REPORT

Cultural Heritage Assessment Report

Springbank Dam and "Back to the River" Schedule B Municipal Class Environmental Assessment, City of London, Ontario

Submitted to:

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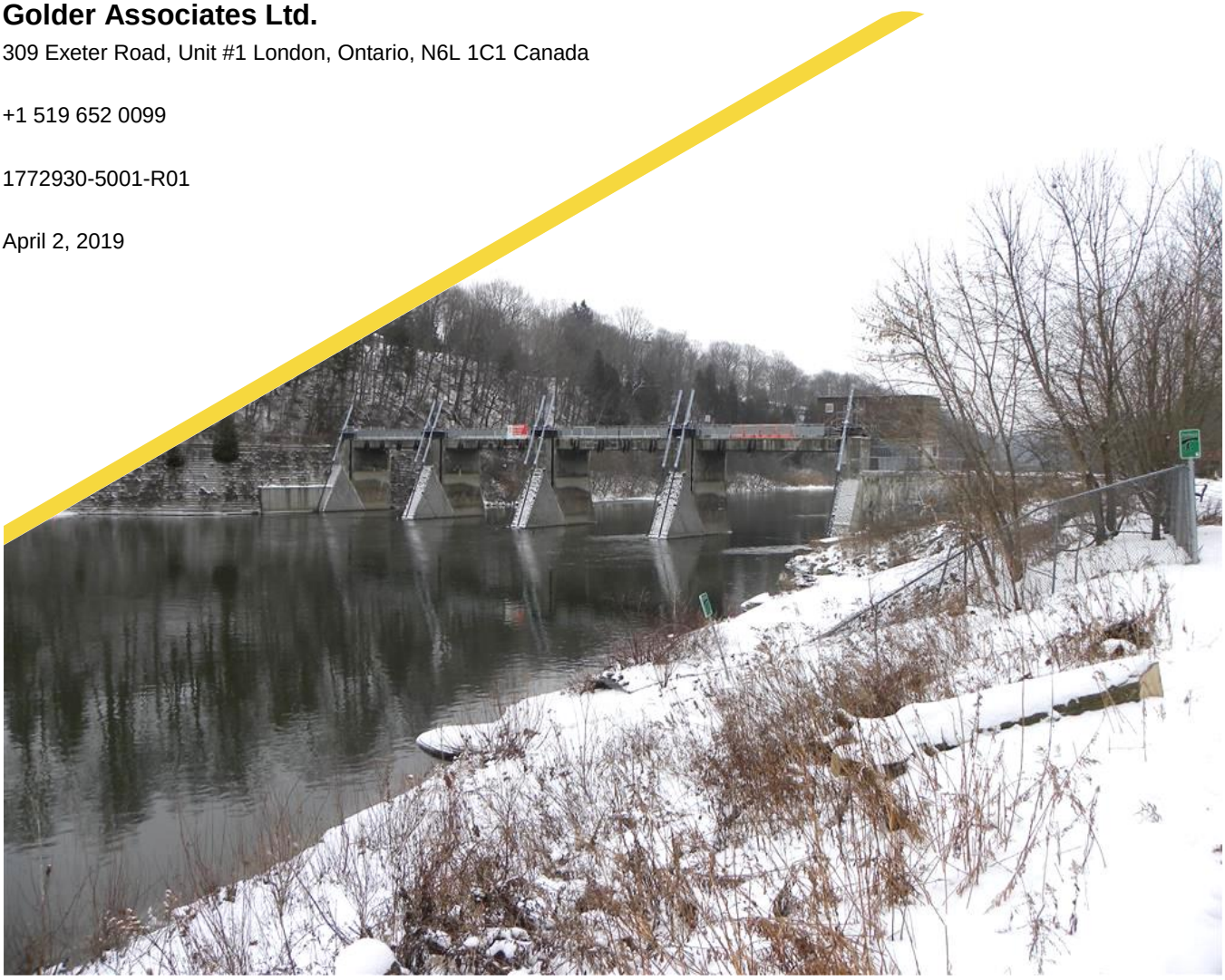

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Executive Summary

The Executive Summary highlights key points from the report only; for complete information and findings, as well as the limitations, the reader should examine the complete report.

Background & Study Purpose

In May 2017, CH2M Hill Canada Ltd. (now Jacobs Engineering Group) retained Golder Associates Ltd. (Golder) on behalf of the Corporation of the City of London (the City), to conduct a cultural heritage overview for the *One River Master Plan Environmental Assessment* (EA). The objective of the cultural heritage overview was to identify all cultural heritage resources within a study area surrounding the "Forks" of the Thames River on the east and the Springbank Dam on the west. This report identified one hundred and seventeen (117) cultural heritage resources in the study area, of which approximately twenty-two (22) were directly adjacent to the Forks and Springbank Dam.

Based on the results of the cultural heritage overview and other environmental studies, three alternatives were proposed for decommissioning the Springbank Dam:

- Alternative 1: Do Nothing;
- Alternative 2: Partial Dam Removal; or,
- Alternative 3: Full Dam Removal.

To assess the impacts of each alternative on identified cultural heritage resources in the vicinity of the Springbank Dam, the City retained Golder in November 2018 to conduct a Cultural Heritage Assessment Report (CHAR) as part of the "*Back to the River"* Schedule B Municipal Class Environmental Assessment. The City defined the study area for the CHAR to include the Springbank Dam and an approximately 893 by 30-metre area of Springbank Park on the south bank of the Thames River. Known cultural heritage resources within or adjacent to the study area are:

- The Thames River, a Canadian Heritage River;
- Three built heritage resources (Flint Shelter, Flint Cottage, and Springbank Pumphouse) at 1040 Flint Lane-1097 Commissioners Road West, a protected heritage property designated under Part IV of the *Ontario Heritage Act*; and,
- "The Cedars" at 1266 Riverside Drive, a protected heritage property designated under Part IV of the *Ontario Heritage Act*.

The City recommended that the CHAR address views between the protected heritage property at 1266 Riverside Drive and the Springbank Dam, and views to and from the dam along the Thames River corridor. In addition to assessing impacts, an objective of the CHAR was to determine if the Springbank Dam, built in 1929, met the criteria for cultural heritage value or interest as prescribed in *Ontario Regulation 9/06*.

Results

From the results of historical research, field investigations, and analysis, Golder concludes that:

- The Springbank Dam has cultural heritage value or interest since it meets criteria for historical or associative value and contextual value.

Based on this evaluation and impact assessment of the three decommissioning alternatives, Golder determined that:

- Alternative 1 will not directly or indirectly impact the Springbank Dam or other cultural heritage resources identified within or adjacent to the study area. It will also not affect any identified views. It is recognized that this alternative may not be feasible due to other considerations.

- Alternative 2 will directly impact the Springbank Dam through alteration and result in minor changes to identified views. However, this alternative will not directly or indirectly impact the other cultural heritage resources identified within or adjacent to the study area, and will retain the dam's contextual value. It is recognized that this alternative may not be feasible due to other considerations.

- Alternative 3 will directly impact the Springbank Dam through destruction and remove all its contextual value. This option will also alter identified views, though will not directly impact the other cultural heritage resources identified within or adjacent to the study area. It is recognized that this alternative may not be feasible due to other considerations.

Recommendations

If other considerations determine that Alternative 1 is not feasible, Golder recommends:

- Alternative 2: Partial Dam Removal.

- Although this alternative will result in direct impacts to a potential built heritage resource, the dam's cultural heritage value or interest will be retained, as will views to and from surrounding cultural heritage resources. Additionally, this alternative will not directly nor indirectly impact other identified cultural heritage resources within or adjacent to the study area.

The following mitigation measures are recommended if Alternative 2 is selected:

Cultural Heritage Resource	**Mitigation Measure**
Springbank Dam	■ Prepare a heritage conservation plan (HCP) to document existing conditions and guide the partial demolition and future interpretation of the structure.
1040 Flint Lane-1097 Commissioners Road West	■ None required.
1266 Riverside Drive	■ None required.
Thames Canadian Heritage River	■ Document current views as part of the Springbank Dam HCP.

If Alternative 2 is determined not to be feasible, the following mitigation measures are recommended:

Resource	**Mitigation Measure**
Springbank Dam	■ Prepare a heritage documentation report (HCD) prior to demolition to ensure 'preservation by record' of the structure's heritage attributes.
1040 Flint Lane-1097 Commissioners Road West	■ None required.
1266 Riverside Drive	■ None required.
Thames Canadian Heritage River	■ Document current views as part of the Springbank Dam HCD.

Study Limitations

Golder Associates Ltd. (Golder) has prepared this report in a manner consistent with the guidance developed by the Ontario Ministry of Tourism, Culture and Sport, City of London, and Canada's Historic Places, subject to the time limits and physical constraints applicable to this report. No other warranty, expressed or implied, is made.

This report has been prepared for the specific site, design objective, developments and purpose described to Golder by City of London (the Client). The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location.

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Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Client in the design of the specific project.

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1.0 INTRODUCTION

In May 2017, CH2M Hill Canada Ltd. (now Jacobs Engineering Group) retained Golder Associates Ltd. (Golder) on behalf of the Corporation of the City of London (the City), to conduct a cultural heritage overview for the *One River Master Plan Environmental Assessment* (EA). The objective of the cultural heritage overview was to identify all cultural heritage resources within a study area surrounding the "Forks" of the Thames River on the east and the Springbank Dam on the west. This report identified one hundred and seventeen (117) cultural heritage resources in the study area, of which approximately twenty-two (22) were directly adjacent to the Forks and Springbank Dam.

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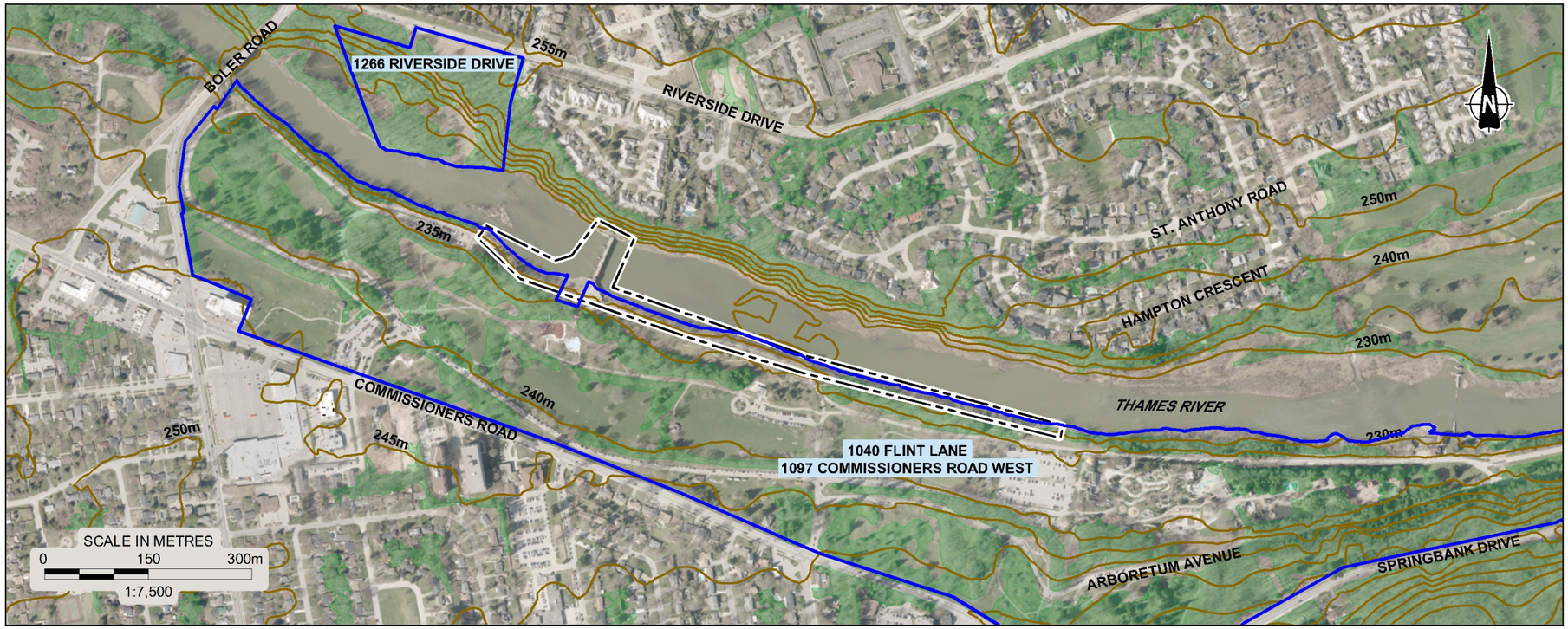
Following guidance provided by the Ministry of Tourism, Culture and Sport (MTCS) and the City of London, this CHAR provides:

- A background on the legislative framework, purpose, and requirements of a CHAR, and the methods used to investigate and evaluate cultural heritage resources in the study area;
- An overview of the study area's geographic context and history;
- An inventory of all known cultural heritage resources in the study area;
- An evaluation of the Springbank Dam to determine if it meets the criteria for CHVI as prescribed in *O. Reg. 9/06*;
- A description of the proposed alternatives and an assessment of the direct and indirect impacts of each alternative on cultural heritage resources within and adjacent to the study area; and,
- Recommendations to avoid or reduce identified adverse impacts to cultural heritage resources within and adjacent to the study area.



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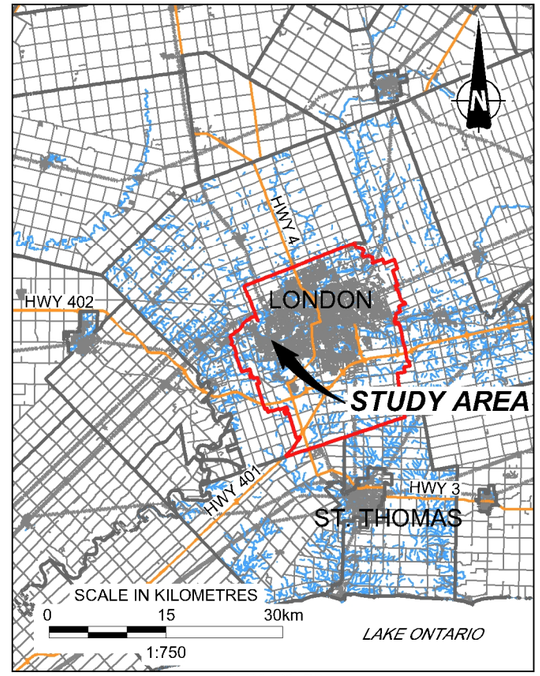
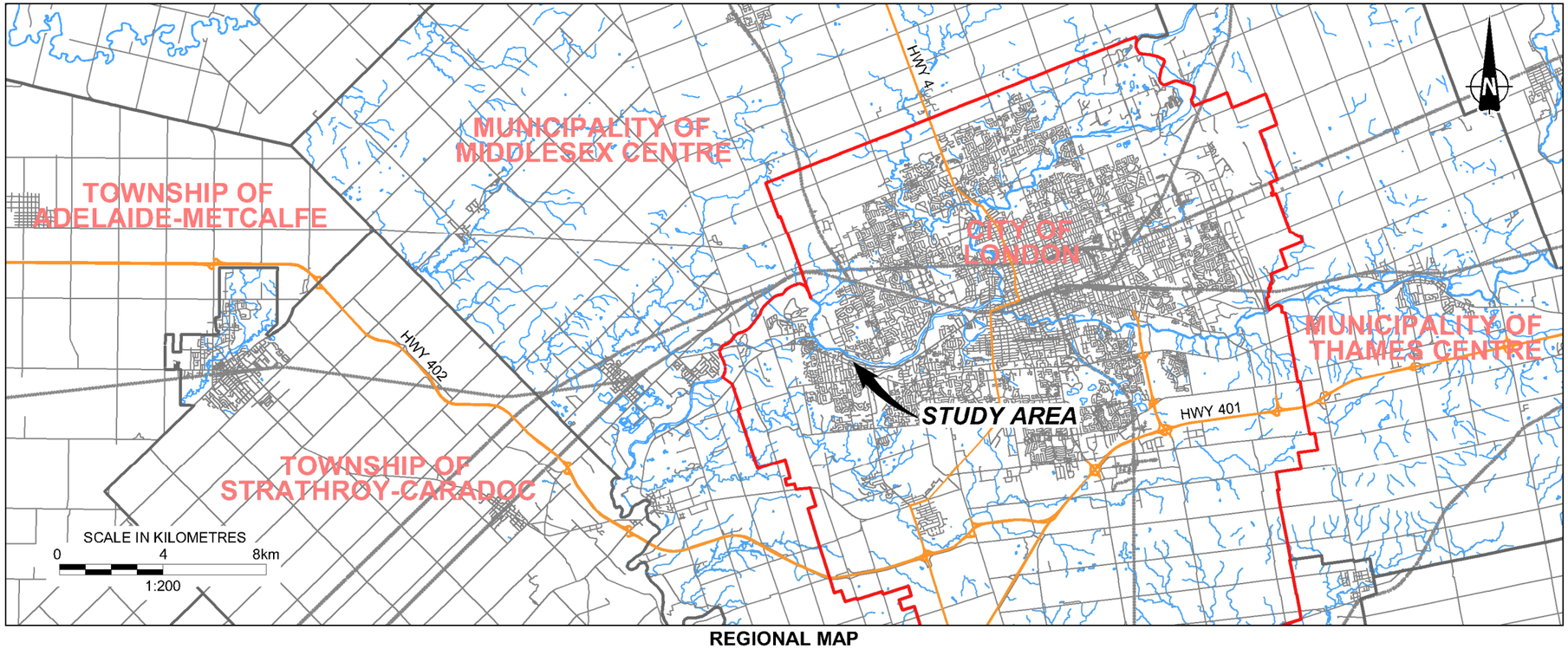


KEY PLAN



REGIONAL MAP

LEGEND

- APPROXIMATE STUDY AREA
- DESIGNATED PROPERTY (PART IV OF ONTARIO HERITAGE ACT)
- CITY OF LONDON BOUNDARY
- TOWNSHIP/MUNICIPALITY BOUNDARY
- LONDON — TOWNSHIP/MUNICIPALITY

REFERENCE

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DATA SUPPLIED BY CH2M;
AND CANMAP STREETFILES V2008.4.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.

ALL LOCATIONS ARE APPROXIMATE.

PROJECT
CULTURAL HERITAGE ASSESSMENT REPORT
SPRINGBANK DAM AND "BACK OF THE RIVER"
MUNICIPAL CLASS (SCHEDULE B)
ENVIRONMENTAL ASSESSMENT
CITY OF LONDON, ONTARIO

TITLE
LOCATION MAP

GOLDER

PROJECT No.		1772930	FILE No. 1772930–5001–R01001
			SCALE AS SHOWN REV.
CADD	ZJB	Mar 5/19	
CHECK			**FIGURE 1**

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2.0 SCOPE & METHODS

To conduct this CHAR, Golder:

- Researched archival and published sources relevant to the history and geographic context of the study area;
- Consulted the City heritage staff;
- Conducted field investigations from the public rights-of-way to inventory and document all known and potential cultural heritage resources within and adjacent to the study area, and to understand the wider built and landscape context;
- Evaluated the Springbank Dam using the criteria prescribed in *Ontario Regulation 9/06*; and,
- Assessed the risk of impact to properties of known and potential CHVI, and recommended mitigation and conservation measures using MTCS and other guidance.

Several archival and published sources, including historic maps, land registry and census data, municipal government documents, and research articles were compiled from a range of institutions and sources. Table 1 provides a summary of consultation undertaken for this CHAR.

Table 1: Record of consultation.

Contact	Date of contact & query	Response
Kyle Gonyou, Heritage Planner, City Planning	Email December 17, 2018 requesting information on significant views or sensitivities within the Springbank Dam study area, and any special considerations for the CHAR.	Response from the City via email on December 17, 2018 noting that: “Views to the property at 1266 Riverside Drive were protected in its heritage designation, however the building was completely destroyed by fire on July 7-8, 2018. The property still has a contextual relationship to the Thames River and Springbank Park, as well as historical values. The general perception/ views/ perspective along the Thames River and TVP related to Springbank Park would have community sensitivities.”
	Email January 30, 2019 to query if there was any information on file for the Springbank Dam and whether it had been previously evaluated.	Response from the City via email January 30, 2019 informing that there is no additional background information on the Springbank Dam and that the structure had not been previously evaluated.

Field investigations were conducted by cultural heritage specialist Robyn Lacy on January 18 and 29, and March 28, 2019, and included photographing from public rights-of-way all properties, views, and roads in the study area with a Nikon Coolpix P90 digital single lens reflex camera.

The descriptions of known and potential cultural heritage resources use terms provided by the City, Blumenson (1990), Ricketts *et al.* (2004), Hubka (2013) and the *Canadian Inventory of Historic Buildings* (Parks Canada 1980).

3.0 PLANNING, LEGAL, AND REGULATORY CONTEXT

Cultural heritage resources are recognized, protected, and managed through several provincial and municipal planning and policy regimes. These policies have varying levels of authority, though generally all inform decision-making on how impacts of new development on cultural heritage resources can be avoided or mitigated.

3.1 Federal and International Heritage Policies

3.1.1 General

No federal heritage policies apply to the study area, but many provincial and municipal policies align in approach to the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010), which was drafted in response to international and national agreements such as the 1964 *International Charter for the Conservation and Restoration of Monuments and Sites* (*Venice Charter*), 1979 *Australia ICOMOS Charter for Places of Cultural Significance* (*Burra Charter*, updated 2013*),* and 1983 Canadian *Appleton Charter for the Protection and Enhancement of the Built Environment.* The Canada's Historic Places national *Standards and Guidelines* defines three conservation "treatments" — preservation, rehabilitation, and restoration— and outlines the process, and required and recommended actions, to meet the objectives for each treatment for a range of cultural heritage resources.

At the international level, the International Council on Monuments and Sites (ICOMOS) has developed guidance on heritage impact assessments for world heritage properties, which also provide "best practice" approaches for all historic assets (ICOMOS 2011).

3.1.2 Canadian Heritage River Systems

Since the study area includes the Thames River Canadian Heritage River, the policies of the Canadian Heritage Rivers System apply. The Canadian Heritage Rivers System is a conservation program intended to give national recognition to Canada's outstanding rivers and encourages their long-term management to conserve their natural, cultural and recreational values. The program is a federal-provincial-territorial government partnership that works with local community-level river stewardship groups.

The 273-km Thames River was designated as part of the Canadian Heritage River System in 2000 for its outstanding natural and cultural heritage values (Upper Thames River Conservation Authority [UTRCA] 2000:3). The river also has recreational values offering "a great diversity of…opportunities to the over half-million people who live in the watershed and millions of others residing a short distance away" (UTRCA 2000:3). While the upper branches of the river flow through landscapes shaped by glaciers, carving out rocky riverbeds with steep slopes, the lower branches contrast this with shallow, sandy channels and gentle water flow (Canadian Heritage River System [CHRS] 2018). The watershed stretches between the Carolinian and Great Lakes-St. Lawrence Forest Regions, all home to many species of plants and animals, including a diverse fish population (CHRS 2018). The Thames River is managed by the Upper Thames River and Lower Thames Valley Conservation Authorities, who work with

municipalities and community groups to protect and clean the river, and improve its natural habitats, as well as cultural and recreational areas.

The “broad goal” of the 2000 “Thames Strategy” is “to increase the appreciation, enjoyment and stewardship of the natural and cultural heritage and recreational opportunities of the Thames River and its watershed through community cooperation and involvement”, and outlines ways that voluntary action can conserve all the river’s values (UTRCA 2000: i).

