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K. Gonyou

<b>TO:</b>	<b>CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE MEETING ON WEDNESDAY OCTOBER 11, 2017</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>REQUEST TO REPEAL THE DESIGNATING BY-LAW &amp; REQUEST FOR DESIGNATION AT 1040 WATERLOO STREET (ST. PETER'S SEMINARY) BY: ROMAN CATHOLIC DIOCESE OF LONDON</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, with respect to the request by the Roman Catholic Diocese of London to Repeal By-law No. L.S.P.-3319-198 (Attached as Appendix A), being a By-law to designate 1040 Waterloo Street to be of historical and architectural value, and the request for the passage of a new designating by-law, the following actions **BE TAKEN:**

- a) Notice of Municipal Council's intention to pass a by-law to Repeal By-law No. L.S.P.-3319-198, being a By-law to designate 1040 Waterloo Street to be of historical and architectural value, **BE GIVEN** in accordance with the requirements of Sections 32(2) of the *Ontario Heritage Act*, R. S. O. 1990, c. O. 18;
- b) Notice of Municipal Council's intention to designate the property located at 1040 Waterloo Street to be of cultural heritage value or interest as outlined in attached Appendix D of this report **BE GIVEN** in accordance with the requirements of Sections 29(1) of the *Ontario Heritage Act*; and,
- c) Aquinas House (1071 Colborne Street) and the London Diocesan Centre (1070 Waterloo Street) **BE ADDED** to the Register (*Inventory of Heritage Resources*).

It being noted that, should no objections be received, the repeal of the existing designating by-law and passage of the new designating by-law will occur when the legal description of the new property is finalized.

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The purpose and effect of the recommended action is to repeal the existing designating by-law for the St. Peter's Seminary property and replace it with a new designating by-law that reflects the new property, as required as a condition of consent (B.034/16).

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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November 13, 2013. Report to the LACH. Heritage Alteration Permit application by: Roman Catholic Diocese of London, 1070/1040 Waterloo Street.

March 9, 2016. Report to the LACH. Heritage Alteration Permit application by: Allan Avis

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Architects Inc., 1040 Waterloo Street (St. Peter’s Seminary).

October 12, 2016. 10<sup>th</sup> Report of the LACH.

<b>BACKGROUND</b>
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Originally located in the old Bishops Palace, next to St. Peter’s Cathedral Basilica (196 Dufferin Avenue), St. Peter’s Seminary was founded in 1912 by His Excellency Michael Francis Fallon, O.M.I., D.D., LL.D. St. Peter’s Seminary moved to its present location at 1040 Waterloo Street in 1926 following the construction of the Collegiate Gothic style building, designed by the architectural firm of Pennington & Boyde of Windsor with J. W. Leighton, associate. It was built by Piggott Construction Company of Hamilton. The property was acquired by Sir Philip Pocock in 1919 and donated to the Church.

1040 Waterloo Street, St. Peter’s Seminary, was designated under Part IV of the *Ontario Heritage Act* in 2000 by By-law No. L.S.P.3319-198 (Appendix A; Appendix B, Map 1). The designating by-law identifies the historic and architectural features of St. Peter’s Seminary, including its location in Sunshine Park and its “25-acre campus with a park-like atmosphere on the banks of the Thames River.” The interior attributes including the front entrance and Rotunda, as well as the Chapel of St. Thomas Aquinas, are noted within the designating by-law.

A portion of the property, now known as 266 Epworth Avenue, was severed and conveyed to King’s University College in 2014. The London Advisory Committee on Heritage (LACH) was consulted on this request in 2013.

St. Peter’s Seminary has been working for several years on a renovation program to ensure the longevity of the building. The LACH was consulted on the Heritage Alteration Permit application for a new elevator hoistway and new gravel driveway and parking lot at the west end of the St. Peter’s Seminary building on March 9, 2016, and consent to the application with terms and conditions was provided by Municipal Council at its meeting on April 5, 2016 (HAP16-003). Future works are anticipated to include a new public entrance at the west end of St. Peter’s Seminary building and a new private entrance at the east end. These works will require future Heritage Alteration Permit approval.

**Consent Application**

An application pursuant to Section 53 of the *Planning Act* was submitted on behalf of the property owner. The consent application (B.034/16) is requesting to sever approximately 6.1 hectares for institutional uses, retain approximately 7.3 hectares and 0.5 hectares for institutional uses (Appendix B, Map 2). The St. Peter’s Seminary building will be located on the severed parcel.

The LACH was circulated on the consent application. At its meeting on October 12, 2016, the LACH indicated its support for the application (10<sup>th</sup> Report of the LACH).

The repeal of the existing by-law and the passage of a new designating by-law for the property was included as a condition of the consent, which states,

*Pursuant to Section 29 of the Ontario Heritage Act, the Owner shall request that Council repeal the designating by-law (L.S.P.-3319-198) on the subject lands and obtain a replacement of a heritage designation on the severed lands, retaining protection of all heritage attributes consistent with the reasons for designation cited*

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*in By-law L.S.P.-3319-198.*

The property owner has one year to satisfy the conditions for the consent. The lapsing date for the consent is May 11, 2018.

**POLICY REVIEW**

The conservation of significant cultural heritage resources is a matter of Provincial interest, and reinforced by the policies of the *Provincial Policy Statement* (2014). It is the obligation of approval authorities to ensure that, “significant built heritage resources and significant cultural heritage resources shall be conserved” (Section 2.6.1, *Provincial Policy Statement*). Furthermore, “Planning authorities shall not permit development or site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved” (Section 2.6.3, *Provincial Policy Statement*).

The City of London’s *Official Plan* (1989, as amended) also supports the conservation of significant cultural heritage resources through policies that enable designation at the municipal level for individual properties, Heritage Conservation Districts, and cultural heritage landscapes. The objectives of the heritage policies in Chapter 13 of the *Official Plan* are:

- i. Protect in accordance with Provincial policy those heritage resources which contribute to the identity and character of the City;
- ii. Encourage the protection, enhancement, restoration, maintenance and utilization of buildings, structures, areas or sites within London which are considered to be of cultural heritage value or interest to the community;
- iii. Encourage new development, redevelopment, and public works to be sensitive to, and in harmony with, the City’s heritage resources; and,
- iv. Increase public awareness and appreciation of the City’s heritage resources, and encourage participation by the public, corporations, and other levels of government in the protection, restoration, and utilization of these resources.

Cultural heritage policies of *The London Plan* (2016) further articulate the obligation of the City, as approval authority, in the conservation and protection of significant cultural heritage resources in accordance with Provincial policy.

Our *Strategic Plan for the City of London 2015-2019* has identified heritage conservation as an integral part of “building a sustainable city.”

