

**CULTURAL HERITAGE ASSESSMENT REPORT
BUILT HERITAGE RESOURCES &
CULTURAL HERITAGE LANDSCAPES**

**MUNICIPAL CLASS ENVIRONMENTAL
ASSESSMENT STUDY
WHARNCLIFFE ROAD SOUTH
FROM BECHER STREET TO
COMMISSIONERS ROAD WEST**

CITY OF LONDON, ONTARIO

**Revised
November 2016**

**Prepared for:
MMM Group Limited**

Prepared by:



UNTERMAN McPHAIL ASSOCIATES
HERITAGE RESOURCE MANAGEMENT CONSULTANTS

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EXECUTIVE SUMMARY

Fifty-four (54) built heritage resources and cultural heritage landscapes of 40 years of age and older were identified within and adjacent to the Wharncliffe Road South study corridor. They are identified in **Table 1**.

Potential direct and indirect impacts resulting from the Preliminary Design and mitigation recommendations for the identified built heritage resources and cultural heritage landscapes are included in **Table 2**. Mitigation actions may include a Cultural Heritage Evaluation Report (CHER) that follows the evaluation criteria set out under the 'Ontario Regulation 9/06', a Heritage Impact Statement (HIS), a Cultural Heritage Documentation Report (CHDR) or a Strategic Conservation Plan (SCP). For properties located within the WV-OS HCD boundaries, the *WV-OS HCD Plan and Guidelines* (September 2014) will be consulted and followed.

Nine (9) sites, including fourteen (14) municipal addresses and two (2) sites that recognized are as being of heritage value and included on the City of London Inventory of Heritage Resources, were identified as having potential direct impacts as a result of the proposed infrastructure work on Wharncliffe Road South. They are:

- 1) Site #7: 35 Wharncliffe Road South and 9 Evergreen Avenue;
- 2) Site #9: 100 Stanley Street, a municipally designated property under the OHA;
- 3) Site #11: CN Subway;
- 4) Site #12: 69 Wharncliffe Road South;
- 5) Site #16: 87 Wharncliffe Road South;
- 6) Site #30: 185, 187 and 191 Wharncliffe Road South;
- 7) Site #31: 189 Wharncliffe Road South, City of London Heritage Register, Priority 2;
- 8) Site #45: 315, 323 and 325 Wharncliffe Road South; and
- 9) Site #54: 468 Wharncliffe Road South.

Twenty-six (26) resources, including thirty-two (32) municipal addresses and five (5) sites located within the Wortley Village-Old South (WV-OS) HCD, were identified as potential indirect impacts as a result of the proposed infrastructure work on Wharncliffe Road South. Generally the indirect impacts relate to property acquisition requirements along frontages. The sites include:

- 1) Site #7: 31 and 33 Wharncliffe Road South;
- 2) Site #8: 98 Stanley Street, City of London Inventory of Heritage Resources, Priority 2;
- 3) Site #13: WV-OS HCD;
- 4) Site #17: 95 Wharncliffe Road South;
- 5) Site #18: 97 Wharncliffe Road South;
- 6) Site #19: 2 Euclid Street, within the WV-OS HCD;
- 7) Site #20: 103 Wharncliffe Road South;
- 8) Site #23: 122 Wharncliffe Road South, within the WV-OS HCD;
- 9) Site #24: 126 Wharncliffe Road South, within the WV-OS HCD;
- 10) Site #25: 130 Wharncliffe Road South, within the WV-OS HCD;
- 11) Site #28: 1 Bruce Street, within the WV-OS HCD;
- 12) Site #29: 173 Wharncliffe Road South;
- 13) Site #30: 193 Wharncliffe Road South;
- 14) Site #34: 215-217 Wharncliffe Road South;
- 15) Site #35: 227 Wharncliffe Road South;
- 16) Site #41: 280 Wharncliffe Road South;
- 17) Site #42: 282 Wharncliffe Road South;
- 18) Site #43: 304 Wharncliffe Road South;
- 19) Site #45: 311 Wharncliffe Road South;
- 20) Site #46: 350 Wharncliffe Road South;
- 21) Site #47: 362 Wharncliffe Road South;
- 22) Site #48: 377, 379, 383 and 385 Wharncliffe Road South;
- 23) Site #49: 381 Wharncliffe Road South, City of London Heritage Register, Priority 2;
- 24) Site #51: 387-389 Wharncliffe Road South;
- 25) Site #52: 398, 400 and 402 Wharncliffe Road South; and
- 26) Site #53: 403 Wharncliffe Road South.

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1.0 INTRODUCTION

1.1 Propose of Report

MMM Group Limited retained Unterman McPhail Associates, Heritage Management Resource Consultants, to undertake a Cultural Heritage Assessment Report (CHAR) for cultural heritage landscapes and built heritage resources as part of the Municipal Class Environmental Assessment Study (Class EA) for Wharncliffe Road South in the City of London, Ontario. The study corridor extends along Wharncliffe Road South from Becher Street in the north to Commissioners Road West in the south and includes the Canadian National Rail (CN) Subway at Horton Street (**Figure 1**). The City of London has identified Wharncliffe Road South as a priority in the 2030 Transportation Master Plan (TMP) as part of the growth management implementation strategy for transportation projects..

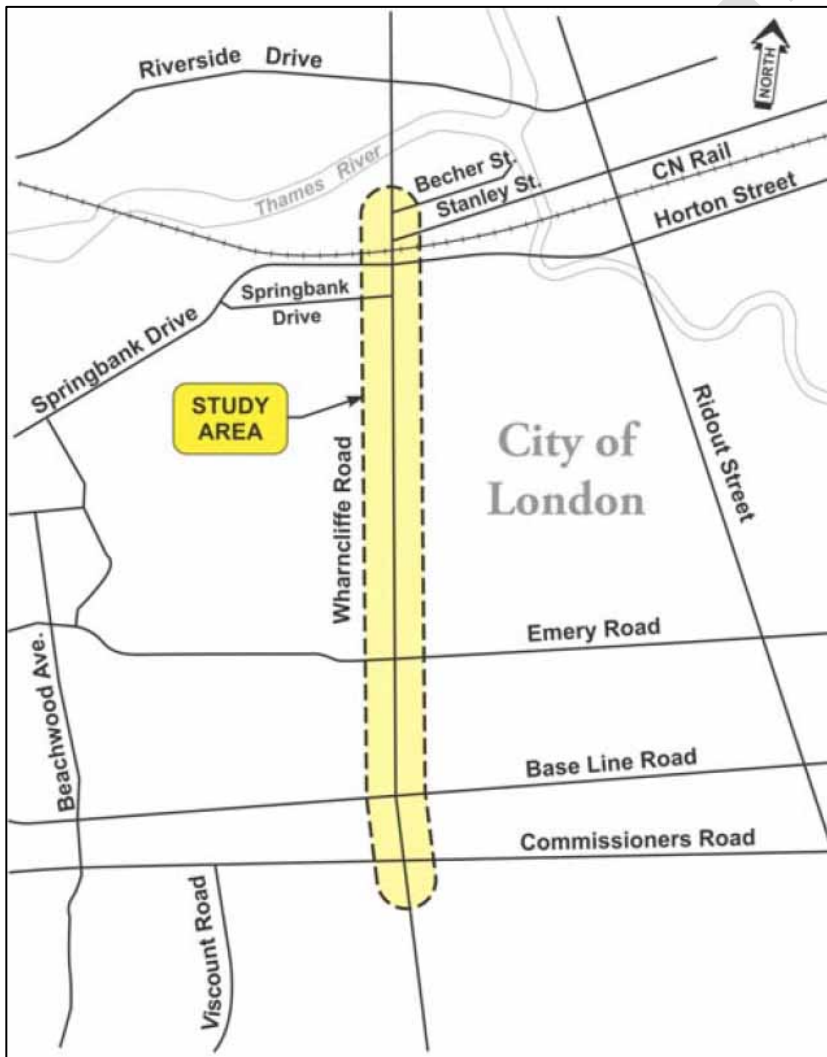


Figure 1. Study corridor map for the Municipal Class EA Study for Wharncliffe Road South, City of London, Ontario [MMM Group, June 2015].

The Class EA study is being undertaken in accordance with the planning and design process for Schedule 'C' projects as set out in the Municipal Engineers' Association *Municipal Class Environmental Assessment* (October 2000, amended in 2007 and 2011). It will allow the implementation of transportation infrastructure and operational improvements for the study corridor. The study will undertake the following tasks:

- Confirm the needs of the Wharncliffe Road South corridor, recognizing the full range of users within the community including pedestrians, cyclists, rail, transit vehicles and motorists;
- Identify and assess a range of planning and design alternatives based on localized needs and recognizing that recommended improvements may vary along the corridor;
- Consider access management within the corridor;
- Consider goods movement needs within the corridor, including both designated routes and access for local deliveries along with passenger transportation needs; and
- Develop a functional and visually attractive design concept for vehicular travel lanes, bike lanes, and sidewalks that reflects the existing and planned land use, urban form and transportation contexts.

Wharncliffe Road South was opened as an early 19th century transportation route in Westminster Township. In the 20th century, it formed part of King's Highway 4. Currently this four-lane urban arterial road is a major north to south arterial road traffic corridor in the City of London providing connections to the downtown and Western University and serving as the principal transportation artery of the Old South and Coves neighbourhoods. It has a posted speed limit of 60 km/hr. throughout the study corridor.

The Ministry of Tourism, Culture and Sport (MTCS) publications, *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (October 1992), and *Guidelines on the Man-Made Heritage Component of Environmental Assessments* (1980) and the *Guidelines on the Man-Made Heritage Component of Environmental Assessments* (1980) were consulted for the preparation of this CHAR.

2.0 ENVIRONMENTAL ASSESSMENT & CULTURAL HERITAGE RESOURCES

2.1 Introduction

The need for the identification, evaluation, management and conservation of Ontario's heritage is acknowledged as an essential component of environmental assessment and municipal planning in Ontario.

For the most part, the analysis of cultural heritage resources in the study area addresses those aboveground, person-made heritage resources of 40 years old and older in age. The application of this rolling 40-year principle is an accepted federal and provincial practice for the preliminary identification of cultural heritage resources that may be of heritage value or interest. However, its application does not imply that all built heritage resources or cultural heritage landscapes that are over 40 years old are worthy of the same levels of protection or preservation as heritage resources.

2.2 Environmental Assessment Act (EAA)

An environmental assessment provides a decision-making process used to promote good environmental planning by assessing the potential effects and benefits of certain activities on the environment. In Ontario, this process is defined and finds its authority in the *Environmental Assessment Act* (EAA). The purpose of the EAA is to provide for the protection, conservation and wise management of Ontario's environment.

The EAA applies to all public activities. This includes projects originating from Ontario ministries and agencies, municipalities, public utilities, and conservation authorities. Projects subject to the EAA are typically infrastructure developments and include such things as public roads and highways, transit facilities, waste management facilities, electrical generation and transmission facilities as well as flood protection works. Projects with the potential for significant environmental impacts are subject to an Individual EA process that requires formal Ministry of the Environment and Climate Change (MOECC) review and Ministerial/Cabinet approval.

The analysis throughout the study process addresses that part of the *Environmental Assessment Act*, subsection 1(c), which defines “*environment*” to include:

“...*cultural conditions that influence the life of humans or a community;*”

as well as,

“*any building, structure, machine or other device or thing made by humans.*”

Infrastructure work and its associated construction activities may potentially affect cultural heritage resources in a number of ways. The effects may include displacement

through removal or demolition and/or disruption by the introduction of physical, visual, audible or atmospheric elements that are not in keeping with the character of the cultural heritage resources and, or their setting.

2.2.1 Municipal Class Environmental Assessment (MCEA)

The *Municipal Class Environmental Assessment* (MCEA) (October 2000, as amended 2007 and 2011) outlines a procedure whereby municipalities can comply with the requirements of the EAA. It identifies potential positive and negative effects of new projects and expanded facilities. The process includes an evaluation of impacts on the natural and social environment including culture. The MCEA applies to municipal infrastructure projects, including water and wastewater projects.

Since projects undertaken by municipalities can vary in their environmental impact, such projects are classified in terms of schedules. Schedule 'A' generally includes normal or emergency operational and maintenance activities wherein the environmental effects of these activities are usually minimal, and therefore, these projects are pre-approved. A Schedule 'A+' activity is pre-approved by the Ministry of Environment and Climate Change (MOECC), and therefore, work can proceed upon public notification of the project. Schedule 'B' generally includes improvements and minor expansions to existing facilities wherein there is the potential for some adverse environmental impacts, and therefore, the municipality is required to proceed through a screening process including consultation with those who may be affected. Lastly, Schedule 'C' generally includes the construction of new facilities and major expansions to existing facilities, and these projects proceed through a five-phased environmental assessment planning process.

Part B – Municipal Road Projects, Section B.1.1 (4), refers to the consideration of the cultural environment and cultural heritage in the environment for municipal road projects. It provides a definition of ***cultural heritage resources*** that includes built heritage and cultural heritage landscapes and it states MTCS is responsible for the administration of the *Ontario Heritage Act* (OHA) and for determining policies, priorities and programs for the conservation, protection and preservation of Ontario's heritage including cultural heritage landscapes and built heritage.

As well, Section B.1.1 (4), states significant cultural heritage features should be avoided, where possible. If they cannot be avoided, then effects should be minimized where possible, and every effort made to mitigate adverse impacts in accordance with provincial and municipal policies and procedures. Cultural heritage features should be identified early in the process in order to determine significant features and potential impacts.

Section B.1.1 (4)/ Section C.1.1 (4) defines built heritage resources and cultural heritage landscapes as follows.

Built heritage resources means one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social,

political, economic military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easements under the Ontario Heritage Act, or listed by local, provincial or federal jurisdictions.

Cultural heritage landscapes means a defined geographical area of heritage significance, which has been modified by human activities and is valued by a community. It involves grouping(s) of individual heritage features such as structures, spaces, archaeological sites, and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements of parts. Examples may include, but are not limited to, neighbourhoods, cemeteries, railways, and industrial complexes of cultural heritage value.

2.3 Ontario Heritage Act (OHA)

The *Ontario Heritage Act* (OHA) provides the framework for provincial and municipal responsibilities and powers in the conservation of cultural heritage resources. Section 2 of the OHA charges the Minister of Tourism, Culture and Sport (MTCS) with the responsibility to,

“...determine policies, priorities and programs for the conservation, protection and preservation of the heritage of Ontario.”

Designation of heritage resources under Part IV of the OHA publicly recognizes and promotes awareness of heritage properties. It provides a process for ensuring that changes to a heritage property are appropriately managed and that these changes respect the property’s heritage value and includes protection from demolition. The OHA allows municipalities to designate individual properties (Part IV) and heritage conservation districts (Part V), to list individual properties of cultural heritage value or interest (Part IV, Section 27), and to protect a heritage property with an easement (Part IV). The Ontario Heritage Trust (OHT) may protect a heritage property with an easement (Part II) and the Minister of MTCS, after consultation with the OHT, may designate a property of provincial significance (Part IV, Section 34.5).

Under Subsection 27 (1) of the OHA, a municipal clerk is required to keep a current register of properties of cultural heritage value or interest located in their municipality. The municipal register must include all properties designated by the municipality under Part IV, all heritage conservation districts under Part V of the OHA and all properties designated by the Minister of MTCS and a listed” property may be placed on the register. Once a property or district has been designated and notice has been given to the OHT, the property is included on the provincial register of heritage properties.

Heritage attributes, in relation to a property, are defined in the OHA as the attributes of the property that cause it to have cultural heritage value or interest. The Provincial Government has established “Criteria for Determining the Cultural Heritage Value or Interest,” for

properties through 'Ontario Regulation 9/06'. For Crown owned property, MTCS has established "Criteria for Determining the Cultural Heritage Value or Interest," of properties through 'Ontario Regulation 10/6' and prepared the *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (July 1, 2012) under OHA, Part III.1.

The alteration process under Section 33 of the OHA helps to ensure the heritage attributes of a property designated under Part IV, and therefore, its heritage value is conserved. If an owner of a designated property wishes to make alterations to the property that will affect the property's heritage attributes, the owner must obtain written consent from the council. This applies to the alteration of the buildings or structures, as well as to alterations of other aspects of the designated property such as landscape features or natural features that have been identified as heritage attributes. Although, listing non-designated properties does not offer any specific protection under the OHA, Section 27 (3) states if a property is included in the register under Subsection (1.2) has not been designated under Section 29, the owner of the property shall not demolish or remove a building or structure on the property. Additionally, an owner is not permitted to demolish or remove any buildings or structures on the property unless they have given the council of the municipality at least 60 days notice, in writing, of their intent.

Section 41.2 (1) of the OHA states the council of a municipality shall not carry out any public work in the district that is contrary to the objectives of the plan. The erection, demolition, alteration, etc., process for properties designated in a Heritage Conservation District (HCD) under Part V of the OHA are addressed in Section 4.2 A

Provincial heritage properties are not subject to designation by municipalities or the Minister. The amendments to the Act gave the Minister of MTCS the responsibility to establish a comparable standard of identification, protection and care for provincial heritage properties as already exists for private property.

2.4 Ministry of Tourism, Culture and Sport (MTCS)

The MTCS administers the OHA and is responsible for the protection of Ontario's cultural heritage resources. Since cultural heritage resources may be impacted adversely by both public and private land development, it is incumbent upon planning and approval authorities to consider heritage resources when making planning decisions.

The MTCS guidelines for environmental assessment describe the attributes necessary for the identification and evaluation of any discrete aggregation of person-made features or cultural heritage landscapes, the attributes necessary for the identification and evaluation and assist in the assessment of cultural heritage resources as part of an environmental assessment. They include, *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (October 1992), and *Guidelines on the Man-Made Heritage Component of Environmental Assessments* (1980). The *Guidelines on the Man-Made Heritage Component of Environmental Assessments* state:

“When speaking of man-made heritage we are concerned with works of man and the effects of his activities in the environment rather than with moveable human artifacts or those environments that are natural and completely undisturbed by man.”

The guidelines say one may distinguish broadly between two basic ways of visually experiencing cultural heritage resources in the environment, that is, as cultural heritage landscapes and as built heritage. Cultural heritage landscapes are a geographic area perceived as a collection of individual person-made built heritage resources set into a whole, such as, historical settlements, farm complexes, waterscapes, roadscape, railways, etc. They emphasize the interrelationship of people and the natural environment and convey information about the processes and activities that have shaped a community. Cultural heritage landscapes may be organically evolved landscapes as opposed to designed landscapes. Some are ‘continuing landscapes’, which maintain the historic use and continue to evolve, while others are ‘relict landscapes’ where the evolutionary process has come to an end but important landscape or built heritage resources from its historic use are still visible. There are also ‘associative landscapes’ with religious, artistic, or cultural associations of the natural element rather than material cultural evidence, which may be insignificant or even absent. Built heritage comprises individual, person-made or modified parts of a cultural heritage landscape such as buildings as well as other structures of various types such as cemeteries, landscaping structures, etc.

As well the MTCS provides the *Ontario Heritage Toolkit*, a series of guides that explain different aspects of the OHA, including the *Planning Act*, the *Historic Places Initiative* and other related programs. It states, to conserve a cultural heritage resource a municipality or approval authority may require a heritage impact assessment and/or a conservation plan to guide the approval, modification, or denial of a proposed development.

Under the OHA, the MTCS produced the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (April 28, 2010), effective as of July 1, 2010. The *Standards and Guidelines* state government ministries and prescribed public bodies shall apply the “Criteria for Determining Cultural Heritage Value”, as set out in the Ontario Regulation 9/06 under the OHA. If the property meets the criteria in Ontario Regulation 9/06, it is a provincial heritage property. If deemed to be a provincial heritage property the “Criteria for Determining Cultural Heritage Value of Provincial Significance”, as set out in Ontario Regulation 10/06, is to be applied. If the property meets the criteria in Ontario Regulation 10/06, it is a provincial heritage property of provincial significance.

3.0 ASSESSMENT METHODOLOGY

3.1 Introduction

Unterman McPhail Associates undertook a cultural heritage resource survey of built heritage resources and cultural heritage landscapes in June 2015. Cultural heritage landscapes and principal above-ground built heritage features 40 years of age or older located along Wharncliffe Road South study corridor were identified. Given the nature of the project, the emphasis of the field survey was placed on the identification of those cultural heritage resources located within or adjacent the existing right-of-way and in proximity to intersections and the CN railway crossing subway at Horton Street.

For the purposes of this CHAR the following tasks were undertaken:

- identification of major historical themes and activities of the Wharncliffe Road South study corridor through historical research and a review of topographic and historical mapping;
- identification of associated cultural heritage landscapes and built heritage resources 40 years of age or older within the Wharncliffe Road South study corridor through major historical themes and activities and historical mapping;
- identification of heritage resources within the Wharncliffe Road South study corridor that have been municipally recognized through listing or designation under the OHA and placement on a municipal heritage register;
- a survey of lands within and adjacent to the Wharncliffe Road South study corridor; and
- identification of sensitivities for changes and assessment of potential impacts to built heritage resources and cultural heritage landscapes as a result of the Preferred Alternative.

3.2 Heritage Recognition

City staff and the online version of the *City of London Inventory of Heritage Resources* were consulted to identify any listed or designated cultural heritage resources along the Wharncliffe Road South study corridor. The listing of a property or structure on the City inventory indicates the property satisfies certain approved evaluation criteria based on architecture, history and context. Priority levels indicate and justify the heritage value of the resources as objectively as possible.

Priority 1 buildings are London's most important heritage structures and merit designation under Part IV (Section 29) of the OHA. This group includes not only landmark buildings and buildings in pristine condition but also lesser known structures with major architectural/historical significance.

Priority 2 buildings merit evaluation for designation under Part IV of the OHA. They have significant architectural and/or historic value.

Priority 3 buildings may merit designation as part of a group of buildings designated under Part IV of the OHA or as part of a Heritage Conservation District, even though these buildings are not often worthy of designation individually.

Priority 9 is restricted to buildings within a Heritage Conservation District that individually would have little or no heritage value.

The *City of London Inventory of Heritage Resources* includes the following nine (9) properties within or adjacent to the Wharncliffe Road South study corridor:

- 21 Wharncliffe Road South, added to heritage inventory May 2016;
- 32 Wharncliffe Road South, Priority 3;
- 98 Stanley Street, Priority 2;
- 100 Stanley Street, Municipality Designated under Part IV, OHA;
- 90 Wharncliffe Road South, Priority 2;
- 189 Wharncliffe Road South, Priority 2;
- 194 Wharncliffe Road South, Priority 2;
- 260 Wharncliffe Road South, Priority 2; and
- 381 Wharncliffe Road South, Priority 2.