The Thames River’s cultural heritage values include:

- Indigenous occupancy from 11,000 years ago to the present;
- A multitude of archaeological sites along the river system;
- The birthplace of Canadian agriculture and the agricultural heartland of eastern Canada;
- War of 1812 sites;
- The terminus of the Underground Railway for fugitive slaves prior to the American Civil War;
- A rich architectural heritage;
- Rural and human settlement strongly influenced by the river;
- A leading role in the establishment of Conservation Authorities in Ontario; and,
- The birthplace and/or homes of prominent Canadians including Adam Beck, Timothy Eaton, John Labatt, Harriet Boomer, and Tom Patterson (UTRCA 2000:3).

3.2 Provincial Heritage Policies

3.2.1.1 Environmental Assessment Act and Municipal Class Environmental Assessments

The *Environmental Assessment Act* (EAA) was legislated to ensure that Ontario’s environment is protected, conserved, and wisely managed. Under the EAA, “environment” includes not only natural elements such as air, land, water and plant and animal life, but also the “social, economic and cultural conditions that influence the life of humans or a community”, and “any building, structure, machine or other device or thing made by humans”. To determine the potential environmental effects of new development, the Environmental Assessment (EA) process was created to standardize decision-making. For the municipal road, water, and wastewater projects this decision-making is streamlined in the Class EA process, which divides routine activities with predictable environmental effects into four “schedules” (Government of Ontario 2014; MEA 2015). This EA falls under the Schedule B process since it “generally includes improvements and minor expansions to existing facilities”.

The phases (up to five) and associated actions required for each of these schedules are outlined in the Ontario Municipal Engineers Association (MEA) Manual. Avoidance of cultural heritage resources is the primary mitigation suggested in the manual, although other options suggested including: “employing necessary steps to decrease harmful environmental impacts such as vibration, alterations of water table, etc.” and “record or salvage of information on features to be lost” (Appendix 2 of MEA 2015). In all cases,

the “effects should be minimized where possible, and every effort made to mitigate adverse impacts, in accordance with provincial and municipal policies and procedures.”

3.2.2 *Ontario Planning Act* and *Provincial Policy Statement*

The *Ontario Planning Act* (1990) and associated *Provincial Policy Statement 2014* (PPS 2014) provide the legislative imperative for heritage conservation in land use planning. The *Planning Act* identifies conservation of resources of significant architectural, cultural, historical, archaeological or scientific interest as a provincial interest, while PPS 2014 recognizes that protecting cultural heritage and archaeological resources has economic, environmental and social benefits, and contributes to the long-term prosperity, environmental health and social well-being of Ontarians. The *Planning Act* serves to integrate this interest with planning decisions at the provincial and municipal level, and states that all decisions affecting land use planning “shall be consistent with” PPS 2014.

The importance of identifying and evaluating built heritage and cultural heritage landscapes is recognized in two policies of PPS 2014:

- Section 2.6.1 – Significant built heritage resources and significant heritage landscapes shall be conserved;
- Section 2.6.3 – Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

PPS 2014 defines significant as resources “determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people”, and this determination can either be based on the provincial criteria prescribed in *O. Reg 9/06* and *Ontario Regulation 10/06* or by “municipal approaches that achieve or exceed the same objective”. This definition also stresses that because not all resources may be “identified and inventoried by official sources”, the significance of some resources “can only be determined after evaluation”.

Conserved is defined in PPS 2014 as “the identification, protection, management and use of built heritage resources, cultural heritage landscapes, and archaeological resources in a manner that ensures their cultural heritage value of interest is retained under the *Ontario Heritage Act*.” *Adjacent lands* are defined as “those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan”. Built heritage resources, cultural heritage landscapes, heritage attributes, and protected heritage property are also defined in the PPS:

- ***Built heritage resources*****:** a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal [Indigenous] community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers.

- ***Cultural heritage landscapes:*** a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal [Indigenous] community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*;

villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trail ways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

- ***Heritage attribute:*** the principal features or elements that contribute to a *protected heritage property*'s cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a *protected heritage property*).

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

Municipalities implement PPS 2014 through an official plan, which may outline further heritage policies.

3.2.3 *Ontario Heritage Act* and *Ontario Regulation 9/06*

The Province and municipalities are enabled to conserve significant individual properties and areas through the *Ontario Heritage Act* (*OHA*). For municipalities, Part IV and Part V of the *OHA* enables councils to "designate" individual properties (Part IV), or properties within a heritage conservation district (HCD) (Part V) as being of "cultural heritage value or interest" (CHVI). Evaluation for CHVI under the *OHA* is guided by *Ontario Regulation 9/06*, which prescribes the "criteria for determining cultural heritage value or interest". The criteria are as follows:

1) The property has ***design value or physical value*** because it:

   i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method;

   ii) Displays a high degree of craftsmanship or artistic merit; or

   iii) Demonstrates a high degree of technical or scientific achievement.

2) The property has ***historic value or associative value*** because it:

   i) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;

   ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or

   iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.

3) The property has ***contextual value*** because it:

   i) Is important in defining, maintaining or supporting the character of an area;

   ii) Is physically, functionally, visually or historically linked to its surroundings; or

iii) Is a landmark.

If a property meets one or more of these criteria, it may be designated under Part IV, Section 29 of the *OHA*.

Designated heritage properties are formally described with a Statement of Cultural Heritage Value or Interest (SCHVI) that includes a brief property description, a succinct statement of the property's cultural heritage significance, and a list of its heritage attributes. The latter is defined in the *OHA* to mean "in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest." The designation is then recognized through by-law, and the property must be included on a "Register" maintained by the municipal clerk. A municipality may also "list" a property on the Register to indicate it as having potential CHVI. Importantly, designation or listing in most cases applies to the entire property, not only individual structures or features.

3.2.4 Provincial Heritage Guidance

To advise municipalities, organizations, and individuals on heritage protection and conservation, the Province, through the MTCS, has developed a series of guidance products. One used primarily for EAs is the MTCS *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes: A Checklist for the Non-Specialist* (2016; the MTCS *Checklist*). The MTCS *Checklist* provides a screening tool for a study area to identify all the known or recognized cultural heritage resources, commemorative plaques, cemeteries, Canadian Heritage River watersheds, properties with structures 40 or more years old, or potential cultural heritage landscapes. If known or potential cultural heritage resources are identified, the MTCS *Checklist* then advises whether further investigation as part of a Cultural Heritage Evaluation Report (CHER) or Heritage Impact Assessment (HIA) is necessary.[1]

Further guidance on identifying, evaluating, and assessing impact to built heritage resources and cultural heritage landscapes is provided in the *Ontario Heritage Tool Kit* series. Of these, *Heritage Property Evaluation* (MTCS 2006a) describes in detail the *O.Reg. 9/06* criteria and methods for researching and evaluating potential cultural resources, while the *Heritage Resources in the Land Use Planning Process* (MTCS 2006b) provides an outline for the contents of an HIA, which it defines as:

"a study to determine if any cultural resources (including those previously identified and those found as part of the site assessment) …are impacted by a specific proposed development or site alteration. It can also demonstrate how the cultural resource will be conserved in the context of redevelopment or site alteration. Mitigative or avoidance measures or alternative development or site alteration approaches may be recommended."

For large study areas, a Cultural Heritage Assessment Report (CHAR) combines CHER and HIA studies to evaluate potential cultural resources and assess the impacts of new development.

For EAs, the *Ontario Heritage Tool Kit* partially, but not entirely, supersedes earlier MTCS advice. Criteria to identify cultural landscapes is detailed in the *Guidelines on the Man-Made Heritage Component of Environmental Assessments* (1980:7), and recording and documentation procedures are outlined in the *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments*

[1] The MTCS *Checklist* was used to define the scope of Golder's 2017 cultural heritage overview report for the *One River Master Plan EA*.

(1992:3-7). The latter document also stresses the importance of identifying and gauging the cumulative effects of a Class EA development (MTCS 1992:8).

For provincial properties, heritage conservation must comply with the MTCS *Standards and Guidelines for the Conservation of Provincial Heritage Properties*. Supporting documents include the *Standards and Guidelines for the Conservation of Provincial Heritage Properties – Heritage Identification & Evaluation Process* (MTCS 2014) —which provides detailed explanations of the *O. Reg. 9/06* and *10/06* criteria and its application— and *Information Bulletin 3: Heritage Impact Assessments for Provincial Heritage Properties*, which describes how to organize the sections of an HIA and the range of possible impacts and mitigation measures. Although compliance with the MTCS *Standards and Guidelines* is only required for provincial properties, they inform "best practice" approaches for conserving cultural heritage resources not under provincial jurisdiction.

3.3 Municipal Heritage Policies

3.3.1 *The London Plan*

The City's official plan, entitled *The London Plan,* was approved with modifications by the Province in 2016. The plan was implemented to guide the growth, preservation, and evolution of the City over the next 20 years and includes policies to guide the identification and conservation of cultural heritage properties and landscapes. Cultural heritage is referenced in several sections of *The London Plan* and in two of the key directions:

- Direction #3 – Celebrate and support London as a culturally rich, creative and diverse city
- Recognize and celebrate the contributions of Indigenous communities in our shared cultural heritage; and,
- Protect our built and cultural heritage to promote our unique identity and develop links to arts and eco-tourism in the London Region.
- Direction #7 – Build strong, healthy and attractive neighbourhoods for everyone
- Protect what we cherish by recognizing and enhancing our cultural identity, cultural heritage resources, neighbourhood character, and environmental features.

The London Plan recognizes Central London, defined by Oxford Street, Adelaide Street and Thames River as having "some of London's most significant cultural heritage resources" (Section 93), and for the Thames Valley Corridor there is a commitment to "Protect, enhance and restore the natural and cultural heritage of the corridor in all the planning we do" (Policy 123.4). "Main Streets" are identified as "some of London's most cherished historical business areas" and are specifically "protected from development that may undermine the character and cultural heritage value of these corridors" (Policy 131). Under "Urban Regeneration", the conservation, restoration and appropriate use of cultural heritage resources will be encouraged, and community improvement plans may be used to encourage heritage conservation (Policy 154.3 and 165). Heritage conservation and promotion is also to be considered when designing public facilities and public spaces (Policy 429 and 540).

The "Cultural Heritage" section of *The London Plan* defines cultural heritage as:

"the legacy of both tangible and intangible attributes that our community has inherited from past generations, including buildings, monuments, streetscapes, landscapes, books, artifacts and art, folklore, traditions, language and knowledge (Policy 551).

From this, the City's overall objectives for cultural heritage are to:

- Promote, celebrate and raise awareness and appreciation of London's cultural heritage resources.
- Conserve London's cultural heritage resources so they can be passed on to our future generations.
- Ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources (Policy 554).

How these will be achieved are then focused on three areas of cultural heritage planning:

1) General policies for the protection and enhancement of cultural heritage resources.
2) Specific policies related to the identification of cultural heritage resources including individual heritage resources, heritage conservation districts, cultural heritage landscapes and archaeological resources.
3) Specific policies related to the protection and conservation of these cultural heritage resources (Policy 555).

The general policies are then discussed through Policy 556-571, with Policies 572-582 outlining the identification of cultural heritage resources. Specific heritage conservation policies are discussed through Sections 583-622. At the time of writing, Policy 594 (regarding heritage conservation districts) was under appeal.

3.3.2 *2015-2019 Strategic Plan for the City*

The City's *2015-2019 Strategic Plan for the City* adopted in 2014, aims to, "protect and promote London's Thames Heritage River status and protect and celebrate London's heritage for current and future generations", and encourages investing in "heritage restoration, brownfield remediation, urban regeneration, and community improvement projects through community improvement plans and the London Plan". The goals of the *Strategic Plan* are largely implemented through other plans, studies, policies and documents. A new strategic plan is currently being developed.

4.0 GEOGRAPHICAL & HISTORICAL CONTEXT

4.1 Geographic Context

The study area is bound by Springbank Park (Commissioners Road West) on the south, Boler Road to the west, the north bank of the Thames River on the north and extends to the central parking lot of Springbank Park to the east. It is within the watershed of the Thames River, which is approximately 273 km long and drains approximately 5,825 square kilometres, making it the second largest watershed in southwestern Ontario. The natural flow of the Thames River is highly irregular and prone to flooding although today this is controlled by dams (Chapman and Putnam 1984: 93-94).

The study area is also within the “Caradoc Sand Plains and London Annex” physiographic region, defined by Chapman and Putnam (1984:146):

Immediately surrounding the city and extending several miles eastward there is a basin lying between 850 and 900 feet a.s.l. Into this basin the earliest glacial spillways discharged muddy water, laying down beds of silt and fine sand. Later, when standing water had retired westward to lower levels, gravelly alluvium was spread over the lower parts of the basin.

The localized topography varies from undulating to rolling with elevations ranging from approximately 225 to 255 m above sea level. Additionally, the study area is within the Mixedwood Plains Ecozone of the Lake Erie-Lake Ontario Ecoregion, which is characterised by its mild climate, productive agricultural use, sparse forests, and aquifers in sand and gravel deposits (The Canadian Atlas Online 2016).

4.2 Historical Context

4.2.1 Pre-Contact Indigenous Period

Table 2 provides a general outline of the pre- and post-contact culture history for Middlesex County, drawn from Ellis and Ferris (1990).

Table 2: Cultural Chronology for Middlesex County.

Period	Characteristics	Time	Comments
Early Paleo	Fluted Projectiles	9000 – 8400 BC	spruce parkland/caribou hunters
Late Paleo	Hi-Lo Projectiles	8400 – 8000 BC	smaller but more numerous sites
Early Archaic	Kirk and Bifurcate Base Points	8000 – 6000 BC	slow population growth
Middle Archaic	Brewerton-like points	6000 – 2500 BC	environment similar to present
Late Archaic	Narrow Points	2000 – 1800 BC	increasing site size
	Broad Points	1800 – 1500 BC	large chipped lithic tools
	Small Points	1500 – 1100BC	introduction of bow hunting
Terminal Archaic	Hind Points	1100 – 950 BC	emergence of true cemeteries

Period	Characteristics	Time	Comments
Early Woodland	Meadowood Points	950 – 400 BC	introduction of pottery
Middle Woodland	Dentate/Pseudo-Scallop Pottery	400 BC – AD 500	increased sedentism
	Princess Point	AD 550 – 900	introduction of corn
Ontario Iroquoian Late Woodland	Early Ontario Iroquoian	AD 900 – 1300	emergence of agricultural villages
	Middle Ontario Iroquoian	AD 1300 – 1400	long longhouses (100m +)
	Late Ontario Iroquoian	AD 1400 – 1650	tribal warfare and displacement
Western Basin Late Woodland	Riviere au Vase	AD 500 – 900	introduction of corn
	Young Phase	AD 900 – 1200	dense storage pits, proto-settlements
	Springwell Phase	AD 1200 – 1400	emergence of agricultural villages
	Wolf Phase	AD 1400 – 1550	palisaded villages, tribal warfare and displacement
Contact Indigenous	Various Algonquian Groups	AD 1700 – 1875	early written records and treaties
Historical	Euro-Canadian	AD 1796 – present	European settlement

4.2.1.1 Paleo Period

The first human occupation of the London area, known as the Paleo Period, begins just after the end of the Wisconsin Glacial Period. Although there was a complex series of ice retreats and advances which played a large role in shaping the local London topography, southwestern Ontario was finally ice free by 12,500 years ago. The first human settlement can be traced back 11,000 years, when this area was settled by Indigenous groups that had been living south of the Great Lakes.

Our current understanding of Early Paleo settlement patterns suggests that small bands, that consisted of probably no more than 25 to 35 individuals followed a pattern of seasonal mobility extending over large territories. One of the most thoroughly studied of these groups followed a seasonal round that extended from as far south as Chatham to the Horseshoe Valley north of Barrie. Early Paleo sites tend to be located in elevated locations on well-drained loamy soils. Many of the known sites were located on former beach ridges associated with Lake Algonquin, the post-glacial lake occupying the Lake Huron/Georgian Bay basin.

There are a few extremely large Early Paleo sites, such as one located close to Parkhill, Ontario, which covered as much as 6 ha. It appears that these sites were formed when the same general locations were occupied for short periods of time over the course of many years.

Given their placement in locations conducive to the interception of migratory mammals such as caribou, it has been suggested that they may represent communal hunting camps. There are also smaller Early Paleo camps scattered throughout the interior of southwestern Ontario, usually situated adjacent to wetlands.

The most recent research suggests that population densities were very low during the Early Paleo Period, with all of southwestern Ontario being occupied by perhaps only 100 to 200 people (Ellis and Deller 1990:54). Because this is the case, Early Paleo sites are exceedingly rare, and within the limits of London only four locations are known. Three of these sites are isolated find spots of the distinctive fluted points or channel flakes, while one site, located near Dingman Creek, represents a rare occupation area with a good deal of potential for contributing to our knowledge of this period. To date, all of the known Early Paleo sites in Middlesex are located south of the Main and South branches of the Thames River.

While the Late Paleo Period (8400 – 8000 BC) is more recent, it has been less well researched, and is consequently more poorly understood. By this time the environment of southwestern Ontario was coming to be dominated by closed coniferous forests with some minor deciduous elements. It seems that many of the large game species that had been hunted in the early part of the Paleo Period had either moved further north, or as in the case of the mastodons and mammoths, become extinct.

During the late Paleo Period people continued to cover large territories as they moved about in response to seasonal resource fluctuations. On a province wide basis Late Paleo projectile points are far more common than Early Paleo materials, suggesting a relative increase in population.

The end of the Paleo Period was heralded by numerous technological and cultural innovations that appeared throughout the Archaic Period. These innovations may be best explained in relation to the dynamic nature of the post-glacial environment and region-wide population increases.

4.2.1.2 Archaic Period

During the Early Archaic Period (8000 – 6000 BC), the jack and red pine forests that characterized the Late Paleo environment were replaced by forests dominated by white pine with some associated deciduous trees (Ellis, Kenyon and Spence 1990:68-69). One of the more notable changes in the Early Archaic Period is the appearance of side and corner-notched projectile points. Their significant innovations include the introduction of ground stone tools such as celts and axes, suggesting the beginnings of a simple woodworking industry. The presence of these often large and not easily portable tools suggests there may have been some reduction in the degree of seasonal movement, although it is still suspected that population densities were quite low, and band territories large.

During the Middle Archaic Period (6000 – 2500 BC) the trend towards more diverse toolkits continued, as the presence of net-sinkers suggest that fishing was becoming an important aspect of the subsistence economy. It was also at this time that "bannerstones" were first manufactured. Bannerstones are carefully crafted ground stone devices that served as a counterbalance for "atlatls" or spear-throwers.

Another characteristic of the Middle Archaic is an increased reliance on local, often poor-quality chert resources for the manufacturing of projectile points. It seems that during earlier periods, when groups

occupied large territories, it was possible for them to visit a primary outcrop of high-quality chert at least once during their seasonal round.

However, during the Middle Archaic, groups inhabited smaller territories that often did not encompass a source of high-quality raw material. In these instances, lower quality materials which had been deposited by the glaciers in the local till and river gravels were utilized.

This reduction in territory size was probably the result of gradual region-wide population growth which led to the infilling of the landscape. This process resulted in a reorganization of Indigenous subsistence practices, as more people had to rely on resources from smaller areas. During the latter part of the Middle Archaic, technological innovations such as fish weirs have been documented as well as stone tools especially designed for the preparation of wild plant foods.

It is also during the latter part of the Middle Archaic Period that long-distance trade routes began to develop, spanning the northeastern part of the continent. In particular, native copper tools manufactured from a source located northwest of Lake Superior were being widely traded (Ellis, Kenyon and Spence 1990:66). By 3500 BC the local environment had stabilized in a near modern form (Ellis, Kenyon and Spence 1990:69).

During the Late Archaic (2500 – 950 BC) the trend towards decreased territory size and a broadening subsistence base continued. Late Archaic sites are far more numerous than either Early or Middle Archaic sites, and it seems that the local population had definitely expanded. It is during the Late Archaic that the first true cemeteries appear. Before this time individuals were interred close to the location where they died. During the Late Archaic, if an individual died while his or her group happened to be at some distance from their group cemetery, the bones would be kept until they could be placed in the cemetery. Consequently, it is not unusual to find disarticulated skeletons, or even skeletons lacking minor elements such as fingers, toes or ribs, in Late Archaic burial pits.

The appearance of cemeteries during the Late Archaic has been interpreted as a response to increased population densities and competition between local groups for access to resources. It is argued that cemeteries would have provided strong symbolic claims over a local territory and its resources. These cemeteries are often located on heights of well-drained sandy/gravel soils adjacent to major watercourses such as the Thames River.

This suggestion of increased territoriality is also consistent with the regionalized variation present in Late Archaic projectile point styles. It was during the Late Archaic that distinct local styles of projectile points appear. Also, during the Late Archaic the trade networks which had been established during the Middle Archaic continued to flourish. Native copper from northern Ontario and marine shell artifacts from as far away as the Mid-Atlantic coast are frequently encountered as grave goods. Other artifacts such as polished stone pipes and banded slate gorgets also appear on Late Archaic sites. One of the more unusual and interesting of the Late Archaic artifacts is the "birdstone". Birdstones are small, bird-like effigies usually manufactured from green banded slate. While the function of these artifacts is presently poorly understood, they are especially common in the London area.

4.2.1.3 Woodland Period

The Early Woodland Period (950 – 400 BC) is distinguished from the Late Archaic Period primarily by the addition of ceramic technology. While the introduction of pottery provides a useful demarcation point for archaeologists, it may have made less difference in the lives of the Early Woodland peoples.

The first pots were very crudely constructed, thick walled, and friable. It has been suggested that they were used in the processing of nut oils by boiling crushed nut fragments in water and skimming off the oil (Spence, Pihl and Murphy 1990:137). These vessels were not easily portable, and individual pots must not have sustained a long use life.

There have also been numerous Early Woodland sites located at which no pottery was found, suggesting that these poorly constructed, undecorated vessels had yet to assume a central position in the day-to-day lives of Early Woodland peoples.

Other than the introduction of this rather limited ceramic technology, the life-ways of Early Woodland peoples show a great deal of continuity with the preceding Late Archaic Period. For instance, birdstones continue to be manufactured, although the Early Woodland varieties have "pop-eyes" which protrude from the sides of their heads. Likewise, the thin, well-made projectile points which were produced during the terminal part of the Archaic Period continue in use. However, the Early Woodland variants were side-notched rather than corner-notched, giving them a slightly altered and distinctive appearance.

The trade networks which were established in the Middle and Late Archaic also continued to function, although there does not appear to have been as much traffic in marine shell during the Early Woodland Period. During the last 200 years of the Early Woodland Period, projectile points manufactured from high quality raw materials from the American Midwest begin to appear on sites in the London area.

In terms of settlement and subsistence patterns, the Middle Woodland (400 BC – 900 AD) provides a major point of departure from the Archaic and Early Woodland Periods. While Middle Woodland peoples still relied on hunting and gathering to meet their subsistence requirements, fish became an even more important part of the diet. This is especially true in the nearby London area, where some Middle Woodland sites have produced literally thousands of bones from spring spawning species such as walleye and sucker. In addition, Middle Woodland peoples relied much more extensively on ceramic technology. Middle Woodland vessels are often garishly decorated with hastily impressed designs covering the entire exterior surface and upper portion of the vessel interior. Consequently, even very small fragments of Middle Woodland vessels are easily identifiable.

It is also at the beginning of the Middle Woodland Period that rich, densely occupied sites appear on the valley floor of major rivers. While the valley floors of floodplains had been utilized by earlier peoples, Middle Woodland sites are significantly different in that the same location was repeatedly occupied over several hundred years. Because this is the case, rich deposits of artifacts often accumulated.