***Ontario Heritage Act***

Section 30.1(1) of the *Ontario Heritage Act* enables a municipality to amend a designating by-law for a property. The request regarding the St. Peter’s Seminary property was determined to be beyond the scope of a “technical amendment” to the existing designating by-law, and therefore the property owner has requested the repeal of the designating by-law and passage of a new designating by-law.

The *Ontario Heritage Act* also requires that Municipal Council consult with its municipal heritage committee (the LACH) regarding the passage or repeal of a designating by-law, as well as the addition or removal of a property from the Register (*Inventory of Heritage Resources*) pursuant to Section 27 of the *Ontario Heritage Act*.

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**Repeal of the Existing Designating By-law**

Pursuant to Section 32(1) of the *Ontario Heritage Act*, the owner of a property designated under Section 29 of the *Ontario Heritage Act* may apply to Municipal Council to repeal the by-law or part thereof designating the property (Appendix C1). After consultation with its municipal heritage committee (the LACH), Municipal Council shall consider an application to repeal and within 90 days of receipt thereof shall:

- a) Refuse the application and cause notice of its decision to be given to the owner and to the Ontario Heritage Trust; or,
- b) Consent to the application; and,
  - i. Cause notice of the intention to repeal the by-law to be served on the owner and the Ontario Heritage Trust; and,
  - ii. Publish notice of the intention to repeal the by-law in a newspaper of general circulation in the municipality (Section 32(2), *Ontario Heritage Act*).

Only the property owner may appeal the refusal to repeal a designating by-law (Section 32(4), *Ontario Heritage Act*); however, any person may object the notice of intention to repeal the designating by-law (Section 32(14), *Ontario Heritage Act*). Appeals are referred to the Conservation Review Board, but the final decision regarding the repeal of the designating by-law remains with Municipal Council.

If no objections are made within the 30-day appeal period, a copy of the repealing by-law is served on the property owner and the Ontario Heritage Trust, reference to the property in the Register (*Inventory of Heritage Resources*) is deleted, notice of the repealing by-law is published in *The Londoner*, and a copy of the repealing by-law is registered against the property in the land registry office.

**Passage of a New Designating By-law**

Section 29(1) of the *Ontario Heritage Act* enables Municipal Council to designate a property to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act* (Appendix C2). New designations must comply with the current requirements of the *Ontario Heritage Act*.

Following consultation with its municipal heritage committee (the LACH), Municipal Council may serve its notice of intention to designate a property to be of cultural heritage value or interest on the owner of the property and the Ontario Heritage Trust, and publish that notice in a newspaper of general circulation in the municipality. The notice of intention to designate shall contain:

- a) An adequate description of the property so that it may be readily ascertained;
- b) A statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property; and,
- c) A statement that notice of objection to the designation may be served on the City Clerk within 30 days after the date of publication of the notice of intention in a newspaper of general circulation in the municipality (Section 29(4), *Ontario Heritage Act*).

Any person may object to the notice of intention to designate a property within 30 days to the City Clerk setting out the reasons for the objection and all relevant facts (Section 29(5), *Ontario Heritage Act*). Objections to a notice of intention to designate a property is referred to the Conservation Review Board. Following consideration of the recommendation of the Conservation Review Board, Municipal Council retains the final decision regarding the designation of a property.

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If no objections are served within the 30 day appeal period, Municipal Council:

- a) Shall,
  - i. Pass a by-law designating the property;
  - ii. Cause a copy of the by-law, together with a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes,
    - a) To be served on the owner of the property and on the Ontario Heritage Trust; and,
    - b) To be registered against the property affected in the proper land registry office; and,
  - iii. Publish notice of the by-law in a newspaper having general circulation in the municipality; or,
- b) Shall withdraw the notice of intention to designate the property by causing a notice of withdrawal,
  - i. To be served on the owner of the property and on the Ontario Heritage Trust; and,
  - ii. To be published in a newspaper having general circulation in the municipality (Section 29(6), *Ontario Heritage Act*).

All heritage designated properties are included on the Register (*Inventory of Heritage Resources*).

<b>ANALYSIS</b>
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St. Peter’s Seminary is a significant cultural heritage resource. With the stewardship of its property owner, the cultural heritage value or interest and heritage attributes of St. Peter’s Seminary have been protected under the provisions of the *Ontario Heritage Act* since 2000.

To satisfy a condition of its consent, the property owner has requested that the existing designating by-law for St. Peter’s Seminary be repealed and replaced by a new designating by-law that retains all of the property’s heritage attributes. The severance of the property will have an impact on St. Peter’s Seminary.

As an existing heritage designated property, the St. Peter’s Seminary property met the criteria for designation at the time of its designation in 2000 as a significant cultural heritage resource. Since then, *Ontario Heritage Act* Regulation 9/06 has mandated criteria for determining significant cultural heritage value or interest, including physical or design value, historical or associative value, and contextual value. The structure and language of *Ontario Heritage Act* Regulation 9/06 was used in the preparation of the new Statement of Cultural Heritage Value or Interest for St. Peter’s Seminary, including the clear identification of heritage attributes (Appendix D). Heritage attributes have been visually identified as well (Appendix E).

The request to repeal the existing designating by-law and the passage of a new designating by-law for St. Peter’s Seminary allows for the heritage attributes of the property to be described in a manner consistent with the current legislation. As a pre-2005 designating by-law, the statement explaining the property’s cultural heritage value or interest (“reasons for designation”) was not required to explicitly identify heritage attributes as required today. To comply with *Ontario Heritage Act* Regulation 9/06 the following changes were made:

