

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: John M. Fleming
Managing Director, Planning and City Planner

Subject: Passage of By-law to Repeal Existing Heritage Designation
and Pass New Heritage Designating By-law
Request By: Roman Catholic Diocese of London
1040 Waterloo Street (St. Peter's Seminary)

Meeting on: Monday March 19, 2018

Recommendation

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the attached by-law to repeal the existing heritage designating by-law and to designate the property at 1040 Waterloo Street to be of cultural heritage value or interest **BE INTRODUCED** at the Municipal Council meeting to be held on March 27, 2018; it being noted that this matter has been considered by the London Advisory Committee on Heritage and public notice has been completed with respect to the designation in compliance with the requirements of the *Ontario Heritage Act*.

Executive Summary

Summary of Request

An application was made, as required as a condition of consent (B.034/16), to repeal the existing heritage designating by-law for the St. Peter's Seminary property (1040 Waterloo Street) and passage of a new heritage designating by-law that may be registered on the title of the new St. Peter's Seminary property.

Purpose and the Effect of Recommended Action

The purpose of the recommended action is to pass a by-law pursuant to Section 29 of the *Ontario Heritage Act* to designate a new property parcel created by a consent. This action has the effect of retaining all of the heritage attributes identified in the existing heritage designating by-law (By-law No. L.S.P.-3319-198) in a manner consistent with current legislation.

Rationale for Recommended Action

To execute the condition of consent (B.034/16).

Analysis

1.0 Relevant Background

St. Peter's Seminary is of significant cultural heritage value or interest because of its physical or design value, its historical or associative value, and its contextual value. The property was designated under Part IV of the *Ontario Heritage Act* in 2000 by By-law No. L.S.P.3319-198.

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). The St. Peter's Seminary building will be located on the severed parcel (see Appendix B, Figure 2).

The London Advisory Committee on Heritage (LACH) was consulted at its meeting on October 11, 2017 regarding the request to repeal the existing designation and the passage of a new designation for St. Peter's Seminary. At its meeting on October 30, 2017, Municipal Council resolved to issue its notice of intent to pass a by-law to repeal

By-law No. L.S.P.-3319-198 as well as notice of intention to designate the property under Part IV of the *Ontario Heritage Act*. Notice of these intentions were served on the property owner and the Ontario Heritage Trust, and published in *The Londoner* on December 7, 2017. The 30-day appeal period for both notices expired on January 8, 2018; no objections were received.

The final steps to this request are passage of a by-law to repeal the existing designating and passage of the new designating, and registration of that by-law on the title of the properties affected.

2.0 Conclusion

St. Peter's Seminary is a significant cultural heritage resource. The existing designating by-law should be repealed and replaced by the new designation that protects all of the property's heritage attributes in a manner consistent with the current legislation.

Prepared by:	Kyle Gonyou, CAHP Heritage Planner
Submitted by:	Jim Yanchula, MCIP, RPP Manager, Urban Regeneration
Recommended by:	John M. Fleming, MCIP, RPP Managing Director, Planning and City Planner

March 9, 2018
KG/

Appendices

Appendix A – 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.”, and to replace it with a by-law to designate 1040 Waterloo Street to be of cultural heritage value or interest.

Appendix B – Figures

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Appendix A

Bill No.
2018

By-law No. L.S.P.-_____

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.", and to replace it with a by-law to designate 1040 Waterloo Street to be of cultural heritage value or interest.

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 cultural heritage value or interest;

AND WHEREAS the property located at 1040 Waterloo Street was designated to be of historical and contextual value or interest by By-law No. L.S.P.-3319-198, on October 16, 2000;

AND WHEREAS the reason for repealing the designating by-law is to consent to the property to be severed into three separate parcels in accordance with Consent No. B.034/16;

AND WHEREAS notice of intention to repeal the designation of the property known as 1040 Waterloo Street has been duly published and served and no notice of objection to such de-designation has been received;

AND WHEREAS notice of intention to designate the real property at 1040 Waterloo Street has been duly published and served and no notice of objection to such designation has been received;

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

1. By-law No. L.S.P.-3319-198 entitled, "A by-law to designate 1040 Waterloo Street to be of historical and architectural value.", passed by Municipal Council on October 16, 2000 is hereby repealed.
2. The real property at 1040 Waterloo Street, more particularly described in Schedule "A" attached hereto, is designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached hereto.
3. 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.
4. 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 Trust and to cause notice of this by-law to be published once in a newspaper of general circulation in The City of London, to the satisfaction of the City Clerk, and to enter the description of the aforesaid property, the name and address of its registered owner, and designation statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property in the Register of all properties designated under the *Ontario Heritage Act*.
5. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on March 27, 2018.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – March 27, 2018
Second Reading – March 27, 2018
Third Reading – March 27, 2018

SCHEDULE "A"
To By-law No. L.S.P.-_____

Legal Description

All of Lots 45, 46, 57, 60 and 61 and Part of Lots 41, 42, 43, 44, 47, 56, 58, 59 and 62, Plan 402(c) and Part of Epworth Avenue closed by Judge's Order registered as instrument number LY40898 and designated as Parts 3, 4, 5, 6, 7 and 8 on Plan 33R-19900; City of London, County of Middlesex, being part of PIN 08079-0567.