Unlike earlier seasonally utilized locations, these Middle Woodland sites appear to have functioned as base camps, occupied off and on over the course of the year. There are also numerous small upland Middle Woodland sites, many of which can be interpreted as special purpose camps from which localized resource patches were exploited. This shift towards a greater degree of sedentism continues the trend witnessed from at least Middle Archaic times and provides a prelude to the developments that follow during the Late Woodland Period.

The Late Woodland Period began with a shift in settlement and subsistence patterns involving an increasing reliance on corn horticulture (Fox 1990:185; Smith 1990; Williamson 1990:312). Corn may have been introduced into southwestern Ontario from the American Midwest as early as 600 AD. However, it did not become a dietary staple until at least three to four hundred years later.

The first agricultural villages in southwestern Ontario date to the 10th century AD. Unlike the riverine base camps of the Middle Woodland Period, these sites are located in the uplands, on well-drained sandy soils. Categorized as "Early Ontario Iroquoian" (900 – 1300 AD), many archaeologists believe that it is possible to trace a direct line from the Iroquoian groups which inhabited southwestern Ontario at the time of first European contact, to these early villagers.

Village sites dating between 900 and 1300 AD, share many attributes with the historically reported Iroquoian sites, including the presence of longhouses and sometimes palisades. However, these early longhouses were actually not all that large, averaging only 12.4 m in length (Dodd et al 1990:349; Williamson 1990:304-305). It is also quite common to find the outlines of overlapping house structures, suggesting that these villages were occupied long enough to necessitate re-building. The Jesuits reported that the Huron moved their villages once every 10-15 years, when the nearby soils had been depleted by farming and conveniently collected firewood grew scarce (Pearce 2010). It seems likely that Early Ontario Iroquoians occupied their villages for considerably longer, as they relied less heavily on corn than did later groups, and their villages were much smaller, placing less demand on nearby resources.

Judging by the presence of carbonized corn kernels and cob fragments recovered from sub-floor storage pits, agriculture was becoming a vital part of the Early Ontario Iroquoian economy. However, it had not reached the level of importance it would in the Middle and Late Ontario Iroquoian Periods. There is ample evidence to suggest that more traditional resources continued to be exploited and comprised a large part of the subsistence economy. Seasonally occupied special purpose sites relating to deer procurement, nut collection, and fishing activities, have all been identified. While beans are known to have been cultivated later in the Late Woodland Period, they have yet to be identified on Early Ontario Iroquoian sites.

The Middle Ontario Iroquoian Period (1300 – 1400 AD) witnessed several interesting developments in terms of settlement patterns and artifact assemblages. Changes in ceramic styles have been carefully documented, allowing the placement of sites in the first or second half of this 100-year period. Moreover, villages, which averaged approximately 0.6 ha in extent during the Early Ontario Iroquoian Period, now consistently range between one and two hectares.

House lengths also change dramatically, more than doubling to an average of 30 m, while houses of up to 45 m have been documented. This radical increase in longhouse length has been variously interpreted. The simplest possibility is that increased house length is the result of a gradual, natural increase in population (Dodd et al 1990:323, 350, 357; Smith 1990). However, this does not account for the sudden shift in longhouse lengths around 1300 AD. Other possible explanations involve changes in economic and socio-political organization (Dodd et al 1990:357). One suggestion is that during the Middle Ontario Iroquoian Period small villages were amalgamating to form larger communities for mutual defense (Dodd et al 1990:357). If this was the case, the more successful military leaders may have been able to absorb some of the smaller family groups into their households, thereby requiring longer structures.

This hypothesis draws support from the fact that some sites had up to seven rows of palisades, indicating at least an occasional need for strong defensive measures. There are, however, other Middle Ontario Iroquoian villages which had no palisades present (Dodd et al 1990). More research is required to evaluate these competing interpretations.

The lay-out of houses within villages also changes dramatically by 1300 AD. During the Early Ontario Iroquoian Period villages were haphazardly planned at best, with houses oriented in various directions.

During the Middle Ontario Iroquoian Period villages are organized into two or more discrete groups of tightly spaced, parallel aligned, longhouses.

It has been suggested that this change in village organization may indicate the initial development of the clans which were a characteristic of the historically known Iroquoian peoples (Dodd et al 1990:358).

Initially at least, the Late Ontario Iroquoian Period (1400 – 1650 AD) continues many of the trends which have been documented for the proceeding century. For instance, between 1400 and 1450 AD house lengths continued to grow, reaching an average length of 62 m. One longhouse excavated on a site southwest of Kitchener stretched an incredible 123 m (Lennox and Fitzgerald 1990:444-445). After 1450 AD, house lengths begin to decrease, with houses dating between 1500 – 1580 AD averaging only 30 m in length.

Why house lengths decrease after 1450 AD is poorly understood, although it is believed that the even shorter houses witnessed on historical period sites can be at least partially attributed to the population reductions associated with the introduction of European diseases such as smallpox (Lennox and Fitzgerald 1990:405, 410).

Village size also continued to expand throughout the Late Ontario Iroquoian Period, with many of the larger villages showing signs of periodic expansions. The Late Middle Ontario Iroquoian Period and the first century of the Late Ontario Iroquoian Period was a time of village amalgamation. One large village situated just north of Toronto has been shown to have expanded on no fewer than five occasions. These large villages were often heavily defended with numerous rows of wooden palisades, suggesting that defence may have been one of the rationales for smaller groups banding together.

Late Ontario Iroquoian village expansion has been clearly documented in the London area. The ongoing excavations at the Lawson site, a large Late Iroquoian village located on the grounds of the Museum of Ontario Archaeology, has shown that the original village had expanded by at least twenty percent to accommodate the construction of nine additional longhouses (Anderson 2009).

The Ontario Iroquoian and Western Basin are two archaeological traditions that characterize pre-contact Indigenous communities living in the Middlesex County area of southwestern Ontario from about AD 500 to 1650. Peoples of the Western Basin Tradition lived throughout the southwestern-most portion of the province, from the present-day Sarnia/Windsor area to about London. Iroquoian peoples, on the other hand, appear to have lived from the present-day Chatham area east to Toronto. Each of these traditions are divided into distinct temporal phases (see Table 1) defined by material cultural attributes, and settlement and subsistence patterns that exhibit a shift towards larger and more permanent villages due to an increasing reliance on cultivated plants such as corn, beans, squash, sunflower, and tobacco (Dodd et al. 1990; Foreman 2011; Fox 1990; Lennox and Fitzgerald 1990; Murphy and Ferris 1990).

After 1525 AD communities of pre-contact Indigenous peoples of the Late Ontario Iroquoian Period who had formerly lived throughout southwestern Ontario as far west as the Chatham area moved further east to the Hamilton area. During the late 1600s and early 1700s, the French explorers and missionaries reported a large population of Iroquoian peoples clustered around the western end of Lake Ontario. They called these people the "Neutral", because they were not involved in the ongoing wars between the Huron and the League Iroquois located in upper New York State.

It has been satisfactorily demonstrated that the Late Ontario Iroquoian communities which were located in southwestern Ontario as far west as the Chatham area were ancestral to at least some of the Neutral

Nation groups (Lennox and Fitzgerald 1990; Smith 1990:283). For this reason, the Late Ontario Iroquoian groups which occupied southwestern Ontario prior to the arrival of the French are often identified as "Prehistorical Neutral". They occupied a large area extending along the Grand River and throughout the Niagara Peninsula as far east as Fort Erie and Niagara Falls (Lennox and Fitzgerald 1990:448).

4.2.2 Post-Contact Indigenous Period

The post-contact Indigenous occupation of southern Ontario was heavily influenced by the dispersal of various Iroquoian-speaking peoples, such as the Huron and closely related Petun, by the New York State Iroquois and the subsequent arrival of Algonkian-speaking groups from northern Ontario at the end of the 17th century and beginning of the 18th century (Schmalz 1991).

The nature of their settlement size, population distribution, and material culture shifted as European settlers encroached upon their territory. However, despite this shift, “written accounts of material life and livelihood, the correlation of historically recorded villages to their archaeological manifestations, and the similarities of those sites to more ancient sites have revealed an antiquity to documented cultural expressions that confirms a deep historical continuity to Iroquoian systems of ideology and thought” (Ferris 2009:114). First Nation peoples of Southern Ontario have left behind archaeologically significant resources throughout Southern Ontario which show continuity with past peoples, even if they have not been recorded in historical Euro-Canadian documentation.

Portions of southwestern Ontario were also occupied by Algonkian-speaking groups who also exhibited cultural influence from Iroquoian-speaking groups, both before and after European contact. Generally, the pre-contact Indigenous presence in much of southern Ontario reflects occupation by northern Iroquoian speakers. During and following the Iroquois Wars of the mid-17th century and the dispersal of the Iroquoian-speaking Huron-Petun and Neutral, a considerable reduction in the extent of territory occupied by Algonkian speakers occurred in southern Ontario. Beginning about 1690, northern Algonkian speakers from northern Ontario began to move southwards and southern Iroquoian speakers began to push southern Algonkian speakers further west (Ferris 2009; Schmalz 1991).

4.2.3 Post-Contact Euro-Canadian Occupation

4.2.3.1 Western/ London District & Middlesex County

Following the Toronto Purchase of 1787, today’s southern Ontario was within the old Province of Quebec and divided into four political districts: Lunenburg, Mecklenburg, Nassau, and Hesse. These became part of the Province of Upper Canada in 1791, and renamed the Eastern, Midland, Home, and Western Districts, respectively. The study area was within the former Hesse District, then later the Western District, which originally included all lands west of an arbitrary line running north from the end of Long Point on Lake Erie to the southernmost point of Georgian Bay.

Official interest in the area dates to 1792 and 1793, when Lieutenant-Governor for Upper Canada John Graves Simcoe and his wife Elizabeth visited the Forks of the Thames during an overland journey from Niagara to Detroit and back (Macleod 1972:155). For Simcoe, the area was natural strategic and administrative centre for the colony; equidistant from Detroit and Niagara and well inland from the hostile US border, it could support nearby naval bases on three of the Great Lakes and be easily defended in the event of American attack (Macleod 1972:156). He subsequently ordered the lands of the Thames River basin be surveyed for European habitation and with the Chippewa Nation negotiated a land surrender called London Township Treaty No. 6. The treaty, witnessed on September 7, 1796 read:

NOW KNOW YE, that we the said principal Chiefs, Warriors and People of the Chippewa Nation for and in consideration of the sum of twelve hundred pounds Quebec currency value in goods estimated according to the Montreal price now delivered to us…beginning at a certain station on the north bank of the said river about nineteen miles above the Deleware [sic] Village following the windings of the said river and about twelve miles distant from the said village in a direct northerly course, being about two miles above a lime stone rock and spring on the said river which station will be more perfectly found by a line run from the main or lower fork at London six miles on a course south, sixty-eight degrees thirty miles; thence north sixty-eight degrees thirty minutes east twelve miles' thence south twenty-one degrees thirty minutes east till it intersects a right line running from the upper forks of the said river at Oxford to the main or lower forks of the said river at London; thence along the said line to the said upper forks on a course north sixty-eight degrees thirty minutes east; thence down the said River Thames following the several winding and courses with the stream to the place of beginning (Indigenous & Northern Affairs Canada 2016).

Two years later, London District was formed from parts of the Home and Western Districts, with the district town established at what is now Turkey Point.

London District was further subdivided into counties and townships. The study area was originally in the County of Middlesex, and the section of Thames River at the study area formed the boundary between Westminster Township on the south, and London Township on the north.

In 1801, Simcoe's former private secretary Colonel Thomas Talbot sold his commission to promote British settlement of the area, and hired surveyor Colonel Mahlon Burwell, who began his work in 1810 (Brunger 2019; Gentilcore & Donkin 1973). However, as early as 1808, a 'non-progressive' squatter named Joshua Applegarth had built a cabin at the Forks near today's Blackfriar's Bridge and attempted to grow rope hemp on the river flats (Stott 1999:13-14).

Both the surveys and settlement would be disrupted by the War of 1812, which came to the London area in 1813. After advancing up the Thames, American forces faced a combined British regular, militia, and First Nation force at Moraviantown, near Chatham. In the ensuing Battle of the Thames, the widely respected Shawnee leader Tecumseh was killed, and the British force was routed (Troughton & Quinlan 2009:43-44). During the 1814 campaign season, the American again met the British on the Thames, and the latter were again defeated at a skirmish on the Longwoods Road, also known as 'Battle Hill' (Troughton & Quinlan 2009:44).

After the war, settlers began arriving in Middlesex County in numbers, concentrating first in Delaware Township, west of the study area, before spreading into Westminster Township and London Township. Histories of European settlement from the initial surveys of Westminster Township and London Township are provided below.

4.2.3.2 Westminster Township

The first land patents for Westminster Township, on the south bank of the Thames at the study area, were issued as early as 1812, shortly after the initial surveys in 1809 and 1810 (Brock and Moon 1972). Settlement began in the southwest corner of the township along North Branch of the Talbot Road and followed by later settlements along Commissioners Road, with the southeast portion of the township being settled last. The township by 1817 had 107 houses and 428 people, including two school houses, one grist mill and one saw mill (Brock and Moon 1972: 566). In 1842, the township now contained four grist and two sawmills while the population had grown to 3,376 (Smith 1846), while at mid-century the

population was 4,525 residents with three grist mills, two carding machines, and a fulling mill (Brock and Moon 1972:566).

The London and Port Stanley Railway line, which runs north-south through the township, was fully operational by 1856 (Brock and Moon 1972: 566). Several small hamlets also developed within the township, including Byron, Lambeth, Hall Mills, Pond Mills, and Glanworth; these communities were settled over the course of the 19th century (Brock and Moon 1972: 577-581).

In 1961 a portion of the township was annexed by the City, and in 1988 the Town of Westminster was established in an attempt to remain autonomous from London; however, it too was annexed in 1993 (Tourism London 2019; Meligrana 2000).

4.2.3.3 London Township & City of London

Burwell's surveys of London Township would not be complete until the late-1820s and it was bound on the north by the townships of McGillivray and Biddulph, on the west by Lobo Township, on the south by the Thames and the Delaware and Westminster townships, and on the east by the Township of Nissouri West (Goodspeed 1889). London Township is the largest of the Middlesex townships, covering approximately 96,000 acres (Page & Co. 1878), and its earliest 'official' settlement dates to 1818, when Talbot granted land to several Irish families.

Poor roads to the area prevented all but modest growth, but this changed dramatically in 1827 when London was made capital of London District and the site for the district courthouse, which had been erected by 1829 (Troughton & Quinlan 2009:47; Stott 1999:15). Three years later the population numbered around 400 and despite an outbreak of Asiatic cholera had recovered by 1835 to boast over 1,000 inhabitants, surpassing the population of neighbouring towns such as St. Thomas, Port Stanley, and Delaware. During the 1837 Rebellion, London was selected as permanent garrison for the British 32nd Regiment and continued to grow, surpassing 1,800 people in 1840 when it reached police village status. The population of the township, exclusive of the Village of London, reached 3,955 people by 1842 (Stott 1999:15; Page & Co. 1878).

The first of two devastating fires swept through a large portion of Dundas Street in 1844 while a second fire the following year, known as 'The Great Fire', burned a substantial portion of the village. These led to a by-law defining boundaries in the village where no wooden structures could be erected (Page & Co. 1878). Industries in the township at this time included three grist and six saw mills (Smith 1846).

In 1847 London incorporated as a Town and by 1850 the township's population had reached 6,034 people. London's incorporation as a city came into effect on January 1, 1855 when its population surpassed 10,000 (Smith 1850), a rapid growth spurred by arrival of the Great Western Railway in 1853 and later supported by the London-Port Stanley Railway in 1856. Two years later the township was considered fully settled, and throughout the 1870s London continued to see steady growth owing to its rich agricultural land, as well as manufacturing in industries such as brewing, oil, carriage manufacture, and foodstuffs such as confectionary (Department of Agriculture 1880). London had also experienced an 'oil fever' between 1862 to 1865, but overproduction soon drove the price down.

London Township's population had grown to 9,645 inhabitants by 1880, with several small hamlets including Birr, Elginfield, Denfield, Ilderton, Vanneck, Bryanston, and Kensington (Brock and Moon 1972: 520-522). The City by then was divided into seven wards and had several suburbs, including Kensington, Petersville, and Westminster (Page and Co. 1878). Over the next two decades, London annexed London

East (1885), London South (1890), and London West (1898), followed by Pottersburg, Ealing, and Chelsey Green in 1912 (Tourism London 2019). In 1892 the London City and Middlesex County Directory listed the City's population as 15,983 people (Might's Directory Co. 1892).

The City continued to grow into the first two decades of the 20th century as its industrial base developed and the Ontario shifted to an increasingly urban economy (Troughton & Quinlan 2009:54). This was stifled by the Great Depression in 1929, and in 1937 the Thames River flooded, killing one and leaving hundreds homeless (Troughton & Quinlan 2009:54; Tourism London 2019). London's manufacturing industries contributed to the war effort through 1939-1945, but agriculture dropped precipitously in the post war years while other economic activities, such as the automotive industry, diversified and expanded (Troughton & Quinlan 2009:56-58). London reached nearly a quarter of a million residents by 1976 primarily by annexing surrounding communities beginning in 1961. By 2016, the population of the City had expanded to 494,069, making it one of the largest urban municipalities in Ontario (Statistics Canada 2016).

4.2.3.4 Study Area & Springbank Dam

The study area is immediately east of what was historically Hall's Mills, named for New Hampshire native Cyrenius Hall and the site of a carding and fulling mill, then later gristmill and dam, on the south bank of the Thames from 1831 to after 1930 (Figure 2)(London Public Library 2019). Under the original surveys the study area was within Lots 42 and 43, Concession B in the former Westminster Township on the south, and Lot 26, Concession C in the former London Township in the north. Burwell's 1812 map of Westminster Township and Simon Watson's 1810 map of London Township both indicate these lots as unoccupied (Figure 3). Lot 43, Concession B was settled by Robert Flint by 1837, when he built the stone cottage that stands at today 1050 Flint Lane – 1097 Commissioners Road West.

The next glimpse of the area is the 1850 *Sketch of part of the London Township*, which depicts only the "Bridge at Hall's Mills" and still extensive forest coverage along the north side of the river. More detail is shown in Tremaine's 1862 *Map of the County of Middlesex*, which includes a 'Woolen Factory' and grist mill at Hall's Mills, now known as the community of Byron. Lot 42, Concession B was two parcels by this date, with the east including a saw mill owned by John Skuse, and the west parcel owned by Lord Montcastle (Figure 3). Lot 43, Concession B had also subdivided, with Robert Flint's son "P[irney] Flint" owning the east parcel, and Daniel Munro owning the west parcel. What would become Colonel Talbot Trail/ North Street is shown crossing the river between Flint and Munro's property, but no bridge at this location appears on Peters' 1863 *Map of the Township of London, Canada West*. Several individual buildings of Hall's Mills are depicted and like the Tremaine map indicates all the properties on the north bank of the Thames at the study area as owned by the Bank of Upper Canada.

The 1878 maps of Delaware and Westminster Townships in the *Illustrated Historical Atlas of Middlesex County* (Page & Co. 1878) has the east parcel of Lot 42, Concession B annotated with "J.D." and the west parcel now under the ownership of Pirney Flint (Figure 4). Both parcels have a structure sited on Commissioners Road West, and the mill is indicated on the east parcel as it had on the Tremaine map. Across Colonel Talbot Road/ North Street on the east parcel of Lot 43, Concession B is an unattributed parcel with a structure and orchards that may also have been owned Pirney Flint. The west parcel is shown belonging to N. Bartley. For Lot 26, Concession C in London Township, the *Illustrated Historical Atlas* map for London Township shows no details except that T. Griffith was owner (Page & Co. 1878) (Figure 4).

The same year the *Illustrated Historical Atlas of Middlesex County* was published, City engineers Robinson, Macy and Fairbairn drew up a *Map of the site of proposed waterworks for the City of London at Coombs Mills & Byron, Broken Front Con'sn, Westminster*. On Lot 42, Concession B they depicted three structures on Commissioner's Road West and "Duftons Mill" with associated pond on the south bank of the Thames. For Lot 43, Concession B they illustrated three structures. Between Lot 42 and 43 is a road allowance indicated by dashed lines, and an "open drain" runs east-west and parallel with the Thames from "Griffiths Pond" in Byron to a channel at "Coombs'" woolen mill on Lot 40, Concession B. No structures or other features are shown on the north bank of the Thames.

The City engineers' work had been preceded by growing concern in the 1870s over the quality and supply of London's water for drinking and fire suppression, although reaching a solution would have to face three referendums between 1875 and 1877. With a majority vote finally recorded in December 1877, land acquisitions and design for a waterworks at Coombs' Mills could begin. Construction of the 3-million-gallon capacity Springbank Pumphouse was underway in 1878 and completed by January 1879 (Figure 5). It had two 111-horsepower Risdon water turbines powering internal Holly turbines, an associated crib-dam spanning the river designed by noted bridge-builder Isaac Crouse, and 6-million-gallon reservoir at the nearby "Reservoir Hill" (Simner 2015:30-31; McTaggart & Merrifield 2010:16). In the "Waterworks Park" established around the plant, the London Water Commissioners authorized picnic grounds, the summer "Hotel Neebing" dance pavilion (a converted church relocated from the city), and an observatory (Simner 2016). On the north side of the river to the east was Ward's Hotel, built in 1880 and a popular site for rowing regattas (Figure 6) (London Public Library 2019). For urban holiday makers these recreational areas were linked to London by steamship service. Tragically, on May 24, 1881 the overloaded *Victoria* took on water and capsized, drowning 181 men, women, and children (Dickinson *et al.* 1999:Booklet 5).

The *Victoria* Disaster had a chilling effect on tourism to the area, and it is only infrequently noted in local papers into the early 1890s (Simner 2016:13-15). Nevertheless, by 1882 a second pumphouse was added and the original equipment upgraded (McTaggart & Merrifield 2010:22). A storm and subsequent flooding swept through West London in July 1883, taking 17 lives, and so badly damaged the dam that it had to be replaced in concrete (Den Otter 1988:160; McTaggart & Merrifield 2010:22).

In the following decade the City purchased the Flint lands, named the surrounding lands "Springbank Park" and encouraged its rejuvenation by granting the London Street Railway the rights to seasonally run electric-powered trollies from the downtown and hold special events. The line was completed for its first passengers on May 25, 1896 and was popular despite the uncomfortable conditions (Simner 2016:15-16). Facilities such as a pavilion and theatre were added in subsequent years, and by 1914 the park covered 546 acres and included an amusement park by 1914 (Armstrong 1986:142; Simner 2016:23). This coincided with further upgrades to the waterworks, including repairs after a washout in 1899 (Acres International 2003:2), and the reservoir upstream was also used seasonally for boating and fishing (McTaggart & Merrifield 2010:30; McTaggart 1996). The 1913 topographic map provides a view of the park at this height of popularity and indicates the waterworks associated with a "Foot Bridge" (Figure 7). It also shows the north side of the river as still covered in forest with only a few buildings, a sparse land use that would continue into the early 1970s.

In 1918, the waterworks dam was damaged by ice, yet this time would not be repaired or replaced in kind. A remnant of the dam and its nearby foot bridge are depicted on both the 1919 and 1924 topographic maps.