Wortley Village – Old South HCD

Wortley Village-Old South Heritage Conservation District (WV-OS HCD) was adopted by Municipal Council on September 18, 2014 and designated under Part V of the *Ontario Heritage Act* on June 1, 2015. Wharncliffe Road South serves as the western boundary of WV-OS HCD. A map of the HCD boundaries is contained in **Appendix B**.

The following properties are located within the western boundary of the WV-OS HCD, and governed by HCD Guidelines:

- 2 Euclid Street;
- 122 Wharncliffe Road South, City of London Inventory of Heritage Resources, Priority 3;
- 126 Wharncliffe Road South (Victoria Public School), City of London Inventory of Heritage Resources, Priority 2;
- 130 Wharncliffe Road South (Victoria Public School), City of London Inventory of Heritage Resources, Priority 1; and
- 1 Bruce Street.

As well the City prepared the document, *Heritage Places: A Description of Potential Heritage Conservation Areas in the City of London* in 1994 and adopted it as a Guideline Document to the Official Plan. Stanley-Becher was identified as a potential HCD.

Subsequently, the area of River Forks, which encompasses the neighbourhood bounded by the rail line and the two forks of the Thames River, was added to the area of Stanley-Becher for future consideration as a heritage conservation district.

Federal and Provincial Recognition

There are no properties owned or controlled by the Government of Ontario or the Government of Canada within the study corridor.

Cemeteries

There are no identified cemeteries within the Wharncliffe Road South study corridor.

4.0 HISTORICAL SUMMARY

4.1 Township of Westminster and South London

As part of the construction of Dundas Street, Lieutenant-Governor John Graves Simcoe identified the Forks of the Thames River as an excellent location for a town site, and potentially the site of the future capital of the province of Upper Canada. “New London”, a 3850-acre parcel of land set aside in 1793, included part of the London South area. York (Toronto) was selected over London as the capital site in 1796.

Lieutenant-Governor Colonel John Graves Simcoe initiated the surveying and construction of the first roads in the London area. Concerned about the vulnerability of the “Western District” of Upper Canada to an American attack from Detroit, Simcoe approved road construction to encourage settlement. In 1793, he ordered Dundas Street, or the Governor’s Road, to be cut through Upper Canada from Burlington Bay to the Thames River. The Talbot Road and North Branch of the Talbot Road, which became known as North Talbot Road, were built through the northwest corner of Westminster Township. Part of the Western Road, or the Detroit Road, running from Niagara to Sandwich formed part of Commissioners Road. It was open for winter traffic by 1799, improved for troop movement during the War of 1812 and passable on a year round basis about 1828. Clay deposits found on the farm properties along the road between Wharncliffe Road and Wonderland Road were developed as brickyards as early as 1816. Consequently, this stretch of the current Commissioner’s Road West was once known as Brick Street.¹

Simon Zelotes Watson, a well-known land surveyor and magistrate from Montreal, was given authority to act as the settlement agent in Upper Canada on behalf of Montreal District citizens who wanted to settle in the area.² The chief land agent, Colonel Thomas Talbot, directed Watson to Westminster Township. Watson was appointed a deputy surveyor in 1810. He ran a base line, now part of Base Line Road, across the northern part of Westminster Township and laid out two concessions to its south and broken lots

¹ Michael Baker and Hilary Bates Neary, *London Street Names: An Illustrated History* (Toronto: Lorimer & Co., 2003) 29.

² Lutman, John H. *The South and the West of London: An Historical and Architectural Guide* (London, Ontario: The Corporation of the City of London, 1979) 3.

to the north from the base line to the Thames River. After Talbot and Watson had a disagreement, Talbot took over the superintendent duties of the land.³ Since settlers preferred to establish their farmsteads and perform their statutory roadwork on the already opened Commissioners Road, only two sections of the Base Line Road were opened, namely, that in Old South and in Byron.⁴

Deputy Land Surveyor Mahlon Burwell surveyed the Crown Reserve to the north of the Thames River as part of the general survey of London Township in 1810. Talbot instructed Burwell to survey a road right-of-way in 1824 that became Wharncliffe Road. Burwell also surveyed “New London” in London Township into town lots in 1826; shortly after, it was named the District Town of the Western District. The town site also included part of Concession ‘B’ in Westminster Township.

As the district seat, London became home to the district courthouse and jail. William Hawken’s “New Survey” in the 1830s extended the town site’s northern and eastern borders. Its population grew quickly in the 1830s. Upon reaching a suitable population, the village of London was incorporated as a town in 1840, and its boundaries were extended. Railway development began in Westminster Township and London in the early 1850s with the London & Port Stanley Railway (L&PSR) and the Great Western Railway (GWR). In 1855, the town was incorporated as a city.

In 1853, Henry C.R. Becher, George Macbeth, George Horn and Lionel Ridout registered a survey for a block of land between the Thames River and the GWR railway line. Becher Street was named after English-born Henry Becher, who arrived in London in mid 1835 and articulated with a prominent London lawyer. Appointed as the registrar of the Surrogate Court of Middlesex County in 1839, Becher was called to the bar in 1841. By the 1850s, he had become a prosperous lawyer.⁵ Stanley Street to the south of Becher Street was named after Edward Stanley, Earl of Derby, Colonial Secretary in 1833-34 and 1841-45 and prime minister in 1852, 1858-59 and 1866-68.⁶ Stanley Street became a primary transportation route into the city connecting Wharncliffe Road South and Ridout Street North.

In Westminster Township, Charles Coombs bought the Spring Mill in 1845. The family operated the mill until 1878 when the property was acquired by the City of London for a pumping station site. A water pipeline was built from the reservoir to provide water to its inhabitants and the pipe right-of-way became the route of Pipe Line Road. Springbank Park developed along the Thames River in the area of the reservoir in the late 19th century, and in 1896, the London Street Railway extended its line to the park. In 1948, Pipe Line Road was renamed Springbank Drive.⁷

³ Ibid., 3.

⁴ Baker and Neary, 13,

⁵ Baker and Neary, 16.

⁶ Ibid., 90.

⁷ Ibid., 88.

Hercules Burwell donated property on the south side of Stanley Street at Wharncliffe Road South to the City of London in 1855 for parkland. This site became known as St. James Park, although it was never used for this purpose. In 1856, the City leased the property to Thomas Francis, who used the land as a potato patch and pasture. The property was subdivided into building lots in the 1878.⁸ A post office known as Westminster was opened in 1872 on Stanley Street at Wharncliffe Road South.⁹ By 1875, it was named the suburban post office of St. James Sub of London.¹⁰

The Tremaine Map of Middlesex County (1868) shows development in the South London area of Westminster Township. The Birdseye View of the City of London (1872) shows the GWR railway with a bridge structure at Wharncliffe Road South. The south side of Stanley Street is depicted as being undeveloped south to the GWR line while the north side is lined with buildings. The *Illustrated Historical Atlas* (1878) indicates development had extended south to Tecumseh Avenue East from the Thames River. Open street allowances are shown from Becher Street south to Tecumseh Avenue East on the east of Wharncliffe Road South as well as a few roads are shown on the west side of Wharncliffe Road South including Evergreen Avenue, Pipe Line Road (now Springbank Drive), Base Line Road and Lambeth Street. Askin Avenue was named for Col. J.B. Askin, Clerk of the Court, who built a large home on Wortley Road.¹¹

The first Victoria School building was built in the area in 1877. The Birdseye of the City of London (1893) depicts further residential development in South London and The Coves. Substantial homes were built along the residential streets opened eastward between Wharncliffe Road South and Wortley Road.

In 1889, the London Street Railway expanded its service south of the city into Westminster Township. The rail system was electrified in 1895, and a new route was built across the Westminster Bridge at Stanley Street and south along Wharncliffe Road South to Askin Avenue and then east along Askin Avenue to Wortley Road before following Elmwood Avenue East to Ridout Street South.¹² This route became one of two Belt Lines and provided service to South London. The second line, built in 1904, travelled from Ridout Street South to Garfield Street and then northwesterly to Wharncliffe Road South and Elmwood Avenue East.

⁸ Lutman, 13; and, RP 365, registered May 16, 1878, St. James Park.

⁹ LAC, Postal Heritage and Philately, Post Offices and Postmasters, St. James' Park Sub.

Access: --<http://www.bac-lac.gc.ca/eng/discover/postal-heritage-philately/post-offices-postmasters/Pages/item.aspx?IdNumber=6948&> (June 2015).

¹⁰ Ecoplans, et. al. *City of London, Wortley Village Heritage Conservation District Plan & Guidelines*. Final (March 2013) 9.

¹¹ Harriet Priddis, "The Naming of London Street", Read before the London and Middlesex Historical Society, May 16, 1905, revised January 9, 1909, rpt., *Centennial Review 1967*. London: London and Middlesex Historical Society.

¹² Lutman, 7.

As the city prospered in the latter part of the 19th century, it acquired land from the townships to accommodate growth. The suburban area of South London in Westminster Township was annexed in May 1890. Its boundaries on the west skirted The Coves south from the Thames River, east to Wharncliffe Road South and then south on Wharncliffe Road South to a line just south of Emery Street before turning east to Wortley Road. James Street was renamed Elmwood Avenue East at this time. Alma Street became Byron Street. Maple Street became Euclid Avenue.¹³ Residential streets between Wharncliffe Road South to Wortley Road ran south from the Thames River. By 1914, residential development had reached Tecumseh Avenue East. To its south, houses were scattered along Wharncliffe Road South to Commissioners Road East. In 1913-14, at the Thames River, Wharncliffe Road South was extended northward over the river after the construction of the first bridge in this location.

Early 20th century topographical mapping and fire insurance plans of the City of London show the intensification of residential development north of Tecumseh Avenue East and east of Wharncliffe Road South. At Stanley Street, the St. James post office closed in 1910 and then reopened as the St. James Park London in 1911. It became part of the London postal service in 1924 and in the mid-20th century, the post office was moved to a site south of Victor Street.¹⁴

The North Talbot Road, named after Colonel Thomas Talbot, became Provincial Highway No. 4 in 1920, and in the late 1930s, it was renamed the King's Highway 4. It ran along Wharncliffe Road South on the western boundary of London until the late 1990s when sections of the road were downloaded to the city. Post Second World War growth precipitated further expansion of the city boundaries south and west. In 1961, the southern section of Wharncliffe Road South to Southdale Road, including Commissioners Road East, became part of the City of London. In the early 1980s, Horton Street had been extended west across the Thames River to the south of the CN railway tracks and along the Beaconsfield Avenue right-of-way as far as Springbank Drive to Wharncliffe Road South.

4.2 Wharncliffe Road South

In 1824, Thomas Talbot instructed Mahlon Burwell to survey the right-of-way for Wharncliffe Road. The road was designed to connect the developing settlements in Westminster Township with future settlements in London Township. It also connected Longwoods Road with Commissioners Road. The new road was named after Col. Talbot's friend James A. Wharncliffe, later Baron Wharncliffe.¹⁵ Both sides of Wharncliffe Road South were surveyed into lots of various sizes, ranging from 10 to 144 acres in size, most averaging 50 acres.¹⁶

¹³ Priddis.

¹⁴ Ecoplans, et. al. *City of London, Wortley Village Heritage Conservation District Plan & Guidelines*. Final (March 2013) 9.

¹⁵ *Ibid.*, 104.

¹⁶ Lutman, 4.

Wortley Road, within the Crown Reserve, was surveyed in 1827. The large tract of land comprising the O'Brien property, which stretched south of the Thames River to Commissioners Road and from Wharncliffe Road South to The Coves, was gradually subdivided into smaller lots over the years.¹⁷

Tremaine's Map (1868) of Middlesex County shows some development at Stanley Street and Wharncliffe Road South (**Appendix A**). South of the Thames River, the land on both sides of Wharncliffe Road South is shown as large subdivided lots, generally without buildings. The Birdseye View of the City of London (1872) shows the GWR railway and a bridge structure carrying Wharncliffe Road South over its tracks to the south of the Thames River (**Appendix A**). Several houses are shown on both sides of Wharncliffe Road South just south of the GWR tracks in the vicinity of the current Horton Street and Springbank Drive. The view depicts only one dwelling on the east side of Wharncliffe Road South and six on the west side in the vicinity of the current Horton Street and Springbank Drive area. An inn stood at the west end of Byron Avenue.

The Westminster Township and the City of London maps in the *Illustrated Historical Atlas* map (1878) show South London development had extended north from the south side of Tecumseh Avenue East to the Thames River, principally on the east of Wharncliffe Road South (**Appendix A**). East to west street allowances from Becher Street south to Tecumseh Avenue East intersected with Wharncliffe Road South on the east and a few roads intersected on the west side. A grocery store operated by James McCauley was located at 122 Wharncliffe Road South by 1882.

The Birdseye of the City of London (1893) depicts further development, principally residential, along Wharncliffe Road South in The Coves and South London areas from Duchess Avenue north to the Thames River (**Appendix A**). By the late 1890s residential growth, as well as a few local service businesses, existed on Wharncliffe Road South to Bruce Street. The Thomas Always Hall Home for Children stood on the northwest corner of the intersection of Wharncliffe Road South and Byron Avenue. In 1889, the London Street Railway expanded its service south of the city into Westminster Township using a section of Wharncliffe Road South as part of its route.

By 1907, a city fire insurance plan (**Appendix A**) shows an early 20th century commercial development was located on the southeast corner of Elmwood Avenue East and Wharncliffe Road South and an undeveloped wooded space with a creek was located on the east and west side of Wharncliffe Road South at Elmwood Avenue East. Lambeth Road West, now Elmwood Avenue West, was shown as an open street and a number of residences had been built between Duchess Avenue and Langarth Avenue East on the east side of Wharncliffe Road South.¹⁸ The former Riverview Public School was built in 1907 on the northwest corner of Riverview Road and Wharncliffe Road South.

¹⁷ Lutman, 12.

¹⁸ Western Libraries, Maps and Atlases. City of London Fire Insurance Plans. 1892, revised 1907, Access: --<<http://www.lib.uwo.ca/madgic/fips.htm> > (June 2015).

Victoria School on Wharncliffe Road South, designed by L.E. Carruthers, architect for the Board of Education, was built in 1921-1922 to service the expanding population. By the mid 1920s, as shown on a topographic map of the City of London (*Appendix A*), residential development had increased along the east-west streets south of Tecumseh Avenue East to the east of Wharncliffe Road South. As traffic increased on Wharncliffe Road, now King's Highway 4, new businesses that appealed to a wider clientele than the neighbourhood increased. They included service stations, restaurants, and a theatre. A topographic map of the City of London (1956) shows the more commercial development along Wharncliffe Road South after the Second World War. A topographic map (1999) shows the dense urbanization along Wharncliffe Road South in the City of London (*Appendix A*). The Province downloaded Highway 4 along Wharncliffe Road South to the City of London in 1998. At the end of 20th century, more broad-based commercial enterprises emerged as house conversions to apartments and commercial use occurred.

5.0 IDENTIFICATION OF CULTURAL HERITAGE LANDSCAPES AND BUILT HERITAGE RESOURCES

5.1 Introduction

For the purposes of cultural heritage landscape and built heritage resource identification, this section provides a brief description of the existing environment of the study corridor along Wharncliffe Road South and associated cultural heritage landscapes and built heritage resources.

5.2 Description of the Existing Environment

Wharncliffe Road South, surveyed in the early 19th century, was designed to connect Westminster Township and London Township and linked Longwoods Road with Commissioners Road. It developed as a principal transportation artery in the 19th and early 20th century, was assumed as a provincial highway in 1921, and became part of the King's Highway 4 in the late 1930s. In 1998, the Wharncliffe Road South section of Highway 4 was downloaded to the City of London.

Currently, Wharncliffe Road South is a major north-south arterial road that comprises four lanes of vehicular traffic, two southbound and two northbound with signal lights, left turning signals and turning lanes at selected street intersections. There are pedestrian sidewalks on both sides of the road along the length of the study corridor as well as streetlights and utility poles, mostly on the east side. There is no on-street parking. Generally, there are few street trees. At the south end of the study corridor there is a wide grass verge between Commissioners Road and Base Line Road and a narrow grass verge is north of Base Line Road to Duchess Avenue. To the north of Duchess Avenue the grass verge has been paved. The principal east to west crossroad intersections within the study corridor are Commissioners Road East/West, Base Line Road East/West, Springbank Drive/ Horton Street. Commissioners Road and Base Line Road form major

signalized intersections at the southern end of the study corridor. Commissioners Road, East a multiple lane roadway, is the main east to west thoroughfare north of Southdale Road. Base Line Road has multiple lanes at the intersection with Commissioner's Road.

At the north end of the study corridor, north of the CN line, Wharncliffe Road South is characterized by late 19th and early 20th century residential development. The CN line, Strathroy Division, crosses over Wharncliffe Road South just north of Horton Street. The abutments of the rail bridge are narrow and accommodate one through lane for vehicles, one auxiliary lane and elevated sidewalks on both sides forming a northern gateway to Wharncliffe Road South. To the south of the CN line, Horton Street is a main east to west arterial road in the core area of London that runs from Hamilton Road to Springbank Drive at Wharncliffe Road South.

Later 20th century commercial development characterizes both sides of the Wharncliffe Road South from Emery Avenue to Commissioners Road East/West. Other local east-west streets intersect with Wharncliffe Road South north from Commissioners Road to Becher Street; some are signalized. A multitude of driveways, entrance and exits to commercial plazas and off-street parking lots are located on both sides of the road throughout the study corridor.

The Southcrest District is located on the west side of Wharncliffe Road South between the Thames River to the north and Commissioners Road West to the south. It includes the River Forks area between the Thames River and the CN tracks and the Coves neighbourhood between Commissioners Road West and Horton Street. The London Region Children's Museum is located on the west side of Wharncliffe Road South north of the Riverview Avenue in the River Forks neighbourhood. The current neighbourhood known as The Coves on the west side of Wharncliffe Road South was once part of large private property that stretched south of the Thames River to Commissioners Road West.

The neighbourhood of Old South/South London is located on the east side of Wharncliffe Road South to the south of the Thames River to Commissioners Road West. It developed as a London suburb in Westminster Township in the mid-to-late 19th century. Its early development was centred on the establishment of estate homes along Wortley Road, Ridout Street South, and later Grand Avenue and Elmwood Avenue East to the east of Wharncliffe Road South. In the 1870's, the development on Wortley Road had formed a sufficiently sizeable and distinctive identity. Wortley Village became the focal point of the Old South community. For the most part, Wharncliffe Road South as the western boundary was mainly residential in character with some isolated pockets of commercial use during the first half of the 20th century. Its commercial development, particularly south of Tecumseh Avenue West, expanded after the Second World War. The Old South area is characterized by low building heights and a diversity in architectural styles from both the 19th and 20th century. The western boundary of the WV-OS HCD incorporates a few properties along Wharncliffe Road South.

5.3 Description of Identified Cultural Heritage Resources

A survey of the Wharncliffe Road South, within and adjacent to the study corridor, was completed in June 2015. It identified a total of fifty-four (54) built heritage resources (BHR) and cultural heritage landscapes (CHL) of 40 years of age and older. In 2016, the property identified at 51 Wharncliffe Road South was demolished (May 2016) and the building at 248 Wharncliffe Road South was identified as being 40 years of age or older.

Table 1: Identified Cultural Heritage Landscapes (CHL) and Built Heritage Resources (BHR) Located Within or Adjacent to the Wharncliffe Road South Study Corridor

describes the fifty-four (54) identified cultural heritage resources. It includes a site number, resource category, resource type, location, description, heritage recognition, and digital photograph. The following explanatory notes provide background material on the information contained in Table 1.

- Sites are numbered generally from north to south along the Wharncliffe Road South study corridor.
- Resources are identified by category: Cultural Heritage Landscape (CHL) or Built Heritage Resource (BHR) and by type: roadscape, bridge, residence, school, etc.
- The municipal address locates the identified cultural heritage resources.
- A brief description of the cultural heritage resource, e.g., construction period(s), building materials, roof shape, number of storeys, architectural style or influence and alterations is based upon information gained from the public right-of-way.
- Where three (3) or more buildings of forty years of age and older formed a group of heritage resources along Wharncliffe Road South between the side streets street, they were identified as a streetscape.
- Known heritage value, i.e., listed or designated properties under the Part IV and/or Part V of the OHA, as identified through the City of London Inventory of Heritage Resources (2006) and in consultation with City staff is provided.
- Digital photographs with captions are supplied for each resource.

The identified cultural heritage resources are mapped on ***Figures 2, 3, 4, 5 and 6.***



Figure 2. This aerial view shows the location of the cultural heritage landscapes and built heritage features identified in Table 1 for the Wharncliffe Road South study corridor from Becher Street south to Springbank Drive.

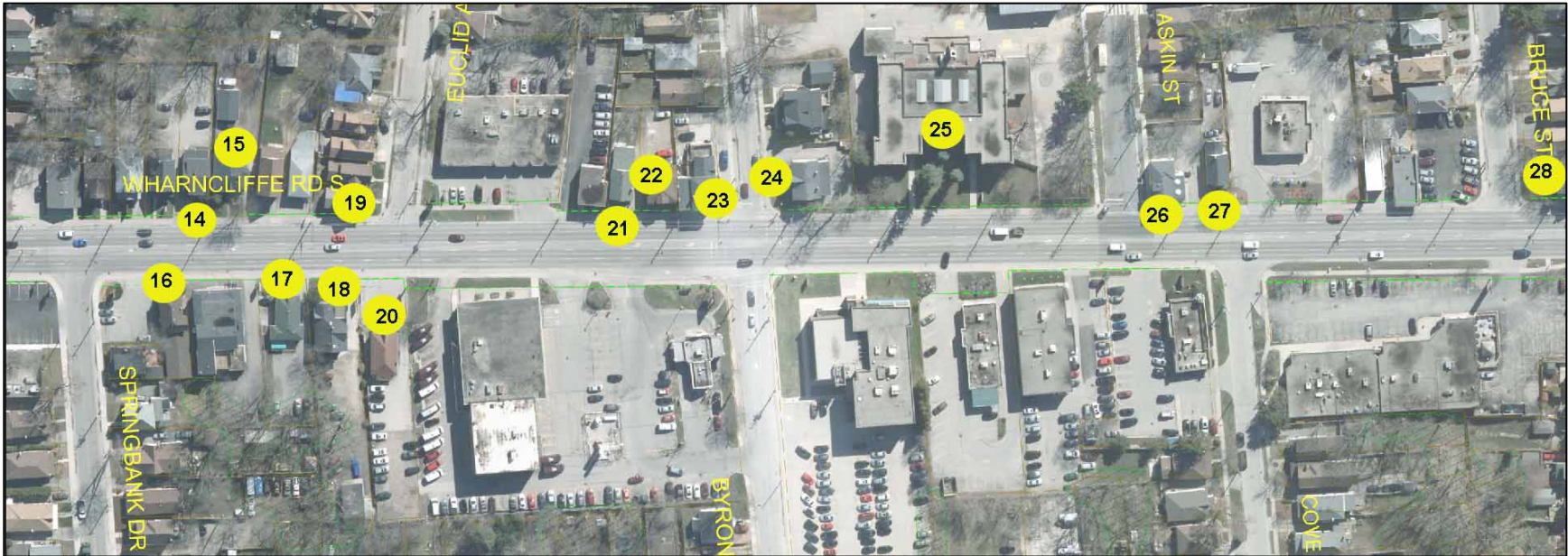


Figure 3. This aerial view shows the location of the cultural heritage landscapes and built heritage features identified in Table 1 for the Wharncliffe Road South study corridor from Springbank Drive south to Bruce Street.