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- General rearranging of the by-law to match the format and language of *Ontario Heritage Act* Regulation 9/06 (e.g. physical/design values, not architectural reasons);
- Location in Sunshine Park contextualized within the description of the property in the new Statement of Cultural Heritage Value or Interest;
- The “25-acre campus with a park-like atmosphere” noted within the historical reasons of the existing designating by-law was addressed. No evidence could be found regarding the identification of 25-acres, and thus this specified quantity of land was removed. The evolution of St. Peter’s Seminary to become part of a campus atmosphere was noted in the contextual values of the new Statement of Cultural Heritage Value or Interest. Within the heritage attributes of the new Statement of Cultural Heritage Value or Interest, the “park-like atmosphere” was described to include landscaping with lawns, trees, gardens, and pedestrian circulation routes, and the circular driveway in front of the main entrance to St. Peter’s Seminary with a central landscaped area. The unobstructed view from the driveway entrance on Waterloo Street with a terminating vista at the St. Peter’s Seminary building was also included as a heritage attribute in the new Statement of Cultural Heritage Value or Interest;
- The architect and contractor references, noted in the architectural reasons of the existing by-law, were moved to the historical/associative values of the new Statement of Cultural Heritage Value or Interest in compliance with the criteria of *Ontario Heritage Act* Regulation 9/06;
- “On the exterior” was added to the description of the niches, noted in the “architectural reasons” of the existing by-law, in the description of physical/design values and as a heritage attribute in the new Statement of Cultural Heritage Value or Interest for clarity;
- Historical information related to the erection of the Seminary or the Chapel was moved to the description of the property;
- The coat of arms of St. Peter’s Seminary situated in the Chapel of St. Thomas Aquinas is noted in the new Statement of Cultural Heritage Value or Interest as part of the physical/design values and as a heritage attribute, and to correct the erroneous reference to Bishop Fallon’s coat of arms in the existing designating by-law;
- “Statutes” in the Chapel noted in the “architectural reasons” was corrected to read “statues” in the physical/design values and heritage attributes in the new Statement of Cultural Heritage Value or Interest;
- Robert McCausland Limited of Toronto, Ontario was noted as the craftsperson responsible for the stained glass; the existing designating by-law noted “of English origin” however results of further research now identifies the correct craftsperson noted in the physical/design values in the new Statement of Cultural Heritage Value or Interest;
- Use of the language of the criteria of *Ontario Heritage Act* Regulation 9/06 was made to record the historical/associative values attributed to Bishop Fallon, Sir Philip Pocock, the architectural firm of Pennington & Boyde, and the Piggott Construction Company; and,
- Use of the language of the criteria of *Ontario Heritage Act* Regulation 9/06 to made to record the contextual values attributed to St. Peter’s Seminary as important in defining the character of the area, its physical, functional, visual, and historical links to its surroundings, and its status as a landmark.

### Gates & Driveway

The formerly used “reasons for designation” that are found in older designating by-laws

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often focus on the built heritage or architectural details of a building on a property. They were typically weaker in descriptions of the setting or context of a built heritage resource within its landscape that contributes to the overall cultural heritage value or interest of a property.

The gates on Waterloo Street with the driveway and axial vista leading to the central tower of St. Peter’s Seminary are not specifically noted within the existing designating by-law. Staff raised the conservation of the gates and this significant view through the consent application process. King’s University College, the intended purchaser of the retained lands, provided a letter, dated April 20, 2017, stating their “intention to seek to retain a view of the Seminary’s central tower along the alignment of the existing axial view from Waterloo Street” (Appendix F). Subsequently, the Diocese of London provided a statement, dated September 14, 2017, with their intentions regarding the existing gates, stone pillars, plaques and lamps (Appendix G). It states,

*The existing gates, stone pillars, plaques, and lamps will be removed from their current location. A new entrance feature will be located on the lands to be owned by the Seminary. It is intended to use stone reclaimed from the Seminary building renovations, supplemented (if necessary) with stone from the original quarry source, and to reuse the existing gates, lamps, and bronze plaque.*

The erection of new stone pillars is preferable to the relocation of the existing stone pillars to articulate the proposed entrance feature as a new element on the property.

### Adjacency

Pursuant to the policies of the *Provincial Policy Statement* (2014) and the *Official Plan* (1989, as amended)/*The London Plan* (2016), future development or site alteration on the retained parcel, or any other adjacent property, will require the completion of a Heritage Impact Assessment to ensure compatibility of the proposed development as it is adjacent to a heritage designated property. Adjacent includes contiguous or abutting properties and properties “directly opposite a protected heritage property separated only by a laneway or municipal road” (Policy 13.2.3.1, *Official Plan*).

### Aquinas House & London Diocesan Centre

Aquinas House (1071 Colborne Street) and the London Diocesan Centre (1070 Waterloo Street) are located on the existing property of St. Peter’s Seminary.

Aquinas House was built in 1930 for the Congregation of the Resurrection to the design of Bernal A. Jones, architect, of Kitchener, Ontario (Appendix H, Image 2). The building was constructed by the Ball Brothers, also of Kitchener, Ontario. The plain design and Spartan appearance can be attributed to the building’s construction during the height of the Great Depression. The property was acquired by the Diocese of London in 1983, and the building was subsequently refurbished as Aquinas House.

The London Diocesan Centre was built as a two-storey administrative building in 1969 to the design of Tillman and Lamb, architects (Appendix H, Image 3). The building exhibits elements which demonstrate the Mid-Century Modern architectural style.

These buildings are located on the current St. Peter’s Seminary property. They are not specifically noted within its designating by-law. Aquinas House and the London Diocesan Centre have not been subject to a comprehensive evaluation of their cultural heritage value or interest using the criteria of *Ontario Heritage Act* Regulation 9/06. Therefore it is appropriate that they be considered to have potential cultural heritage value or interest. It is recommended that Aquinas House and the London Diocesan Centre be added to the

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Register (*Inventory of Heritage Resources*). The only *Ontario Heritage Act* implication for properties listed on the Register (*Inventory of Heritage Resources*) is a 60-day delay in the issuance of a demolition permit. No Heritage Alteration Permit approval is required to make changes to a heritage listed property.

<b>CONCLUSION</b>
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St. Peter’s Seminary is a significant cultural heritage resource. Ensuring the conservation and protection of its heritage attributes is essential to retaining the cultural heritage value or interest of St. Peter’s Seminary over time. As required as a condition of the consent, a new designating by-law that retains all of the heritage attributes of the existing designating by-law is required. The severance will have an impact on St. Peter’s Seminary; the new Statement of Cultural Heritage Value or Interest complies with the post-2005 *Ontario Heritage Act* and *Ontario Heritage Act* Regulation 9/06, containing a description of the heritage attributes that contribute to the cultural heritage value or interest of St. Peter’s Seminary and must be conserved.

The repeal of the existing designating by-law and passage of a new designating by-law should be undertaken at the same time to ensure that St. Peter’s Seminary remains protected under the provisions of the *Ontario Heritage Act* should there be an appeal to the Conservation Review Board on either action.

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>KYLE GONYOU, CAHP HERITAGE PLANNER URBAN REGENERATION</b>	<b>JIM YANCHULA, MCIP, RPP MANAGER URBAN REGENERATION</b>
<b>RECOMMENDED BY:</b>	
<b>JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>	

2017-09-18

Attach:

- Appendix A – By-law No. L.S.P.-3319-198
- Appendix B – Maps
- Appendix C – Repeal of Designating By-law (Owner Initiated C1) & Designation by Municipal By-law (C2)



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- Appendix D – Statement of Cultural Heritage Value or Interest
- Appendix E – Heritage Attributes
- Appendix F – Letter from King’s University College regarding View along the Axial View of St. Peter’s Seminary from Waterloo Street
- Appendix G – Letter from Diocese of London regarding the Existing Gates and Ceremonial Drive
- Appendix H – Images

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<b>REFERENCES</b>
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Biographical Dictionary of Architects in Canada. “James Carlisle Pennington.” Retrieved August 8, 2017.