In 1929 the Springbank Dam was built approximately 1.25 km downstream from the waterworks, both to create a 55-ha reservoir for recreational activities such as swimming and rowing, and as flood control for as much as 7 km upstream (Acres International 2003:2). To further enable this usage and control, the old foot bridge and waterworks dam were removed. Unfortunately, little information could be found on the "new" Springbank Dam's initial planning or design influence.

In April 1937, the Springbank Dam would be tested, and survive, the worst recorded flood in southern Ontario history (Den Otter 1988:160). So extensive was the damage that in June the same year county representatives from Perth, Oxford, Middlesex, Elgin and Kent met to coordinate flood control measures. The outbreak of the Second World War would curtail collaboration, but after a flood scare in August 1947 the Upper Thames River Conservation Authority (UTCRA) was formed with a mandate for flood protection (Den Otter 1988:161; Dickinson *et al.* 1999:Booklet 4).

The waterworks at Springbank continued in operation through the 1920s and 1950s, and in 1958 the park became the home of Storybook Gardens, a theme park still in operation today (McTaggart & Merrifield 2010:45). Aerial photographs and topographic maps between the mid 1940s to 1960s show little substantial change to the dam or immediate area, but this period saw changes to the park infrastructure as well as phasing out the Springbank Pumphouse in 1967 (National Air Photo Library 1945, 1950, 1960, Department of Energy, Mines and Resources 1961; McTaggart & Merrifield 2010:47).

The following year and into 1969 the UTCRA undertook a major rehabilitation of the Springbank Dam with Provincial government support. This was part of a wider flood control planning effort since 1952 that had resulted in diking at the Forks of the Thames and construction of the Fanshawe Dam (1953), the Wildwood Dam (1965), and Pittock Dam (1967) (Dickinson *et al.* 1999:Booklet 4). The Springbank rehabilitation included "concrete repairs, installation of a new pier in the south bay, installation of an automatic vertical sluice gate, construction of a sheet-pile wall on the left (south) abutment, concrete cribwork on the right (north) abutment and downstream revetment work, in the riverbed a number of changes including altering the south sluice by installing a screw-operated vertical lift gate" (Acres International 2003:2).

Through the 1970s and 1990s, park operations were expanded and improved, and it also became the site of rowing regattas, and road and bike races. The London Canoe Club, Canadian Canoe Association, London Rowing Club, and Dragon Boat teams were all active users of the reservoir, while the London Centennial Wheelers had established their annual Springbank Road Races in the park since 1969 (McTaggart & Merrifield 2010:47-49; Bocking & Eberhard 2018; City of London *London's Cycling History* plaque).

In 2000 a major flood damaged the Springbank Dam, and following a 2003 assessment work (Acres International 2003) was carried out in 2006 to: repair damage to the concrete; remove the deck, tower and the sixth pier; replace the stop logs with crest gates; and replace the original gates. Two years later, a bolt sheared on one of the newly installed gates during routine testing, leaving them stuck open and rendering the dam inoperable (Stacey 2017).

Figure 2: Hall's Mills (Bryon) in 1905 (London Public Library 2019).

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Original Format is Tabloid 279mm x 432mm

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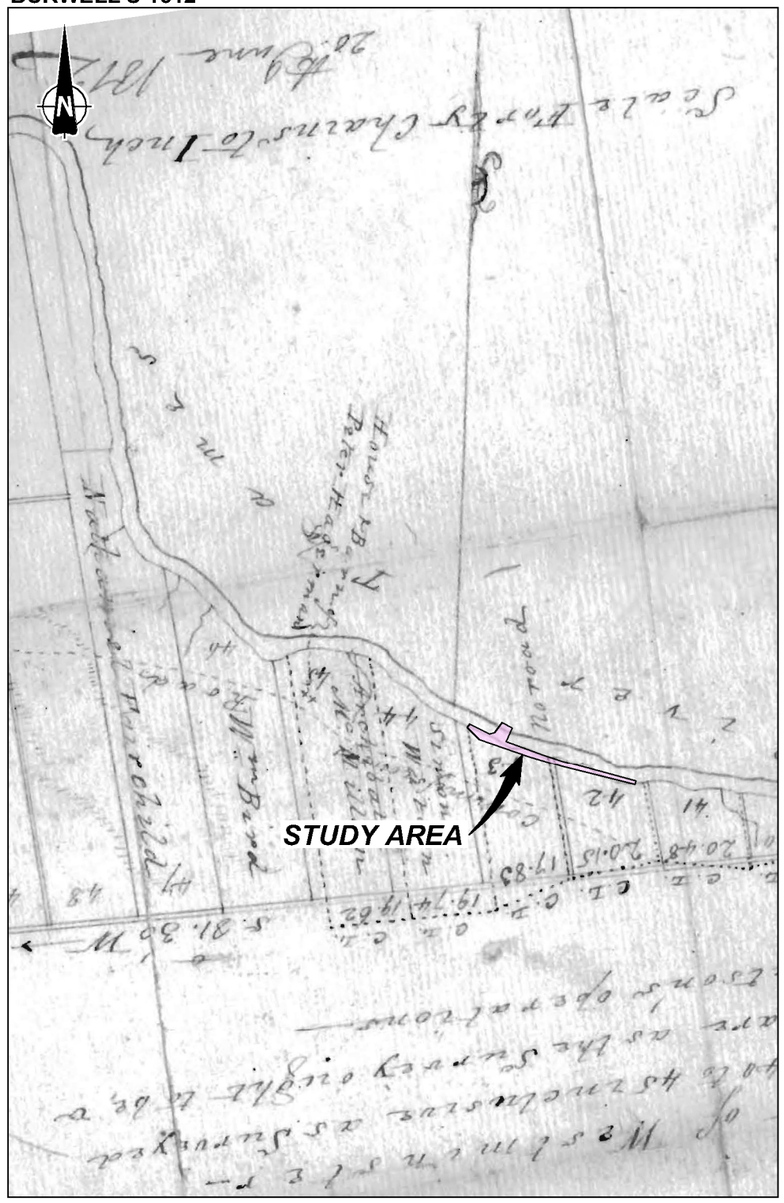
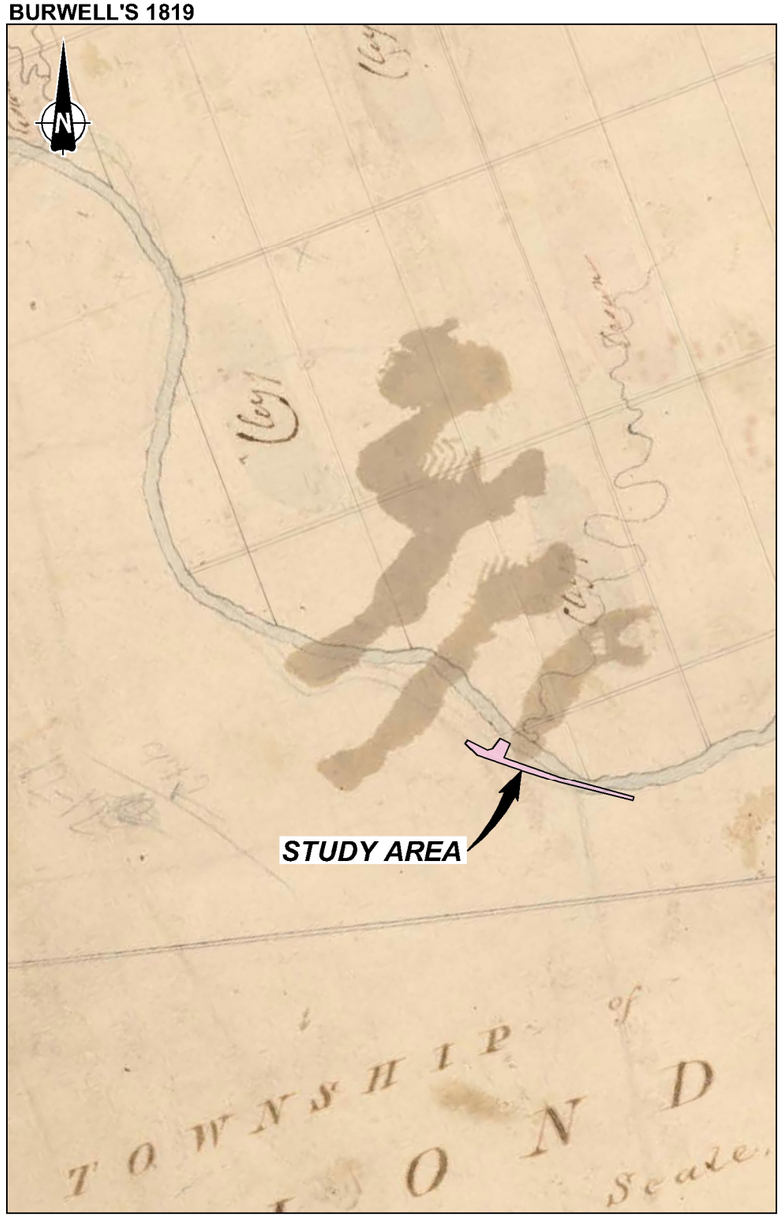
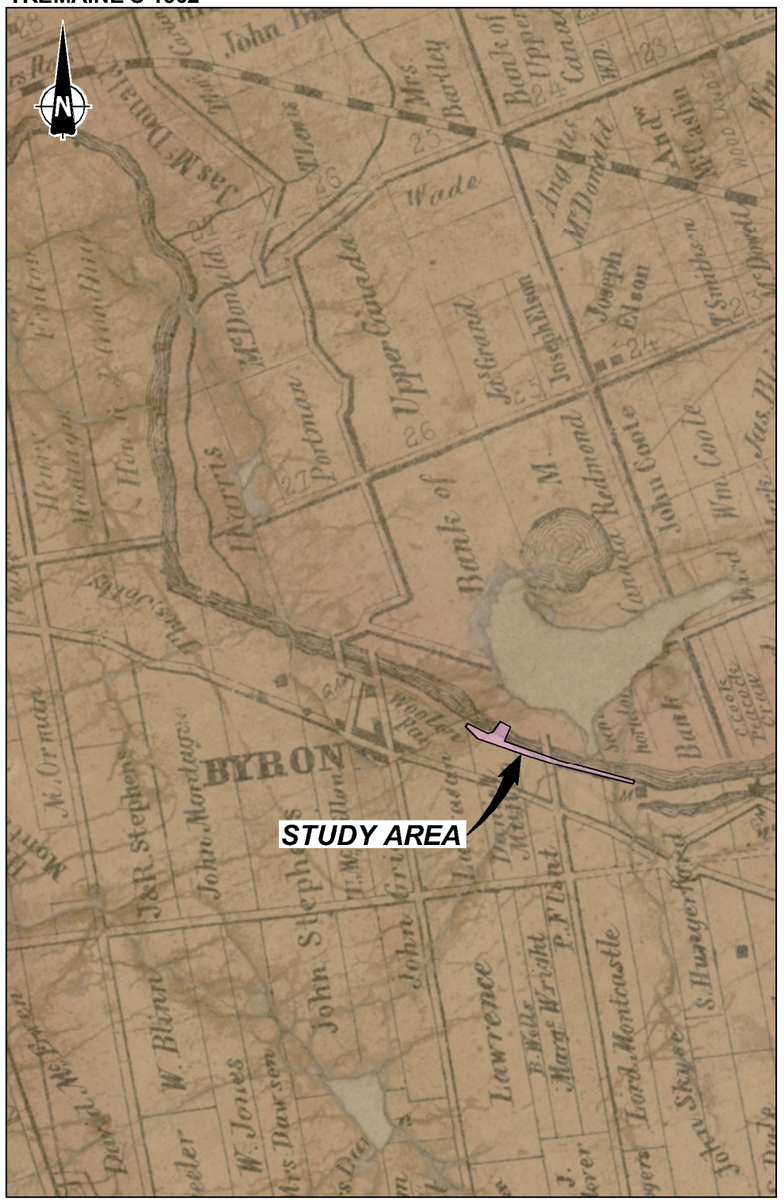
BURWELL'S 1812



BURWELL'S 1819



TREMAINE'S 1862



LEGEND

APPROXIMATE LOCATION OF STUDY AREA

REFERENCE

DRAWING BASED ON BURWELL, MAHLON, 1812 TOWNSHIP OF WESTMINSTER SURVEY MAP, NO. 6;
BURWELL, MAHLON, 1819 TOWNSHIP OF LONDON PATENT PLAN, B.6; AND
TREMAINE, GEORGE R., 1862 TREMAINE'S MAP OF UPPER CANADA. GEORGE C. TREMAINE., TORONTO.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.

ALL LOCATIONS ARE APPROXIMATE.

PROJECT

CULTURAL HERITAGE ASSESSMENT REPORT
SPRINGBANK DAM AND "BACK OF THE RIVER"
MUNICIPAL CLASS (SCHEDULE B)
ENVIRONMENTAL ASSESSMENT
CITY OF LONDON, ONTARIO

TITLE

PORTIONS OF BURWELL'S 1812 & 1819 SURVEY MAPS AND TREMAINES 1862 MAP

GOLDER

PROJECT No.			1772930	FILE No. 1772930-5001-R01003
			SCALE	NTS REV.
CADD	AMS/ZJB	Apr 2/19		
CHECK				

FIGURE 3

Client: CH2M

Original Format is Tabloid 279mm x 432mm

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Apr 02, 2019 – 2:38pm

Drawing file: 1772930–5001–R01004.dwg

LONDON

WESTMINSTER

LEGEND

APPROXIMATE LOCATION OF STUDY AREA

REFERENCE

PAGE, H.R. AND CO., 1878, ILLUSTRATED HISTORICAL ATLAS OF MIDDLESEX COUNTY. H.R. PAGE & CO., TORONTO.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.

ALL LOCATIONS ARE APPROXIMATE.

PROJECT

CULTURAL HERITAGE ASSESSMENT REPORT
SPRINGBANK DAM AND "BACK OF THE RIVER"
MUNICIPAL CLASS (SCHEDULE B)
ENVIRONMENTAL ASSESSMENT
CITY OF LONDON, ONTARIO

TITLE

PORTIONS OF THE 1878 HISTORICAL ATLAS MAPS OF LONDON AND WESTMINSTER TOWNSHIPS

GOLDER

PROJECT No.			1772930
			SCALE AS SHOWN
CADD	DCH/ZJB	Apr 2/19	REV.
CHECK			

FILE No.1772930–5001–R01004

FIGURE 4

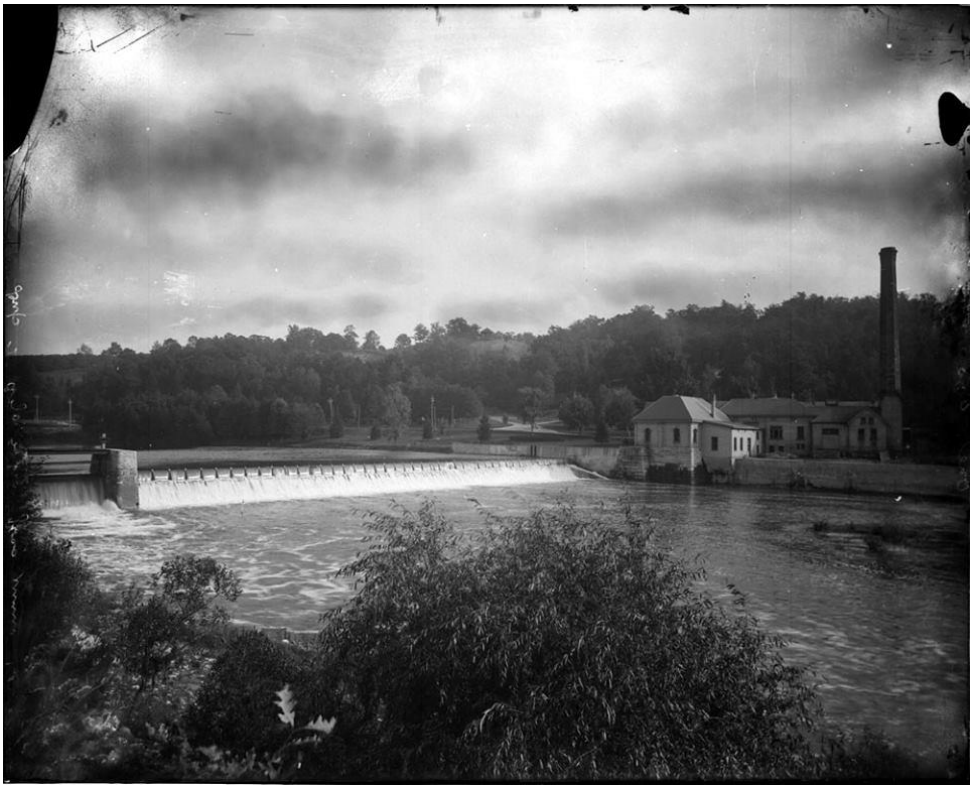

Figure 5: "Power House in Springbank Park" circa 1917 (Library & Archives Canada, Harry McKellar collection, Online MIKAN no. 3317694).

Figure 6: Regatta at Ward's Hotel, 1880 (Ivey Family London Room Digital Collections, London Public Library, 2019).

Client: CH2M

Original Format is Tabloid 279mm x 432mm

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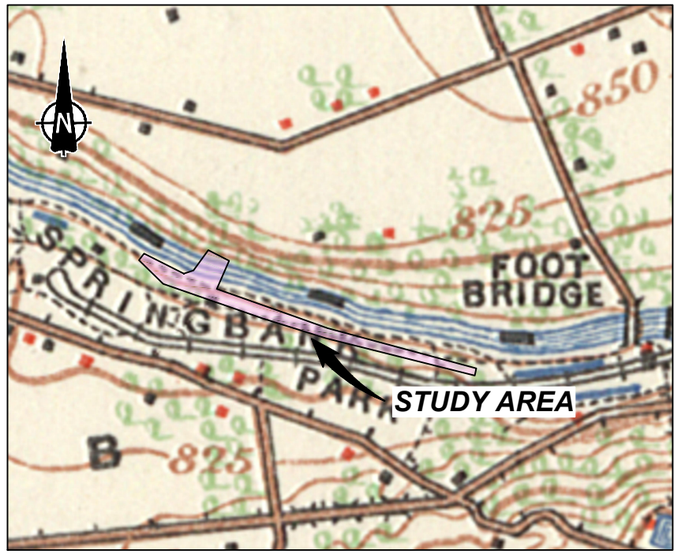
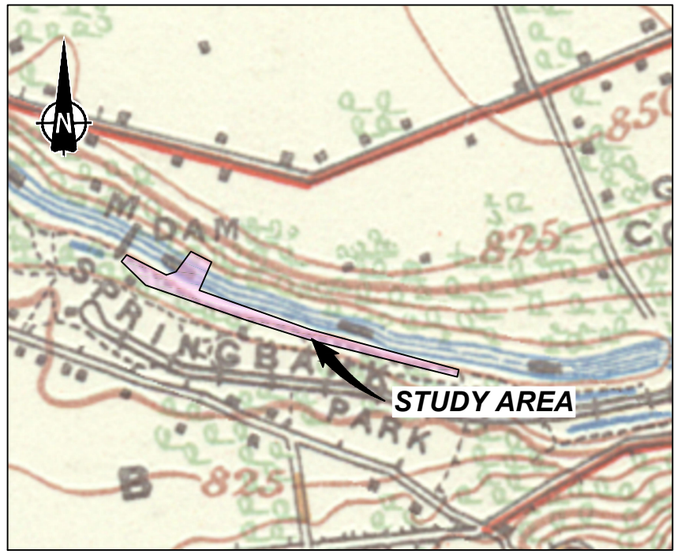
Drawing file: 1772930-5001-R01007.dwg

1913

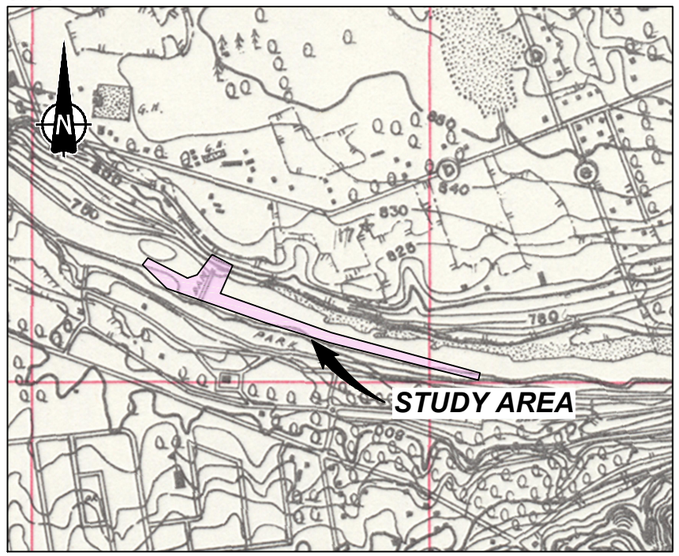


1929

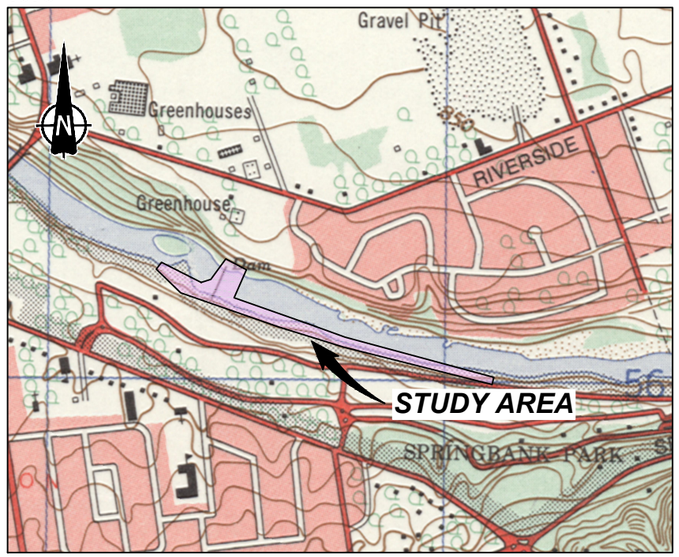


1948

1961



1973



LEGEND

APPROXIMATE LOCATION OF STUDY AREA

REFERENCE

1913, DEPARTMENT OF NATIONAL DEFENSE, ST. THOMAS, SHEET NO. 37. SCALE 1:63,360;
1929, DEPARTMENT OF NATIONAL DEFENSE, ST. THOMAS, SHEET 40 I/14. SCALE 1:63,360;
1948, DEPARTMENT OF NATIONAL DEFENSE, ST. THOMAS, SHEET 40 I/14. SCALE 1:63,360;
1961, DEPARTMENT OF ENERGY, LAMBETH, SHEET 40 I/14. SCALE 1:25,000; AND
1973, DEPARTMENT OF ENERGY, LAMBETH, SHEET 40 I/14. SCALE 1:25,000.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.

ALL LOCATIONS ARE APPROXIMATE.