Figure 4. This aerial view shows the location of the cultural heritage landscapes and built heritage features identified in Table 1 for the Wharncliffe Road South study corridor from Bruce Street to Cliftonvale Avenue.



Figure 5. This aerial view shows the location of the cultural heritage landscapes and built heritage features identified in Table 1 for the Wharncliffe Road South study corridor from Cliftonvale Avenue to Langarth Street East.



Figure 6. This aerial view shows the location of the cultural heritage landscapes and built heritage features identified in Table 1 for the Wharncliffe Road South study corridor from Langarth Street East to Lambeth Avenue.



Figure 7. This aerial view shows the location of the cultural heritage landscapes and built heritage features identified in Table 1 for the Wharncliffe Road South study corridor from Devonshire Avenue to Base Line Road.

TABLE 1: IDENTIFIED CULTURAL HERITAGE LANDSCAPES (CHL) AND BUILT HERITAGE RESOURCES (BHR) LOCATED WITHIN OR ADJACENT TO THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR


Site #	Resource Category	Resource Type	Location	Description	Known Heritage Recognition	Photograph/Digital Image
1.	BHR	Institutional	21 Wharncliffe Road South, west side	<p>London Regional Children’s Museum/ Former Riverview Public School</p> <p>The site was developed as the Riverview School and opened in May 1916. L.E. Carruthers and J.V. Munro designed the building John Putherbough was the contractor. The school closed in 1978 and was repurposed as the London Regional Children’s Museum in 1982. The property was sold in 2014. A portion of the site includes the Thames Valley Parkway. Exterior design details of the 3 storey brick building include the ornate doorway with oriel window above, rectangular upper bay windows on east and west wings, decorative brickwork, stone diamonds and blocks, concrete cartouches over the boys and girls entrances and a 3 storey five sided bay.</p>	Included on the City of London Inventory of Heritage Resources (May 31, 2016) as a listed heritage property.	 <p>The north elevation of the London Children’s Museum.</p>

TABLE 1: IDENTIFIED CULTURAL HERITAGE LANDSCAPES (CHL) AND BUILT HERITAGE RESOURCES (BHR) LOCATED WITHIN OR ADJACENT TO THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR



Site #	Resource Category	Resource Type	Location	Description	Known Heritage Recognition	Photograph/Digital Image
2.	BHR	Residential	18 Wharncliffe Road South, east side	This one and-a-half storey brick house has a front gable roof with decorative bargeboard and wood shingles and a full width verandah. It is shown on the 1892, revised 1907, City of London Fire Insurance Plan.	Not included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 <p>Front elevation of 18 Wharncliffe Road South.</p>
3.	BHR	Residential	20 Wharncliffe Road South, east side	This one storey house with a side gable roof is shown on the 1892, revised 1907, City of London Fire Insurance Plan. It has been altered with later 20 th century cladding and the enclosure of its front verandah.	Not included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 <p>Front elevation of 20 Wharncliffe Road South.</p>

TABLE 1: IDENTIFIED CULTURAL HERITAGE LANDSCAPES (CHL) AND BUILT HERITAGE RESOURCES (BHR) LOCATED WITHIN OR ADJACENT TO THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR


Site #	Resource Category	Resource Type	Location	Description	Known Heritage Recognition	Photograph/Digital Image
4.	BHR	Residential	91 Becher Street at Wharncliffe Road South	This one and-a-half storey, late 19 th century, brick house is shown on the 1892, revised 1907, City of London Fire Insurance Plan. It features a front gable roof, side entrance plan and brick window voussoirs.	Not included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 <p>South elevation of 91 Becher Street at the intersection with Wharncliffe Road South.</p>

TABLE 1: IDENTIFIED CULTURAL HERITAGE LANDSCAPES (CHL) AND BUILT HERITAGE RESOURCES (BHR) LOCATED WITHIN OR ADJACENT TO THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR


Site #	Resource Category	Resource Type	Location	Description	Known Heritage Recognition	Photograph/Digital Image
5.	CHL	Streetscape: Residential	32, 34 and 36 Wharncliffe Road South, east side	<p>The three houses at 32,34 and 36 form a discrete residential streetscape grouping on the east side of Wharncliffe Road South due to their similar age, height, size and massing.</p> <p>The two storey, early 20th century, brick house at 34 Wharncliffe Road South has a hip roof with a hip front dormer, double window openings and a gable roof front porch that has been enclosed.</p> <p>The two storey, early 20th century, brick house at 36 Wharncliffe Road South has a hip roof with a gable front dormer, double window openings and a hip roof full width verandah that has been enclosed.</p> <p>The late 19th century brick house at 32 Wharncliffe is described in Site #6.</p>	34 to 36 Wharncliffe Road are not included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 <p>36 (foreground) and 34 Wharncliffe Road South (background).</p>

TABLE 1: IDENTIFIED CULTURAL HERITAGE LANDSCAPES (CHL) AND BUILT HERITAGE RESOURCES (BHR) LOCATED WITHIN OR ADJACENT TO THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR



Site #	Resource Category	Resource Type	Location	Description	Known Heritage Recognition	Photograph/Digital Image
6.	BHR	Residential	32 Wharncliffe Road South, east side	<p>With the two houses 34 and 36, this residence forms part of a discrete residential streetscape grouping on the east side of Wharncliffe Road South described in Site 5.</p> <p>This two and-a-half storey, late 19th century brick house is shown on the 1892, revised 1907, City of London Fire Insurance Plan. It features a hip roof, wide overhanging eaves, a two storey bay on the south side, a variety of rectangular and semi-circular window and door openings with decorative brick voussoirs and decorative stringcourses on the first and second floors. The front entry porch has a semi-circular wooden roof set on large brackets and large semi-circular openings on the north side accented by decorative brick voussoirs.</p>	Included on the City of London Inventory of Heritage Resources as a listed or designated heritage property. Priority 3.	 <p>West (front) elevation of 32 Wharncliffe Road South at Becher Street.</p>  <p>North elevation of 32 Wharncliffe Road South on Becher Street.</p>

TABLE 1: IDENTIFIED CULTURAL HERITAGE LANDSCAPES (CHL) AND BUILT HERITAGE RESOURCES (BHR) LOCATED WITHIN OR ADJACENT TO THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR



Site #	Resource Category	Resource Type	Location	Description	Known Heritage Recognition	Photograph/Digital Image
7.	CHL	Streetscape: Residential	27, 29, 31, 33 and 35 Wharncliffe Road South, west side and 9 Evergreen Avenue	The residences at the corner of Evergreen Avenue and the five houses on Wharncliffe Road South are similar height, size and massing and form a discrete residential streetscape.	None of the properties are included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 <p>9 Evergreen (left) and 35 to 27 Wharncliffe Road South.</p>  <p>27 (right) to 35 Wharncliffe Road South.</p>

TABLE 1: IDENTIFIED CULTURAL HERITAGE LANDSCAPES (CHL) AND BUILT HERITAGE RESOURCES (BHR) LOCATED WITHIN OR ADJACENT TO THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR

Site #	Resource Category	Resource Type	Location	Description	Known Heritage Recognition	Photograph/Digital Image
8.	BHR	Residential	98 Stanley Street	The City of London Inventory of Heritage Resources indicates this one and-a-half storey, brick house was built in c1899. It is shown on the 1892, revised 1907, City of London Fire Insurance Plan. Built in the Queen Anne-style, as one of three rental houses for John Taylor, it features a steep cross gable roof, a chimney, decorative woodwork in the front gable, triple windows and a front entry porch with decorative woodwork.	Included on the City of London Inventory of Heritage Resources as a listed heritage property, Priority 2.	 <p>98 (left) and 100 Stanley (right) at the intersection with Wharncliffe Road South.</p>

TABLE 1: IDENTIFIED CULTURAL HERITAGE LANDSCAPES (CHL) AND BUILT HERITAGE RESOURCES (BHR) LOCATED WITHIN OR ADJACENT TO THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR

Site #	Resource Category	Resource Type	Location	Description	Known Heritage Recognition	Photograph/Digital Image
9.	BHR	Residential	100 Stanley Street	The OHA designation by-law states this one and-a-half storey yellow brick house was built c1893. It is shown on the 1892, revised 1907, City of London Fire Insurance Plan. The by-law describes the house as having been built in Queen Anne style, one of three houses built for John Taylor as rental properties and the most distinctive of the three. It features a steep cross gable and hip roof, decorative vergeboard in the north gable, a chimney, a second floor rectangular oriel window with decorative woodwork and brackets and a decorative keyhole window on the north elevation of the first floor, and a front entry porch.	Included on the City of London Inventory of Heritage Resources as a municipally designated under Part IV of the OHA.	 <p>North elevation of 100 Stanley Street.</p>  <p>View southwest to 100 Stanley Street with CN subway in background.</p>

TABLE 1: IDENTIFIED CULTURAL HERITAGE LANDSCAPES (CHL) AND BUILT HERITAGE RESOURCES (BHR) LOCATED WITHIN OR ADJACENT TO THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR



Site #	Resource Category	Resource Type	Location	Description	Known Heritage Recognition	Photograph/Digital Image
10.	BHR	Commercial	107 Stanley Street	This two storey brick building is shown on the 1892, revised 1907, City of London Fire Insurance Plan and noted as a general store and post office on the 1912, revised 1922, City of London Fire Insurance Plan. It features a typical commercial design with storefronts on the first floor and residential use on the second floor. The exterior brick has been clad in stucco.	Not included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 <p>South elevation of 107 Stanley Street at the intersection with Wharncliffe Road South.</p>
11.	BHR	Transportation: Rail Subway	CN Line at Wharncliffe Road South	CN Subway The design drawing for this 3 span steel girder structure was prepared in 1924 by the Office of the Bridge Engineer, Canadian National Railways, Central Region. The current structure replaced an earlier railway bridge at this location. It has a centre span of approximately 11.6 m.	Not included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 <p>View north to the CN Subway structure.</p>

TABLE 1: IDENTIFIED CULTURAL HERITAGE LANDSCAPES (CHL) AND BUILT HERITAGE RESOURCES (BHR) LOCATED WITHIN OR ADJACENT TO THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR



Site #	Resource Category	Resource Type	Location	Description	Known Heritage Recognition	Photograph/Digital Image
12.	BHR	Commercial: Former Residential	69 Wharncliffe Road South, west side	Former Residence This vernacular two storey red brick house was built c1920 and appears on the on the Geodetic Survey Map, City of London, 1926. The building features a truncated hip roof and a rectangular plan. Window and door openings have been altered for its current commercial use.	Not included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 69 Wharncliffe Road South.
13.	CHL	Heritage Conservation District	Wharncliffe Road South from Horton Street south to the south side of Duchess Street.	Wortley Village-Old South HCD The western boundary of the HCD is irregular and generally follows the back property line along Wharncliffe Street South from Horton Street south to the south side of Duchess Street. Five properties and the green space at Horton Street are located on Wharncliffe Road South within the HCD boundaries.	The HCD is municipally designated under Part V of the OHA. The following properties are included in the HCD: 2 Euclid Street (Site #20); 122 Wharncliffe Road South (Site #24); 126 Wharncliffe Road South (Site #25); 130 (Victoria Public School) Wharncliffe Road South (Site #26); and 1 Bruce Street (Site #29).	 Wortley Village HCD boundaries (September 2014)

TABLE 1: IDENTIFIED CULTURAL HERITAGE LANDSCAPES (CHL) AND BUILT HERITAGE RESOURCES (BHR) LOCATED WITHIN OR ADJACENT TO THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR



Site #	Resource Category	Resource Type	Location	Description	Known Heritage Recognition	Photograph/Digital Image
14.	CHL	Streetscape: Residential	82, 84, 86, 88, 90, 92 and 94 Wharncliffe Road South, east side	This row of buildings built as residences, some now in commercial use, display differing construction dates, height, design style and massing to form a discrete “residential” streetscape on the east side of Wharncliffe Road South.	82, 84, 86, 88 and 94 are not included on the City of London Inventory of Heritage Resources as listed or designated heritage properties. See 90 Wharncliffe Road South, (Site #16).	 <p>82 Wharncliffe Road South.</p>  <p>86 (right), 84 (middle) and 82 Wharncliffe Road South.</p>

TABLE 1: IDENTIFIED CULTURAL HERITAGE LANDSCAPES (CHL) AND BUILT HERITAGE RESOURCES (BHR) LOCATED WITHIN OR ADJACENT TO THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR

Site #	Resource Category	Resource Type	Location	Description	Known Heritage Recognition	Photograph/Digital Image
						 <p>86 (left) and 88 (right) Wharncliffe Road South.</p>  <p>86 (left), 88, 90 and 94 (right) Wharncliffe Road South.</p>

TABLE 1: IDENTIFIED CULTURAL HERITAGE LANDSCAPES (CHL) AND BUILT HERITAGE RESOURCES (BHR) LOCATED WITHIN OR ADJACENT TO THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR



Site #	Resource Category	Resource Type	Location	Description	Known Heritage Recognition	Photograph/Digital Image
15.	BHR	Residential	90 Wharncliffe Road South, east side	The City of London Inventory of Heritage Resources indicates this one storey brick house was built c1875. It is shown on the 1892, revised 1907, City of London Fire Insurance Plan. Exhibiting an Ontario Cottage-style, this house has a front centre gable roof and a three bay front façade with a centre doorway and flanking windows.	Included on the City of London Inventory of Heritage Resources as a listed heritage property, Priority 2.	 <p>90 Wharncliffe Road South, east side.</p>
16.	BHR	Commercial: Former Residential	87 Wharncliffe Road South, west side	The two storey brick residence, now in commercial use, was built after 1907 and before 1912. It appears on the 1912, revised 1915, City of London Fire Insurance Plan. It features a steep hip roof with a front gable, decorative vergeboard and woodwork and shingles in the front gable, decorative brick voussoirs. The first floor on the front elevation has been altered for commercial purposes.	Not included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 <p>87 Wharncliffe Road South.</p>

TABLE 1: IDENTIFIED CULTURAL HERITAGE LANDSCAPES (CHL) AND BUILT HERITAGE RESOURCES (BHR) LOCATED WITHIN OR ADJACENT TO THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR



Site #	Resource Category	Resource Type	Location	Description	Known Heritage Recognition	Photograph/Digital Image
17.	CHL	Commercial: Former Residential	95 Wharncliffe Road South, west side	<p>Blue Cross Animal Hospital</p> <p>The one storey, wood frame house, now in commercial use, is shown on the 1912, revised 1915, City of London Fire Insurance Plan. It features a hip roof with a front gable and a three bay front elevation and rock face concrete foundation. The exterior has been re clad in metal siding.</p>	Not included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 <p>95 Wharncliffe Road South.</p>
18.	BHR	Commercial: Former Residential	97 Wharncliffe Road South, west side	<p>Sunrise Stained Glass</p> <p>The two and-a-half storey brick house was built c1912-1915. It is shown on the 1912, revised 1915, City of London Fire Insurance Plan. The roofline appears to have been altered on the southeast corner and a commercial storefront added. The northeast corner has a front gable with a first floor bay window.</p>	Not included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 <p>95 Wharncliffe Road South [Google Maps 2015].</p>

TABLE 1: IDENTIFIED CULTURAL HERITAGE LANDSCAPES (CHL) AND BUILT HERITAGE RESOURCES (BHR) LOCATED WITHIN OR ADJACENT TO THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR



Site #	Resource Category	Resource Type	Location	Description	Known Heritage Recognition	Photograph/Digital Image
19.	BHR	Residential	2 Euclid Avenue East, northeast corner of Wharncliffe Road South	This one and-a-half storey brick house, built in the late 19 th century, is shown on the 1892, revised 1907, City of London Fire Insurance Plan. It has a stone foundation, brick window and door voussoirs, front gable roof with shingles in the peak, a decorative vergeboard, a west gable dormer, a double window with decorative wood trim and a side entrance plan, with a door and a window to the side on the front elevation.	Included within the boundaries of the Part V OHA designation of the WV-OS HCD (Site #13).	 <p>2 (left) and 4 Euclid Avenue East at Wharncliffe Road South.</p>
20.	BHR	Commercial, Former Residential	103 Wharncliffe Road South, west side	Former Residential State Farm Insurance The one storey, brick veneer house c1960s on the site of the former Thomas Alway Hall Home for Children.. It features a hip roof with a front gable and a south bay window. The front has been altered for commercial use.	Not included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 <p>103 Wharncliffe Road South, front elevation.</p>

TABLE 1: IDENTIFIED CULTURAL HERITAGE LANDSCAPES (CHL) AND BUILT HERITAGE RESOURCES (BHR) LOCATED WITHIN OR ADJACENT TO THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR



Site #	Resource Category	Resource Type	Location	Description	Known Heritage Recognition	Photograph/Digital Image
21.	BHR	Residential	118 Wharncliffe Road South, east side	The one and-a-half storey brick house is shown on the 1892, revised 1907, City of London Fire Insurance Plan. It features a front gable roof with decorative bargeboard and gable detailing, a stone foundation, segmental and round window openings with brick voussoirs, transoms and a full width verandah with decorative shingles in its front gable, eaves brackets, fluted columns with capitals set on stone piers.	Not included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 <p>View northeast to 118 Wharncliffe Road South.</p>
22.	BHR	Residential	120 Wharncliffe Road South, east side	The two storey brick house was built in the first part of the 20 th century. It is not shown on the 1912, revised 1922, City of London Fire Insurance Plan. The house has a hip roof with a front gable dormer, paired windows with decorative upper sash and a small central window on the second floor, a triple first floor window with lead glass in a diamond pattern and a front entrance porch with brick piers and railing.	Not included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 <p>120 Wharncliffe Road South.</p>

TABLE 1: IDENTIFIED CULTURAL HERITAGE LANDSCAPES (CHL) AND BUILT HERITAGE RESOURCES (BHR) LOCATED WITHIN OR ADJACENT TO THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR


Site #	Resource Category	Resource Type	Location	Description	Known Heritage Recognition	Photograph/Digital Image
23.	BHR	Commercial/ Residential	122 Wharncliffe Road South, east side	George V. Vilos Building The City of London Inventory of Heritage Resources indicates this two storey, Italianate style, brick building was built in 1882 as a commercial and residential building. It is shown on the 1892, revised 1907, City of London Fire Insurance Plan. The building features a truncated hip roof with wide eaves, a two- storey flat roof section on the north side and a semi-circular and segmental window openings with brick voussoirs, a commercial storefront with an entrance on the southwest corner and a one and-a-half storey gable front addition on the east side on Byron Street.	Included within the boundaries of the Part V OHA designation of the WV-OS HCD (Site #13).	 <p>View of south side of the commercial/residential building at 122 Wharncliffe Road South.</p>

TABLE 1: IDENTIFIED CULTURAL HERITAGE LANDSCAPES (CHL) AND BUILT HERITAGE RESOURCES (BHR) LOCATED WITHIN OR ADJACENT TO THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR



Site #	Resource Category	Resource Type	Location	Description	Known Heritage Recognition	Photograph/Digital Image
24.	BHR	Residential	126 Wharncliffe Road South, east side (also 3 Byron Street)	The City of London Inventory of Heritage Resources indicates this double, two and-a-half storey, brick house was built in 1883. It is shown on the 1892, revised 1907, City of London Fire Insurance Plan. The building features Italianate style details with a centre gable roof, decorative vergeboard, dichromatic brick voussiors, paired eaves brackets, paired window openings and ground floor bay windows.	Included within the boundaries of the Part V OHA designation of the WV-OS HCD (Site #13).	 <p>View of north (front) elevation of the double residence located at 126 Wharncliffe Road South.</p>
25.	BHR	Institutional	130 Wharncliffe Road South, east side	Victoria Public School The current two storey, brick masonry Victoria School was designed by L.E. Carruthers, a Board of Education architect, and built in 1921-22 to replace an earlier school. It exhibits a typical Neo-Gothic design with classical details, tall windows and non-structural buttresses.	Included within the boundaries of the Part V OHA designation of the WV-OS HCD (Site #13).	 <p>View of 130 Wharncliffe Road South, the Victoria Public School.</p>

TABLE 1: IDENTIFIED CULTURAL HERITAGE LANDSCAPES (CHL) AND BUILT HERITAGE RESOURCES (BHR) LOCATED WITHIN OR ADJACENT TO THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR



Site #	Resource Category	Resource Type	Location	Description	Known Heritage Recognition	Photograph/Digital Image
26.	BHR	Residential	152 Wharncliffe Road South, east side, at Askin Avenue	This two storey brick veneer house appears to have been built between 1915 and 1926. It appears on the Geodetic Survey Map, City of London, 1926. The building features a hip roof and wide eaves overhang. The exterior has been substantially altered with new windows and side addition.	Not included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 <p>Southwest corner, 152 Wharncliffe Road South.</p>
27.	BHR	Residential	154 Wharncliffe Road South, east side	This one and-a-half storey brick veneer house is shown on the 1912, revised 1915, City of London Fire Insurance Plan. It has a front gable roof, decorative gable treatment with solid vergeboard with a sunburst pattern and brackets, rectangular and segmental window and door openings and a side hall plan.	Not included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 <p>154 Wharncliffe Road South.</p>

TABLE 1: IDENTIFIED CULTURAL HERITAGE LANDSCAPES (CHL) AND BUILT HERITAGE RESOURCES (BHR) LOCATED WITHIN OR ADJACENT TO THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR



Site #	Resource Category	Resource Type	Location	Description	Known Heritage Recognition	Photograph/Digital Image
28.	BHR	Residential	1 Bruce Street, southeast corner of Wharncliffe Road South	This one and-a-half storey concrete block house has a front gable roof, a full width front verandah and side hall plan. It is shown on the 1892, revised 1907, City of London Fire Insurance Plan.	This property is located within the WV-OS HCD (Site #14).	 <p>1 Bruce Street.</p>
29.	BHR	Commercial	173 Wharncliffe Road South, west side, at Erie Avenue	This two and-a-half storey brick house was built in the early 20 th century. It is shown on the 1912, revised 1915, City of London Fire Insurance Plan. The house features a steep hip roof with a slate roof, a large front hip dormer and decorative brackets on the soffit and a second floor by window. The front ground floor and entrance has been adapted for its current commercial use.	Not included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 <p>173 Wharncliffe Road South.</p>

TABLE 1: IDENTIFIED CULTURAL HERITAGE LANDSCAPES (CHL) AND BUILT HERITAGE RESOURCES (BHR) LOCATED WITHIN OR ADJACENT TO THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR



Site #	Resource Category	Resource Type	Location	Description	Known Heritage Recognition	Photograph/Digital Image
30.	CHL	Streetscape: Residential	185, 187, 189, 191 and 193 Wharncliffe Road South, west side	These five brick buildings, built in the first half of the 20 th century, are similar in age, height, shape, size and massing and form a discrete residential streetscape south of Erie Street. The buildings at 187 to 193 are shown on the Geodetic Survey Map, City of London, 1926. See the description for 189 Wharncliffe Road South (Site #31) below.	185, 187, 191 and 193 are not included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 185 to 193 Wharncliffe Road South.
31.	BHR	Residential	189 Wharncliffe Road South, west side	The City of London Inventory of Heritage Resources indicates this one and-a-half house was built c1925. It is shown on the 1912, revised 1915, City of London Fire Insurance Plan. The house has an unusual double-sloped roof with a bellcast and hip corner with triple windows, a centre door with triple windows on either side and a full width front porch with paired wood columns.	Included on the City of London Inventory of Heritage Resources as a listed heritage property, Priority 2.	 The centre house is 189 Wharncliffe Road South.