SCHEDULE "B"
To By-law No. L.S.P.-_____

Statement for Designation

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.

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.

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;
 - 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.

Appendix B

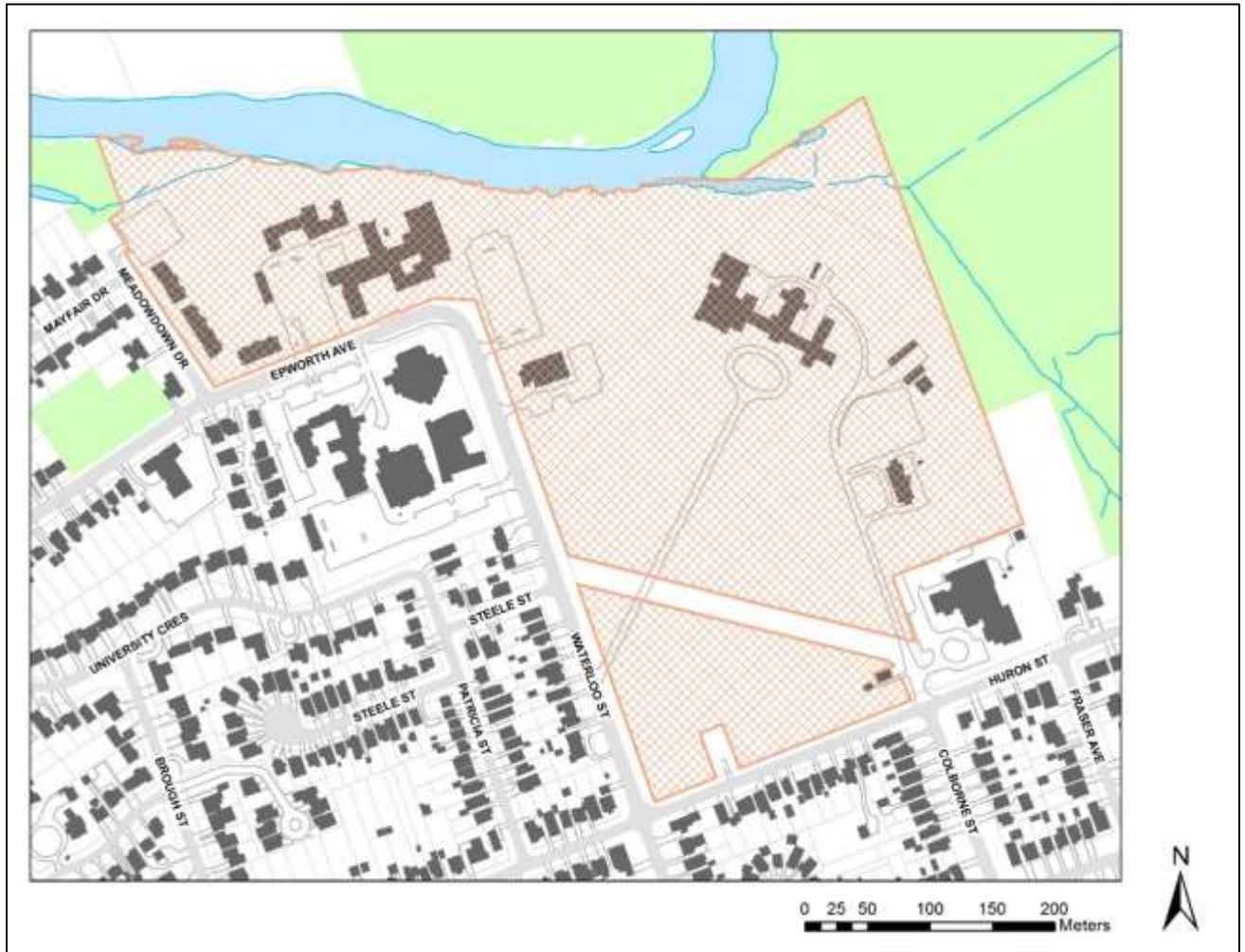


Figure 1: Extent of St. Peter's Seminary property included within designating By-law No. L.S.P.-3319-198 (courtesy Geomatics Division, City of London).



Figure 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).