PROJECT
CULTURAL HERITAGE ASSESSMENT REPORT
SPRINGBANK DAM AND "BACK OF THE RIVER"
MUNICIPAL CLASS (SCHEDULE B)
ENVIRONMENTAL ASSESSMENT
CITY OF LONDON, ONTARIO

TITLE
PORTIONS OF THE 1913, 1929, 1948, 1961 AND 1973 TOPOGRAPHIC MAPS

GOLDER

PROJECT No.			1772930	FILE No.1772930-5001-R01007
				SCALE NTS REV.
CADD	DCH/ZJB	Apr 2/19		
CHECK				

FIGURE 7

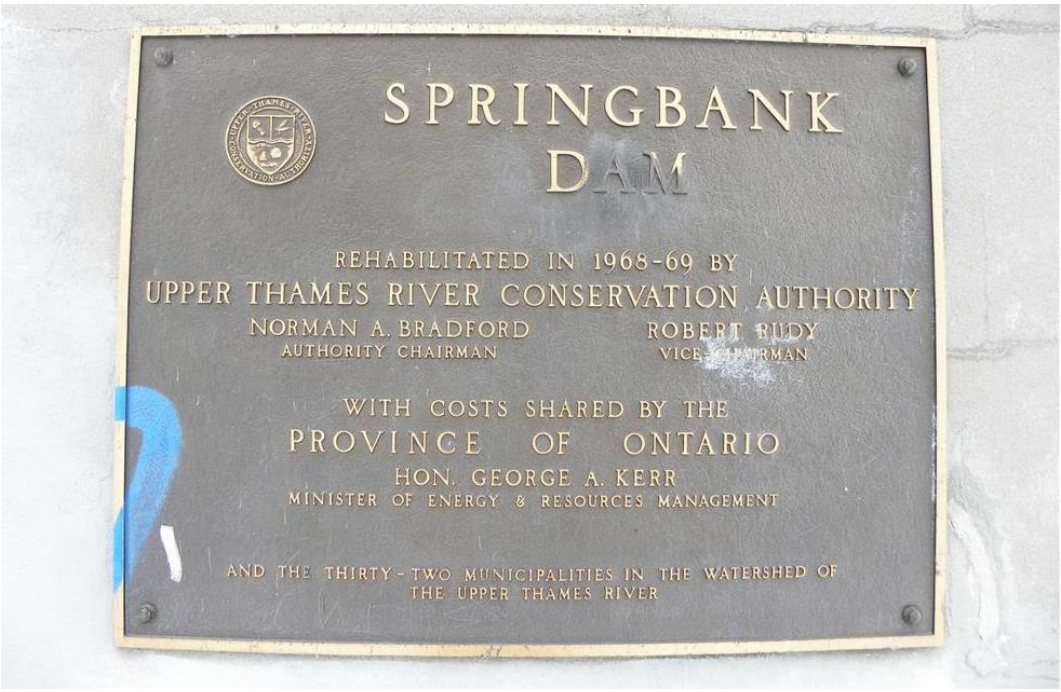


Figure 8: Plaque commemorating 1968-69 rehabilitation of the Springbank Dam.

Figure 9: Aerial view of the Springbank Dam, pre-2006 (One River Stage 2 2018:9).

5.0 EXISTING CONDITIONS & IDENTIFIED CULTURAL HERITAGE RESOURCES

5.1 Setting

The study area can be characterized as parkland and recreational and is zoned as “OS4: Open Space within the City”. The Thames River has steep banks to the north and south, between three and ten meters in height. No public roads run through the study area, but primary access through the study area is a paved two-way walking and biking path that extends along the south bank of the Thames and is lined with mature vegetation. There is also an access road through Springbank Park that curves to the north from the west and terminates in a small, paved parking area west of the dam.

North of the Springbank Dam, the late 20th to early 21st century residential properties on the former V.W. Little Estate at the top of the slope are obscured from view due to the steep angle and height of the banks, and a screen of tall trees. The topography of the study area is undulating with considerable elevation changes around the Thames River. Elevations continue to rise to the west and northwest of the study area, out of the river valley.

5.2 Identified Cultural Heritage Resources

As described in Section 1.0, Golder’s 2017 cultural heritage overview had identified the known and potential cultural heritage resources in the study area, and these were confirmed for this CHAR through historical research, consultation with the City, and field investigations.

Within and adjacent to the study area are:

- The Thames River, a Canadian Heritage River;
- Three built heritage resources (Flint Shelter, Flint Cottage, and Springbank Pumphouse) at 1040 Flint Lane-1097 Commissioners Road West, a protected heritage property designated under Part IV of the *Ontario Heritage Act*;
- “The Cedars” at 1266 Riverside Drive, a protected heritage property designated under Part IV of the *Ontario Heritage Act*; and,
- The Springbank Dam, a potential cultural heritage resource with date of construction 40 or more years old.

Six potentially significant views were also identified through consultation with the City:

- View 1: facing south from the north side of 1266 Riverside Drive;
- View 2: facing east from the west end of 1266 Riverside Drive;
- View 3: View facing east from the Byron Bridge with 1266 Riverside Drive to the left and Springbank Dam in the distance;
- View 4: View of Springbank Dam from the south bank of the Thames River;
- View 5: Panorama of Springbank Dam and the Thames River to the east; and,
- View 6: View facing west from the far east end of the study area.

These are described below in order from east to west. An evaluation of the Springbank Dam is provided in Section 5.2.3, and views described in Section 5.2.5.

5.2.1 Thames Canadian Heritage River

View facing west from Springback Dam (January 18, 2019)

View facing east from Springbank Dam (January 18, 2019)

Cultural Heritage Status: Designated a Canadian Heritage River in 2000

Description: *Natural and Cultural Heritage Resource* – The Canadian Heritage River designation includes 273 km and its entire watershed, which drains 5,285 km² of land. The upper portions of the Thames are characterized by rocked riverbeds and steep slopes, while the lower Thames is relatively shallow and slow moving, over clay and sand, with low banks (CHRS 2018). The Thames is home to a diverse natural population including several rare species of plants, and one of the most diverse fish populations in Canada (CHRS 2018).

CHVI: The Thames River is divided into the North, Middle, and South Thames, with the north and south branches meeting at the Forks in the City of London, a significant historical and natural landmark. The watershed is the second largest in southwestern Ontario and includes the continuous occupancy by Indigenous peoples for over 11,000 years. The Thames River includes hundreds of archaeological sites along the waterways and continues to be a significant aspect of Indigenous placemaking. Four Indigenous groups reside along the river: Chippewa of the Thames, Moraviantown, Munsee-Delaware Nation, and the Oneida Nation of the Thames.

It also holds significance for its connection with European exploration from the 17th century through the historic period and includes the fur trade, early settlement in Ontario, military battles, and agricultural use and modifications. The Thames was famously the terminus for the Underground Railroad.

Managed by the Upper Thames River and Lower Thames Valley Conservation Authorities, the river has a long connection to recreational activities which continue to this day, including trails along the river, rowing and boating, swimming, fishing, and sailing. The Thames River is a designated Canadian Heritage River, recognized as a place of significant natural, cultural, and recreational heritage. The

River demonstrates historical and contextual value as containing thousands of archaeological and historical sites, including battlefields, agriculture, and a route for refugee people escaping enslavement south of the Canada/USA border.
Heritage Attributes/ Values: The river's cultural heritage values include: ■ Indigenous occupancy from 11,000 years ago to the present; ■ A multitude of archaeological sites along the river system; ■ The birthplace of Canadian agriculture and the agricultural heartland of eastern Canada; ■ War of 1812 sites; ■ The terminus of the Underground Railway for fugitive slaves prior to the American Civil War; ■ A rich architectural heritage; ■ Rural and human settlement strongly influenced by the river; ■ A leading role in the establishment of Conservation Authorities in Ontario; and, ■ The birthplace and/or homes of prominent Canadians including Adam Beck, Timothy Eaton, John Labatt, Harriet Boomer, and Tom Patterson (UTRCA 2000:3).

5.2.2 1040 Flint Lane – 1097 Commissioners Road West

Flint Cottage & Flint Shelter

The Flint Cottage in Springbank Park (March 28, 2019)

The Flint Shelter in Springbank Park (March 28, 2019)

Cultural Heritage Status: Designated by the City of London in 1979 for its "historic or architectural value or interest" under Part IV of the *Ontario Heritage Act* (By-law L.S.P.-2413-101)

Description (as provided in the Canada's Historic Places *Canadian Register*): The Flint Cottage and Flint Shelter are located at 1097 Commissioners Road West and 1040 Flint Lane, on the north side of Commissioners Road, south of the Thames River and northwest of the intersection of Commissioners Road and North Street, in the former Village of Byron, now the City of London. The two one-storey cobblestone cottages were constructed in 1837 and 1857 respectively.

CHVI (as provided in the Canada's Historic Places *Canadian Register*): The Flint Cottage and Shelter are very rare local examples of cobblestone construction. They also serve to exemplify the work and fortunes of the Flints, an important pioneer family, of the former Village of Byron, and Township of Westminster, now the City of London.

The Flint Cottage, the more modest westernmost cobblestone building, was erected by Robert Flint, in 1837. Flint emigrated from the British Isles to America in 1834, and soon after had moved to Byron, Ontario. The Flint Shelter was built in 1857, by Robert Flint and his son Pirney. The cut stone dressing and the more elaborate front entrance of the 1857 cottage denotes a considerable increase in prosperity, of the Flint Family, over the time when the original cottage to the west was built. Both the cottage and the shelter share cobblestone construction, symmetrical façades and hip roofs.

The cottage and shelter remained in the possession of the Flint family until 1891, when they were purchased by the London Board of Commissioners. They have been used for civic purposes since that time, most notably the use of the 1837 cottage, as a stop and shelter for the Springbank line, of the London Street Railway.

Flint Cottage & Flint Shelter

The cottage and shelter are situated in close proximity to each other providing a critical view that exemplifies the changing living standards of the family as they become more prosperous over time. The cottage and shelter's location within Springbank Park and on the south bank of the Thames River acts as a constant reminder for the park users of the contributions of early settlers to the Byron area.

Heritage Attributes (as provided in the Canada's Historic Places *Canadian Register*)

Elements that contribute to the heritage value of the Flint Cottage and Shelter include their:

- One-storey cobblestone construction;
- Hip-roofs;
- Symmetrical façades;
- Stone dressing on the cottage; and,
- Cut stone dressing on the corner of windows and doors on the shelter.

Pumphouse – Springbank Park

View facing west of the Pumphouse and remnants of the dam (March 28, 2019)

South portion of the Pumphouse (March 28, 2019)

Cultural Heritage Status: Designated by the City of London in 1994 for its "historic and architectural value or interest" under Part IV of the *Ontario Heritage Act* (By-law L.S.P.-3260.187)

Pumphouse – Springbank Park

Description: The Pumphouse is located at 1097 Commissioners Road West and 1040 Flint Lane, on the south bank of the Thames River in Springbank Parks, north of Springbank Drive and northwest of the intersection of Springbank Drive and Westmount Drive, in the City of London. The brick pumphouse was constructed between 1878 and 1894.

CHVI (as provided in By-law L.S.P.-3260.187): Designed by City Engineer and Architect William Robinson in 1878, the Springbank Pumphouse signified a major advance in the field of local public health through the controlled provision of a pure and assured supply of water. In 1876 City Council voted acceptance of a plan to construct a waterworks system west of London on the south bank of the Thames River. The recommended source of water was the Coombs Springs, which was channelled to various holding ponds through a series of underground drainage tiles. The water was then directed to the pumphouse which was situated next to the dam, parts of which can still be seen today. The river provided the hydraulic pressure to pump the water to the top of Reservoir Hill. From that point, gravity was used to pipe the water to various points of the City.

In 1881, a second building was designed by Thomas Tracey on the pumphouse site to house the steam pumping equipment which was used as a back-up to the hydraulic power.

The most striking feature of the original pumphouse (1878) at Springbank Park is its centre gable and steeply pitched hip roof, typical of the Ontario Cottage Style. Other features of note include pilasters with ornamental brackets; windows with stone sills, stone segmental arches and incised key stones; and a triangular window above the date stone located within the centre gable. The extra bay on the south side of the building was added early in this century. The pumphouse originally had a metal (fireproof) roof, an iron floor and roof girders.

The second building constructed on this site (Thomas Tracey, 1881) was located to the south west of the original pumphouse. Designed also in the form of an Ontario Cottage, it contains features such as metal brackets, bargeboards and a date stone shaped in the form of the triangular window on the original pumphouse structure. This building also features polychromatic brickwork, paired windows and an uninterrupted surface area. Photographs indicate that there were originally paired windows on each side of the frontispiece.

Finally, a third building designed by John M. Moore was built in 1894 to link the original pumphouse and the second building, thus making it one building rather than two.

Heritage Attributes:

Elements provided in By-law L.S.P.-3260.187 for the Pumphouse include its:

- Combined elements built in 1878, 1881, and 1894;
- 1878 section with centre gable and steeply pitched hip-roof, pilasters with ornamental brackets, windows with stone sills, stone segmental arches and incised key stones, and a triangular window above the date stone located within the centre gable; and,

Pumphouse – Springbank Park
■ 1881 section with metal brackets, bargeboards, date stone shaped in the form of the triangular window on the original pumphouse structure, polychromatic brickwork, paired windows, and an uninterrupted surface area.

5.2.3 1266 Riverside Drive – "The Cedars"

View of property from Byron Bridge (January 18, 2019)

Photo of "The Cedars" from 2014 (Carruthers 2014)

Cultural Heritage Status: Designated by the City of London in 2015 under Part IV of the *Ontario Heritage Act* (By-law L.S.P.-3447-160)

Description (*from By-law L.S.P.-3447-160*): The property located at 1266 Riverside Drive is located on the north side of the Thames River in the City of London, Ontario, east of the Byron Bridge. The two and a half storey white wood frame structure located on the property, locally known as the Cedars, faces Springbank Park across the Thames River. Access to the property from Riverside Drive is down a steep escarpment.

CHVI: The Cedars was destroyed by fire on July 7-8, 2018 but the City noted during consultation that "the property still has a contextual relationship to the Thames River and Springbank Park, as well as historical values." As described in By-law L.S.P.-3447-160, these historical or associative values are:

"The historical or associative value of the Cedars is derived to its associations with prominent Londoners, as well as its role in supporting boating and leisure activities along the Thames River. The Cedars was constructed in the 1880s by William Knox on land located in Concession I of the former London Township. John Pocock, part owner of the London Shoe Company subsequently purchased the Cedars. In 1906, the Cedars was purchased by Herbert A. Sabine, owner of Sabine & Company, a wholesale and imported cloth business in London. By 1920, the Cedars became the permanent home

of the Sabine family and remained within the ownership of the extended Sabine family until 1978. This part of the former London Township was annexed by the City of London in 1961.

Following the construction of the Springbank Pumphouse in 1876 and the subsequent establishment of Springbank Park, Thames River outings became a popular pastime for pleasure-seeking Londoners. John Pocock maintained an athletic club at the Cedars with a gymnasium and facilities for boating, bowling, and shooting to attract day-trippers. Boating and racing activities were popular summer activities. To capitalize on this, Pocock reportedly maintained twenty to thirty canoes and rowboats at docks on each side of the Thames River."

Heritage Attributes (*from By-law L.S.P.-3447-160*):

Heritage attribute listed in By-law L.S.P.-3447-160 include:

- The form and scale of the Cedars, and two and a half storey white wood frame structure which is visually prominent when seen from the south side of the Thames River;
- The cross gable centred on the south facade;
- Within the gable, a balcony framed within an arch;
- The four-bay double arcade verandah in a vernacular Italianate style across the south facade and one bay on the east and west facades. Arches on the south facade the ground level appear slightly flattened with round arches on the storey above as well as on the east and west facades;
- The pattern of voids (doors and windows) which provide visual and physical access to the double arcade verandah on the ground and upper storeys;
- The gable roof extended to cover the double arcade verandah;
- Wood siding, in particular, the chevron-laid wood siding on the double arcade verandah and gable;
- Two windows on the upper floors of the easts and west facades each framed with exterior trim including vertical muntins. The two windows in the pediment of the gable roof are shaped with decorative trim used to create a pointed arch in the upper lights. The lower level windows are rectangular with a decorative hood moulding above each;
- A white brick chimney on both the east and west walls;
- River stone foundation; and,
- Unobstructed scenic views of the Cedars to and from Springbank Park.

5.2.4 The Springbank Dam

5.2.4.1 Existing Conditions

The Springbank Dam is a regulating afterbay dam type as it impounds water in a reservoir, and aids in regulating water flow downstream. In its construction it is a gated run of river concrete gravity dam, where the triangular-shape profile of the concrete abutments on either side and mid-section spillway piers exert enough weight to resist the water pressure (Bureau of Reclamation 1987:315) (Figure 11 to Figure 15). These are further supported at the base by a concrete slab (Acres International 2003). Overall the dam measures 67 m long and 9.8 m high, and has a 6 m wide deck or bridge for personnel access.

Water flow through dam's spillway bays was controlled by means of vertical pull gates or stop logs. Stop logs are either thick wood beams or other heavy materials such as steel or concrete that are stacked to the desired height and "form a bulkhead that is supported in slots or grooves recessed into the supporting piers" (Figure 16) (Bureau of Reclamation 1987:364). These are then raised or lowered manually or hydraulically to regulate the water flow. Originally the Springbank Dam had five bays of stop logs between each spillway pier or between the outer spillway piers and the embankments. The slots for the stop logs are visible on the interior sides of the spillway piers (Figure 17). There were also three automatic overshot flap gates in the mid-south portion bay that release pressure in the event of a flood event, and top hinged steel gains attached to the underside of the deck to allow for ice and high-water levels to pass through (Acres International 2003:2).

When the dam was rehabilitated in 1968, the most significant changes were installing a new spillway pier on the south bay and an automatic vertical sluice gate, and adding a sheet-pile wall to the south abutment. The south sluice was also changed to house a screw-operated vertical lift gate (Acres International 2003:2). The brick housing for electrical equipment on the south abutment may have also been added during the rehabilitation. In the mid-south portion there was a tower for gantry crane.

The next substantial changes came in 2006 when the deck or bridge, the tower, and the sixth pier were removed. In 2008 the stop logs were replaced with tilting gates, which lay flat when not in use and are raised on a hinge by hydraulically operated arms.

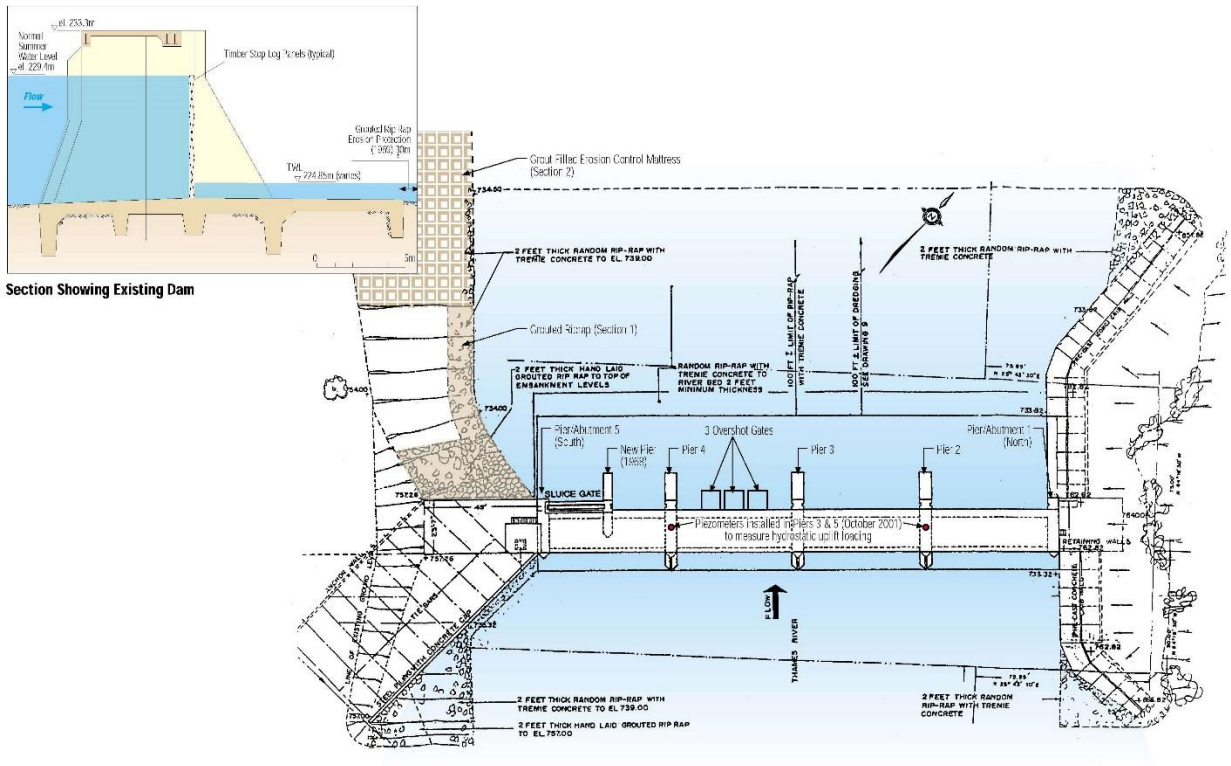


Figure 10: Plan and elevation of the Springbank Dam, 2003 (Acres International 2003:Figure 1.2).

Figure 11: West side of the Springbank Dam, facing east (January 18, 2019).

Figure 12: West side of the Springbank Dam, facing northeast (January 18, 2019).

Figure 13: South side of the Springbank Dam, facing north (January 18, 2019).

Figure 14: Detail of the east side of the Springbank Dam. Cement panels on the west side of the pier cover a groove where stop logs once rested (January 18, 2019).

Figure 15: East side of the Springbank Dam (January 18, 2019).

Figure 16: Example of stop log dam with buttresses in Lake Ocheda, Minnesota (Buntjer 2018).

Figure 17: Vertical stop log groove (centre) on the southeast side of the spillway pier (January 18, 2019).

Figure 18: Tilting gates on the Springbank Dam (from City of London 2018).

5.2.4.1.1 Interpretation

In its form and materials, the Springbank Dam is typical of its construction in the second decade of the 20th century. Gravity dams are recognized as the oldest type in the world and are still common today, although now being replaced by Roller Compacted Concrete (RCC) (Bureau of Reclamation 1987:315). Fine aggregate concrete or Portland cement had been in high demand for bridges and other large structures since the 1890s and would be evenly more widely applied and refined in the first to second decades of the 20th century (Ritchie 1967:233). The concrete gravity type would later be selected for the larger Thames River dams such as Fanshawe Dam in London and Pittock Dam in Woodstock, and these also have spillway piers like the Springbank Dam (Figure 19 and Figure 20). However, the Springbank Dam predates the Fanshaw and Pittock engineering works by 23 and 38 years, respectively, and apart from the Hunt's City Mills dam or weir west of Richmond Street is the oldest surviving dam in the City that still fully spans the Thames River.

Although dams along with bridges can be 'examples of the highest achievement of engineering analysis and constructive skill in any age' they can prove challenging to evaluate due to a lack of comparative studies and often high level of modifications through time (Garvin 2008:2,6). When values are identified, these generally refer to the association the dam has with "a larger complex, such as an industrial plan or a hydroelectric station" (Garvin 2008:6). This is the case with structures similar to the Springbank Dam such as the East and West Dams of Rideau Falls, built in 1968 and 1998, respectively, which may have significance for their connection to hydroelectric power generation (Figure 21)(Passfield 2009:43-45), or the Crooks Hollow Dam in Dundas, which is associated with water supply (Golder 2011).

For the Springbank Dam, its association with its wider context and use of the Thames River has previously been identified as important. As the 2003 study noted:

Although little specific information regarding the cultural heritage features of the study area was available during production of this report, it is undeniable that the damsite (the existing dam in conjunction with the original dams at the site), represents a significant historical icon to the City of London. A dam was first constructed at the site in 1882, and, although washed out several times prior to construction of the existing dam in 1929, represented an important resource in terms of the benefits it provided (i.e., water resource, steam plant and recreation) (Acres International 2003:37).

Figure 19: Fanshawe Dam, 2008 (UTRCA 2019).

Figure 20: Pittock Dam (UTRCA 2019).