Majer, Debra, ed. *Shepherds According to My Heart: A History of St. Peter’s Seminary*. 2012.

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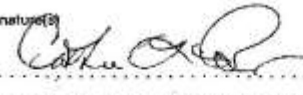
Royal Architectural Institute of Canada. “St. Peter’s Seminary, London, Ontario.” *The Journal*, Vol. VII, No. 10. October 1930. Toronto, Ontario.

Zelinka Priamo Ltd. *Heritage Impact Statement St. Peter’s Seminary – 1040 Waterloo Street, Roman Catholic Diocese of London*. July 2016.

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APPENDIX A – By-law No. L.S.P.-3319-198

 Province of Ontario	<h2 style="margin: 0;">Document General</h2> <p style="margin: 0;">Form 4 — Land Registration Reform Act</p>	<small>REVISED BY REG. CO. INC. — Form No. 4 Amended NOV. 1982</small> <b style="font-size: 2em; float: right;">D</b>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR OFFICE USE ONLY</p> <div style="font-size: 2em; font-weight: bold; margin: 20px 0;">ER 83376</div> <div style="font-size: 1.5em; font-weight: bold; margin: 0 0 20px 0;">Nov 8/00</div>	(1) Registry <input type="checkbox"/> Land Titles <input checked="" type="checkbox"/> (2) Page 1 of 3 pages	
	(3) Property Identifier(s) Block Property PIN 08079-0514 <span style="float: right;">Additional: See Schedule <input type="checkbox"/></span>	
	(4) Nature of Document By-law No. L.S.P.-3319-198	
	(5) Consideration TWO Dollars \$ 2.00	
	(6) Description Part Lots 3 and 4 Plan 250, Lots 53 to 65 Inclusive, Part Lots 37, 38, 39 and 40, Lots 41 to 49 Inclusive, Part Lots 50, 51, 52, and 66 Plan 402 and Part Colborne Street and Epworth Avenue Plan 402 as closed by 40898LY, Part Lot 15, Concession 3; as in 771318, 40934LY, 42059LY, 42061LY, Except 40898LY, 42060LY and Parts 2 and 3 on 33R-9433; Subject to 223190, 218913 and L.T212779, London.	
New Property Identifiers <span style="float: right;">Additional: See Schedule <input type="checkbox"/></span>	(7) This Document Contains: (a) Redescription New Easement Plan/Sketch <input type="checkbox"/> (b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/>	
(8) This Document provides as follows:  TO: THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF MIDDLESEX EAST (NO. 33)  The Corporation of the City of London has an unregistered estate, right, interest or equity in the lands described herein and registered in the name of The Corporation of the City of London and hereby applies under Section 71 of the Land Titles Act, R.S.O. 1990, for the entry of a Notice of By-law in the register for the said parcel.		
Continued on Schedule <input type="checkbox"/>		
(9) This Document relates to Instrument number(s)		
(10) Party(ies) (Set out Status or Interest) Name(s) Signature(s) Date of Signature THE CORPORATION OF THE CITY OF LONDON  2000 11 06 Cathie L. Best, Deputy City Clerk		
(11) Address for Service P.O. Box 5035, London, Ontario N6A 4L9		
(12) Party(ies) (Set out Status or Interest) Name(s) Signature(s) Date of Signature		
(13) Address for Service		
(14) Municipal Address of Property  N/A	(15) Document Prepared by: CITY CLERK'S OFFICE CITY OF LONDON P.O. BOX 5035 LONDON ON N6A 4L9	Fees and Tax Registration Fee   Total

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Bill No. 350  
2000

By-law No. L.S.P.-3319-198

A by-law to designate 1040 Waterloo Street to be of historical and architectural value.

WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic or architectural value or interest;

AND WHEREAS notice of intention to so designate the property known as 1040 Waterloo Street has been duly published and served and no notice of objection to such designation has been received,

The Municipal Council of The Corporation of the City of London enacts as follows:


1. There is designated as being of historical and architectural value or interest, the real property at 1040 Waterloo Street, more particularly described in Schedule "A" hereto, for the reasons set out in Schedule "B" hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in the London Free Press, and to enter the description of the aforesaid property, the name and address of its registered owner, and short reasons for its designation in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on October 16, 2000.



**CITY OF LONDON BY-LAW  
CERTIFICATION RECORD**

I, C. L. Best, Deputy City Clerk, of The Corporation of the City of London, hereby certify that the By-law hereunder is a true copy of By-law No. L.S.P.-3319-198 of the City of London, passed on October 16, 2000.

  
Dianne Haskett  
Mayor

Dated at London, Ontario, this 11th day of December, 2000.

  
Signature

  
Cathie L. Best  
Deputy City Clerk

Form No. 0026

First reading - October 16, 2000  
Second reading - October 16, 2000  
Third reading - October 16, 2000

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**SCHEDULE "A"**

To By-law No. L.S.P.-3319-198

Part Lots 3 and 4 Plan 250, Lots 53 to 65 Inclusive, Part Lots 37, 38, 39 and 40, Lots 41 to 49 Inclusive, Part Lots 50, 51, 52, and 56 Plan 402 and Part Colborne Street and Epworth Avenue Plan 402 as closed by 40898LY, Part Lot 15, Concession 3; as in 771318, 40934LY, 42059LY, 42061LY, Except 40898LY, 42060LY and Parts 2 and 3 on 33R-9433; Subject to 223190, 218913 and LT212779; London.

**SCHEDULE "B"**

To By-law No. L.S.P.- 3319-198

**Reasons for Designation  
St. Peter's Seminary (1040 Waterloo Street)**

**Historical Reasons**

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

The seminary is also associated with Sir Phillip Pocock who received a papal knighthood for this many charities. The Seminary is located in Sunshine Park in North London and is surrounded by a 25-acre campus with a park-like atmosphere on the banks of the Thames River. The property was purchased in 1919 for twenty thousand dollars and then donated by Sir Philip Pocock.

**Architectural Reasons**

The Seminary opened in 1926. It was designed by the architectural firm of Pennington and Boyde of Windsor, with J. W. Leighton as an associate. The general contractor was the Pigott Construction Co. of Hamilton. The main mass of the building comprises of four storey wings adjoining a central tower. The exterior is built of stone from the Credit Valley and Tyndall, Manitoba and is in the Collegiate Gothic Style. The roofs are copper and sea green slate. The roof line is punctuated by gabled dormers.