TABLE 1: IDENTIFIED CULTURAL HERITAGE LANDSCAPES (CHL) AND BUILT HERITAGE RESOURCES (BHR) LOCATED WITHIN OR ADJACENT TO THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR



Site #	Resource Category	Resource Type	Location	Description	Known Heritage Recognition	Photograph/Digital Image
32.	CHL	Streetscape: Residential	186, 188, 190, 192, 194, 196, 198, 200, 202 and 204 Wharncliffe Road South, east side	<p>This group of brick residences is similar height, shape, size and massing and form a discrete streetscape between Elmwood Avenue East and Bruce Street. The buildings are shown on the 1912, revised 1915, City of London Fire Insurance Plan. The residence at 204 Wharncliffe Road South at the corner of Elmwood Avenue East was built somewhat earlier than the other early 20th century houses in the grouping.</p> <p>See the description for 194 Wharncliffe Road South (Site #33).</p>	The properties at 186, 188, 190, 192, 196, 198, 200, 202 and 204 are not included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 <p>204 (right) to 186 (left) Wharncliffe Road South.</p>  <p>186 (left) to 204 (right) Wharncliffe Road South.</p>

TABLE 1: IDENTIFIED CULTURAL HERITAGE LANDSCAPES (CHL) AND BUILT HERITAGE RESOURCES (BHR) LOCATED WITHIN OR ADJACENT TO THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR


Site #	Resource Category	Resource Type	Location	Description	Known Heritage Recognition	Photograph/Digital Image
33.	CHL	Residential	194 Wharncliffe Road South, east side	<p>This one storey, brick veneer house set on a concrete block foundation was built in early 20th century. It features a front gable roof with decorative vergeboard and wood shingles in the front peak, semi-circular window and door openings with decorative leaded glass transoms. It is shown on the 1912, revised 1915, City of London Fire Insurance Plan.</p> <p>See Site #32 and contribution to a discrete streetscape between Elmwood Avenue East and Bruce Street.</p>	Included on the City of London Inventory of Heritage Resources as a listed heritage property, Priority 2.	 <p>194 Wharncliffe Road South.</p>

TABLE 1: IDENTIFIED CULTURAL HERITAGE LANDSCAPES (CHL) AND BUILT HERITAGE RESOURCES (BHR) LOCATED WITHIN OR ADJACENT TO THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR



Site #	Resource Category	Resource Type	Location	Description	Known Heritage Recognition	Photograph/Digital Image
34.	BHR	Commercial	215-217 Wharncliffe Road South, west side	Former Bank Building This one storey, brick veneer building is a post-Second World War bank building that replaced an earlier residence shown on the Geodetic Survey Map, City of London, 1926. It features a bank of tall window openings on the east (front) and south side with a stone veneer feature below the windows and a stone stringcourse above. It has a recessed full height front entrance.	Not included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 217 Wharncliffe Road South.
35.	BHR	Residential/ Commercial	227 Wharncliffe Road South, west side, at Cliftonvale Avenue	A brick residence is shown on the Geodetic Survey Map, City of London, 1926 in this location. The two storey commercial addition on the Wharncliffe Road South appears to have been added circa mid 20 th century.	Not included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 227 Wharncliffe Road South.

TABLE 1: IDENTIFIED CULTURAL HERITAGE LANDSCAPES (CHL) AND BUILT HERITAGE RESOURCES (BHR) LOCATED WITHIN OR ADJACENT TO THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR


Site #	Resource Category	Resource Type	Location	Description	Known Heritage Recognition	Photograph/Digital Image
36.	BHR	Commercial	232 Wharncliffe Road South, east side, at Elmwood Avenue East	This commercial building was built in the early 20 th century and appears on the Geodetic Survey Map, City of London, 1926. It is of brick masonry construction and two storeys in height with two bay windows on the west elevation, second floor, and storefronts below. The one storey section on the south end appears to be a later addition. The exterior has been covered more recently with stucco and window and storefronts haven altered.	Not included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 <p>232 Wharncliffe Road South.</p>

TABLE 1: IDENTIFIED CULTURAL HERITAGE LANDSCAPES (CHL) AND BUILT HERITAGE RESOURCES (BHR) LOCATED WITHIN OR ADJACENT TO THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR



Site #	Resource Category	Resource Type	Location	Description	Known Heritage Recognition	Photograph/Digital Image
37.	BHR	Commercial	238, 244 and 246 Wharncliffe Road South, east side	<p>Hyland Theatre</p> <p>The theatre was opened as the “Elmwood Theatre’ in the 1930s. Odeon acquired the building in 1959 and renamed it the ‘Hyland’. The movie theatre closed in 1989 and became a film ministry of the Christian Centre of London. In the early 21st century is became a movie theatre once again. The front façade of the building has been altered and the main door being moved to the north.</p>	Not included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 <p>Hyland Theatre, 240 Wharncliffe Road South.</p>
38.	BHR	Commercial	248 Wharncliffe Road South, east side	<p>This three storey, flat roof brick commercial building appears to be included on the London 1956 topographic map an therefore is 40 years of age and older.</p>	Not included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 <p>248 Wharncliffe Road South [Google Streetview, 2016].</p>

TABLE 1: IDENTIFIED CULTURAL HERITAGE LANDSCAPES (CHL) AND BUILT HERITAGE RESOURCES (BHR) LOCATED WITHIN OR ADJACENT TO THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR



Site #	Resource Category	Resource Type	Location	Description	Known Heritage Recognition	Photograph/Digital Image
39.	CHL	Streetscape: Residential	250, 252, 254, 256, 258 and 260 Wharncliffe Road South, east side	These six buildings, mainly residential in use and of brick masonry construction, are similar in age, height, shape, size and massing and form a discrete streetscape. See the description for 260 Wharncliffe Road South (Site # 40).	Not included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 250 (left), 256, 258 and 260 (right) Wharncliffe Road South.
40.	CHL	Residential	260 Wharncliffe Road South, east side, at Duchess Avenue	This two storey brick building was built c1920 for commercial/ residential use. It has a hip roof with dormers, a storefront and entrance facing Wharncliffe Road South. See Site #39 and contribution to a discrete streetscape.	Included on the City of London Inventory of Heritage Resources as a listed heritage property, Priority 2.	 260 Wharncliffe Road South.

TABLE 1: IDENTIFIED CULTURAL HERITAGE LANDSCAPES (CHL) AND BUILT HERITAGE RESOURCES (BHR) LOCATED WITHIN OR ADJACENT TO THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR



Site #	Resource Category	Resource Type	Location	Description	Known Heritage Recognition	Photograph/Digital Image
41.	BHR	Commercial	280 Wharncliffe Road South, east side	Former Bank Building This architecturally designed, mid 20 th century, brick bank building is clad in stone veneer on the west (front) elevation that features a side entrance and four window openings separated by slender projecting stone mullions.	Not included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 Former bank building at 280 Wharncliffe Road South.
42.	CHL	Streetscape: Residential	282, 284, 286, 288, 290, 292, 294, 296 and 298 Wharncliffe Road South, east side, between Tecumseh Avenue East and Duchess Avenue	This row of vernacular one storey houses, generally of brick masonry and dating from the mid 20 th century are similar in age, height, shape, size and massing and form a discrete residential streetscape.	Not included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 View of the streetscape north from Tecumseh Avenue East from 298 (right) to 282 Wharncliffe Road South.

TABLE 1: IDENTIFIED CULTURAL HERITAGE LANDSCAPES (CHL) AND BUILT HERITAGE RESOURCES (BHR) LOCATED WITHIN OR ADJACENT TO THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR



Site #	Resource Category	Resource Type	Location	Description	Known Heritage Recognition	Photograph/Digital Image
43.	BHR	Commercial/ Former Residential	304 Wharncliffe Road South, east side	This one storey, brick residence was built circa early 1920s. It appears on the Geodetic Survey Map, City of London, 1926. Now in commercial use, the building faces onto Tecumseh Avenue East and features a hip roofline and a full width front verandah with brick piers and columns.	Not included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 304 Wharncliffe Road South.
44.	CHL	Streetscape: Residential	310, 312 and 314 Wharncliffe Road South, east side	The one and-a-half storey brick houses at 310 and 312 are similar in age, height shape, size and massing. Together with the one storey brick house with a front gable roof at 314 they form a discrete streetscape of residential buildings. The building at 310 is now in commercial use currently.	Not included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 310 (left), 312 and 314 Wharncliffe Road South.

TABLE 1: IDENTIFIED CULTURAL HERITAGE LANDSCAPES (CHL) AND BUILT HERITAGE RESOURCES (BHR) LOCATED WITHIN OR ADJACENT TO THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR



Site #	Resource Category	Resource Type	Location	Description	Known Heritage Recognition	Photograph/Digital Image
45.	CHL	Streetscape	311, 315, 323 and 325 Wharncliffe Road South, west side	<p>This group of four buildings forms a discrete streetscape of mixed commercial and residential use dating from the early-to mid 20th century.</p> <p>The two storey building at 325 appears to have been built for commercial use. It has the shape and massing of an earlier building although it has been much altered with exterior cladding and changes to the window openings.</p> <p>The two storey brick building at 323 may have been built for commercial and residential use. It features a flat roof and a recessed entrance to what appears to be the residential section on the north side.</p> <p>The two one storey buildings at 311 and 315 appear to have been built for residential use.</p>	Not included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 <p>325 (left) and 323 (right) Wharncliffe Road South.</p>  <p>315 (left) and 311 (right) Wharncliffe Road South.</p>

TABLE 1: IDENTIFIED CULTURAL HERITAGE LANDSCAPES (CHL) AND BUILT HERITAGE RESOURCES (BHR) LOCATED WITHIN OR ADJACENT TO THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR

Site #	Resource Category	Resource Type	Location	Description	Known Heritage Recognition	Photograph/Digital Image
46.	CHL	Streetscape: Residential	328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348 and 350 Wharncliffe Road South, east side, between Langarth Street East and Briscoe Street East	This row of vernacular, one storey houses dates from the mid 20 th century. The houses are similar in age, height, shape, size and massing and form a discrete residential streetscape. For the most part, common features are front gable roofs and entry porches, with some porches now enclosed.	Not included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 <p>View of streetscape from 328 Wharncliffe Road at Briscoe Street East to the south.</p>  <p>View of streetscape from 350 Wharncliffe Road at Langarth Street East to the north.</p>

TABLE 1: IDENTIFIED CULTURAL HERITAGE LANDSCAPES (CHL) AND BUILT HERITAGE RESOURCES (BHR) LOCATED WITHIN OR ADJACENT TO THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR

Site #	Resource Category	Resource Type	Location	Description	Known Heritage Recognition	Photograph/Digital Image
47.	CHL	Streetscape: Residential	362, 364 and 368 Wharncliffe Road South, east side, at Langarth Street East	<p>This group of three houses dating from the early-to-mid 20th century is similar in style, detailing, shape, size and massing and form a discrete residential streetscape.</p> <p>The one and-a-half storey residence at 362 has a stucco exterior coating, possibly over brick, a front gable roof with wood shingle detailing and a double window opening in the front peak, a full width, bellcast roof front verandah with square wood columns set on rock-face concrete block piers. It is shown on the Geodetic Survey Map, City of London, 1926.</p> <p>The one storey house at 364 was built after the mid-1920s. It has a rock faced concrete block foundation and stucco cladding on the exterior walls. The front gable roof is continuous over a projecting front entry porch. The gable ends of the man house and porch</p>	Not included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 <p>362 Wharncliffe Road South.</p>  <p>364 Wharncliffe Road South.</p>

TABLE 1: IDENTIFIED CULTURAL HERITAGE LANDSCAPES (CHL) AND BUILT HERITAGE RESOURCES (BHR) LOCATED WITHIN OR ADJACENT TO THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR


Site #	Resource Category	Resource Type	Location	Description	Known Heritage Recognition	Photograph/Digital Image
				<p>are decorated with wood detailing reminiscent of the Craftsman style.</p> <p>The one-story brick house at 368 was built after the mid-1920s. It has a front gable roof that extends over a full width front porch. It sits on a rock-faced foundation wall that extends around the front porch. The front porch is highlighted by decorative woodwork in the front gable reminiscent of the Craftsman style and paired wood columns set on brick and concrete block piers.</p>		 <p>368 Wharncliffe Raod South.</p>

TABLE 1: IDENTIFIED CULTURAL HERITAGE LANDSCAPES (CHL) AND BUILT HERITAGE RESOURCES (BHR) LOCATED WITHIN OR ADJACENT TO THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR



Site #	Resource Category	Resource Type	Location	Description	Known Heritage Recognition	Photograph/Digital Image
48.	CHL	Streetscape: Residential	377, 379, 381, 383, 385, 387 and 389 Wharncliffe Road South, east side	This row of vernacular houses dates from the early-to- mid 20 th century. They are similar in age, height, shape, size and massing and form a discrete streetscape. See the description for 381 Wharncliffe Road South (Site #49).	377, 379, 383, 385, 387 and 389 Wharncliffe Road South are not included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 377, 379, 381, 383, 385, 387, 389 Wharncliffe Road South.
49.	BHR	Residential	381 Wharncliffe Road South, west side	This one and-a-half storey house with a front gable roof was built c1910. It has been altered but its original form and massing is still evident. It is shown on the Geodetic Survey Map, City of London, 1926. See Site #48 and contribution to a discrete streetscape.	Included on the City of London Inventory of Heritage Resources as a listed heritage property, Priority 2.	 381 Wharncliffe Road South.

TABLE 1: IDENTIFIED CULTURAL HERITAGE LANDSCAPES (CHL) AND BUILT HERITAGE RESOURCES (BHR) LOCATED WITHIN OR ADJACENT TO THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR



Site #	Resource Category	Resource Type	Location	Description	Known Heritage Recognition	Photograph/Digital Image
50.	CHL	Streetscape: Residential	382, 384, 386, 388, and 390 Wharncliffe Road South, east side	This group of three, one storey houses dating from the early-to-mid 20 th century is similar in age, height, shape, size and massing and form a discrete streetscape.	Not included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 <p>383 (left), 384, 386, 388, and 390 Wharncliffe Road South.</p>
51.	BHR	Commercial	387-389 Wharncliffe Road South, west side, at Euston Road	This two and-a-half storey building, possibly built in the first half of the 20 th century, has a storefront on Wharncliffe Road South and a residential entrance on Euston Road. It has been much altered with modern cladding and windows.	Not included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 <p>389 Wharncliffe Road South.</p>

TABLE 1: IDENTIFIED CULTURAL HERITAGE LANDSCAPES (CHL) AND BUILT HERITAGE RESOURCES (BHR) LOCATED WITHIN OR ADJACENT TO THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR





Site #	Resource Category	Resource Type	Location	Description	Known Heritage Recognition	Photograph/Digital Image
52.	CHL	Streetscape: Residential	398, 400 and 402 Wharncliffe Road South, east side	<p>This group of three, one storey houses date from the mid 20th century. They are similar in age, height, shape, size and massing and form a discrete streetscape.</p> <p>The house located at 402 is of frame construction with a front gable roof and enclosed, full width verandah.</p> <p>The house at 400 is brick veneer with a hip/gable roof and front entrance porch with square wood columns on brick piers.</p> <p>The house at 398 is of brick veneer with a front gable roof and a full width front verandah with square wood columns set on piers.</p>	Not included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 <p>Residences located at 402 (foreground), 400 and 398 (background).</p>  <p>Residence at 398 with cobblestone bases for porch columns.</p>

TABLE 1: IDENTIFIED CULTURAL HERITAGE LANDSCAPES (CHL) AND BUILT HERITAGE RESOURCES (BHR) LOCATED WITHIN OR ADJACENT TO THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR

Site #	Resource Category	Resource Type	Location	Description	Known Heritage Recognition	Photograph/Digital Image
53.	BHR	Commercial: Former Residence	403 Wharncliffe Road South, west side	This masonry building, built in the early-to-mid 20 th century, is one storey in height with a hip roof. It has been altered from residential use with a storefront.	Not included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 <p>403 Wharncliffe Road South.</p>
54.	BHR	Commercial	468 Wharncliffe Road South, east side, at Base Line Road	Tack Feeds This business comprises a c1932, one storey frame barn with board and batten siding and a gable metal roof that faces onto Base Line Road. A later addition is found on the west side on Wharncliffe Road South.	Not included on the City of London Inventory of Heritage Resources as a listed or designated heritage property.	 <p>468 Wharncliffe Road South.</p>

6.0 POTENTIAL IMPACTS OF UNDERTAKING ON CULTURAL HERITAGE RESOURCES

6.1 Introduction

This section provides a preliminary assessment of the potential adverse effects of the proposed improvements to the two study corridors identified for the Class EA study, for Wharncliffe Road South, City of London. Wharncliffe Road South is a Arterial Road in the City of London and an important component of the City's transportation network. The Class EA Study addresses the need for additional capacity and traffic management improvements along this stretch of Wharncliffe Road South. The conservation of cultural heritage resources is considered to be a matter of public interest.

Generally, road improvement projects such as the widening of an existing roadway, the revision to existing intersections and the construction of grade separations and new bridge structures have the potential to adversely affect cultural heritage landscapes and built heritage resources by displacement and/or disruption during, as well as after construction. Cultural heritage landscapes and/or built heritage resources may experience displacement, or direct impacts, i.e., removal, if they are located within the right-of-way of the undertaking. There may also be potential for disruption, or indirect impacts, to cultural heritage resources by the introduction of physical, visual, audible or atmospheric elements that are not in keeping with their character and/or setting.

The study is being undertaken in accordance with the planning and design process for Schedule 'C' projects as set out in the Municipal Engineers' Association *Municipal Class Environmental Assessment* (October 2000, amended in 2007 and 2011). Alternatives were developed to address the future needs of the Wharncliffe Road South corridor. Analysis and evaluation of the alternatives resulted in selection of a Preliminary Preferred Alternative.

The recommended improvements as part of the Wharncliffe Road South EA include partial cross-section improvements throughout the corridor, and improvements at the major intersections. The partial road cross-section improvements include the following elements from north to south.

- From Horton Street to Elmwood Avenue East/West there is an existing 5-lane cross-section, with below standard lane widths. The cross-section will be improved by providing four 3.3 m through lanes, a 3.5 m two-way left-turn lane, 1.0 m and 1.5 m boulevards, and 1.8 m sidewalks.
- From Elmwood Avenue East/West to Emery Street there is an existing 5-lane cross-section, with standard 3.5 m lanes. In order to provide continuity within the corridor, and provide additional space for pedestrians, there will be four 3.3 m through lanes, 1.0 m and 1.5 m boulevards, and 1.8 m sidewalks.

- Between Emery Street and Base Line Road there is an existing 4-lane cross-section, which will be improved to match the 5-lane cross-section noted above; including four 3.3 m through lanes, a 3.5 m two-way left-turn lane, 1.0 m and 1.5 m boulevards, and 1.8 m sidewalks.
- The short leg between Base Line Road and Commissioners Road currently has four through lanes and back-to-back left-turn lanes. A raised concrete median, separating the left-turn lanes is recommended as an access management initiative to improve safety by preventing vehicles from turning left across multiple lanes of traffic.
- There are four intersections proposed for improvements in the study area including: Horton Street, Emery Street, Base Line Road, and Commissioners Road. Starting from the north, the following is a summary of the intersection improvements.
- An additional northbound through lane will be provided at Horton Street, as well as dedicated north and southbound, left and right turn lanes. In the east-west direction, additional left-turn storage will be provided, as well as an additional through/right-turn lane. On the north leg of the intersection, the centre median will be extended north past Stanley Street to limit access to/from Stanley Street to right-in/right-out. The existing CPR structure located just north of the Horton Street intersection will be replaced to accommodate the additional lane requirements.
- Currently, there are no dedicated left-turn lanes at Emery Street; left-turns are restricted during the morning and afternoon peak periods. A dedicated left-turn lane will be provided at this intersection in the north and southbound directions, with raised medians.
- Base Line Road currently has dedicated north and south bound turning lanes; however the southbound left-turn lane has a minimal storage length of 30 m. It is recommended to extend the left-turn storage to approximately 100 m (and have it transition into the two-way left-turn lane).
- The Commissioners Road intersection will be improved by providing additional east-west left-turn lane storage. The median on the western leg will also be extended past McGregor Avenue to limit access to right-in/right-out. On the east leg, the eastbound left-turn onto Highland Avenue will be removed, and the westbound left-turn storage will be extended through the Highland Avenue intersection. Access to Highland Avenue will be limited to right-in/right-out with a 'pork-chop' median. A gap in the median on Commissioners Road will be maintained to allow full access to/from the apartment complex to the north. On the north and south legs, the existing dedicated right-turn lanes are recommended to be concerted to through/right-turn lanes to provide additional through capacity.