Figure 21: East and West Dams of Rideau Falls (Public Works and Procurement Canada 2018).

5.2.4.1.2 Heritage Integrity

In heritage conservation and planning, the concept of “integrity” is closely linked to ideas about preservation and authenticity, rather than structural condition. In this context integrity refers to the literal definition of ‘wholeness’ or ‘honesty’ of a historic place and is measured by understanding how much of the asset is ‘complete’ or changed from its original or ‘valued subsequent configuration’ (English Heritage 2008:45; Kalman 2014:203).

Unlike structural integrity, heritage integrity can prove difficult to quantify, in part because there are no widely accepted criteria. The MTCS *Heritage Property Evaluation* (MTCS, 2006) stresses the importance of assessing the heritage integrity and physical condition of a structure in conjunction with evaluation under *O. Reg. 9/06* yet does not provide specific guidelines for how this should be carried out. Similarly, Kalman’s *Evaluation of Historic Buildings* includes ‘integrity’ as a criterion but offers only general statements to determine overall integrity under the sub-elements of “Site”, “Alterations”, and “Condition”.

Using Kalman’s approach, the Springbank Dam has an excellent rating for Site as it is in its original location. However, for Alterations the rating is poor, as the extent of change from the 2003 state is considerable and has substantially changed the dam’s original 1929 form and removed many of its features, such as the stop logs (Figure 23). In relation to Condition, the rating is good since although the structure is no longer operational it is not in a deteriorated state.

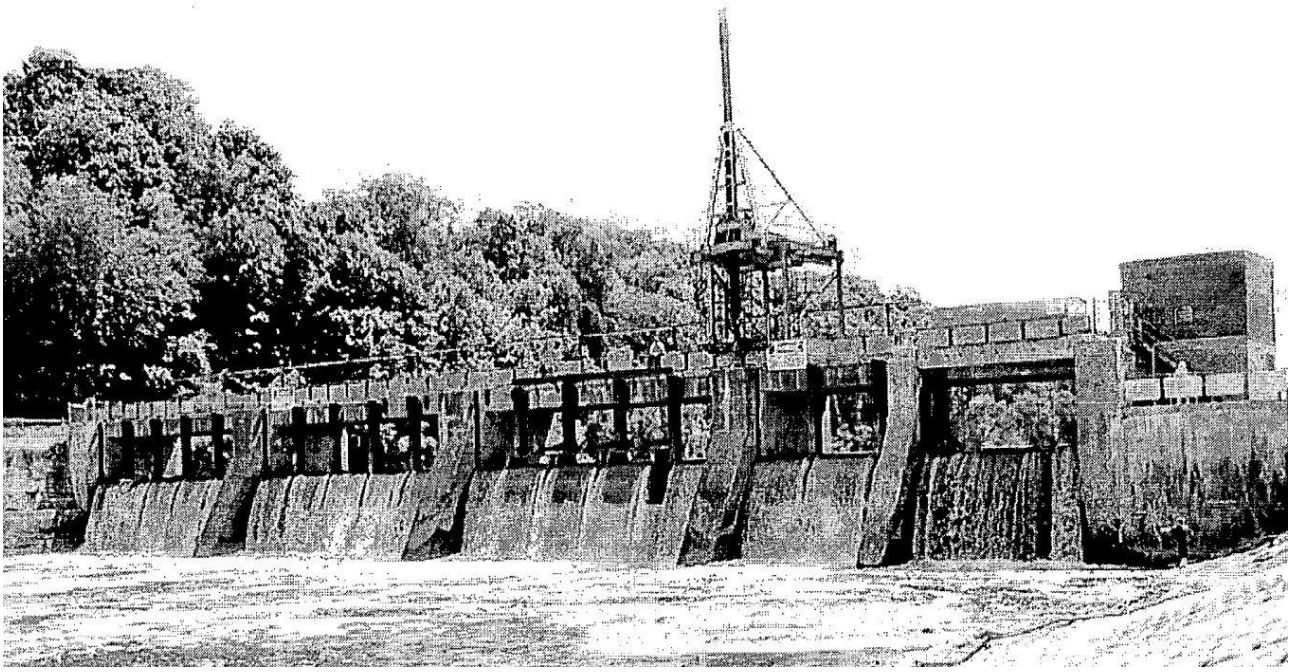


Figure 22: Springbank Dam circa 2003 (ACRES International 2003:Appendix C).

Figure 23: Springbank Dam in January 2019.

5.2.4.2 Cultural Heritage Evaluation

Using the results of the historical research, consultation, and field investigations, the Springbank Dam was evaluated to determine if it met the criteria for CHVI as prescribed in *O. Reg. 9/06*.

5.2.4.2.1 Design value or physical value

Criteria	Meets criterion (Yes/No)
(i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method.	No

Rationale
Built in 1929, the Springbank Dam is the earliest surviving reservoir and flood control dam in the City. However, its gravity type has been widely applied in Ontario, and the use of concrete for dams was commonplace by 1920. It cannot be considered a representative example of 1920s small concrete gravity dam construction as it has undergone a significant number of alterations in the early 21st century that have detrimentally affected its integrity, such as removal of its stop logs, tower, and original bridge.

Criteria	Meets criterion (Yes/No)
(ii) Displays a high degree of craftsmanship or artistic merit.	No

Rationale
There is no evidence that a higher than average degree of craftsmanship or artistic merit was involved in building this structure. Its concrete construction was competently executed to precise specifications, but without any of the decorative or aesthetic elements sometimes applied to concrete gravity dams such as corbelling, arches, rounded spillway piers, or ogee-profile spillways.

Criteria	Meets criterion (Yes/No)
(iii) Demonstrates a high degree of technical or scientific achievement.	No

Rationale
Despite the claim that bridges and dams represent the “highest achievement of engineering analysis and constructive skill” there is no evidence that the small concrete gravity dam of the Springbank Dam demonstrates any high degree of technical or scientific achievement. The design and technology employed for the Springbank Dam was well-known by the time it was built, and although it did survive a

number of significant flood events, it did not have to overcome any significant engineering challenges to span and resist the forces of the Thames River and regulate the relatively small reservoir.

5.2.4.2.2 Historical value or associative value

Criteria	Meets criterion (Yes/No)
(i) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.	**Yes**

Rationale
As a structure built to create a recreational-use reservoir, the Springbank Dam is directly associated with public use of the Thames River in the Springbank Park area from third quarter of the 19th and into the 21st century. While in operation it enabled use of the river by the London Canoe Club, Canadian Canoe Association, London Rowing Club, and Dragon Boat teams, continuing use of this section of the Thames for regattas since at least the 1880s. The Springbank Dam also has direct associations with the theme of flood control in the City and predates the more extensive measures initiated by UTRCA after 1947, such as construction of the Fanshawe and Pittock dams.

Criteria	Meets criterion (Yes/No)
(ii) Yields or has the potential to yield information that contributes to an understanding of a community or culture.	No

Rationale
Further study of the Springbank Dam is unlikely to yield, or have the potential to yield, information that contributes to an understanding of the London community or its cultures, nor does it offer new insights or a greater understanding of small dam engineering in the first half of the 20th century.

Criteria	Meets criterion (Yes/No)
(iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No

Rationale
The identity of the Springbank Dam's designing engineer or the firm that built it could not be found in the historical record. In the absence of this evidence —a marked gap given that the year the dam was built is still within living memory— it can be assumed that the Springbank Dam is not reflective of the work of a designer or builder significant to the community. In a broader context, its common concrete gravity dam type is not linked to the ideas of any significant designer or theorist.

5.2.4.2.3 Contextual value

Criteria	Meets criterion (Yes/No)
(i) Is important in defining, maintaining or supporting the character of an area.	**Yes**

Rationale
For the past ninety years, the Springbank Dam has played an important role in maintaining and supporting the character of the section of Thames River at Springbank Park as a recreational area. In its modest scale and muted colours it is visually integrated with the surrounding topography and vegetation of the river course, and supports the perceptions of passive and active visitors to Springbank Park as a public place with both a human and natural history, and a site for boating and fishing.

Criteria	Meets criterion (Yes/No)
(ii) Is physically, functionally, visually or historically linked to its surroundings.	**Yes**

Rationale
The Springbank Dam is physically and visually linked to the Thames River and Springbank Park, both recognized for cultural heritage values, and historically linked to previous attempts to control and harness the Thames River at Hall's Mills to the west and the Springbank Pumphouse and dam to the east. It is also historically linked to recreational use of Springbank Park and its former reservoir. It is visually linked to the protected heritage property at 1266 Riverside Drive. A functional and visual link to the dam's reservoir area was lost when its operation ceased.

Criteria	Meets criterion (Yes/No)
(iii) Is a landmark.	**Yes**

Rationale
The Springbank Dam is a conspicuous structure which can be seen from at least 500 m east and west from the banks of the Thames River and from the Byron Bridge, and is considered by some Springbank Park users as both a historical and visual landmark (e.g. Bocking & Eberhard 2018; Acres International 2003:37).

5.2.4.2.4 Evaluation Results

The preceding evaluation has determined that the Springbank Dam has potential CHVI as it meets four criteria of *O. Reg. 9/06.* To reflect this evaluation, a SCHVI is proposed below.

5.2.4.3 Proposed Statement of Cultural Heritage Value or Interest

Description of Property – Springbank Dam

The Springbank Dam is a concrete gravity dam that spans the Thames River north of Springbank Park at Flint Lane – 1097 Commissioners Road West, and east of Byron Bridge, in Ward 8 and Ward 9 in the City of London.

Statement of Cultural Heritage Value or Interest

The Springbank Dam is of cultural heritage value or interest for its historical or associative value and its contextual value. Built in 1929, the concrete gravity type dam has four concrete spillway piers, large concrete embankments, a concrete bridge or deck, and a single-storey brick housing for its electrical machinery. It was constructed as a regulating afterbay dam to create a 55-ha reservoir for recreational activities such as swimming and rowing, and as flood control for as much as 7 km upstream.

Although extensive alterations in the early 21st century removed its original stop logs, bridge or deck, and tower, the Springbank Dam has historical or associative value for its connection to recreational enjoyment of the Springbank Park area since the late 1870s and use over its 90-year history to impound water for users such as London's large Canoe Club and Rowing Club. It is also associated with the theme of water harnessing and flood control in the City, and one of many dam structures built in the immediate area to power mills in Byron or the pumphouse complex within Springwater Park.

Its contextual value lies in its role maintaining and supporting recreational use of the area, and for its visual and historical links to the Thames Canadian Heritage River, nearby Hall's Mills, Springbank Park, and the Springbank Pumphouse. Additionally, it has been a major component of views along the Thames River for nearly 90 years and is considered a local landmark.

Description of Key Heritage Attributes

Key attributes which reflect the property's cultural heritage value or interest are its:

- Concrete gravity dam design with tall spillway piers that are triangular-shape in elevation and have metal stop log slots on their inner margins;
- Large concrete embankments;
- Brick housing for electrical machinery;
- Its location near Springbank Park and on a section of river previously dammed for mills and municipal water supply; and,
- Prominence in views up and downstream along the Thames Canadian Heritage River.

5.2.5 Views

Consultation with the City identified a number of important views of the Thames River from Springbank Park and of Springbank Dam, and to and from 1266 Riverside Drive. While the vistas to and from the property at 1266 Riverside Drive are mentioned in the property's designating by-law as significant to the context of the property and its relationship to the Thames River and Springbank Park, the other identified views are neither stated nor defined in any site-specific policies.

Photo	Description
	View 1 (January 18, 2019): View facing south from the north side of 1266 Riverside Drive. Although the property no longer contains a built heritage resource, it has retained its contextual and historical significance within its relationship to the Thames River and Springbank Park. The Thames River is not visible through the trees from the north end of the property.
	View 2 (January 18, 2019): View facing east from the west end of 1266 Riverside Drive. The property slopes steeply south and east from the bounding roadways, and levels in a terrace above the Thames River. The terrace and Thames River can be seen through the trees, partially obscured from the road above.

Photo	Description
	View 3 (January 18, 2019): View facing east from the Byron Bridge with 1266 Riverside Drive to the left and Springbank Dam in the distance. Even with heavily vegetated riverbanks, the Springbank Dam (right arrow) is visible east of the designated property of 1266 Riverside Drive (left arrow).
	View 4 (January 18, 2019): View of Springbank Dam from the south bank of the Thames River in Springbank Park, immediately west of the dam and including the steep slopes of the north bank.
	View 5 (January 18, 2019): View of Springbank Dam and the Thames River from east of the dam and including the steep slopes of the north bank.

Photo	Description
	View 6 (January 18, 2019): View facing west from the far east end of the study area. This is the farthest point east where the Springbank Dam is still clearly visible.

6.0 IMPACT ASSESSMENT

6.1 Proposed Alternatives

In January 2018, Stage 1 of the *One River EA* selected the “Free Flowing River” option that recommended removing all or part of the Springbank Dam and return the Thames River to a consistent water level in the area, promote new plant growth, wildlife, and recreational engagement. Alternatives were then presented for Stage 2 of the study, which are:

- **Alternative 1: Do nothing**

- The Dam will be maintained in its current condition, with no upgrades or repairs.

- **Alternative 2: Partial Dam Removal**

- Components of the Dam, such as hydraulics, electronics and gates, will be removed and/or salvaged. The Dam and surrounding works will be stabilized for safety and perform erosion repair. This may include alternatives for repurposing, such as using the existing structure for viewing platform or walkway, to increase the role which the Springbank Dam plays within Springbank Park and the Thames River Canadian Heritage River.

- Temporary site work will include the use of machinery and vehicles within the park to dismantle and remove portions of the electronics and gates of the Dam.

- **Alternative 3: Full Dam Removal**

- This option involves fully removing all components of Springbank Dam including gates, piers, and surrounding erosion control works, and fully restoring impacted riverbank areas.

- Temporary site work will include the use of heavy machinery, vehicles, and personnel on the banks and in the river to dismantle and remove the dam components. This will also include reconstruction of the river bank.

These alternatives are illustrated in Figure 24

Figure 24: One River Stage 2 Alternatives - Springbank Dam (One River Stage 2 2019:15)

6.2 Assessment Methodology

When determining the potential effects a development or site alteration may have on known or potential built heritage resources or cultural heritage landscapes, the MTCS *Heritage Resources in the Land Use Planning Process* advises that the following direct and indirect adverse impacts be considered:

- Direct impacts
  - Destruction of any, or part of any, significant heritage attributes, or features;
  - Alteration that is not sympathetic or is incompatible, with the historic fabric and appearance;
- Indirect Impacts
  - Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
  - Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
  - Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features; or
  - A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.

Other potential indirect impacts associated with the undertaking should also be considered. Heritage structures, particularly those built in masonry, are susceptible to damage from vibration caused by pavement breakers, plate compactors, utility excavations, and increased heavy vehicle travel in the immediate vicinity. There is no standard approach or threshold for assessing construction or traffic vibration impact to historic buildings but works within 60 m of a historic building is generally accepted to require precondition surveys, regular monitoring of the structures for visible signs of vibration damage, and traffic or construction separation (Carman et al. 2012:31). Like any structure, historic buildings are also threatened by collisions with heavy machinery or subsidence from utility line failures (Randl 2001:3-6).

Although the MTCS Heritage Resources in the Land Use Planning Process identifies types of impact, it does not advise on how to describe its nature or extent.

6.3 Impact Assessment

The potential impacts of the proposed alterations and construction at Springbank Dam on identified cultural heritage resources in the study area are assessed in Table 3. For resources or properties of CHVI where an impact has been identified, preferred and secondary mitigation measures have been recommended.

Table 3: Impact Assessment.

Proposed Alternative	Analysis of Impact	Mitigation Measures
Alternative 1: Do Nothing	As the Springbank Dam will be avoided with no change to existing conditions, there will be no direct or indirect impacts to the heritage attributes of the potential cultural heritage resource. This option will also not directly or indirectly impact the cultural heritage values of Thames Canadian Heritage River, the built heritage resources of Flint Cottage, Flint Shelter, and the Springbank Pumphouse at 1040 Flint Lane – 1097 Commissioners Road West, or the heritage attributes of 1266 Riverside Drive.	■ No mitigation measures required.
Alternative 2: Partial Dam Removal	This alternative will result in a direct impact to the Springbank Dam through alteration, as some of the hydraulics, electronics, and gates will be removed, and the dam and surrounding works will be stabilized for safety and erosion repair. Physical alterations the dam's fabric will also be required to repurpose the structure as a viewing platform or walkway. Although the structure has substantially changed over time, removal of some key components may negatively affect the dam's tangible heritage attributes such as its spillway piers, embankments, and brick electrical machinery housing. The stabilization work and erosion repair may also result in indirect impacts through land disturbances, although these are predicted to be negligible given the dam's concrete construction. Since the structure will remain in place with no changes proposed for its setting, the Springbank Dam's contextual values will not be directly affected and there be no indirect impacts from shadows, isolation, direct or indirect obstruction, or change in land use. The extent of alterations to the Springbank Dam are also relatively limited, resulting in no direct or indirect impact the built heritage resources at 1040 Flint Lane – 1097 Commissioners Road West, views or current recreational use the Thames Canadian Heritage River, or views to and from the protected heritage property at 1266 Riverside Drive. Additionally, none of the built heritage resources are within 60 m of the Springbank Dam and potentially at risk of adverse impact by construction vibration. The nearest built heritage resources of Flint Cottage, Flint Shelter, and the Springbank Pumphouse at 1040 Flint Lane and 1079 Commissioners Road West are between 425 m, 320 m, and 1.25 km, respectively, from the Springbank Dam.	■ Prepare a heritage conservation plan (HCP) to document existing conditions at the Springbank Dam and to ensure the proposed alterations do not adversely impact the identified heritage attributes. The HCP should also provide guidance for future interpretation of the structure through information panels or other media, and document current views of the Thames Canadian Heritage River. ■ No mitigation measures are required for the Flint Cottage, Flint Shelter, and the Springbank Pumphouse at 1040 Flint Lane-1097 Commissioners Road West, or the protected heritage property at 1266 Riverside Drive.
Alternative 3: Full Dam Removal	Full demolition of the Springbank Dam will result in a direct impact through destruction to all of the dam's identified heritage attributes. It will remove a visually prominent structure evaluated to have cultural heritage value or interest and one with historical and visual links to Springbank Park and recreational use of the Thames River. This option will also directly impact through alteration views of the Thames River Canadian Heritage River at Springbank Park and those to and from the adjacent protected heritage property at 1266 Riverside Drive. Heavy equipment work to remove the Springbank Dam will not result in adverse impacts from construction vibration as the nearest built heritage resources of Flint Cottage, Flint Shelter, and the Springbank Pumphouse at 1040 Flint Lane and 1079 Commissioners Road West are between 425 m, 320 m, and 1.25 km, respectively, from the dam site. However, heavy trucks removing the dam's construction material may need to travel near these structures when exiting Springbank Park.	■ Prepare a heritage documentation report (HCD) prior to demolition to ensure 'preservation by record' of the structure's heritage attributes. The HCD should include a detailed photographic record and measured drawings of the dam structure, as well as documentation of the setting and current views of the Thames Canadian Heritage River. ■ No mitigation measures are required for the Flint Cottage, Flint Shelter, and the Springbank Pumphouse at 1040 Flint Lane-1097 Commissioners Road West, or the protected heritage property at 1266 Riverside Drive.

7.0 CONSIDERATION OF ALTERNATIVES

Based on the evaluation of Springbank Dam as having CHVI and the impact assessment of the three decommissioning alternatives, Golder recommends as the preferred alternative:

- ***Alternative 1: Do nothing***

- This is the preferred alternative since it will not directly or indirectly impact the Springbank Dam and other cultural heritage resources identified within or adjacent to the study area. It will also not affect any identified views.

However, it is recognized that Alternative 1 may not be feasible due to other considerations. If other considerations determine that Alternative 1 is not feasible, Golder recommends:

- ***Alternative 2: Partial Dam Removal***.

- Although this alternative will result in direct impacts to a potential built heritage resource, the dam's cultural heritage value or interest will be retained, as will views to and from surrounding cultural heritage resources. Additionally, this alternative will not directly nor indirectly impact other identified cultural heritage resources within or adjacent to the study area. However, to mitigate the identified adverse effects, Golder recommends conducting an HCP prior to implementing this alternative.

Alternative 3 is considered the least preferred as it will result in loss of a structure evaluated to have CHVI and comprehensive changes to the local setting of Springbank Park and the Thames River.

8.0 SUMMARY STATEMENT & RECOMMENDATIONS

In May 2017, CH2M Hill Canada Ltd. (now Jacobs Engineering Group) retained Golder Associates Ltd. (Golder) on behalf of the Corporation of the City of London (the City), to conduct a cultural heritage overview for the *One River Master Plan Environmental Assessment* (EA). The objective of the cultural heritage overview was to identify all cultural heritage resources within a study area surrounding the "Forks" of the Thames River on the east and the Springbank Dam on the west. This report identified one hundred and seventeen (117) cultural heritage resources in the study area, of which approximately twenty-two (22) were directly adjacent to the Forks and Springbank Dam.

Based on the results of the cultural heritage overview and other environmental studies, three alternatives were proposed for decommissioning the Springbank Dam:

- Alternative 1: Do Nothing;
- Alternative 2: Partial Dam Removal; or,
- Alternative 3: Full Dam Removal.

To assess the impacts of each alternative on identified cultural heritage resources in the vicinity of the Springbank Dam, the City retained Golder in November 2018 to conduct a Cultural Heritage Assessment Report (CHAR) as part of the "*Back to the River"* Schedule B Municipal Class Environmental Assessment. The City defined the study area for the CHAR to include the Springbank Dam and an approximately 893 by 30-metre area of Springbank Park on the south bank of the Thames River. Known cultural heritage resources within or adjacent to the study area are:

- The Thames River, a Canadian Heritage River;
- Three built heritage resources (Flint Shelter, Flint Cottage, and Springbank Pumphouse) at 1040 Flint Lane-1097 Commissioners Road West, a protected heritage property designated under Part IV of the *Ontario Heritage Act*; and,
- "The Cedars" at 1266 Riverside Drive, a protected heritage property designated under Part IV of the *Ontario Heritage Act*.

The City recommended that the CHAR address views between the protected heritage property at 1266 Riverside Drive and the Springbank Dam, and views to and from the dam along the Thames River corridor. In addition to assessing impacts, an objective of the CHAR was to determine if the Springbank Dam, built in 1929, met the criteria for cultural heritage value or interest as prescribed in *Ontario Regulation 9/06*.

Results

From the results of historical research, field investigations, and analysis, Golder concludes that:

- The Springbank Dam has cultural heritage value or interest since it meets criteria for historical or associative value and contextual value.

Based on this evaluation and impact assessment of the three decommissioning alternatives, Golder determined that:

- Alternative 1 will not directly or indirectly impact the Springbank Dam or other cultural heritage resources identified within or adjacent to the study area. It will also not effect any identified views. It is recognized that this alternative may not be feasible due to other considerations.
- Alternative 2 will directly impact the Springbank Dam through alteration and result in minor changes to identified views. However, this alternative will not directly or indirectly impact the other cultural heritage resources identified within or adjacent to the study area, and will retain the dam's contextual value. It is recognized that this alternative may not be feasible due to other considerations.
- Alternative 3 will directly impact the Springbank Dam through destruction and remove all its contextual value. This option will also alter identified views, though will not directly impact the other cultural heritage resources identified within or adjacent to the study area. It is recognized that this alternative may not be feasible due to other considerations.