The Front Entrance and Rotunda

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

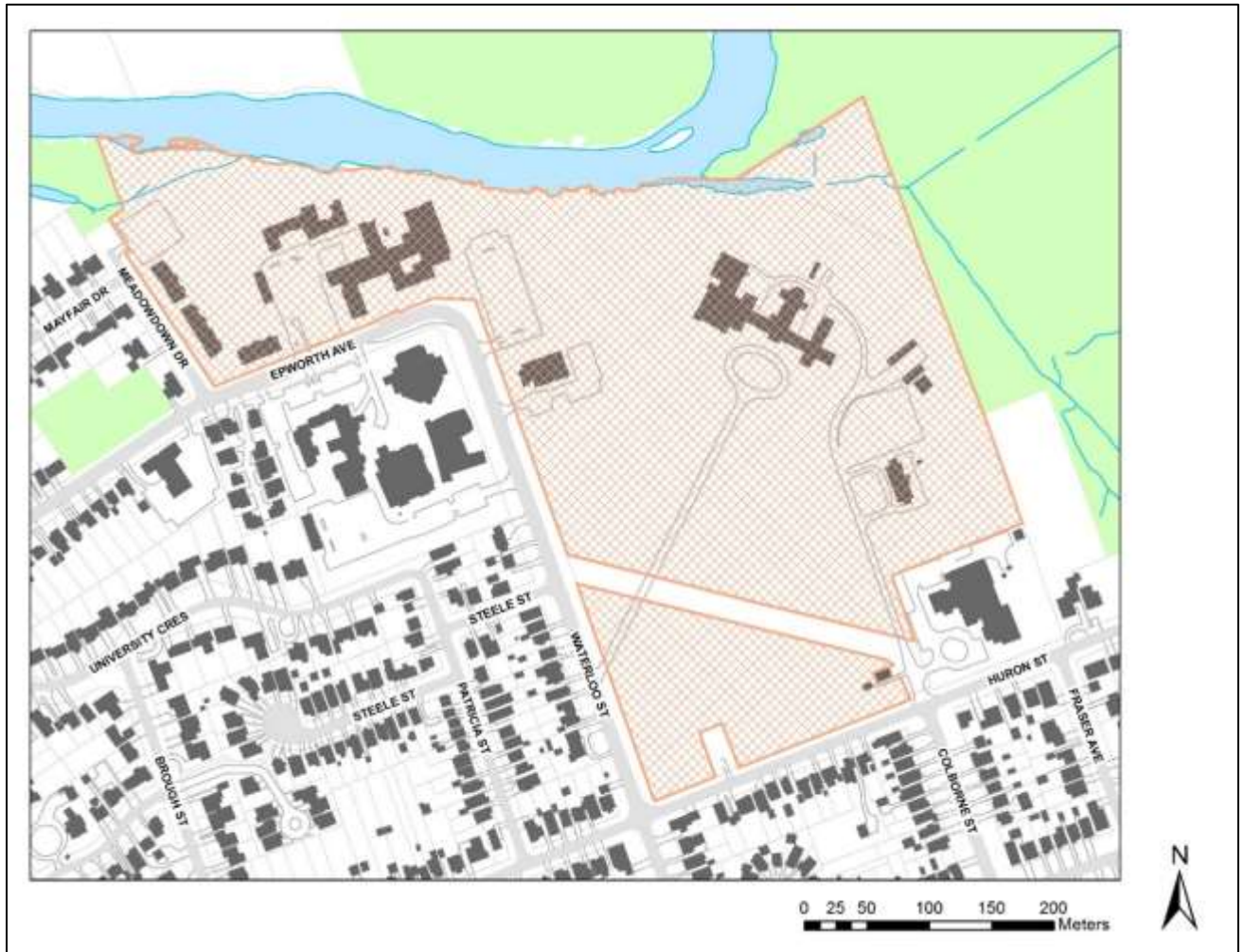
The Chapel

The Chapel of St. Thomas Aquinas, was opened on June 18, 1930. The chapel is designed in the late English Gothic style with the elaborate fan-vaulting characteristic of the interiors of this style. The intricate wood carving in the chapel and the rotunda is the work of Bavarian craftsmen brought to Canada by the Globe Furniture Co. of Waterloo, Ontario. This firm supplied the furnishings of the chapel. The carved angels at the end of each pew and the screens are the fine examples of the artisans work. The carvings show a Germanic influence which is exemplified in the statue of Christ the King at the Blessed Sacrament alter. The tableaux which are done in pale wood depicting scenes from the life of St. Therese of Lisieux can be seen in the alcoves surrounding the main alter in the sanctuary. Inscribed in the gallery of the chapel is the Latin phrase "Invenerunt Eum in Temples in Medio Doctorum", as well as Bishop Fallon's coat of arms and motto - Peace and Justice. The stained glass of the chapel is of English origin. They depict the Fathers, Doctors and Missionaries of the Church. Examples include St. Vincent de Paul and the galley slave, the Jesuit Martyrs, St. Jerome and others. The windows around the sanctuary depict the events in the life of Christ.

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**APPENDIX B – Maps**



Map 1: Extent of St. Peter's Seminary property included within designating By-law No. L.S.P.-3319-198 (courtesy Geomatics Division, City of London).

