ADJUSTED REAR LOT LINE	MARCH/16	MBG

Roman Catholic Diocese Of London

1070 Waterloo Street

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DATE: SEPTEMBER 2015 SCALE: 1:1000

SECTION 9 – SOURCES

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