Recommendations

If other considerations determine that Alternative 1 is not feasible, Golder recommends:

- ***Alternative 2: Partial Dam Removal***.
  - Although this alternative will result in direct impacts to a potential built heritage resource, the dam's cultural heritage value or interest will be retained, as will views to and from surrounding cultural heritage resources. Additionally, this alternative will not directly nor indirectly impact other identified cultural heritage resources within or adjacent to the study area.

The following mitigation measures are recommended if Alternative 2 is selected:

Cultural Heritage Resource	**Mitigation Measure**
Springbank Dam	■ Prepare a heritage conservation plan (HCP) to document existing conditions and guide the partial demolition and future interpretation of the structure.
1040 Flint Lane-1097 Commissioners Road West	■ None required.
1266 Riverside Drive	■ None required.
Thames Canadian Heritage River	■ Document current views as part of the Springbank Dam HCP.

If Alternative 2 is determined not to be feasible, the following mitigation measures are recommended:

Resource	**Mitigation Measure**
Springbank Dam	■ Prepare a heritage documentation report (HCD) prior to demolition to ensure ‘preservation by record’ of the structure’s heritage attributes.
1040 Flint Lane-1097 Commissioners Road West	■ None required.
1266 Riverside Drive	■ None required.
Thames Canadian Heritage River	■ Document current views as part of the Springbank Dam HCD.

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Signature Page

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APPENDIX A

Cultural Heritage Overview: One River Master Plan Environmental Assessment

TECHNICAL MEMORANDUM

DATE October 5, 2017 **PROJECT No.** 1772930-2000-M01

TO Tom Mahood, P.Eng.
CH2M Hill Canada Limited

CC Henry Cary, Ph.D., CAHP
Hugh Daechsel, M.A.

FROM Shannen Stronge, M.A. **EMAIL** shannen_stronge@golder.com

CULTURAL HERITAGE OVERVIEW
ONE RIVER MASTER PLAN ENVIRONMENTAL ASSESSMENT
LONDON, ONTARIO

Background & Scope

In 2017, on behalf of the Corporation of the City of London (the City), CH2M Hill Canada Ltd. (CH2M) retained Golder Associates Ltd. (Golder) to provide a cultural heritage overview for the One River Master Plan Environmental Assessment (EA). The Study Area includes the "Forks Area" of the Thames River, as outlined in the *Back to the River* initiative, as well as the area where the water level has historically been influenced by the use of the Springbank Dam.

The scope of Golder's cultural heritage overview involved identifying cultural heritage resources within the Study Area, reviewing previous research and reporting, and recommending measures to ensure cultural heritage resources are considered in the preferred options. All analysis and recommendations followed guidance outlined in the Ministry of Tourism, Culture and Sport's (MTCS) *Ontario Heritage Tool Kit* series, municipal documents such as the City's *Official Plan*, *Cultural Prosperity Plan*, and *2015-2019 Strategic Plan,* as well as recognized conservation manuals such as Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada*.

Methods

The cultural heritage overview involved the following tasks:

Task 1 – Background Research

Federal, provincial, and municipal heritage registers, inventories, and databases were reviewed to identify known cultural heritage resources in the Study Area. This included review of the:

- Canadian Register of Historic Places (www.historicplaces.ca);
- Historic Sites and Monuments Board of Canada Directory of Federal Heritage Designations (http://www.pc.gc.ca/apps/dfhd/search-recherche_eng.aspx) and Directory of Heritage Railway Stations (http://www.pc.gc.ca/eng/clmhc-hsmbc/pat-her/gar-sta.aspx);
- Ontario Heritage Foundation Online Plaque Guide (http://www.heritagetrust.on.ca/en/index.php/online-plaque-guide) and Ontario Places of Worship Inventory (http://www.heritagetrust.on.ca/en/index.php/places-of-worship/places-of-worship-database);

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- Ontario Ministry of Government and Consumer Services (OMGCS) Database of Registered Cemeteries (Accessed at: https://www.consumerbeware.mgs.gov.on.ca/esearch/start.do);
- Ontarioplaques.com (data correlated with the Ontario Heritage Foundation Online Plaque Guide);
- Canadian Heritage River System list of designated heritage river systems (http://chrs.ca/);
- City of London Inventory of Heritage Resources 2006 (https://www.london.ca/About-London/heritage/Documents/Inventory-of-Heritage-Resources-2006.pdf); and,
- City's Heritage Parcels GIS layer, provided to Golder on August 21, 2017.

Task 2 - Gap Analysis

Golder contacted the City's Planning Department by e-mail on September 8, 2017 to inquire about known cultural heritage resources in the Study Area and to obtain copies of all previous cultural heritage reports available for the Study Area. Golder's email provided a list of all provincially designated and municipally inventoried properties identified in Table 1 below. On September 26, 2017, City Heritage Planner Kyle Gonyou, provided copies of 49 documents including heritage impact assessments (HIAs), cultural heritage evaluation reports (CHERs), designation by-laws and requests, property history reports, and newspaper articles corresponding to properties within the Study Area. Golder reviewed the findings and recommendations of these reports to determine if they represent current conditions and constraints, or if further cultural heritage work is required.

Results

Golder's cultural heritage overview resulted in the identification of the following cultural heritage resources within the Study Area:

- Two (2) properties designated as a National Historic Site of Canada under the *Historic Sites and Monuments Act* (R.S.C., 1985, c. H-4), with plaques also erected on the property;
- Fourteen (14) properties designated under Part IV of the *Ontario Heritage Act*;
  - Nine (9) of these are included on the Canadian Register of Historic Places.
  - Two (2) of these have an Ontario Heritage Trust easement.
- Fifty (50) properties designated under Part V of the *Ontario Heritage Act*, as part of either the Blackfriars-Petersville Heritage Conservation District, the Downtown Heritage Conservation District, or the Wortley Village-Old South Heritage Conservation District;
- Forty-four (44) properties inventoried on the Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer;
- Three (3) properties identified by the City Heritage Planner as 'properties of interest';
- Three (3) plaques listed on the Ontario Heritage Foundation Online Plaque Guide; and,
- One (1) cemetery listed on the MGCS's Database of Registered Cemeteries.

Desktop research also determined that the entire Study Area is within the floodplain of the Thames River, which is designated under the Canadian Heritage River System (CHRS). Each identified resource and associated recommendation for further action is summarized in Table 1. Additionally, an HIA may be required for the entire

Study Area to determine if the heritage attributes identified for the Thames River will be adversely impacted by the proposed project.

Table 1: Heritage Properties in the Study Area

Civic Address or Assessment Roll	Description	City of London GIS Layer and/or Inventory of Heritage Resources Comments	Conservation or Mitigation Measures Recommended
Figure 1 – Identified Cultural Heritage Resources			
1266 Riverside Drive	■ Designated under Part IV of the *Ontario Heritage Act* (By-Law L.S.P.-3447-160)	"The Cedars"	Will require an HIA.
1040 Flint Lane, 1097 Commissioners Road West, 950 East Springbank Gate	■ Designated under Part IV of the *Ontario Heritage Act* (By-Law L.S.P.-2413-101) ■ Designated under Part IV of the *Ontario Heritage Act* (By-Law L.S.P.-3260-187) ■ Included on the Canadian Register of Historic Places	"Flint Cottage and Flint Shelter," Ontario Cottage house built circa 1837; "Springbank Park Pumphouse" built 1878	■ Will require an HIA.
1132 St. Anthony Road	■ Designated under Part IV of the *Ontario Heritage Act* (By-Law L.S.P.-3131-12)	"Hazelden," Eclectic house built circa 1890	■ Will require an HIA.
205-295 Wonderland Road South	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	"Wonderland Gardens," built circa 1935	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
493 Springbank Drive	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer ■ Woodland Cemetery, Mausoleum & Crematorium listed on MGCS's Database of Registered Cemeteries	"Pixley Fulford," Gothic Revival house built 1897; "Woodland Cemetery"	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
150 Chelsea Avenue, 109 Greenside Avenue	■ Designated under Part IV of the *Ontario Heritage Act* (By-Law L.S.P.-3181-93) ■ Included on the Canadian Register of Historic Places ■ "The Victoria Boat Disaster 1881" plaque erected on property	"Norton Attawandaran Site (Kensal Park)"	■ Will require an HIA.
430 Riverside Drive	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	Tudor Revival house built 1910	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
400 Old Riverside Drive	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	Colonial Revival house built 1920	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
108 Forward Avenue	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	Italianate house built circa 1890	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
565 Ridout Street North	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	"London Sigma Chi," Late Victorian structure built 1910	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
50 Carfrae Street	■ Identified by the City of London Heritage Planner as a property of interest with a plaque erected	"Charles Hunt Park (Carfrae Park West)"	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
Figure 2 – Identified Cultural Heritage Resources (Inset A)			
36 Wyatt Street	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	Side Hall Plan Cottage house built 1920	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
34 Wyatt Street	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	Cottage built 1880	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
59 Cavendish Crescent	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	Built circa 1880	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
55 Cavendish Crescent	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	Built circa 1880	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.

Civic Address or Assessment Roll	Description	City of London GIS Layer and/or Inventory of Heritage Resources Comments	Conservation or Mitigation Measures Recommended
10 Wyatt Street	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	Cottage built 1900	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
8 Wyatt Street	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	Cottage built 1885	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
84 Cavendish Crescent	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	"Willowbank," Italianate house built 1876	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
41 Riverview Avenue	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	Late Victorian house built 1907	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
47 Riverview Avenue	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	Edwardian house built 1915	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
49 Riverview Avenue	■ Designated under Part IV of the *Ontario Heritage Act* (By-Law L.S.P.-3281-57)	Arts and Crafts house built 1928	■ Will require an HIA.
51 Riverview Avenue	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	Queen Anne house built 1912	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
3 O'Brien Street	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	Eclectic house built circa 1910	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
40 Riverview Avenue	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	Queen Anne house built 1901	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
42 Riverview Avenue	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	Side Hall Plan Cottage built 1891	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
43 Evergreen Avenue	■ Designated under Part IV of the *Ontario Heritage Act* (By-Law L.S.P.-3154-242)	Regency house built 1870	■ Will require an HIA.
47 Evergreen Avenue	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	Built circa 1870	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
39 Evergreen Avenue	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	Queen Anne house built circa 1895	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
37 Evergreen Avenue	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	Built 1886	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
21 Wharncliffe Road South	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	"Riverview Public School," built 1915	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
41 The Ridgeway	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	Bungalow built 1948	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
34 The Ridgeway	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	"Halwa/u'ren Property," Queen Anne house built 1901	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.

Civic Address or Assessment Roll	Description	City of London GIS Layer and/or Inventory of Heritage Resources Comments	Conservation or Mitigation Measures Recommended
26 The Ridgeway	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	"Mclellan Property," Vernacular house built circa 1905	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
22 The Ridgeway	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	Eclectic house built 1909	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
20 The Ridgeway	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	"Russel Property," Eclectic house built 1902	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
18 The Ridgeway	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	"Kirshin Property," Queen Anne house built 1907	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
16 The Ridgeway	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	"Laforte Property," built 1905	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
12 The Ridgeway	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	"Joan E. Burns," Queen Anne house built 1901	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
10 The Ridgeway	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	Four Square house built 1912	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
2 The Ridgeway	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	Eclectic house built 1895	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
15-21 Stanley Street	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	"Lancaster Terrace/Stanley Terrace," Eclectic house built 1843	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
17 Becher Street	■ Identified by the City of London Heritage Planner as a property of interest	Riverforks Park	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
15-21 Stanley Street	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	"Lancaster Terrace/Stanley Terrace," Eclectic house built 1843	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
Figure 3 – Identified Cultural Heritage Resources (Inset B)			
295 Thames Street	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	"Thames St. Rail Underpass," built circa 1889	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
1-3 Bathurst Street	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	"Streetcar Railway Shed," High Victorian structure built 1893	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
269 Thames Street	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer ■ Demolished	Vernacular house built circa 1878	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.

Civic Address or Assessment Roll	Description	City of London GIS Layer and/or Inventory of Heritage Resources Comments	Conservation or Mitigation Measures Recommended
267 Thames Street	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	Vernacular house built 1900	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
263 Thames Street	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	Ontario Farmhouse built 1890	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
257 Thames Street	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	Vernacular house built 1850	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
37 Ridout Street South	■ Designated under Part IV of the *Ontario Heritage Act* (By-Law L.S.P.-2897-270) ■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3439-321) as part of the Wortley Village-Old South Heritage Conservation District ■ Included on the Canadian Register of Historic Places	"W.o.t.c.h Property (Glenwood)," Queen Anne house built circa 1898	■ Will require an HIA.
Victoria Bridge - Ridout Street South	■ Identified by the City of London Heritage Planner as a property of interest	"Victoria Bridge"	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
32 Ridout Street South	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	Eclectic house built circa 1894	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
40 Ridout Street South	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	"Bird Property," Georgian house built circa 1850	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
46 Ridout Street South	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	"Coughlin P.g.," Italianate house built 1879	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
50 Ridout Street South	■ Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer	"Boug Apartments," built 1935	■ Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
39 Carfrae Street	■ Designated under Part IV of the *Ontario Heritage Act* (By-Law L.S.P.-2978-65) ■ Included on the Canadian Register of Historic Places	"Maurice/Porter Property," built circa 1860	■ Will require an HIA.
Figure 4 – Identified Cultural Heritage Resources (Inset C)			
25 Wilson Avenue	■ Designated under Part IV of the *Ontario Heritage Act* (By-Law L.S.P.-3237-544; Amended by L.S.P.-3237(a)-319) ■ Included on the Canadian Register of Historic Places ■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3437-179) as part of the Blackfriars-Petersville Heritage Conservation District	"Labatt Park," built 1877	■ Will require an HIA.
1 Dundas Street	■ Designated under Part IV of the *Ontario Heritage Act* (By-Law L.S.P.-3320-207) ■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3419-124) as part of the Downtown Heritage Conservation District ■ Included on the Canadian Register of Historic Places	"Forks Museum," Side Hall Plan Cottage structure built circa 1880	■ Will require an HIA.
481-531 Ridout Street North	■ Designated under Part IV of the *Ontario Heritage Act* (By-Law L.S.P.-2329-578) ■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3419-124) as part of the Downtown Heritage Conservation District ■ Included on the Canadian Register of Historic Places ■ "Eldon House" plaque erected on property	"Eldon House," built 1834; "Harris Park"	■ Will require an HIA.

Civic Address or Assessment Roll	Description	City of London GIS Layer and/or Inventory of Heritage Resources Comments	Conservation or Mitigation Measures Recommended
	■ Ontario Heritage Trust easement on building		
335 Thames Street	■ Designated under Part IV of the *Ontario Heritage Act* (By-Law L.S.P.-3452-186) ■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3419-124) as part of the Downtown Heritage Conservation District	"King Street Bridge," built 1897	■ Will require an HIA.
435-451 Ridout Street North	■ Designated under Part IV of the *Ontario Heritage Act* (By-Law L.S.P.-3330-152) ■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3419-124) as part of the Downtown Heritage Conservation District ■ Designated as the Ridout Street Complex National Historic Site of Canada under the Historic Sites and Monuments Act, with "Ridout Street Complex" plaque erected on property ■ Included on the Canadian Register of Historic Places	"Bank of Upper Canada," built circa 1836; "Labatt Restoration," built circa 1847; "Anderson House," built circa 1855	■ Will require an HIA.
399 Ridout Street North, 50 King Street	■ Designated under Part IV of the *Ontario Heritage Act* (By-Law L.S.P.-2534-582; By-Law L.S.P.-2917-501) ■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3419-124) as part of the Downtown Heritage Conservation District ■ Designated as the Middlesex County Court House National Historic Site of Canada under the Historic Sites and Monuments Act, with "Middlesex Court House" plaque erected on property ■ Included on the Canadian Register of Historic Places ■ "The Founding of London" plaque erected on property ■ Ontario Heritage Trust easement on building	"Middlesex Court House," Gothic Revival structure built 1827-1829; "Middlesex County Gaol," built circa 1846	■ Will require an HIA.
Properties within Heritage Conservation Districts (Not Individually Mapped)			
1 York Street	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3419-124) as part of the Downtown Heritage Conservation District	N/A	■ Will require an HIA.
1-5 York Street, 309 Thames Street	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3419-124) as part of the Downtown Heritage Conservation District	"Guildwood's" built circa 1895	■ Will require an HIA.
7 York Street	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3419-124) as part of the Downtown Heritage Conservation District	High Victorian structure built 1862	■ Will require an HIA.
9 York Street	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3419-124) as part of the Downtown Heritage Conservation District	"Aboutown Trans. Ltd." High Victorian structure built 1895	■ Will require an HIA.
11 York Street	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3419-124) as part of the Downtown Heritage Conservation District	Georgian structure built 1874	■ Will require an HIA.
Assessment Roll # 060020107000000	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3419-124) as part of the Downtown Heritage Conservation District	N/A	■ Will require an HIA.
331 Thames Street	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3419-124) as part of the Downtown Heritage Conservation District	N/A	■ Will require an HIA.
330 Thames Street	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3419-124) as part of the Downtown Heritage Conservation District	N/A	■ Will require an HIA.
24 York Street	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3419-124) as part of the Downtown Heritage Conservation District	Vernacular house built circa 1870	■ Will require an HIA.
32 York Street	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3419-124) as part of the Downtown Heritage Conservation District	Tudor Revival house built 1890	■ Will require an HIA.
19 King Street	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3419-124) as part of the Downtown Heritage Conservation District	N/A	■ Will require an HIA.

Civic Address or Assessment Roll	Description	City of London GIS Layer and/or Inventory of Heritage Resources Comments	Conservation or Mitigation Measures Recommended
21 King Street	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3419-124) as part of the Downtown Heritage Conservation District	N/A	■ Will require an HIA.
Assessment Roll # 060020002000000	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3419-124) as part of the Downtown Heritage Conservation District	N/A	■ Will require an HIA.
Assessment Roll # 060020013000000	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3419-124) as part of the Downtown Heritage Conservation District	N/A	■ Will require an HIA.
Assessment Roll # 060020001000000	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3419-124) as part of the Downtown Heritage Conservation District	N/A	■ Will require an HIA.
Assessment Roll # 060020006000000	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3419-124) as part of the Downtown Heritage Conservation District	N/A	■ Will require an HIA.
Assessment Roll # 060020007000000	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3419-124) as part of the Downtown Heritage Conservation District	N/A	■ Will require an HIA.
2 Riverside Drive	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3419-124) as part of the Downtown Heritage Conservation District	"Kensington Bridge"	■ Will require an HIA.
421 Ridout Street North	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3419-124) as part of the Downtown Heritage Conservation District	N/A	■ Will require an HIA.
39 Ridout Street South	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3439-321) as part of the Wortley Village-Old South Heritage Conservation District	“Mckernan J.J. and C.D.” Craftsman structure built 1914	■ Will require an HIA.
41 Ridout Street South	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3439-321) as part of the Wortley Village-Old South Heritage Conservation District	“Francis Jayne E.” Queen Anne structure built 1911	■ Will require an HIA.
Assessment Roll # 010130027000000	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3437-179) as part of the Blackfriars-Petersville Heritage Conservation District	N/A	■ Will require an HIA.
Assessment Roll # 010130028000000	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3437-179) as part of the Blackfriars-Petersville Heritage Conservation District	N/A	■ Will require an HIA.
2 Cummings Avenue	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3437-179) as part of the Blackfriars-Petersville Heritage Conservation District	N/A	■ Will require an HIA.
Assessment Roll # 010130039000000	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3437-179) as part of the Blackfriars-Petersville Heritage Conservation District	N/A	■ Will require an HIA.
Assessment Roll # 010130053000000	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3437-179) as part of the Blackfriars-Petersville Heritage Conservation District	N/A	■ Will require an HIA.
2 Leslie Street	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3437-179) as part of the Blackfriars-Petersville Heritage Conservation District	Ontario Farmhouse built 1868	■ Will require an HIA.
3 Cherry Street	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3437-179) as part of the Blackfriars-Petersville Heritage Conservation District	N/A	■ Will require an HIA.
2 Cherry Street	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3437-179) as part of the Blackfriars-Petersville Heritage Conservation District	N/A	■ Will require an HIA.
4 Cherry Street	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3437-179) as part of the Blackfriars-Petersville Heritage Conservation District	Shingle house built 1907	■ Will require an HIA.
81 Wilson Street	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3437-179) as part of the Blackfriars-Petersville Heritage Conservation District	Ontario Farmhouse built circa 1868	■ Will require an HIA.
79 Wilson Street	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3437-179) as part of the Blackfriars-Petersville Heritage Conservation District	N/A	■ Will require an HIA.

Civic Address or Assessment Roll	Description	City of London GIS Layer and/or Inventory of Heritage Resources Comments	Conservation or Mitigation Measures Recommended
1 Rogers Avenue	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3437-179) as part of the Blackfriars-Petersville Heritage Conservation District	N/A	■ Will require an HIA.
5 Rogers Avenue	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3437-179) as part of the Blackfriars-Petersville Heritage Conservation District	N/A	■ Will require an HIA.
7 Rogers Avenue	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3437-179) as part of the Blackfriars-Petersville Heritage Conservation District	N/A	■ Will require an HIA.
2 Rogers Avenue	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3437-179) as part of the Blackfriars-Petersville Heritage Conservation District	N/A	■ Will require an HIA.
2/ Rogers Avenue	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3437-179) as part of the Blackfriars-Petersville Heritage Conservation District	N/A	■ Will require an HIA.
4 Rogers Avenue	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3437-179) as part of the Blackfriars-Petersville Heritage Conservation District	N/A	■ Will require an HIA.
22 Wilson Avenue	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3437-179) as part of the Blackfriars-Petersville Heritage Conservation District	N/A	■ Will require an HIA.
10 Riverside Drive	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3437-179) as part of the Blackfriars-Petersville Heritage Conservation District	N/A	■ Will require an HIA.
70 Riverside Drive	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3437-179) as part of the Blackfriars-Petersville Heritage Conservation District	N/A	■ Will require an HIA.
15 Wharncliffe Road North, 70-84 Riverside Drive	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3437-179) as part of the Blackfriars-Petersville Heritage Conservation District	N/A	■ Will require an HIA.
84 Riverside Drive	■ Designated under Part V of the *Ontario Heritage Act* (By-Law L.S.P.-3437-179) as part of the Blackfriars-Petersville Heritage Conservation District	N/A	■ Will require an HIA.

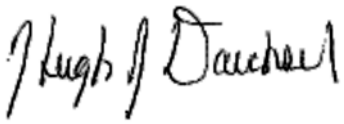
Summary

This cultural heritage overview determined that the Study Area contains a high number of cultural heritage constraints that may have to be addressed through further cultural heritage studies such as CHERs and HIAs. These reports may recommend further conservation actions such as —but not limited to— retaining existing heritage structures or features, screening new construction from significant views or vistas, documentation and recording of heritage structures or features prior to demolition or removal, or monitoring for direct impact from construction vibration.

Closure

We trust that this technical memorandum meets your current needs. If you have any questions, or if we may be of further assistance, please contact the undersigned.

GOLDER ASSOCIATES LTD.