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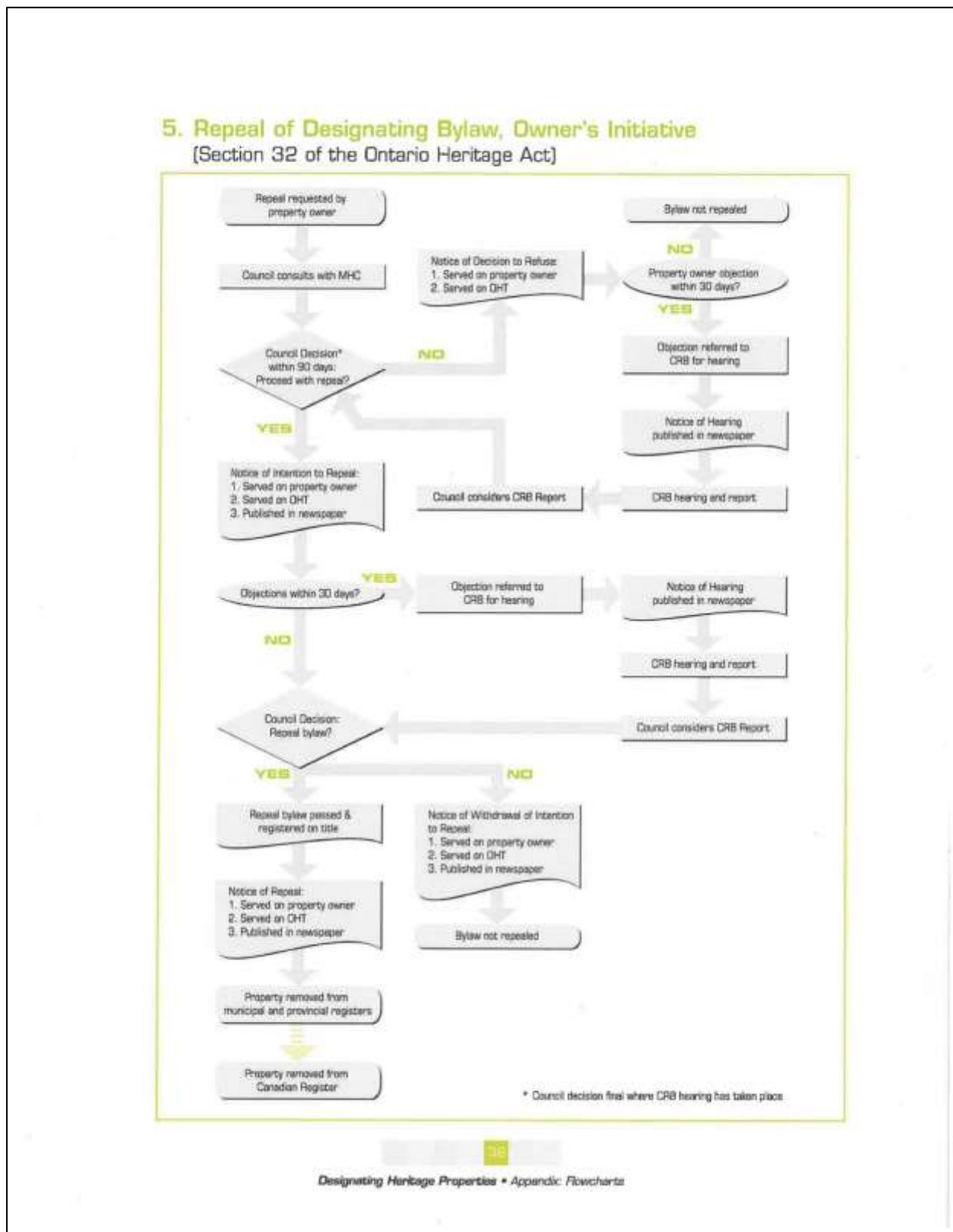


Map 2: Consent sketch (B.034-16) showing lands to be severed (1040 Waterloo Street, St. Peter's Seminary building), lands to be retained (1071 Colborne Street, including Aquinas House; and 1070 Waterloo Street, Diocesan Centre building).

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**APPENDIX C1 – Repeal of Designating By-law – Owner’s Initiative**

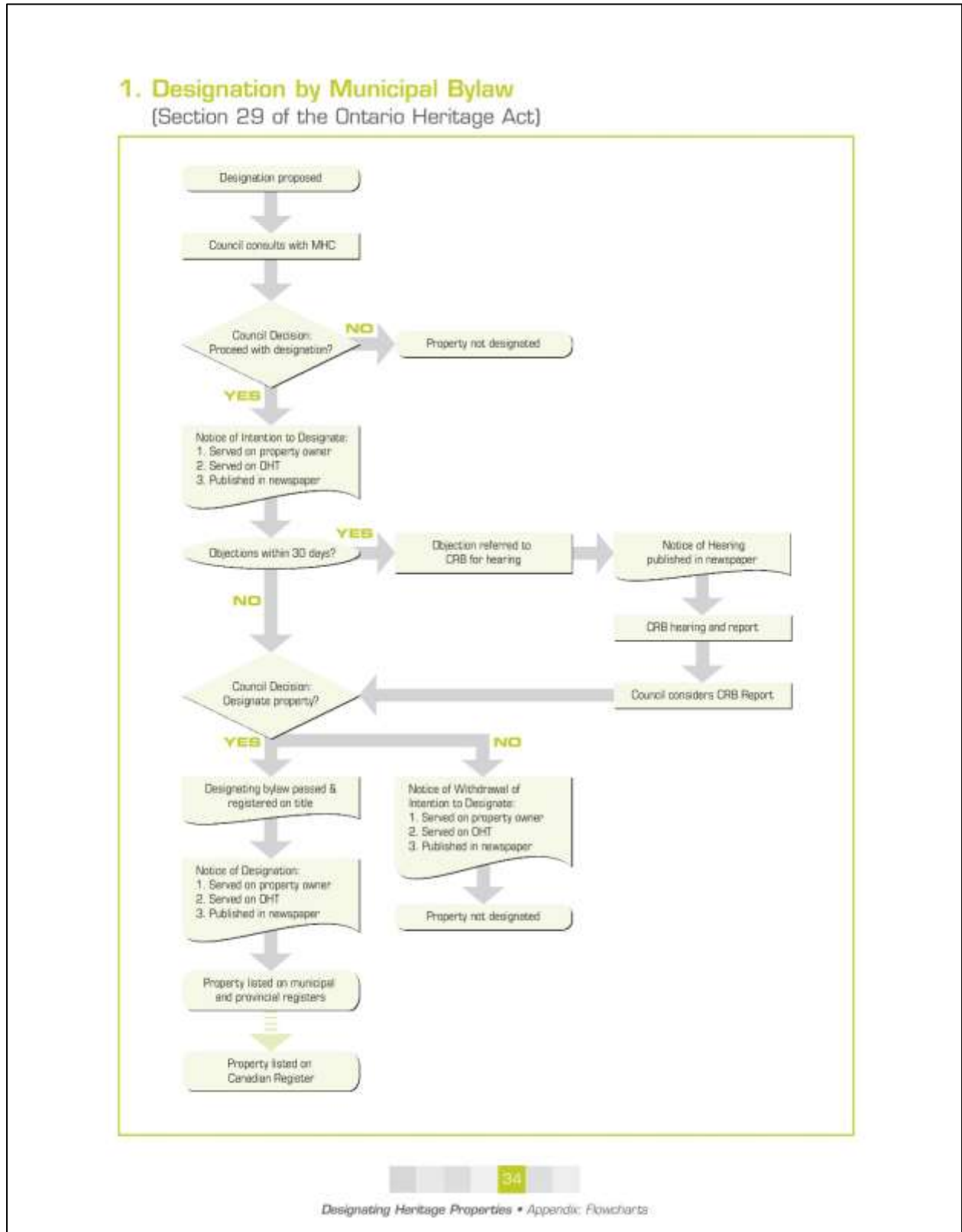


Source: Ministry of Culture, *Ontario Heritage Toolkit, Designating Heritage Properties* (2006).