The Preliminary Plan Wharncliffe Road (Commissioner to Briscoe) New Construction (October 2015) and the Preliminary Plan Wharncliffe Road (Becher to Briscoe) New Construction (October 2015) prepared and provided by MMM Group were used to assess the potential impacts to cultural heritage resources identified within the study corridor. The preliminary plans provide numbers highlighted in yellow to identify all potential impacts, from south to north, along the study corridor (**Figures 8, 9, 10, 11, 12, 13 and 14**). Direct and indirect impacts are identified in Section 6.2 and Section 6.3, respectively using the site number from Table 1 and the impact number from the preliminary plans. A description of the potential impact for each site is included in **Table 2: Potential Impacts and Mitigation Recommendations for the Wharncliffe Road South Study Corridor**.

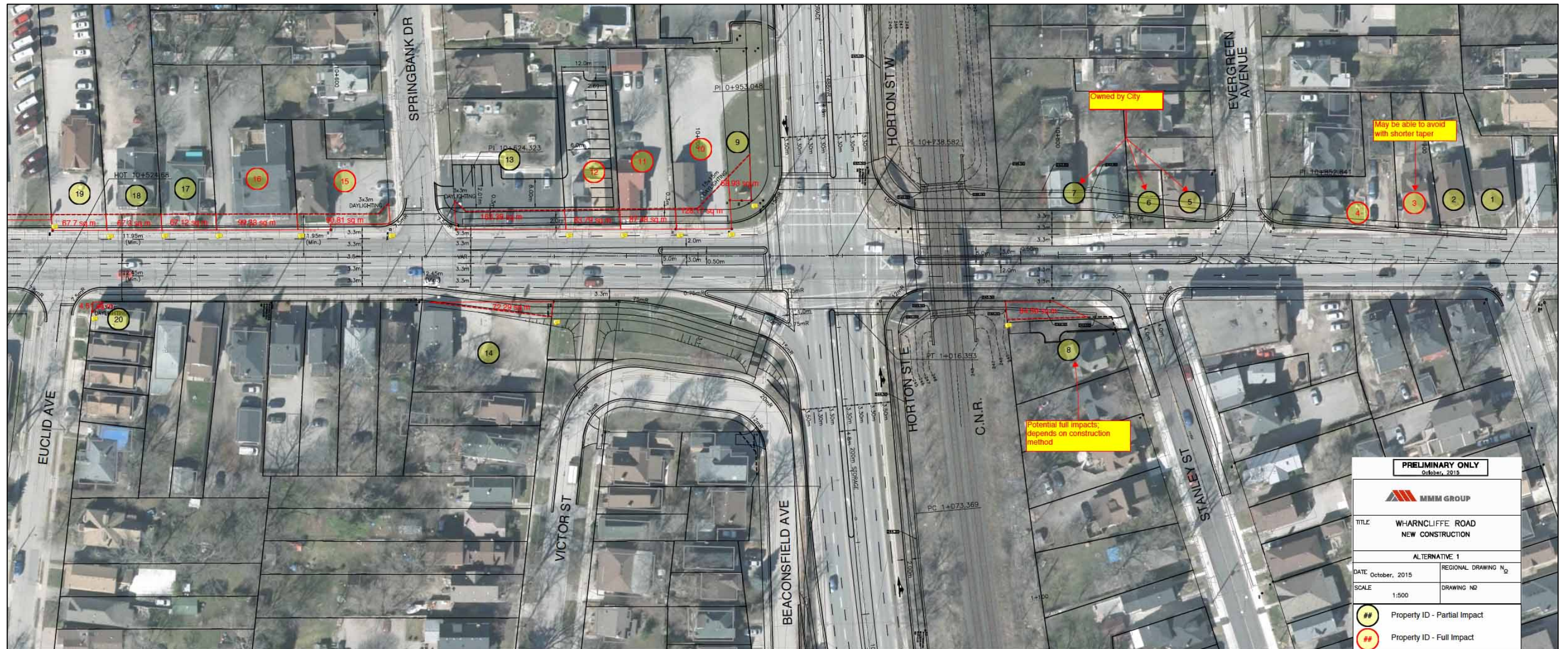


Figure 8. Section of the Wharncliffe Road South study corridor from Becher Street (right) to Euclid Avenue (left) [Wharncliffe Road New Construction Alternative (Becher to Briscoe), MMM Group, Preliminary Plan, October 2015].

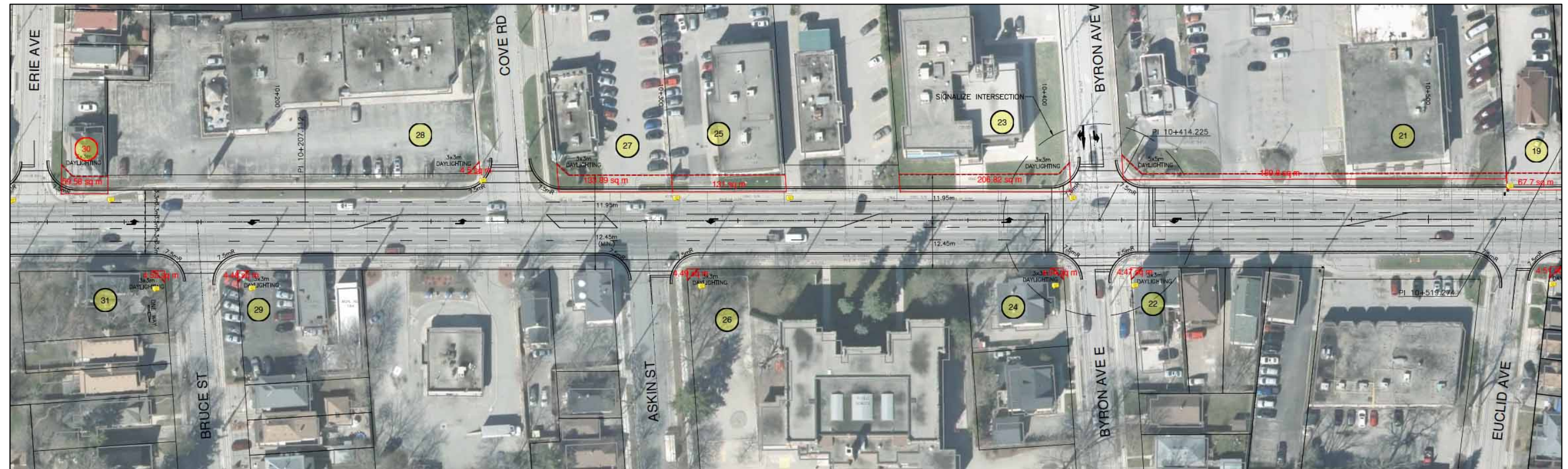


Figure 9. Section of the Wharncliffe Road South study corridor from Euclid Avenue (right) to Erie Avenue (left) [Wharncliffe Road New Construction Alternative (Becher to Briscoe), MMM Group, Preliminary Plan, October 2015].

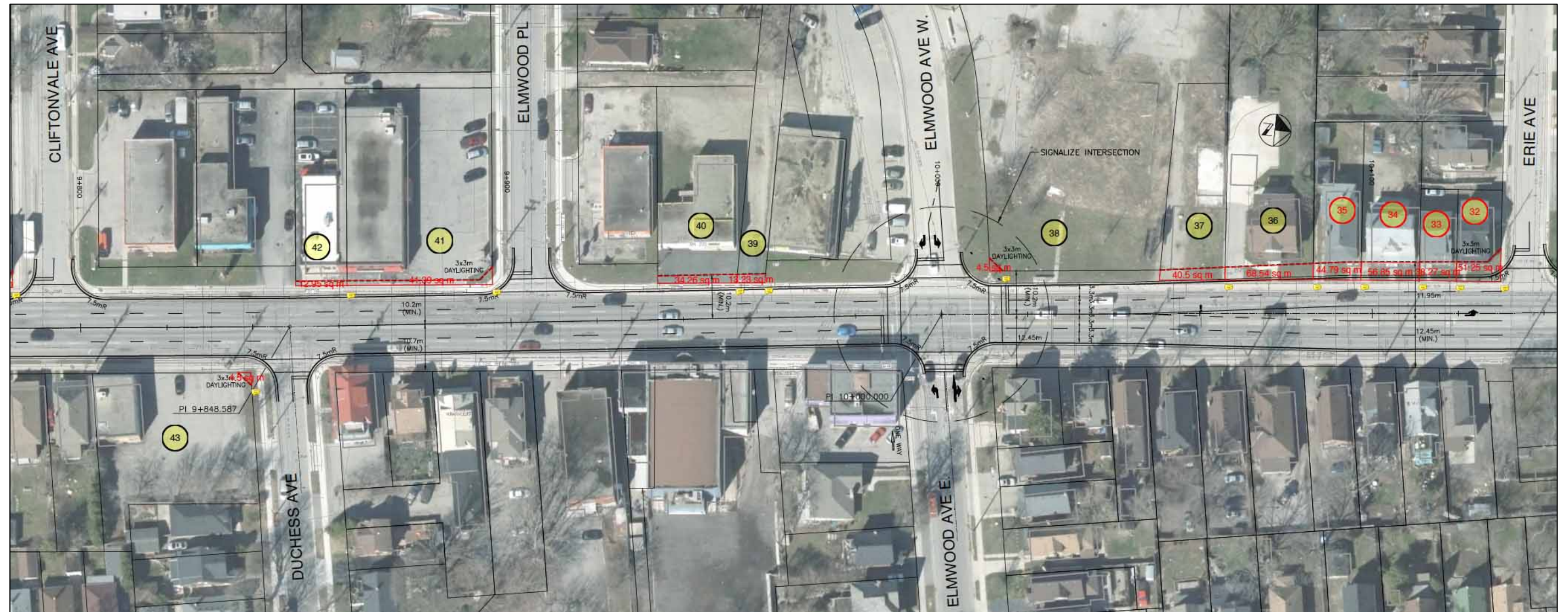


Figure 10. Section of the Wharncliffe Road South study corridor from Erie Avenue (right) to Cliftonvale Avenue (left) [Wharncliffe Road New Construction Alternative (Becher to Briscoe), MMM Group, Preliminary Plan, October 2015].



Figure 11. Section of the Wharncliffe Road South study corridor from Cliftonvale Avenue (right) to Briscoe Avenue East/West (left) [Wharncliffe Road New Construction Alternative (Becher to Briscoe), MMM Group, Preliminary Plan, October 2015].



Figure 12. Section of the Wharncliffe Road South study corridor from Briscoe Avenue East/West (right) to Euston Avenue (left) [Wharncliffe Road New Construction Alternative (Commissioner to Briscoe), MMM Group, Preliminary Plan, October 2015].

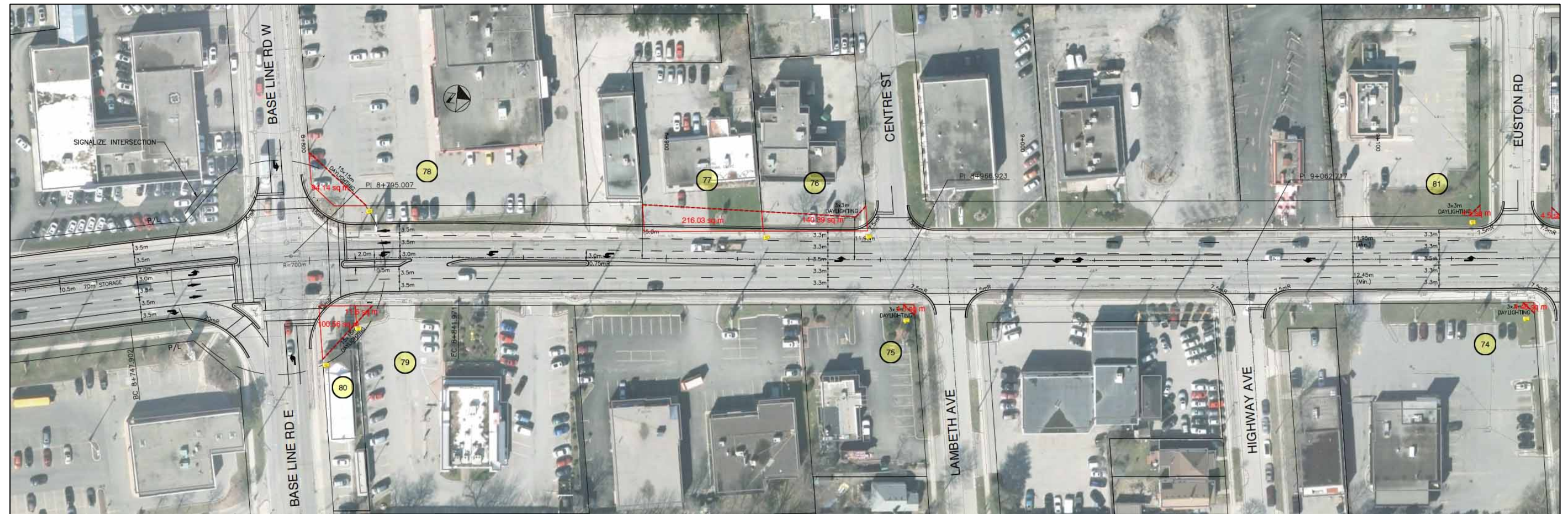


Figure 13. Section of the Wharncliffe Road South study corridor from Euston Avenue (right) to Base Line Road East/West (left) [Wharncliffe Road New Construction Alternative (Commissioner to Briscoe), MMM Group, Preliminary Plan, October 2015].

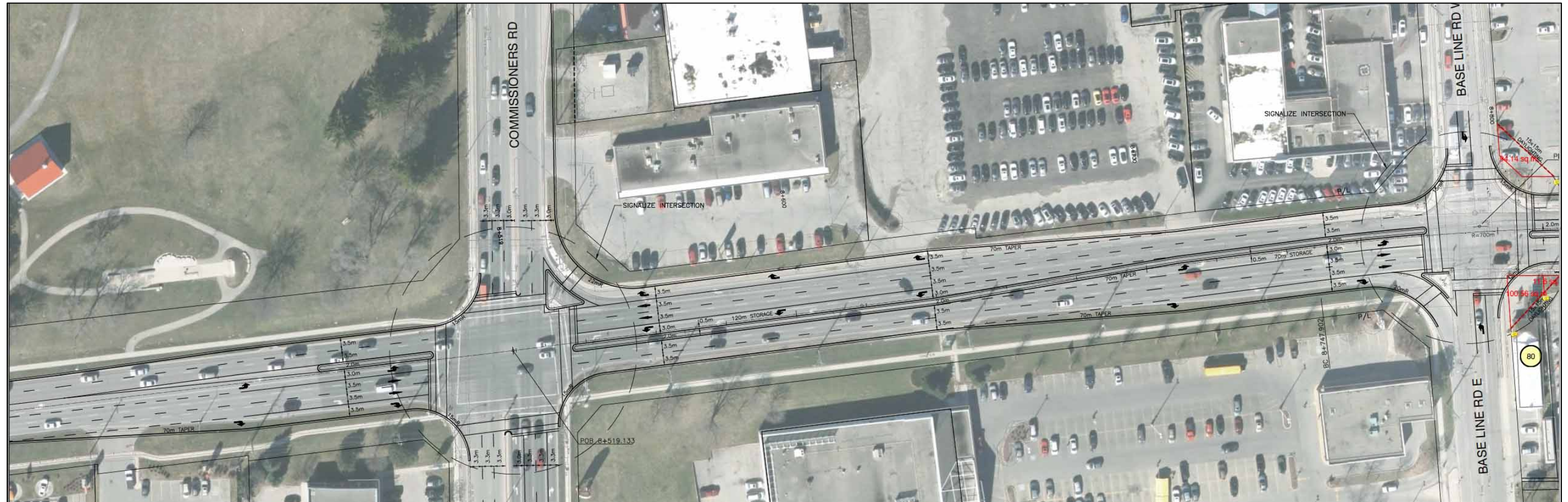


Figure 14. Section of the Wharnccliffe Road South study corridor from Base Line Road (right) to Commissioners Road East/West (left) [Wharnccliffe Road New Construction Alternative (Commissioner to Briscoe), MMM Group, Preliminary Plan, October 2015].

6.2 Direct Impacts

Cultural heritage landscapes and/or built heritage resources may experience displacement, or direct impacts, i.e., removal, if they are located within the right-of-way of the undertaking.

Nine (9) sites have been identified as having potential direct impacts with regard to the Preliminary Plan Wharncliffe Road (Commissioner to Briscoe) New Construction (October 2015) and the Preliminary Plan Wharncliffe Road (Becher to Briscoe) New Construction (October 2015). The sites include a total of fourteen (14) individual municipal addresses. Two (2) properties are recognized as being of heritage value and included on the City of London Inventory of Heritage Resources. The identified sites that may be affected by potential direct impacts, i.e., removal/demolition, are as follow:

- Site #7: 35 Wharncliffe Road South and 9 Evergreen Avenue;
- Site #9: 100 Stanley Street, a municipally designated property under the OHA;
- Site #11: CN Subway;
- Site #12: 69 Wharncliffe Road South;
- Site #16: 87 Wharncliffe Road South;
- Site #30: 185, 187 and 191 Wharncliffe Road South;
- Site #31: 189 Wharncliffe Road South, City of London Heritage Register, Priority 2;
- Site #45: 315, 323 and 325 Wharncliffe Road South; and
- Site #54: 468 Wharncliffe Road South.

6.3 Indirect Impacts

Cultural heritage landscapes and/or built heritage resources may experience disruption, or indirect impacts, by the introduction of physical, visual, audible or atmospheric elements that are not in keeping with their character and/or setting.

A total of twenty-six (26) resources which include a total of thirty-two (32) municipal addresses, have been identified as potential indirect impacts with regard to the Preliminary Plan Wharncliffe Road (Commissioner to Briscoe) New Construction (October 2015) and the Preliminary Plan Wharncliffe Road (Becher to Briscoe) New Construction (October 2015). Generally, the indirect impacts relate to property acquisition requirements along frontages. The potential for indirect impacts are associated with the following properties. Five properties listed individually below are located within the boundaries of the WV-OS HCD (Site #13).

- Site #7: 31 and 33 Wharncliffe Road South;
- Site #8: 98 Stanley Street, City of London Inventory of Heritage Resources, Priority 2;
- Site #13: WV-OS HCD;
- Site #17: 95 Wharncliffe Road South;
- Site #18: 97 Wharncliffe Road South;
- Site #19: 2 Euclid Street, within the WV-OS HCD;
- Site #20: 103 Wharncliffe Road South;

- Site #23: 122 Wharncliffe Road South, within the WV-OS HCD;
- Site #24: 126 Wharncliffe Road South, within the WV-OS HCD;
- Site #25: 130 Wharncliffe Road South, within the WV-OS HCD;
- Site #28: 1 Bruce Street, within the WV-OS HCD;
- Site #29: 173 Wharncliffe Road South;
- Site #30: 193 Wharncliffe Road South;
- Site #34: 215-217 Wharncliffe Road South;
- Site #35: 227 Wharncliffe Road South;
- Site #41: 280 Wharncliffe Road South;
- Site #42: 282 Wharncliffe Road South;
- Site #43: 304 Wharncliffe Road South;
- Site #45: 311 Wharncliffe Road South;
- Site #46: 350 Wharncliffe Road South;
- Site #47: 362 Wharncliffe Road South;
- Site #48: 377, 379, 383 and 385 Wharncliffe Road South;
- Site #49: 381 Wharncliffe Road South, City of London Heritage Register, Priority 2;
- Site #51: 387-389 Wharncliffe Road South;
- Site #52: 398, 400 and 402 Wharncliffe Road South; and
- Site #53: 403 Wharncliffe Road South.

7.0 MITIGATION RECOMMENDATIONS

7.1 Introduction

The proposed undertaking should not adversely affect cultural heritage resources and intervention should be managed in such a way that its impact is sympathetic with the value of the resources. When the nature of the undertaking is such that adverse impacts are unavoidable it may be necessary to implement management or mitigation strategies that alleviate the deleterious effects to cultural heritage resources. Mitigation is the process of causing lessening or negating anticipated adverse impacts to cultural heritage resources and may include, but are not limited to, such actions as avoidance, monitoring, protection, relocation, remedial landscaping, documentation of the cultural heritage landscape and/or built heritage resource if to be demolished or relocated, and salvage of building materials.

Mitigation measures and best management practices will be implemented to address potential impacts. Identified mitigation strategies will be carried through the detailed design as applicable. Refinements and enhancements to the mitigation recommendations will be made as warranted throughout all phases of the project. Where negative impacts are unavoidable, effective mitigation must be applied including reconstruction, moving to an appropriate setting, commemoration on site or elsewhere, or recording the resource before any negative changes are made. The decision making process should always presume in favour of retaining the heritage resource on its original site.

7.2 Mitigation Recommendations

Table 2: Potential Impacts and Mitigation Recommendations for the Wharncliffe Road South Study Corridor provides a summary of potential impacts and recommended mitigation measures for each of the cultural heritage sites identified in Table 1 based upon the impact assessment results of Preliminary Plan Wharncliffe Road (Commissioner to Briscoe) New Construction (October 2015) and the Preliminary Plan Wharncliffe Road (Becher to Briscoe) New Construction (October 2015) described in Section 6.0. Table 2 cross references the site number assigned to each identified cultural heritage resource in Table 1 to the impact number shown on the Preliminary Plans (**Figures 2, 3, 4, 5, 6, 7 and 8**).

Mitigation actions for heritage resources that have been identified as potential direct impacts may include a Cultural Heritage Evaluation Report (CHER) that follows the evaluation criteria set out under the 'Ontario Regulation 9/06'. The evaluation criteria were developed for the purpose of identifying and evaluating the cultural heritage value or interest of a property proposed for protection under Section 29 of the OHA. Recommendations with regard to listing or designation under the OHA based on the results of the cultural heritage evaluation will be included in each CHER. If a property is considered to be worthy of listing or designation under the OHA, the CHER may include a recommendation to prepare a Heritage Impact Statement (HIS) and/or a Cultural Heritage Documentation Report (CHDR).

An HIS evaluates the impact a proposed development, site alteration or infrastructure improvement works will have on resources identified as having cultural heritage value and heritage attributes in the CHER and recommends an overall approach to conservation of the resources. The City of London may require an HIS for properties recommended by a CHER for listing or designation under the OHA or for those properties already listed or designated under the OHA that are affected by the undertaking. The HIS may recommend the completion CHDR and/or a Strategic Conservation Plan (SCP) as mitigation actions for direct or indirect impacts resulting from of the Preliminary Design.

For those properties identified in Table 1 as being within the WV-OS HCD boundaries, the *WV-OS HCD Plan and Guidelines* (September 2014) will be consulted and followed to address any direct or indirect impacts with regard to the heritage resource as a result of the of the proposed infrastructure work.

TABLE 2: POTENTIAL IMPACTS AND MITIGATION RECOMMENDATIONS FOR THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR

Table 1: Site #	Resource Category	Resource Type	Location	Potential Impact Direct/Indirect	Preliminary Plan Impact #	Mitigation Recommendations
1.	BHR	Institutional	21 Wharncliffe Road South	No identified impacts. The potential improvements to Wharncliffe Road South will occur to the south of this property and will result in limited change to its character and setting.	N/A	As a municipally listed property, a review of 100% Contract Drawings should be completed to confirm the design has not changed in this area. If the design has not changed, no mitigation is anticipated.
2.	BHR	Residential	18 Wharncliffe Road South	No identified impacts. The potential improvements to Wharncliffe Road South will occur on the west side of the road.	N/A	Review 100% Contract Drawings to confirm design has not changed in this area. If the design has not changed, no mitigation is anticipated.
3.	BHR	Residential	20 Wharncliffe Road South	No identified impacts. The potential improvements to Wharncliffe Road South will occur on the west side of the road.	N/A	Review 100% Contract Drawings to confirm design has not changed in this area. If the design has not changed, no mitigation is anticipated.
4.	BHR	Residential	91 Becher Street	No identified impacts. The potential improvements to Wharncliffe Road South will occur on the west side.	N/A	Review 100% Contract Drawings to confirm design has not changed in this area. If the design has not changed, no mitigation is anticipated.
5.	CHL	Streetscape	32, 34 and 36 Wharncliffe Road South	No identified impacts. The potential improvements to Wharncliffe Road South will occur on the west side.	N/A	Review 100% Contract Drawings to confirm design has not changed in this area. If the design has not changed, no mitigation is anticipated.
6.	BHR	Residential	32 Wharncliffe Road South	No identified impacts. The potential improvements to Wharncliffe Road South will occur on the west side.	N/A	As a municipally listed property, Priority 3, a review of 100% Contract Drawings should be completed to confirm the design has not changed in this area. If the design has not changed, no mitigation is anticipated.

TABLE 2: POTENTIAL IMPACTS AND MITIGATION RECOMMENDATIONS FOR THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR

Table 1: Site #	Resource Category	Resource Type	Location	Potential Impact Direct/Indirect	Preliminary Plan Impact #	Mitigation Recommendations
7.	CHL	Streetscape: Residential	27, 29, 31, 33, 35 Wharncliffe Road South and 9 Evergreen Avenue	<p>Indirect Impacts (2):</p> <ol style="list-style-type: none"> 31 Wharncliffe Road South 33 Wharncliffe Road South <p>Set close to the road there will be property acquisition on Wharncliffe Road South in front of both properties.</p> <p>Direct Impacts (2):</p> <ol style="list-style-type: none"> 35 Wharncliffe Road South The residence may be subject to demolition or removal; however, the preferred construction method has not been confirmed. 9 Evergreen Avenue The residence will be subject to demolition or removal. <p>There are no identified impacts to 27 and 29 Wharncliffe Road South.</p>	<p>Indirect Impacts:</p> <ol style="list-style-type: none"> 31 Wharncliffe Road South Impact #1 (Figure 8) 33 Wharncliffe Road South Impact #2 (Figure 8) <p>Direct Impacts:</p> <ol style="list-style-type: none"> 35 Wharncliffe Road South Impact #3 (Figure 8) 9 Evergreen Avenue Impact #4 (Figure 8) 	<p>Indirect Impacts:</p> <ol style="list-style-type: none"> 31 Wharncliffe Road South 33 Wharncliffe Road South <p>Review 100% Contract Drawings to confirm design has not changed in this area. No mitigation is anticipated.</p> <p>Direct Impacts:</p> <ol style="list-style-type: none"> 35 Wharncliffe Road South 9 Evergreen Avenue <p>Review 100 % Contract Drawings to confirm design for both properties. If a property is to be removed, prior to any change in the environment, consultation with the City should be conducted to determine if a CHER that follows the evaluation criteria set out in Ontario Regulation 9/06 should be completed. If the CHER concludes the property is considered to be of worthy of listing or designation under the OHA, the City may require the completion of an HIS prior to any removal of a structure and changes to the property. A result of the HIS may be the requirement to complete a CHDR to include photo-documentation of the existing streetscape.</p>

TABLE 2: POTENTIAL IMPACTS AND MITIGATION RECOMMENDATIONS FOR THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR

Table 1: Site #	Resource Category	Resource Type	Location	Potential Impact Direct/Indirect	Preliminary Plan Impact #	Mitigation Recommendations
8.	BHR	Residential	98 Stanley Street	Indirect Impact (1): 98 Stanley Street This property is included on the City of London Heritage Register, Priority 2, and is located beside 100 Stanley Street, which will be a direct impact due removal. As a result the setting and character of 98 Stanley Street will be changed due to the undertaking. The building is within the potential Stanley/Becher River Forks HCD.	N/A	Indirect Impact (1): 98 Stanley Street As a municipally listed property, Priority 2, a HIS shall be completed for the property before there is a change to its environment through the impacts i.e., removal or relocation, of the adjacent building located at 100 Stanley Street. A CHDR may be a mitigation action of the HIA. The CHDR should include photo-documentation of the existing streetscape on Stanley Street.
9.	BHR	Residential	100 Stanley Street	Direct Impact (1): 100 Stanley Street This property is municipally designated and included on the City of London Heritage Register. It will be removed as due to widening and improvements to Wharncliffe Road South at the CN Subway.	Direct Impact (1): 100 Stanley Street Impact #8 (Figure 8)	Direct Impact (1): 100 Stanley Street As a municipally designated property a HIS shall be completed prior to any changes in the environment due to the undertaking. The HIS should include a discussion of the impact of the building removal to the streetscape on Stanley Street. If demolition of the house is unavoidable, a CHDR shall be completed as a mitigation action prior to any change, i.e., removal or alterations, to the building and site. The CHDR should include photo-documentation of the existing streetscape on Stanley Street. If the house can be preserved in-situ or relocated to a new location, preferably in the area, a SCP should be completed.

TABLE 2: POTENTIAL IMPACTS AND MITIGATION RECOMMENDATIONS FOR THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR

Table 1: Site #	Resource Category	Resource Type	Location	Potential Impact Direct/Indirect	Preliminary Plan Impact #	Mitigation Recommendations
10.	BHR	Commercial	107 Stanley Street	No identified impacts. The potential improvements to Wharncliffe Road South will occur on the west side.	N/A	Review 100% Contract Drawings to confirm design has not changed in this area. If the design has not changed, no mitigation is anticipated.
11.	BHR	Transportation: Rail Subway	CN Line at Wharncliffe Road South	Direct Impact (1): CN Subway The structure will be removed due to widening and improvements to Wharncliffe Road South at the railway corridor.	N/A	Direct Impact (1): CN Subway As a property/structure under federal regulation, it is not subject to heritage listing or designation under the OHA by the municipality or province. It is recommended that a CHDR be completed for the CN subway prior to any change in the environment. The CHDR will include a photo-documentation of the subway and its existing setting/context prior to any change to the environment associated with the demolition of the structure.
12.	BHR	Commercial: Former Residence	69 Wharncliffe Road South	Direct Impact (1): 69 Wharncliffe Road South The building will be removed due to widening and improvements to Wharncliffe Road South at the railway corridor.	Direct Impact (1): 69 Wharncliffe Road South Impact #10 (Figure 8)	Direct Impact (1): 69 Wharncliffe Road South Prior to any change in the environment, consultation with the City should be conducted to determine if a CHER following the evaluation criteria set out in Ontario Regulation 9/06 should be completed. If the CHER concludes the property is considered to be of worthy of listing or designation under the OHA, the City may require the completion of an HIS prior to any change, i.e., removal or alterations, to the building and site. A CHDR may be a mitigation action of the HIA. The CHDR should include photo-documentation of the existing streetscape on Wharncliffe Road South.

TABLE 2: POTENTIAL IMPACTS AND MITIGATION RECOMMENDATIONS FOR THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR

Table 1: Site #	Resource Category	Resource Type	Location	Potential Impact Direct/Indirect	Preliminary Plan Impact #	Mitigation Recommendations
13.	CHL	Heritage Conservation District	Wharncliffe Road South from Horton Street south to the south side of Duchess Street.	<p>Indirect Impact (1): WV-OS HCD</p> <p>The green space on southeast corner Horton Street and Wharncliffe Road is included within the WV-OS HCD boundaries. The realignment of Wharncliffe Road South in the southeast corner of the intersection with Horton Street will result in the loss of the green space.</p> <p>See the following sites located within the WV-OS HCD for impact and mitigation discussion: 2 Euclid Street (Site #20); 122 Wharncliffe Road South (Site #24); 126 Wharncliffe Road South, (Site #25); 130 (Victoria Public School) Wharncliffe Road South (Site #26); and, 1 Bruce Street (Site #29).</p>	N/A	<p>Indirect Impact (1): WV-OS HCD</p> <p>Review 100% Contract Drawings to confirm design has not changed in this area. Prior to any change in the environment due road improvements, the City may require the completion of an HIS with regard to streetscape/ contextual changes within the WV-OS HCD D.</p>
14.	CHL	Streetscape: Residential	82, 84, 86, 88, 90, 92 and 94 Wharncliffe Road South	<p>No identified impacts.</p> <p>The potential improvements to Wharncliffe Road South will occur on the west side of the road at this location. (See 90 Wharncliffe Street South Site #15).</p>	N/A	<p>Review 100% Contract Drawings to confirm design has not changed in this area. If the design has not changed, no mitigation is anticipated.</p>

TABLE 2: POTENTIAL IMPACTS AND MITIGATION RECOMMENDATIONS FOR THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR

Table 1: Site #	Resource Category	Resource Type	Location	Potential Impact Direct/Indirect	Preliminary Plan Impact #	Mitigation Recommendations
15.	BHR	Residential	90 Wharncliffe Road South	No identified impacts. The potential improvements to Wharncliffe Road South will occur on the west side.	N/A	As a municipally listed property, Priority 2, a review of 100% Contract Drawings should be completed to confirm the design has not changed in this area. If the design has not changed, no mitigation is anticipated. If the design has changed and the property will be the recipient of impacts, a CHER following the evaluation criteria set out in Ontario Regulation 9/06 should be completed. If the CHER concludes the property is considered to be of worthy of designation under the OHA, the City may require the completion of an HIS prior to any changes to the property.
16.	BHR	Commercial: Former Residential	87 Wharncliffe Road South	Direct Impact (1): Due to property acquisitions for road and intersection improvements, the building on this property will be removed.	Direct Impact (1): 87 Wharncliffe Road South Impact #15 (Figure 8)	Direct Impact (1): 87 Wharncliffe Road South Prior to any change in the environment, consultation with the City should be conducted to determine if a CHER following the evaluation criteria set out in Ontario Regulation 9/06 should be completed. If the CHER concludes the property is considered to be of worthy of listing or designation under the OHA, the City may require the completion of an HIS prior to any change, i.e., removal or alterations, to the building and site. A CHDR may be a mitigation action of the HIA. The CHDR should include photo-documentation of the existing streetscape on Wharncliffe Road South.

TABLE 2: POTENTIAL IMPACTS AND MITIGATION RECOMMENDATIONS FOR THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR

Table 1: Site #	Resource Category	Resource Type	Location	Potential Impact Direct/Indirect	Preliminary Plan Impact #	Mitigation Recommendations
17.	CHL	Commercial	95 Wharncliffe Road South	Indirect Impact (1): 95 Wharncliffe Road South Set close to the road there will be property acquisition on Wharncliffe Road South.	Indirect Impact (1): 95 Wharncliffe Road South Impact #18 (Figure 8)	Indirect Impact (1): 95 Wharncliffe Road South Review 100% Contract Drawings to confirm design has not changed in this area. If the design has not changed, no mitigation is anticipated.
18.	BHR	Commercial	97 Wharncliffe Road South	Indirect Impact (1): 97 Wharncliffe Road South Set close to the road there will be property acquisition on Wharncliffe Road South.	Indirect Impact (1): 97 Wharncliffe Road South Impact #19 (Figure 8)	Indirect Impact (1): 97 Wharncliffe Road South Review 100% Contract Drawings to confirm design has not changed in this area. If the design has not changed, no mitigation is anticipated.
19.	BHR	Residential	2 Euclid Street	Indirect Impact (1): 2 Euclid Street This property is located within the WV-OS HCD boundaries. There will be property acquisition on Wharncliffe Road South.	Indirect Impact (1): 2 Euclid Street Impact #20 (Figure 8)	Indirect Impact (1): 2 Euclid Street Review 100% Contract Drawings to confirm design has not changed in this area. The <i>WV-OS HCD Plan and Guidelines</i> (September 2014) will be consulted and followed. Prior to any change in the environment, the City may require the completion of an HIS due the location of the property within the WV-OS HCD.
20.	BHR	Commercial: Former Residential	103 Wharncliffe Road South	Indirect Impact (1): 103 Wharncliffe Road Set close to the road there will be property acquisition on Wharncliffe Road South.	N/A	Indirect Impact (1): 103 Wharncliffe Road Review 100% Contract Drawings to confirm design has not changed in this area. If the design has not changed, no mitigation is anticipated.

TABLE 2: POTENTIAL IMPACTS AND MITIGATION RECOMMENDATIONS FOR THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR

Table 1: Site #	Resource Category	Resource Type	Location	Potential Impact Direct/Indirect	Preliminary Plan Impact #	Mitigation Recommendations
21.	BHR	Residential	118 Wharncliffe Road South	No identified impacts. The potential improvements to Wharncliffe Road South will occur on the west side of the road at this location.	N/A	Review 100% Contract Drawings to confirm design has not changed in this area. If the design has not changed, no mitigation is anticipated.
22.	BHR	Residential	120 Wharncliffe Road South	No identified impacts. The potential improvements to Wharncliffe Road South will occur on the west side of the road at this location.	N/A	Review 100% Contract Drawings to confirm design has not changed in this area. If the design has not changed, no mitigation is anticipated.
23.	BHR	Commercial/ Residential	122 Wharncliffe Road South	Indirect Impact (1): 122 Wharncliffe Road South There will be property acquisition on the northeast corner of Wharncliffe Road South and Byron Street East. This property is located within the WV-OS HCD.	Indirect Impact (1): 122 Wharncliffe Road South Impact #22 (Figure 9)	Indirect Impact (1): 122 Wharncliffe Road South Review 100% Contract Drawings to confirm design has not changed in this area. The <i>WV-OS HCD Plan and Guidelines</i> (September 2014) will be consulted and followed. Prior to any change in the environment, the City may require the completion of an HIS due the location of the property within the WV-OS HCD.
24.	BHR	Residential	126 Wharncliffe Road South (also 3 Byron Street)	Indirect Impact (1): 126 Wharncliffe Road South There will be property acquisition on the southeast corner of Wharncliffe Road South and Byron Street East. This property is located within the WV-OS HCD.	Indirect Impact (1): 126 Wharncliffe Road South Impact #24 (Figure 9)	Indirect Impact (1): 126 Wharncliffe Road South Review 100% Contract Drawings to confirm design has not changed in this area. The <i>WV-OS HCD Plan and Guidelines</i> (September 2014) will be consulted and followed. Prior to any change in the environment, the City may require the completion of an HIS due the location of the property within the WV-OS HCD.

TABLE 2: POTENTIAL IMPACTS AND MITIGATION RECOMMENDATIONS FOR THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR

Table 1: Site #	Resource Category	Resource Type	Location	Potential Impact Direct/Indirect	Preliminary Plan Impact #	Mitigation Recommendations
25.	BHR	Residential	130 Wharncliffe Road South (Victoria Public School)	Indirect Impact (1): 130 Wharncliffe Road South There will be property acquisition on the northeast corner of Wharncliffe Road South and Askin Street. This property is located within the WV-OS HCD.	Indirect Impact (1): 130 Wharncliffe Road South Impact #26 (Figure 9)	Indirect Impact (1): 130 Wharncliffe Road South Review 100% Contract Drawings to confirm design has not changed in this area. The <i>WV-OS HCD Plan and Guidelines</i> (September 2014) will be consulted and followed. Prior to any change in the environment, the City may require the completion of an HIS due the location of the property within the WV-OS HCD.
26.	BHR	Residential	152 Wharncliffe Road South	No identified impacts. The potential improvements to Wharncliffe Road South will occur on the west side of the road at this location.	N/A	Review 100% Contract Drawings to confirm design has not changed in this area. If the design has not changed, no mitigation is anticipated.
27.	BHR	Residential	154 Wharncliffe Road South	No identified impacts. The potential improvements to Wharncliffe Road South will occur on the west side of the road at this location.	N/A	Review 100% Contract Drawings to confirm design has not changed in this area. If the design has not changed, no mitigation is anticipated.
28.	BHR	Residential	1 Bruce Street	Indirect Impact (1): 1 Bruce Street There will be alterations to the southeast corner of Wharncliffe Road South and Bruce Street and potential for changes to the existing metal fence that runs along the west and north property boundaries. This property is located within the WV-OS HCD boundaries.	Indirect Impact (1): 1 Bruce Street Impact #31 (Figure 9)	Indirect Impact (1): 1 Bruce Street Review 100% Contract Drawings to confirm design has not changed in this area. The <i>WV-OS HCD Plan and Guidelines</i> (September 2014) will be consulted and followed. Prior to any change in the environment, the City may require the completion of an HIS with regard to streetscape/ contextual changes within the WV-OS HCD.

TABLE 2: POTENTIAL IMPACTS AND MITIGATION RECOMMENDATIONS FOR THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR

Table 1: Site #	Resource Category	Resource Type	Location	Potential Impact Direct/Indirect	Preliminary Plan Impact #	Mitigation Recommendations
29.	BHR	Commercial	173 Wharncliffe Road South	Indirect Impact (1): 173 Wharncliffe Road South There is potential for the removal of the building due to property acquisition on Wharncliffe Road South for road widening.	Indirect Impact (1): 173 Wharncliffe Road South Impact #30 (Figure 9)	Indirect Impact (1): 173 Wharncliffe Road South Review 100% Contract Drawings to confirm design has not changed in this area. If the design has not changed, no mitigation is anticipated.
30.	CHL	Streetscape: Residential	185, 187, 189, 191 and 193 Wharncliffe Road South	Indirect Impacts (1): 193 Wharncliffe Road South There will be property acquisition along Wharncliffe Road South. Direct Impacts (3): 1. 185 Wharncliffe Road South 2. 187 Wharncliffe Road South 3. 191 Wharncliffe Road South There is potential for the removal of the buildings on the three (3) properties due to property acquisition on Wharncliffe Road South for road improvements. There are no identified impacts for 191 Wharncliffe Road South. See Site #31 for 189 Wharncliffe Road South.	Indirect Impact: 193 Wharncliffe Road South Impact #36 (Figure 10) Direct Impacts: 1. 185 Wharncliffe Road South Impact #32 (Figure 10) 2. 187 Wharncliffe Road South Impact #33 (Figure 10) 3. 91 Wharncliffe Road South Impact # 35 (Figure 10) See Site #31 for 189 Wharncliffe Road South.	Indirect Impact: 193 Wharncliffe Road South As a municipally listed property, a review of the 100% Contract Drawings should be completed to confirm the design has not changed in this area and further property acquisition does not result in the demolition/removal of the residence. If the design has changed, prior to any change in the environment, a CHER that follows the evaluation criteria set out in Ontario Regulation 9/06 should be completed. If the CHER concludes the property is considered to be of worthy of designation under the OHA, the City may require the completion of an HIS prior to any changes to the property. Direct Impacts: 1. 185 Wharncliffe Road South 2. 187 Wharncliffe Road South 3. 191 Wharncliffe Road South Prior to any change in the environment, consultation with the City should be conducted to determine if a CHER that follows the evaluation criteria set out in Ontario Regulation 9/06 should be

TABLE 2: POTENTIAL IMPACTS AND MITIGATION RECOMMENDATIONS FOR THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR

Table 1: Site #	Resource Category	Resource Type	Location	Potential Impact Direct/Indirect	Preliminary Plan Impact #	Mitigation Recommendations
						completed for the three (3) properties. If a CHER concludes a property is considered to be of worthy of listing or designation under the OHA, the City may require the completion of an HIS prior to changes to the property.
31.	BHR	Residential	189 Wharncliffe Road South	Direct Impact: (1) 189 Wharncliffe Road South There is potential for the removal of the building due to property acquisition on Wharncliffe Road South for road widening. This property is included on the City of London Heritage Register, Priority 2.	Direct Impact: (1) 189 Wharncliffe Road South Impact #34 (Figure 10)	Direct Impact: (1) 189 Wharncliffe Road South As a municipally listed property, Priority 2, a CHER that follows the evaluation criteria set out in Ontario Regulation 9/06 should be completed prior to any change to the property. If the CHER concludes the property is considered to be of worthy of designation under the OHA, the City may require the completion of an HIS prior to any change to the property.
32.	CHL	Streetscape: Residential	186, 188, 190, 192, 194, 196, 198, 200, 202, 204 Wharncliffe Road South	No identified impacts. The potential improvements to Wharncliffe Road South will occur on the west side of the road at this location.	N/A	Review 100% Contract Drawings to confirm design has not changed in this area. If the design has not changed, no mitigation is anticipated.
33.	BHR	Residential	194 Wharncliffe Road South	No identified impacts. Road improvements to Wharncliffe Road South will occur on the west side of the road at this location. This property is included on the City of London Heritage Register, Priority 2.	N/A	As a municipally listed property, Priority 2, a review of 100% Contract Drawings should be completed to confirm the design has not changed in this area. If the design has not changed, no mitigation is anticipated.