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**APPENDIX C2 – Designation by Municipal By-law**



Source: Ministry of Culture, *Ontario Heritage Toolkit, Designating Heritage Properties* (2006).



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## **APPENDIX D — Statement of Cultural Heritage Value or Interest**

### **Statement of Cultural Heritage Value or Interest for 1040 Waterloo Street**

#### **Legal Description of Property**

To be determined

#### **Roll Number**

To be determined

#### **Description of Property**

St. Peter's Seminary, 1040 Waterloo Street, was built at the northernmost end of Waterloo Street overlooking the north branch of the Thames River, in the former London Township now City of London.

Before St. Peter's Seminary was built, a survey from 1884 shows that the property was originally subdivided for 66 park and villa lots and was generally undeveloped, except for a few buildings and structures located at the south end of the property. The north end of the property close to the bluffs of Thames River, locally known as Sunshine Park, was a vacant field popularly used for picnics, baseball games, and travelling carnivals.

St. Peter's Seminary was founded in 1912 by His Excellency Bishop Michael Francis Fallon, O.M.I.; D.D., L.L.D. World War I postponed the original plans for the construction of a seminary building and for the first 13 years, the theology faculty and students were housed in the Bishop's residence at the former rectory of St. Peter's Cathedral Basilica located at the northwest corner of Dufferin Avenue and Clarence Street, London, Ontario. On September 24, 1923 the St. Peter's Seminary Annex: School of Philosophy opened at 472 Queens Avenue in London, Ontario. Prior to this, the philosophy students preparing for theological studies at St. Peter's Seminary studied at Assumption University in Sandwich (Windsor), Ontario.

Bishop Fallon required a large site for his seminary and was drawn to the present location for several reasons. One of the intentions of St. Peter's Seminary was to be affiliated with the University of Western Ontario so its location close to the university campus (then at St. George Street and Grosvenor Street) was important. Also, the open field and its quiet location at the northern edge of London supported Fallon's vision of St. Peter's Seminary dominating the landscape, with a tower visible from all corners of the City.

The lands on which the Seminary building stands were part of a 32 acre site donated by Sir Philip Pocock, a member of a prominent London Roman Catholic family.

The cornerstone of St. Peter's Seminary was laid by Bishop Fallon on May 31, 1925; and the official opening of the new facility was celebrated on September 29, 1926. Bishop Fallon laid the cornerstone for a new chapel on June 12, 1929; and then St. Thomas Aquinas chapel was officially opened on June 18, 1930.

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St. Peter's Seminary provided a venue for education in the Sacred Sciences and ecclesiastical training for clerical students of the Diocese of London. Today, St. Peter's Seminary still has the same intentions but is affiliated with King's University College, University of Western Ontario.

**Statement of Cultural Heritage Value or Interest**

St. Peter's Seminary, 1040 Waterloo Street, is of cultural heritage value or interest because of its physical or design values, historical or associative values, and its contextual values.

**Physical/Design Values**

The main mass of St. Peter's Seminary building is comprised of two four storey wings adjoining a central tower. The exterior is built of stone from Credit Valley, Ontario and Tyndall, Manitoba in the Collegiate Gothic style. The roofs are copper and sea green slate. The roof line is punctuated by gabled dormers. St. Peter's Seminary is a representative example of the Collegiate Gothic style and it demonstrates a high degree of craftsmanship, as particularly exemplified in the stonework details of the building's exterior.

The front entrance of St. Peter's Seminary includes rich Gothic inspired carvings in Tyndall stone and in the main door which is in oak. The door is in two leaves, with the transom forming the characteristic Gothic arch. Delicate tracery and an intricately carved border of grape clusters highlight the entrance. Above, carved niches separated by columns were intended to hold statues depicting the Twelve Apostles on the exterior. The rotunda forms the entrance lobby to the Seminary. It is three storey in height and is of cast travertine with a floor of Verde marble. The statue of St. Michael commemorates the opening of the Seminary in 1926. In addition, heavily carved niches contain statues of saints. Walls are decorated and contain various commemorative plaques. Wood trim defines the entrance to the main hallway.

The Chapel of St. Thomas Aquinas is designed in the late English Gothic Revival style with the elaborate fan-vaulting characteristics of the interiors of this style. The intricate wood carving in the Chapel and the rotunda is the work of Bavarian craftsmen brought to Canada by the Globe Furniture Company of Waterloo, Ontario. This firm supplied the furnishing of the Chapel. The carved angels at the end of each pew and the screens are fine example of the artisans' work. The carvings show a Germanic influence which is exemplified in the statue of Christ the King at the Blessed Sacrament altar. The tableaux which are done in pale wood depicting scenes from the life of St. Therese of Lisieux can be seen in the alcoves surrounding the main altar in the Sanctuary. Inscribed in the gallery of the Chapel is the Latin phrase "Invenerunt Eum in Templo, sedentem in medio doctorum" ("They came upon Him in the Temple, seated in the midst of the teachers"), as well as the Seminary's coat of arms. The stained glass works of the Chapel are Neo-Gothic in style and were created and installed by Robert McCausland Limited of Toronto, Ontario. They depict the Fathers, Doctors and missionaries of the Church. Examples include St. Vincent de Paul and the galley slave, the Jesuit North American Martyrs, St. Jerome and others. The windows around the Sanctuary depict events in the life of Christ.

**Historical/Associative Values**

The property has historical or associative value because it has direct associations with people and institutions that are significant to the community. St. Peter's Seminary was founded in 1912 by His Excellency Bishop Michael Francis Fallon, O.M.I.; D.D., L.L.D. He is significant as the Bishop of London from 1909 until his death in 1931.

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Through his donation of the site for St. Peter's Seminary, Sir Philip Pocock has significant historical associations with the property. Sir Pocock received a papal knighthood for his many charities.

St. Peter's Seminary also demonstrates the work of the architectural firm of Pennington & Boyde of Windsor, Ontario, with J. W. Leighton as associate. The general contractor for the construction of St. Peter's Seminary was the Piggott Construction Company of Hamilton, Ontario. St. Peter's Seminary is one of two known works of Pennington & Boyde in London; the other being Brescia College (built in 1924).

### **Contextual Values**

St. Peter's Seminary is important in defining the character of the area. It is physically, functionally, visually, and historically linked to its surroundings. St. Peter's Seminary building defines the character of the area as a magnificent structure that not only dominates its property but the area around it. Originally, St. Peter's Seminary was set in an open field; its setting has matured to become a park-like atmosphere which includes lawns, trees, gardens, and circulation routes.

In the beginning, St. Peter's Seminary was fairly isolated, but over time it has become an immediate neighbour to the campus of King's University College. The growth of King's University College has changed the landscape of not only the St. Peter's Seminary property but of other large properties, including the former Goodholme Estate (291 Epworth Avenue). Both have evolved to become part of a campus atmosphere for King's University College which, like St. Peter's Seminary, had its origins with the Roman Catholic Diocese of London.

St. Peter's Seminary is a landmark.

### **Heritage Attributes**

Heritage attributes which support and contribute to the cultural heritage value or interest of this property include:

- The St. Peter's Seminary building:
  - An excellent example of Collegiate Gothic style of architecture;
  - Grandeur of the St. Peter's Seminary building, with its prominent central tower and four storey wings, designed to be impressive when viewed from outside;
  - Exterior cladding in Credit Valley stone and Tyndall, Manitoba stone;
  - Elevated front entrance;
  - Decorative buttresses;
  - Copper and sea green slate roof punctuated by gabled dormers;
  - Chapel of St. Thomas Aquinas, excellent example of English Gothic Revival:
    - Elaborate fan-vaulting;
    - Intricate wood carvings, including the carved angels at the end of each pew, the screens, and the tableaux of St. Therese of Lisieux;
    - Latin inscription, reading "Invenerunt Eum in Templo, sedentem in medio doctorum";
    - St. Peter's Seminary coat of arms;
    - Stained glass;
  - Front entrance and Rotunda:
    - Rich Gothic inspired carvings in Tyndall stone;
    - Oak, two leaf main door with characteristic Gothic arch;

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- Tracery and carved border of grape clusters that highlight the entrance;
- Carved niches separated by columns, which were intended to hold statues depicting the Twelve Apostles on the exterior;
- Three stories of height, of cast travertine with a floor of Verde marble;
- Statue of St. Michael which commemorates the opening of St. Peter's Seminary;
- Heavily carved niches which contain statues of saints in the Rotunda;
- Decorated walls, including commemorative plaques;
- Wood trim which defines the entrance to the main hallway;
- Unobstructed view from the driveway entrance on Waterloo Street with a terminating vista at the St. Peter's Seminary building;
- Park-like atmosphere:
  - Landscaping with lawns, trees, gardens, and pedestrian circulation routes;
  - Circular driveway in front of the main entrance to St. Peter's Seminary with a central landscaped area.

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**APPENDIX E – Heritage Attributes**

1. Grandeau of St. Peter's; tower, wings.

2. Sample of Credit Valley & Tyndall stones.

3. Elevated front entrance.

4. Example of decorative buttresses.

5. Copper and sea green slate roof.

6. Example of the gabled dormers.

7. Chapel of St. Thomas Aquinas [inset].

8. Fan-vaulting in the Chapel.

9. Sample of intricate wood carvings.

10. Latin inscriptions in the Chapel.

11. St. Peter's Seminary Coat of Arms.

12. Example of stained glass.

13. Front Entrance; Rounda.

14. Example of Gothic inspired carvings.

15. Oak, two leaf main door.

16. Detail of tracery and carved border.

17. Carved niches on exterior.

18. Rotunda; cast travertine and marble.

19. Statue of St. Michael (archive image).

20. One of the niches in the Rotunda.

21. Sample of decorated walls; plaques.

22. Detail of wood trim in Rotunda.

23. Unobstructed view.

24. Landscaping; trees, lawns, gardens.

25. Circular driveway at front entry.

\* Not all Interior heritage attributes noted on inset images

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**APPENDIX F – Letter from King’s University College Regarding View along the Axial View of St. Peter’s Seminary from Waterloo Street**



**KING'S**  
UNIVERSITY COLLEGE

Office of the Principal

www.kings.uwo.ca  
266 Epworth Avenue, London, ON, Canada N6A 2M3  
t. 519.433.3491 f. 519.433.6773 toll free 1.800.265.4406

April 20, 2017

Mr. John Fleming  
City of London, City Planner  
City Hall, 6th Floor  
300 Dufferin Avenue  
London, ON N6A 4L9

Dear Mr. Fleming:

**RE: St. Peter's Seminary and King's University College**  
**Our File: RCD/LON/15-01**

Thank you for meeting with our team to discuss heritage matters relating to the St. Peter's Seminary.

King's University College places a high value on the heritage attributes of St. Peter's Seminary. It is our intent to respect this important heritage resource in our use of the property to the south of the Seminary.

Moreover, in our preparation of conceptual plans, and as we move toward design-specific projects for the use of the lands, it is our intention to seek to retain a view of the Seminary's central tower along the alignment of the existing axial view from Waterloo Street.

Please contact Jeff Major or David Sylvester if we can be of further assistance.

Yours very truly,



David Sylvester, PhD  
Principal

at The University of Western Ontario

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K. Gonyou

**APPENDIX G – Letter from Diocese of London regarding the Existing Gates and Ceremonial Drive**



DIOCESE OF  
LONDON

September 14, 2017

Kyle Gonyou  
City of London, Heritage Planner  
City Hall, 6<sup>th</sup> Floor  
206 Dundas Street  
London, ON N6A 1G7

Dear Mr. Gonyou:

RE: St. Peter's Seminary – Existing Gates and Ceremonial Drive  
Our File: RCD/LON/15-01

Pursuant to the conditions of consent B.034/16 please find the following information relating to the Repeal of Heritage Designating By-law L.S.P.-3319-198 and to a new Heritage Designating By-law for lands being severed and conveyed to St. Peter's Seminary (the "Seminary Lands"):

The existing gates, stone pillars, plaques, lamps and ceremonial drive were not listed as an attribute in designating By-law No. L.S.P.-3319-198. The conditionally approved consent will isolate the ownership of the lands at the existing gates and most of the ceremonial drive from the Seminary.

The existing gates, stone pillars, plaques, and lamps will be removed from their current location. A new entrance feature will be located on the lands to be owned by the Seminary. It is intended to use stone reclaimed from the Seminary building renovations, supplemented (if necessary) with stone from the original quarry source, and to reuse the existing gates, lamps, and bronze plaques.

There is a new access driveway proposed from Waterloo Street that will be aligned with the oval at the main doors of the Seminary, and will restore an unobstructed view to the Seminary building.

Yours very truly,

Roman Catholic Diocese of London

St. Peter's Seminary

cc: King's University College  
Jim Yanchula, City of London

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**APPENDIX H – Images**



Image 1: St. Peter's Seminary (November 11, 2016).



Image 2: Aquinas House (November 11, 2016).



Image 3: Diocesan Centre (November 11, 2016).