TABLE 2: POTENTIAL IMPACTS AND MITIGATION RECOMMENDATIONS FOR THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR

Table 1: Site #	Resource Category	Resource Type	Location	Potential Impact Direct/Indirect	Preliminary Plan Impact #	Mitigation Recommendations
34.	BHR	Residential	215-217 Wharncliffe Road South	Indirect Impact: (1) 215-217 Wharncliffe Road South There will be property acquisition along Wharncliffe Road South.	Indirect Impact: (1) 215-217 Wharncliffe Road South Impact #42 (Figure 10)	Indirect Impact: (1) 215-217 Wharncliffe Road South Review 100% Contract Drawings to confirm design has not changed in this area. If the design has not changed, no mitigation is anticipated.
35.	BHR	Residential	227 Wharncliffe Road South	Indirect Impact (1): 227 Wharncliffe Road South There will be property acquisition on the southwest corner of Wharncliffe Road South and Cliftonvale Avenue.	Indirect Impact (1): 227 Wharncliffe Road South Impact #44 (Figure 11)	Indirect Impact (1): 227 Wharncliffe Road South Review 100% Contract Drawings to confirm design has not changed in this area. If the design has not changed, no mitigation is anticipated.
36.	BHR	Commercial	232 Wharncliffe Road South	No identified impacts. The potential improvements to Wharncliffe Road South will occur on the west side of the road at this location.	N/A	Review 100% Contract Drawings to confirm design has not changed in this area. If the design has not changed, no mitigation is anticipated.
37.	BHR	Commercial	238, 244 and 246 Wharncliffe Road South, east side	No identified impacts. The potential improvements to Wharncliffe Road South will occur on the west side of the road at this location.	N/A	Review 100% Contract Drawings to confirm design has not changed in this area. If the design has not changed, no mitigation is anticipated.
38.	BHR	Commercial	248 Wharncliffe Road South	No identified impacts. The potential improvements to Wharncliffe Road South will occur on the west side of the road at this location.	N/A	Review 100% Contract Drawings to confirm design has not changed in this area. If the design has not changed, no mitigation is anticipated.

TABLE 2: POTENTIAL IMPACTS AND MITIGATION RECOMMENDATIONS FOR THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR

Table 1: Site #	Resource Category	Resource Type	Location	Potential Impact Direct/Indirect	Preliminary Plan Impact #	Mitigation Recommendations
39.	CHL	Streetscape: Residential	250, 252, 252, 256, 258 and 260 Wharncliffe Road South	No identified impacts. The potential improvements to Wharncliffe Road South will occur on the west side of the road at this location.	N/A	Review 100% Contract Drawings to confirm design has not changed in this area. If the design has not changed, no mitigation is anticipated.
40.	CHL	Residential	260 Wharncliffe Road South	No identified impacts. Road improvements to Wharncliffe Road South will occur on the west side of the road at this location. This property is included on the City of London Heritage Register, Priority 2.	N/A	As a municipally listed property, Priority 2, a review of 100% Contract Drawings should be completed to confirm the design has not changed in this area. If the design has not changed, no mitigation is anticipated.
41.	BHR	Commercial	280 Wharncliffe Road South	Indirect Impact (1): 280 Wharncliffe Road South Located on a corner lot there will be property acquisition the southeast corner of Wharncliffe Road South and Duchess Avenue.	Indirect Impact (1): 280 Wharncliffe Road South Impact #43 (Figure 4)	Indirect Impact (1): 280 Wharncliffe Road South Review 100% Contract Drawings to confirm design has not changed in this area. If the design has not changed, no mitigation is anticipated.
42.	CHL	Streetscape: Residential	282, 284, 286, 288, 290, 292, 294, 296 and 298 Wharncliffe Road South	Indirect Impact (1): 282 Wharncliffe Road South Located on a corner lot there will be some property acquisition on the northeast corner of Wharncliffe Road South and Tecumseh Avenue. East. No identified impacts for 286, 288, 290, 292, 294, 296 and 298 Wharncliffe Road South.	Indirect Impact (1): 282 Wharncliffe Road South Impact #42 (Figure 11)	Indirect Impact (1): 282 Wharncliffe Road South Review 100% Contract Drawings to confirm design has not changed in this area. If the design has not changed, no mitigation is anticipated.

TABLE 2: POTENTIAL IMPACTS AND MITIGATION RECOMMENDATIONS FOR THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR

Table 1: Site #	Resource Category	Resource Type	Location	Potential Impact Direct/Indirect	Preliminary Plan Impact #	Mitigation Recommendations
43.	BHR	Commercial/ Former Residential	304 Wharncliffe Road South	Indirect Impact: (1) 304 Wharncliffe Road South Located on a corner lot there will be some property acquisition on the southeast corner of Wharncliffe Road South and Tecumseh Avenue East.	Indirect Impact: (1) 304 Wharncliffe Road South Impact #48 (Figure 12)	Indirect Impact: (1) 304 Wharncliffe Road South Review 100% Contract Drawings to confirm design has not changed in this area. If the design has not changed, no mitigation is anticipated.
44.	CHL:	Streetscape: Residential	310, 312 and 314 Wharncliffe Road South	No identified impacts. The potential improvements to Wharncliffe Road South will occur on the west side of the road at this location.	N/A	Review 100% Contract Drawings to confirm design has not changed in this area. If the design has not changed, no mitigation is anticipated.
45.	CHL	Streetscape: Residential	311, 315, 323 and 325 Wharncliffe	Indirect Impact (1): 311 Wharncliffe Road South Set close to the road, there will be property acquisition in front of this building. Direct Impact (3): 1. 315 Wharncliffe Road South 2. 323 Wharncliffe Road South 3. 325 Wharncliffe Road South There is potential for the removal of the buildings on the three (3) properties due to property acquisition on Wharncliffe Road South for road improvements.	Indirect Impact (1): 311 Wharncliffe Road South Impact #49 (Figure 12) Direct Impacts: 1. 315 Wharncliffe Road South Impact #50 (Figure 12) 2. 323 Wharncliffe Road South Impact #51 (Figure 12) 3. 325 Wharncliffe Road South Impact #52 (Figure 12)	Indirect Impact (1): 311 Wharncliffe Road South Review 100% Contract Drawings to confirm design has not changed in this area. If the design has not changed, no mitigation is anticipated. Direct Impacts: 1. 315 Wharncliffe Road South 2. 323 Wharncliffe Road South 3. 325 Wharncliffe Road South Prior to any change in the environment, consultation with the City should be conducted to determine if a CHER that follows the evaluation criteria set out in Ontario Regulation 9/06 should be completed for the properties. If a CHER concludes a property is considered to be of worthy of listing or designation under the OHA, the City may require the completion of a HIS prior to any property changes.

TABLE 2: POTENTIAL IMPACTS AND MITIGATION RECOMMENDATIONS FOR THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR

Table 1: Site #	Resource Category	Resource Type	Location	Potential Impact Direct/Indirect	Preliminary Plan Impact #	Mitigation Recommendations
46.	CHL	Streetscape: Residential	328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348 and 350 Wharncliffe Road South	<p>Indirect Impact (1): 350 Wharncliffe Road South Located on a corner lot there will be property acquisition on Wharncliffe Road South and Langarth Street East.</p> <p>No identified impacts for 328, 330, 332, 334, 336, 338, 340, 342, 344, 346 and 348 Wharncliffe Road South.</p>	<p>Indirect Impact (1): 350 Wharncliffe Road South Impact #55 (Figure 12)</p>	<p>Indirect Impact (1): 350 Wharncliffe Road South Review 100% Contract Drawings to confirm design has not changed in this area. If the design has not changed, no mitigation is anticipated.</p>
47.	CHL	Streetscape: Residential	362, 364 and 368 Wharncliffe Road South	<p>Indirect Impact (1): 362 Wharncliffe Road South Located on a corner lot there will be some property acquisition on the southeast corner of Wharncliffe Road South and Langarth Street East.</p> <p>No identified impacts for 364 and 368 Wharncliffe Road South.</p>	<p>Indirect Impact (1): 362 Wharncliffe Road South Impact #61 (Figure 13)</p>	<p>Indirect Impact (1): 362 Wharncliffe Road South Review 100% Contract Drawings to confirm design has not changed in this area. If the design has not changed, no mitigation is anticipated.</p>

TABLE 2: POTENTIAL IMPACTS AND MITIGATION RECOMMENDATIONS FOR THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR

Table 1: Site #	Resource Category	Resource Type	Location	Potential Impact Direct/Indirect	Preliminary Plan Impact #	Mitigation Recommendations
48.	CHL	Streetscape: Residential	377, 379, 381, 383, 385, 387 and 389 Wharncliffe Road South	<p>Indirect Impacts (4):</p> <ol style="list-style-type: none"> 377 Wharncliffe Road South 379 Wharncliffe Road South 383 Wharncliffe Road South 385 Wharncliffe Road South <p>Set close to the road, there will be property acquisition along Wharncliffe Road South and on the northwest corner of Wharncliffe Road South and Emery Street East due to road improvements.</p> <p>See Site #49 for 381 Wharncliffe Road South.</p>	<p>Indirect Impacts (4):</p> <ol style="list-style-type: none"> 377 Wharncliffe Road South. Impact #62 (Figure 13) 379 Wharncliffe Road South. Impact 63 (Figure 13) 383 Wharncliffe Road South. Impact #65 (Figure 12) 387 and 389 Wharncliffe Road South Impact #67 (Figure 13) 	<p>Indirect Impacts (4):</p> <ol style="list-style-type: none"> 377 Wharncliffe Road South 379 Wharncliffe Road South 383 Wharncliffe Road South 385 Wharncliffe Road South <p>Review 100% Contract Drawings to confirm design has not changed in this area. If the design has not changed, no mitigation is anticipated.</p>
49.	BHR	Residential	381 Wharncliffe Road South	<p>Indirect Impacts (1):</p> <p>381 Wharncliffe Road South Set close to the road, there will be property acquisition along the frontage on Wharncliffe Road South. This property is included on the City of London Heritage Inventory – Priority 2.</p>	<p>Indirect Impacts (1):</p> <p>381 Wharncliffe Road South Impact #64 (Figure 13)</p>	<p>Indirect Impacts (1):</p> <p>381 Wharncliffe Road South As a municipally listed property, Priority 2, a CHER that follows the evaluation criteria set out in Ontario Regulation 9/06 should be completed prior to any change to the property. If the CHER concludes the property is considered to be of worthy of designation under the OHA, the City may require the completion of an HIS prior to any changes to the property.</p>

TABLE 2: POTENTIAL IMPACTS AND MITIGATION RECOMMENDATIONS FOR THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR

Table 1: Site #	Resource Category	Resource Type	Location	Potential Impact Direct/Indirect	Preliminary Plan Impact #	Mitigation Recommendations
50.	CHL	Streetscape: Residential	382, 384, 386, 388 and 390 Wharncliffe Road South	No identified impacts. The potential improvements to Wharncliffe Road South will occur on the west side of the road at this location.	N/A	Review 100% Contract Drawings to confirm design has not changed in this area. If the design has not changed, no mitigation is anticipated.
51.	BHR	Commercial	387-389 Wharncliffe Road South	Indirect Impact (1): 387-389 Wharncliffe Road South Located on a corner lot; there will be property acquisition on the northeast corner of Wharncliffe Road South and Emery Street East.	Indirect Impact (1): 387-389 Wharncliffe Road South Impact #67 (Figure 13)	Indirect Impact (1): 387-389 Wharncliffe Road South Review 100% Contract Drawings to confirm design has not changed in this area. If the design has not changed, no mitigation is anticipated.
52.	CHL	Streetscape: Residential	398, 400 and 402 Wharncliffe Road South	Indirect Impact (3): 1. 398 Wharncliffe Road South 2. 400 Wharncliffe Road South 3. 402 Wharncliffe Road South There here will be property acquisition along the frontage on Wharncliffe Road South for 398, 400 and 402 Wharncliffe Road South.	N/A	Indirect Impact (3): 1. 398 Wharncliffe Road South 2. 400 Wharncliffe Road South 3. 402 Wharncliffe Road South Review 100% Contract Drawings to confirm design has not changed in this area. If the design has not changed, no mitigation is anticipated.

TABLE 2: POTENTIAL IMPACTS AND MITIGATION RECOMMENDATIONS FOR THE WHARNCLIFFE ROAD SOUTH STUDY CORRIDOR

Table 1: Site #	Resource Category	Resource Type	Location	Potential Impact Direct/Indirect	Preliminary Plan Impact #	Mitigation Recommendations
53.	BHR	Commercial	403 Wharncliffe Road South	Indirect Impact (1): 403 Wharncliffe Road South There here will be property acquisition along the frontage on Wharncliffe Road South.	Indirect Impact (1): 403 Wharncliffe Road South Impact #71 (Figure 13)	Indirect Impact (1): 403 Wharncliffe Road South Review 100% Contract Drawings to confirm design has not changed in this area. If the design has not changed, no mitigation is anticipated..
54.	BHR	Commercial	468 Wharncliffe Road South	Direct Impact (1): 468 Wharncliffe Road South Located on a corner lot; there will be property acquisition on the northeast corner of Wharncliffe Road South and Base Line Road that has the potential to result in the removal of the building.	Direct Impact (1): 468 Wharncliffe Road South Impact #80 (Figure 14)	Direct Impact (1): 468 Wharncliffe Road South Prior to any change in the environment, consultation with the City should be conducted to determine if a CHER that follows the evaluation criteria set out in Ontario Regulation 9/06 should be completed. If the CHER concludes the property is considered to be of worthy of listing or designation under the OHA, the City may require the completion of an HIS prior to any changes to the property.

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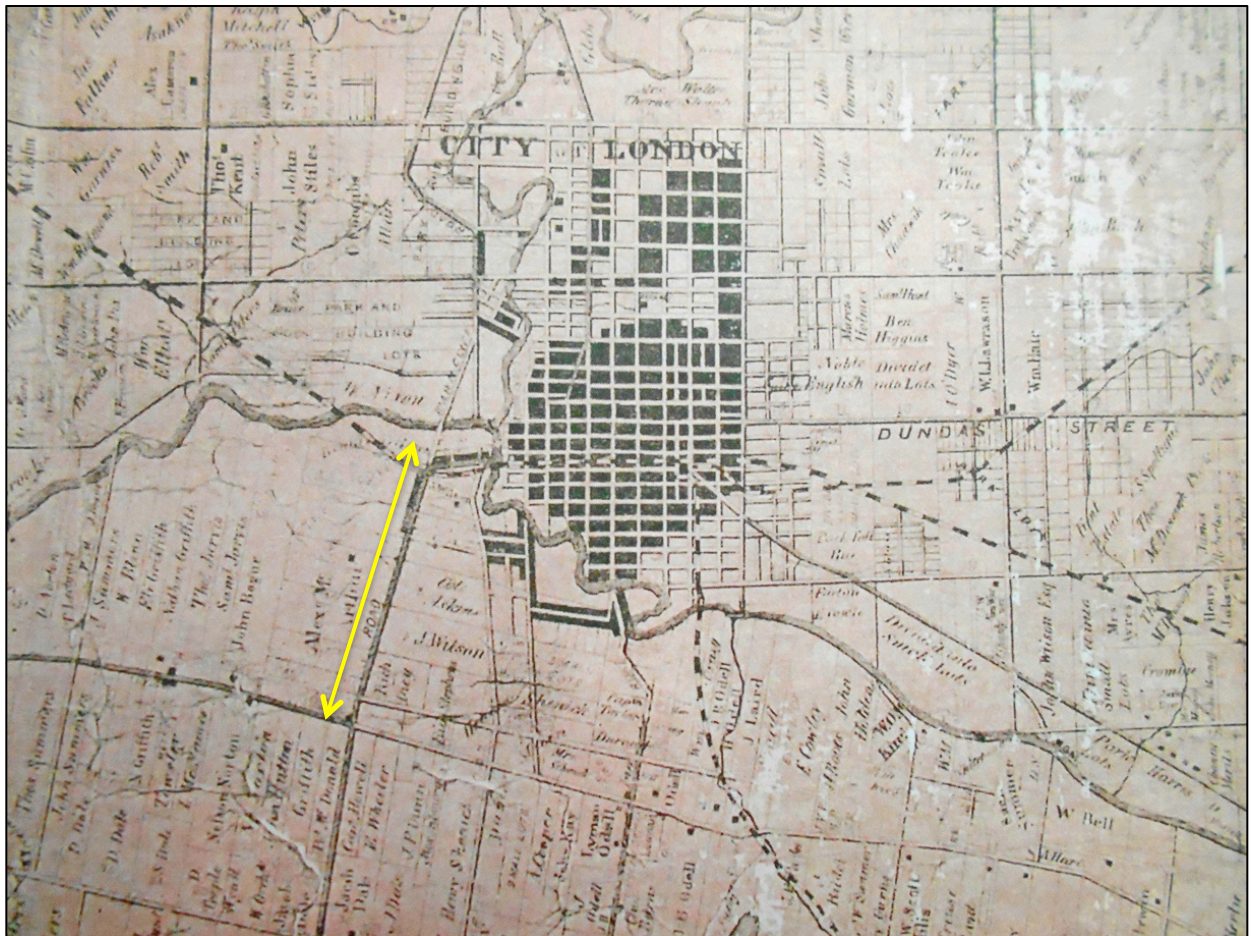
Contact

Kyle Gonyou, Heritage Planner, Urban Regeneration, City of London, Planning Services,
Email correspondence to Gillian Thompson, MMM Group Limited, November 30,
2015 and April 2016.

DRAFT

**APPENDIX A:
HISTORICAL MAPS &
AERIAL PHOTOGRAPHS**

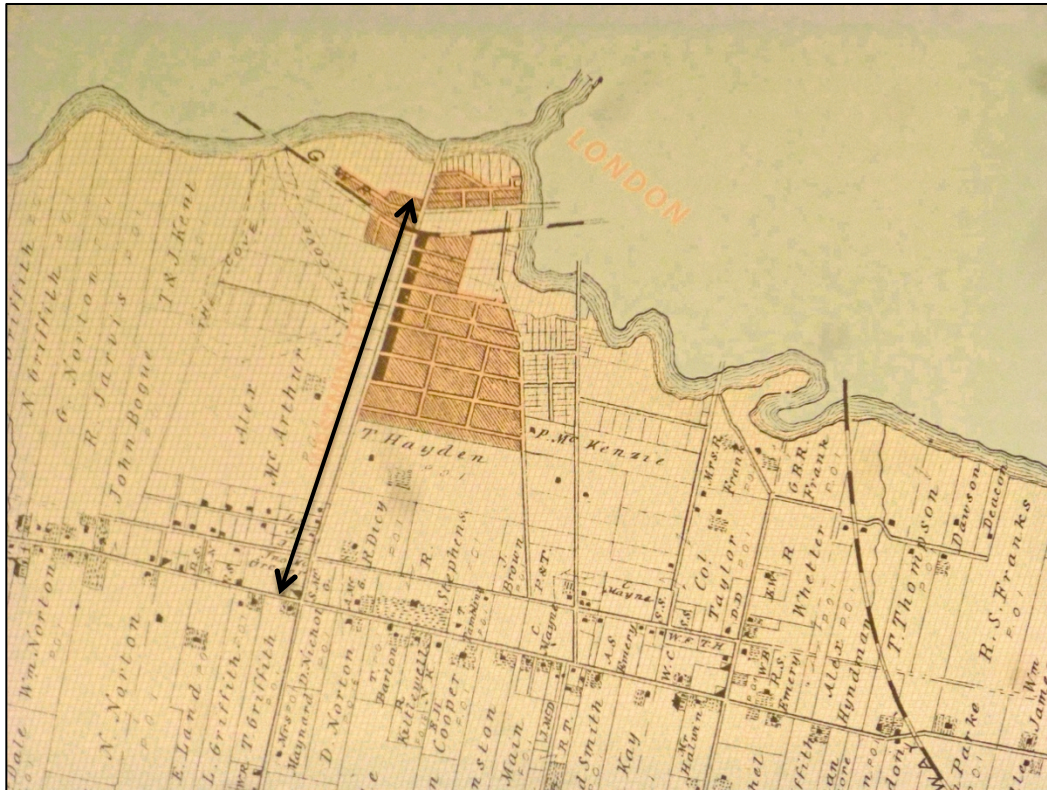
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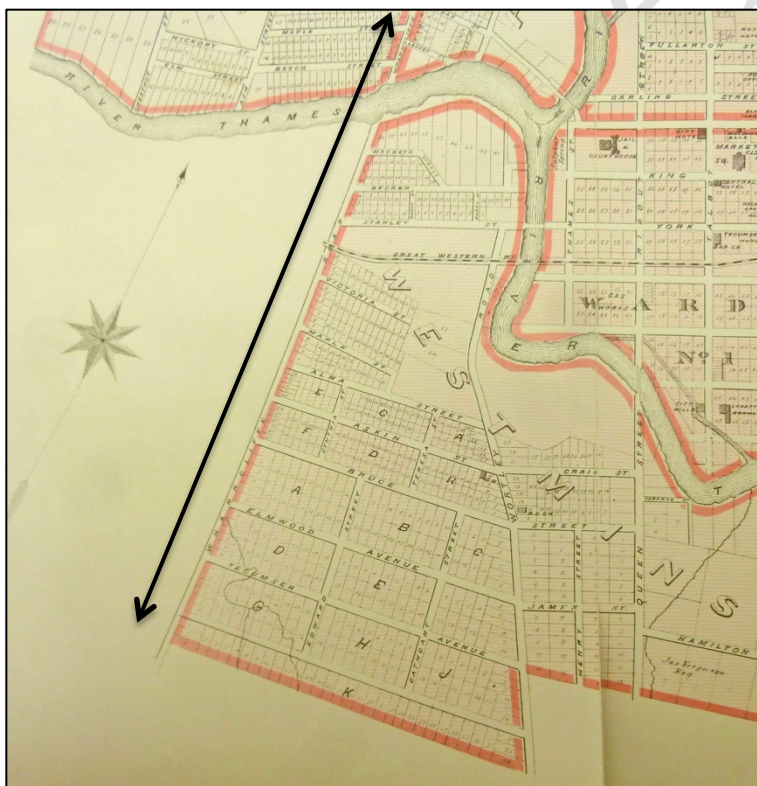
The arrow shows the location of Wharncliffe Road in Westminster Township [Tremaine's Map of Middlesex County, 1862].



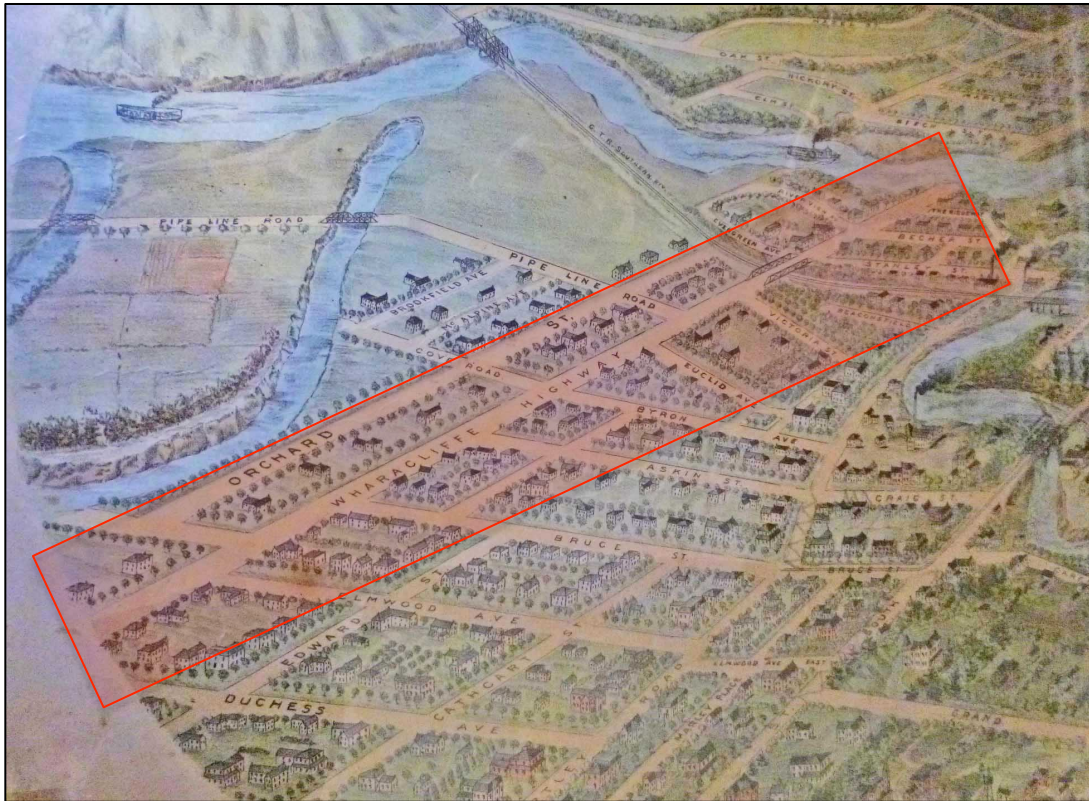
Birdseye 1872 [Source: John H. Lutman, *The South and the West of London: An Historical and Architectural Guide*. London, Ontario: The Corporation of the City of London, 1979, Plate 1].



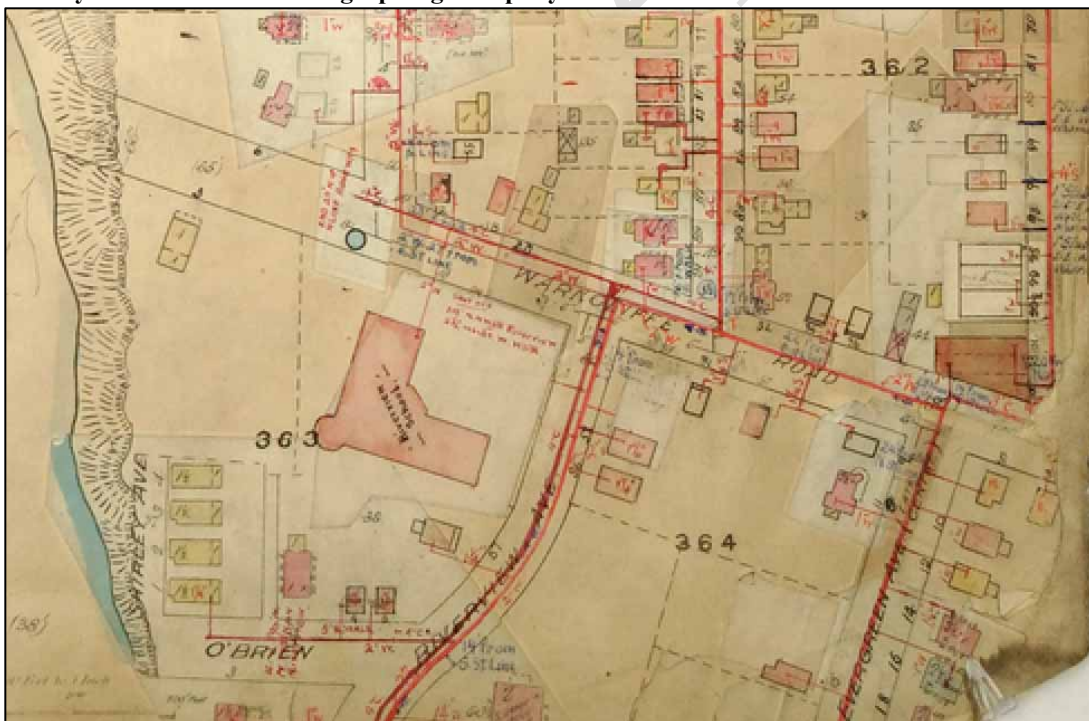
The arrow shows the location of Wharncliffe Road in Westminister Township [Illustrated Historical Atlas of Middlesex County, Ontario, 1878].



The arrow shows the location of Wharncliffe Road South on the boundary between Westminister Township (left) and City of London (right) [Illustrated [Map of the City of London and Suburbs, Supplemental Map to the Illustrated Historical Atlas of Middlesex County, Ontario, 1878].



This Birdseye view shows from Becher Street (right) to Duchess Street (left) on of Wharncliffe Road South [City of London Public Library, Ivey Family London Room, City of London, Canada, 1893, Birdseye View. Toronto Lithographing Company.



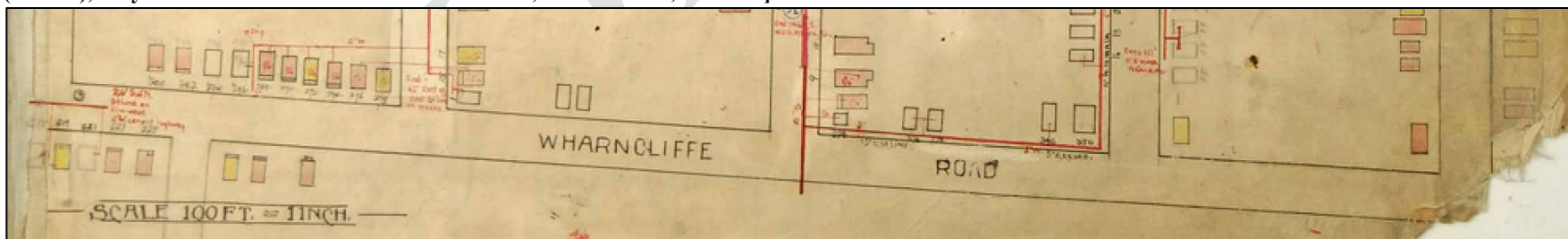
This fire insurance plan shows Wharncliffe Road South from Becher Street (left) to Stanley Avenue (right) [Western Libraries, Maps and Atlases. (Online), City of London Fire Insurance Plans. 1892, revised 1907, Plate 40].



This fire insurance plan shows Wharncliffe Road South from Stanley Avenue (left) to Byron Avenue East (right) [Western Libraries, Maps and Atlases. (Online), City of London Fire Insurance Plans. 1892, revised 1907, Plate 41].



This fire insurance plan shows Wharncliffe Road South from Byron Avenue East (left) to Duchess Street (right) [Western Libraries, Maps and Atlases. (Online), City of London Fire Insurance Plans. 1892, revised 1907, Plate 42].



This fire insurance plan shows Wharncliffe Road South from Duchess Street (left) to Emery Street East (right) [Western Libraries, Maps and Atlases. (Online), City of London Fire Insurance Plans. 1892, revised 1907, Plate 44].



This 1926 topographic map shows Wharncliffe Road South from Beecher [Becher] Street (top) south to Horton Street (bottom) including the CN rail line within the City of London [Western Libraries, Maps and Atlases (Online), Maps & Atlases, Geodetic Survey of Canada – City of London, Surveyed 1926, Printed 1928, Sheet 82].



This 1926 topographic map shows Wharncliffe Road South from Pipeline Road (top), now Springbank Drive, south to Byron Avenue East (bottom) within the City of London [Western Libraries, Maps and Atlases (Online), Maps & Atlases, Geodetic Survey of Canada - City of London, Surveyed 1926, Printed 1928, Sheet 101].



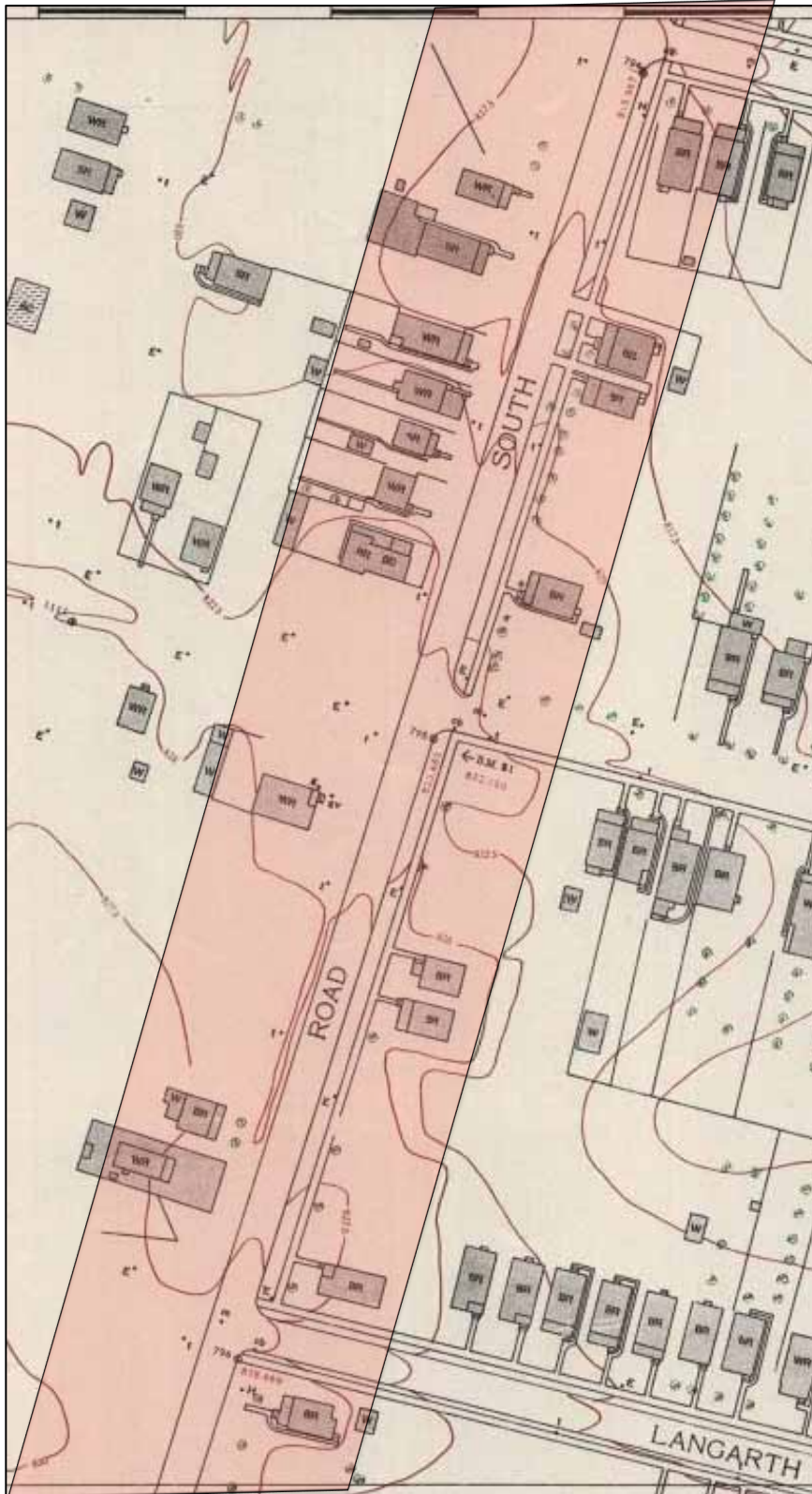
This 1926 topographic map shows Wharncliffe Road South from Byron Avenue East (top) south to Bruce Street (bottom) within the City of London [Western Libraries, Maps and Atlases (Online), Maps & Atlases, Geodetic Survey of Canada - City of London, Surveyed 1926, Printed 1928, Sheet 101].



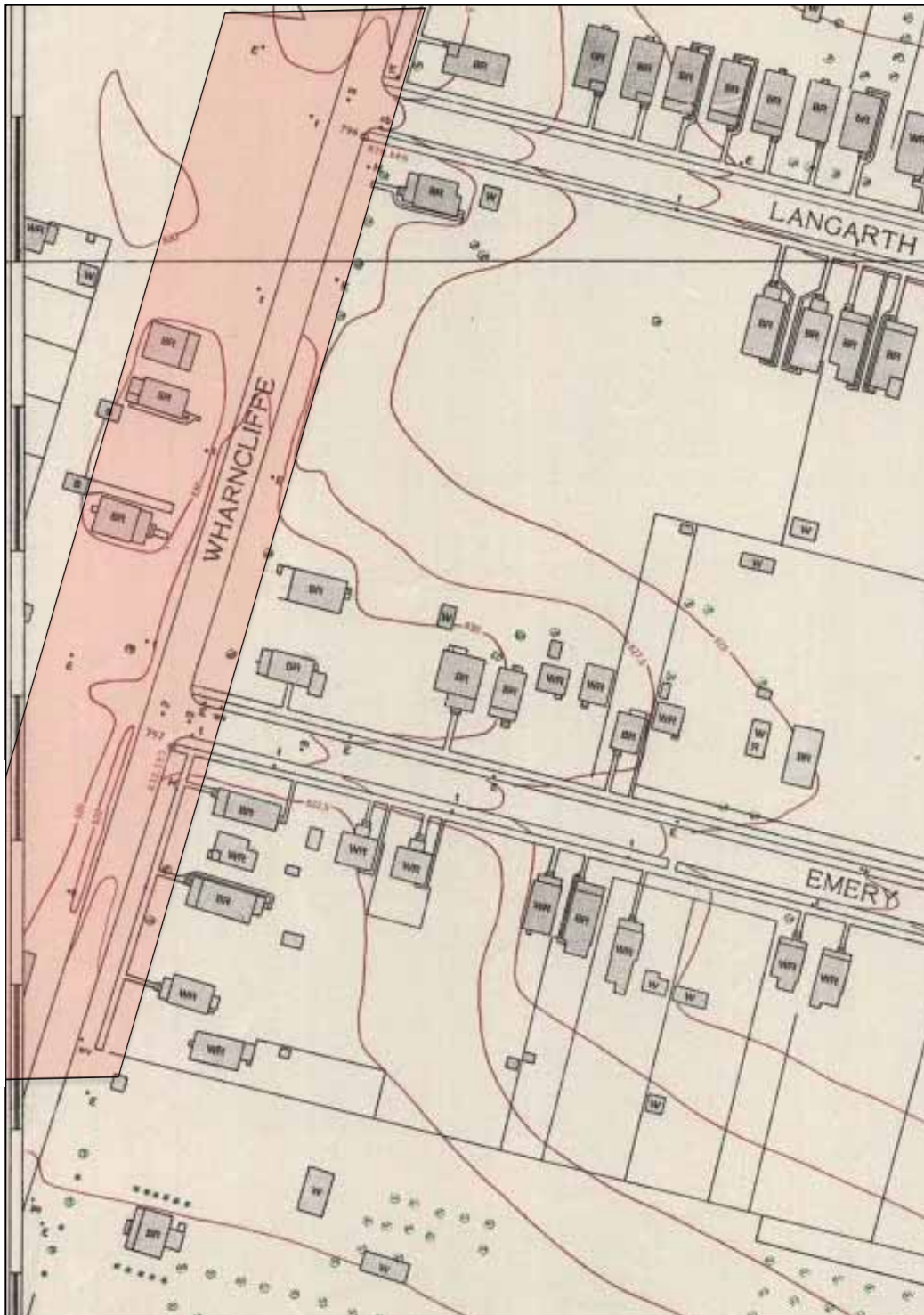
This 1926 topographic map shows Wharncliffe Road South from Bruce Street and Erie Avenue (top) to the south of Elmwood Avenue East (bottom) within the City of London [Western Libraries, Maps and Atlases (Online), Maps & Atlases, Geodetic Survey of Canada - City of London, Surveyed 1926, Printed 1928, Sheet 101].



This 1926 topographic map shows Wharncliffe Road South from Elmwood Avenue East (top) south to just north of Tecumseh Avenue East within the City of London [Western Libraries, Maps and Atlases (Online), Maps & Atlases, Geodetic Survey of Canada –City of London, Surveyed 1926, Printed 1928, Sheet 101].



This 1926 topographic map shows Wharncliffe Road South from Tecumseh Avenue East (top) to Langarth Avenue East (bottom) within the City of London [Western Libraries, Maps and Atlases (Online), Maps & Atlases, Geodetic Survey of Canada – City of London, Surveyed 1926, Printed 1928, Sheet 120].



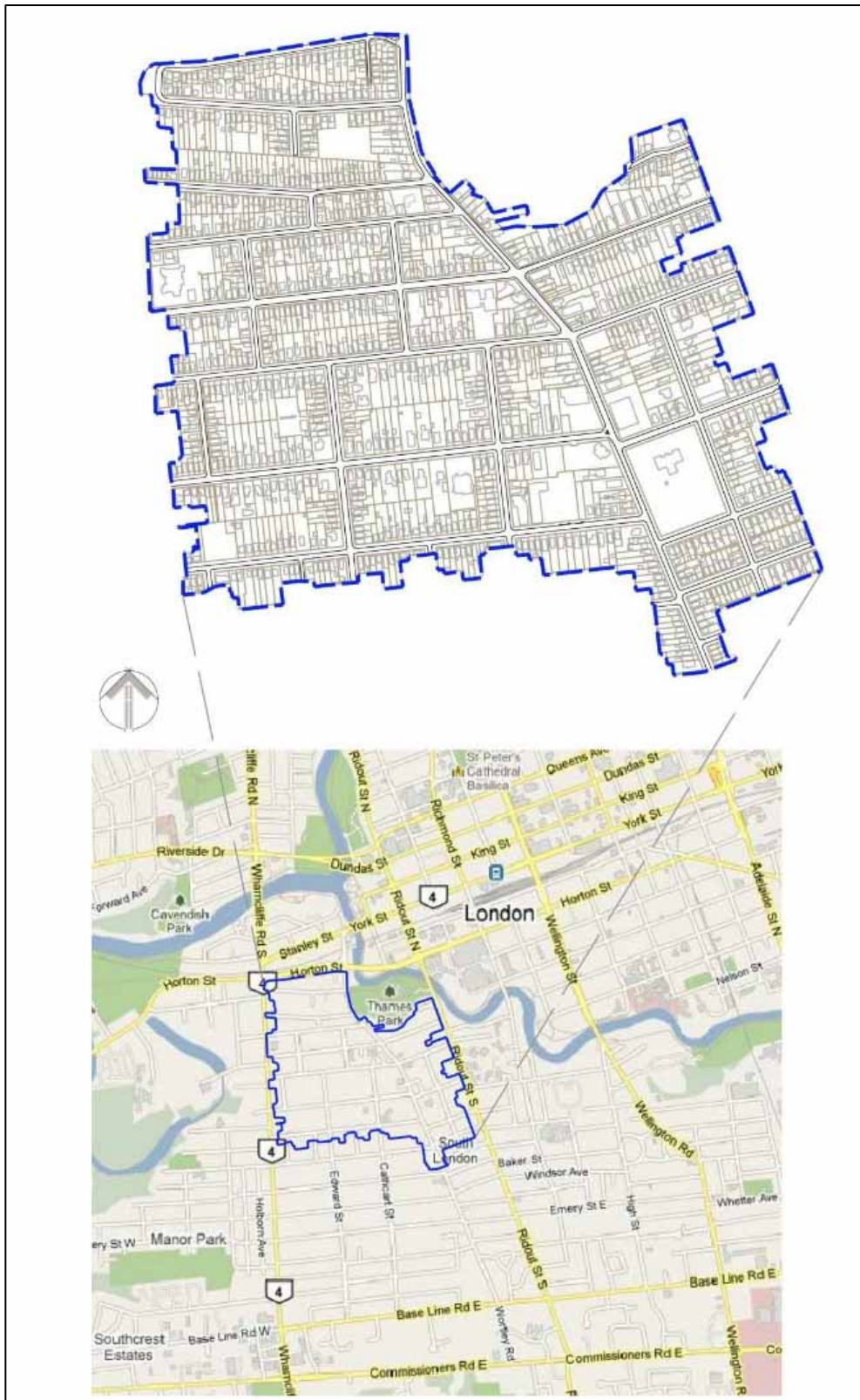
This 1926 topographic map shows Wharncliffe Road South from Langarth Avenue East (top) to just south of Emery Street East (bottom) within the City of London [Western Libraries, Maps and Atlases (Online), Maps & Atlases, Geodetic Survey of Canada - City of London, Surveyed 1926, Printed 1928, Sheet 120].



Wharncliffe Road South study corridor [NTS, St. Thomas 40 I/14, current 1996, published 1999].

**APPENDIX B:
Map of the Map of the Wortley Village-Old South
Heritage Conservation District**

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Location map of the Wortley Village-Old South Heritage Conservation District [Ecoplans, et. al. *City of London Wortley Village-Old South Heritage Conservation District Plan & Guidelines. Final. September 2014*].