Shannen Stronge, M.A.
Cultural Heritage Specialist

Hugh Daechsel, M.A.
Principal, Senior Archaeologist

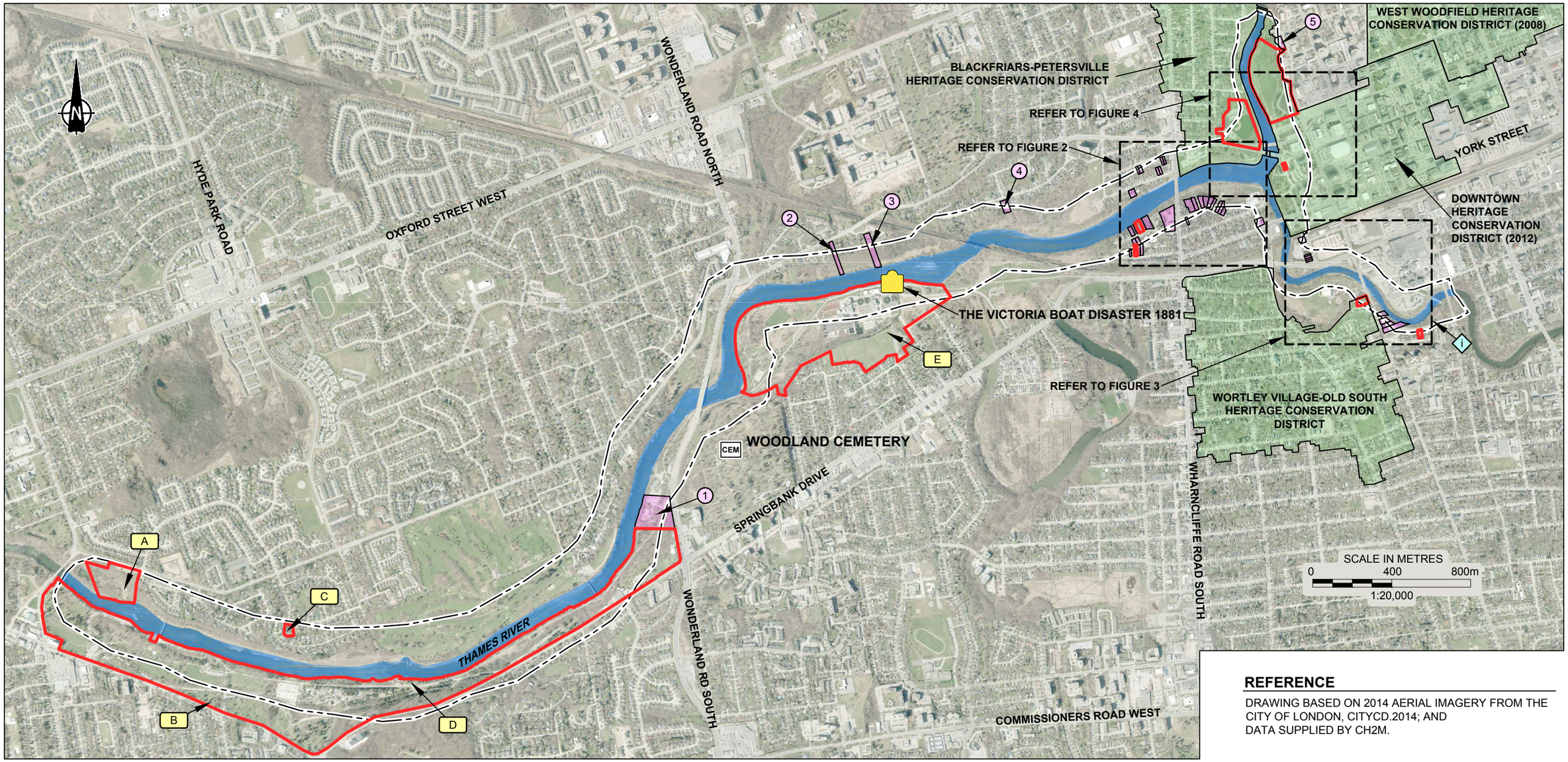
SS/HC/HD/ly

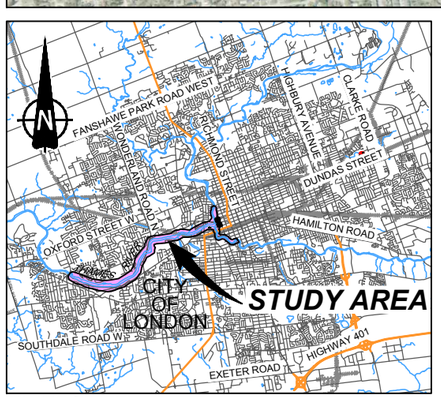
Attachments: Figure 1 – Identified Cultural Heritage Resources

Figure 2 – Identified Cultural Heritage Resources (Inset A)

Figure 3 – Identified Cultural Heritage Resources (Inset B)

Figure 4 – Identified Cultural Heritage Resources (Inset C)





KEY PLAN

LEGEND

- APPROXIMATE LOCATION OF STUDY AREA
- A — DESIGNATED PROPERTY (Part IV of Ontario Heritage Act)
- 1 — MUNICIPALLY LISTED PROPERTY
- i — PROPERTY OF INTEREST
- PLAQUE
- CEM — CEMETERY
- HERITAGE CONSERVATION DISTRICT
- CANADIAN HERITAGE RIVER SYSTEM *(THAMES RIVER)*

Disignated Properties (Part IV of Ontario Heritage Act)

ID	Description
A	1266 Riverside Drive
B	1040 Flint Lane, 1097 Commissioners Road West
C	1132 St. Anthony Road
D	950 East Springbank Gate
E	150 Chelsea Avenue, 109 Greenside Avenue

Municipally Listed Properties

ID	Description
1	205-295 Wonderland Road South
2	430 Riverside Drive
3	400 Old Riverside Drive
4	108 Forward Avenue
5	565 Ridout Street North

Property of Interest

ID	Description
i	50 Carfrae Street

REFERENCE

DRAWING BASED ON 2014 AERIAL IMAGERY FROM THE CITY OF LONDON, CITYCD.2014; AND DATA SUPPLIED BY CH2M.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.

ALL LOCATIONS ARE APPROXIMATE.

PROJECT

CULTURAL HERITAGE OVERVIEW
ONE RIVER MASTER PLAN ENVIRONMENTAL ASSESSMENT
LONDON, ONTARIO

TITLE

IDENTIFIED CULTURAL HERITAGE RESOURCES

Golder Associates

PROJECT No.			1772930	FILE No.1772930-2000-M01001
				SCALE AS SHOWN REV.
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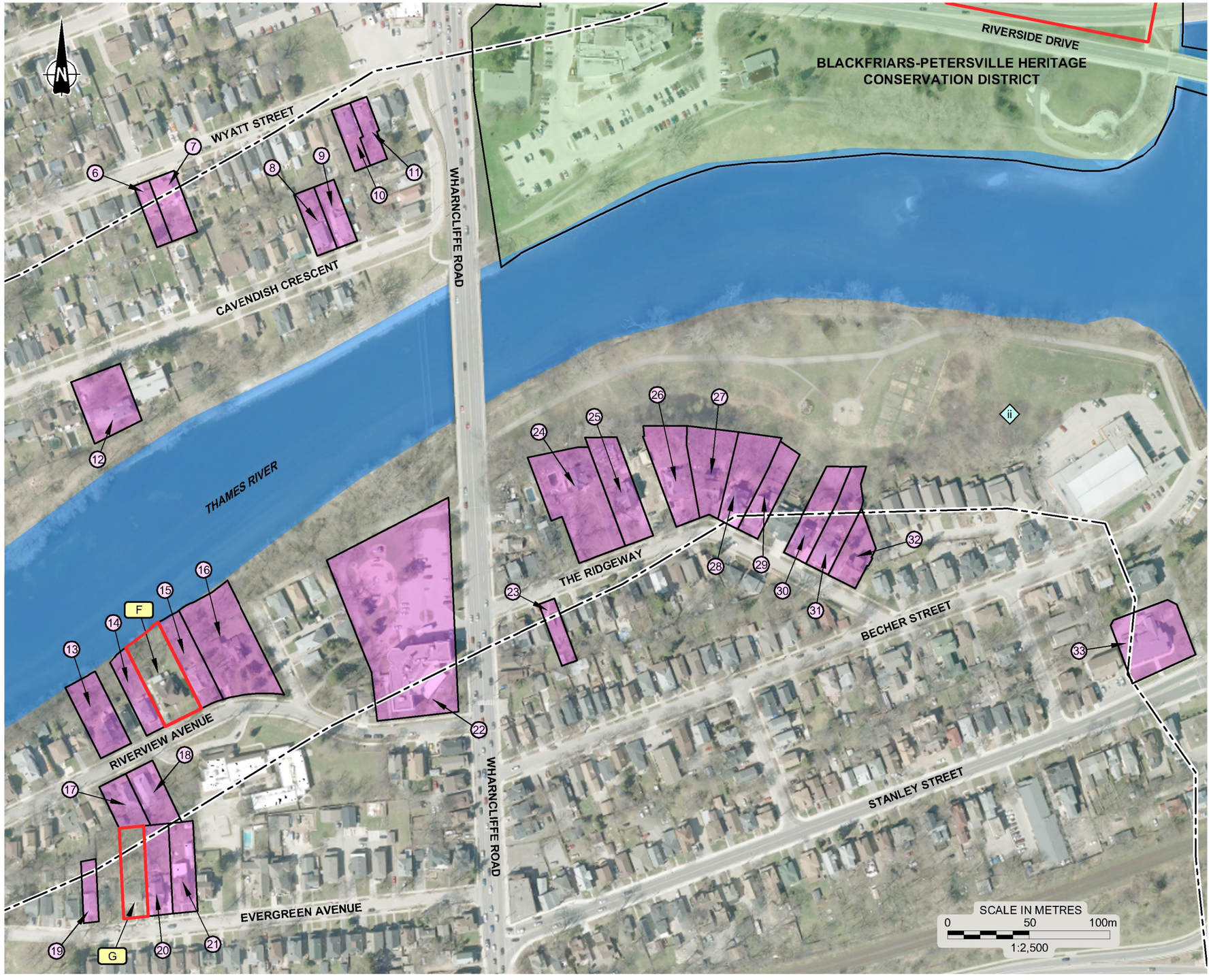
Drawing file: 1772930-2000-M01001.dwg Oct 05, 2017 - 2:12pm



Disignated Properties (Part IV of Ontario Heritage Act)	
ID	**Description**
F	49 Riverview Avenue
G	43 Evergreen Avenue

Municipally Listed Properties	
ID	**Description**
6	36 Wyatt Street
7	34 Wyatt Street
8	59 Cavendish Crescent
9	55 Cavendish Crescent
10	10 Wyatt Street
11	8 Wyatt Street
12	84 Cavendish Crescent
13	41 Riverview Avenue
14	47 Riverview Avenue
15	51 Riverview Avenue
16	3 O'Brien Street
17	40 Riverview Avenue
18	42 Riverview Avenue
19	47 Evergreen Avenue
20	39 Evergreen Avenue
21	37 Evergreen Avenue
22	21 Wharncliffe Road South
23	41 The Ridgeway
24	34 The Ridgeway
25	26 The Ridgeway
26	22 The Ridgeway
27	20 The Ridgeway
28	18 The Ridgeway
29	16 The Ridgeway
30	12 The Ridgeway
31	10 The Ridgeway
32	2 The Ridgeway
33	15-21 Stanley Street

Property of Interest	
ID	**Description**
ii	17 Becher Street

LEGEND

- APPROXIMATE LOCATION OF STUDY AREA
- F — DESIGNATED PROPERTY (Part IV of Ontario Heritage Act)
- 6 — MUNICIPALLY LISTED PROPERTY
- ii — PROPERTY OF INTEREST
- HERITAGE CONSERVATION DISTRICT
- CANADIAN HERITAGE RIVER SYSTEM *(THAMES RIVER)*

REFERENCE

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CULTURAL HERITAGE OVERVIEW
ONE RIVER MASTER PLAN ENVIRONMENTAL ASSESSMENT
LONDON, ONTARIO

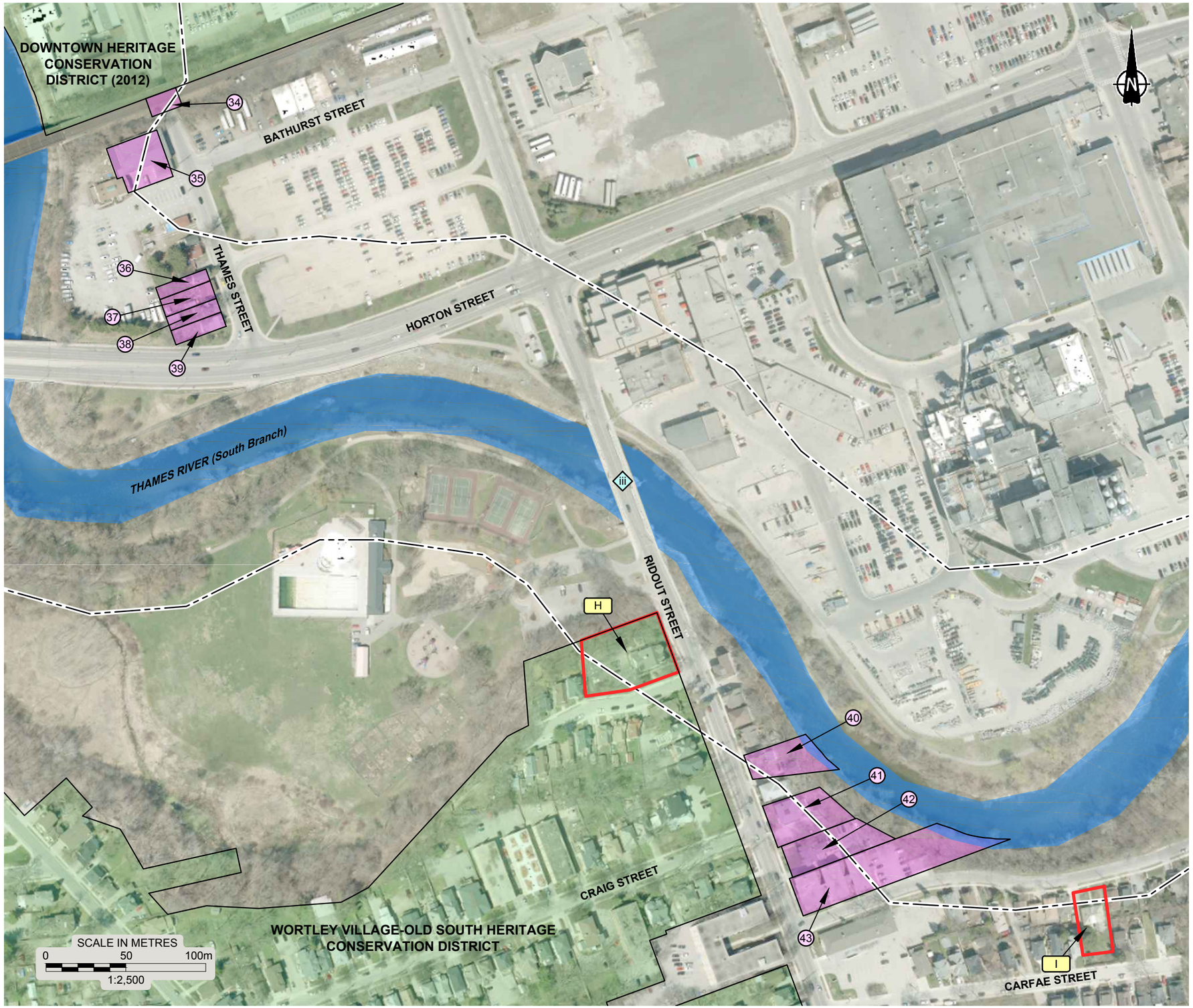
TITLE

IDENTIFIED CULTURAL HERITAGE RESOURCES (INSET A)

Golder Associates

PROJECT No.			1772930	FILE No. 1772930-2000-M01001
				SCALE AS SHOWN REV.
CADD	DCH	Oct 5/17		FIGURE 2
CHECK				

Drawing file: 1772930-2000-M01001.dwg Oct 05, 2017 - 11:43am



Disignated Properties (Part IV of Ontario Heritage Act)

ID	Description
H	37 Ridout Street South
I	39 Carfrae Street

Municipally Listed Properties

ID	Description
34	295 Thames Street
35	1-3 Bathurst Street
36	269 Thames Street
37	267 Thames Street
38	263 Thames Street
39	257 Thames Street
40	32 Ridout Street South
41	40 Ridout Street South
42	46 Ridout Street South
43	50 Ridout Street South

Property of Interest

ID	Description
iii	Victoria Bridge

LEGEND

- APPROXIMATE LOCATION OF STUDY AREA
- H — DESIGNATED PROPERTY (Part IV of Ontario Heritage Act)
- 34 — MUNICIPALLY LISTED PROPERTY
- II — PROPERTY OF INTEREST
- HERITAGE CONSERVATION DISTRICT
- CANADIAN HERITAGE RIVER SYSTEM *(THAMES RIVER)*

REFERENCE

DRAWING BASED ON 2014 AERIAL IMAGERY FROM THE CITY OF LONDON, CITYCD.2014; AND DATA SUPPLIED BY CH2M.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.

ALL LOCATIONS ARE APPROXIMATE.

PROJECT

CULTURAL HERITAGE OVERVIEW
ONE RIVER MASTER PLAN ENVIRONMENTAL ASSESSMENT
LONDON, ONTARIO

TITLE

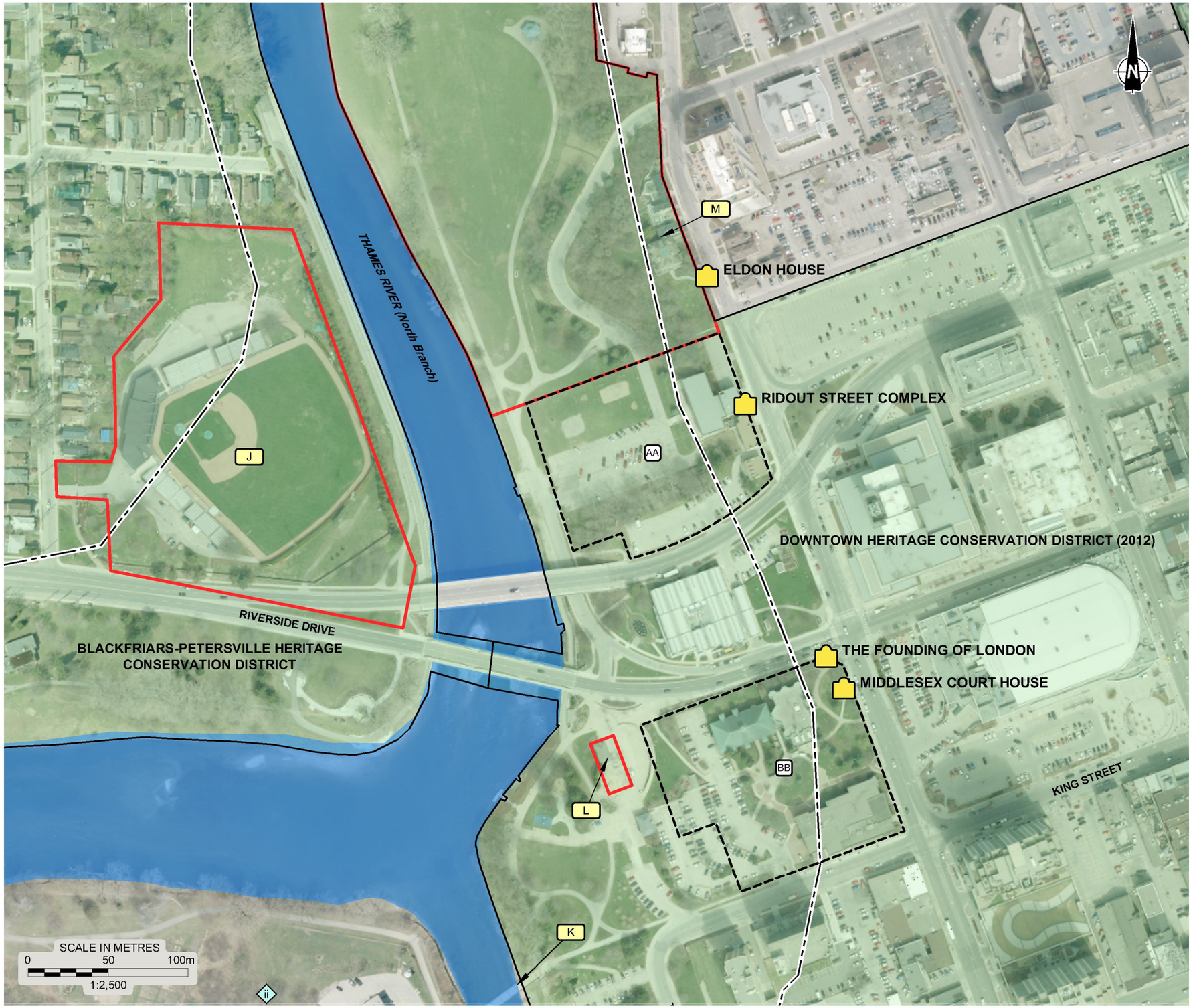
IDENTIFIED CULTURAL HERITAGE RESOURCES (INSET B)

Golder Associates

PROJECT No.		1772930	FILE No.1772930-2000-M01001
			SCALE AS SHOWN REV.
CADD	DCH	Oct 3/17	
CHECK			

FIGURE 3

Drawing file: 1772930-2000-M01001.dwg Oct 03, 2017 - 3:59pm



Disignated Properties (Part IV of Ontario Heritage Act)	
ID	**Description**
J	25 Wilson Avenue
K	335 Thames Street
L	1 Dundas Street
M	481-531 Ridout Street North

Property of Interest	
ID	**Description**
ii	17 Becher Street

National Historic Sites of Canada	
ID	**Description**
AA	435-451 Ridout Street
BB	399 Ridout Street, 50 King Street

LEGEND

- APPROXIMATE LOCATION OF STUDY AREA
- PLAQUE
- J — DESIGNATED PROPERTY (Part IV of Ontario Heritage Act)
- ii — PROPERTY OF INTEREST
- AA — NATIONAL HISTORIC SITE OF CANADA
- HERITAGE CONSERVATION DISTRICT
- CANADIAN HERITAGE RIVER SYSTEM *(THAMES RIVER)*

REFERENCE

DRAWING BASED ON 2014 AERIAL IMAGERY FROM THE CITY OF LONDON, CITYCD.2014; AND DATA SUPPLIED BY CH2M.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.

ALL LOCATIONS ARE APPROXIMATE.

PROJECT

CULTURAL HERITAGE OVERVIEW
ONE RIVER MASTER PLAN ENVIRONMENTAL ASSESSMENT
LONDON, ONTARIO

TITLE

IDENTIFIED CULTURAL HERITAGE RESOURCES (INSET C)

Golder Associates

PROJECT No.			1772930	FILE No. 1772930-2000-M01001
				SCALE AS SHOWN REV.
CADD	DCH	Oct 5/17		
CHECK				FIGURE 4

Drawing file: 1772930-2000-M01001.dwg Oct 05, 2017 - 2:10pm

APPENDIX B

City of London Heritage Designation By-laws

ONTARIO HERITAGE TRUST

An agency of the Government of Ontario

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ONTARIO HERITAGE TRUST
MAY 29 2015
RECEIVED

300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

London
CANADA

May 22, 2015

Ontario Heritage Foundation
10 Adelaide Street East
Toronto ON M5C 1J3

Drewlo Holdings Inc.
[redacted]

Re: Designation of 1266 Riverside Drive
The Ontario Heritage Act, R.S.O. 1990, c. 0.18

Please find enclosed, for your information, a certified copy of By-law No. L.S.P.-3447-160, entitled, "A by-law to designate 1266 Riverside Drive to be of historical and contextual value or interest.", passed by the Municipal Council of the Corporation of The City of London on May 12, 2015 and registered as Instrument No. ER983401 on May 19, 2015.

The London Advisory Committee on Heritage will be contacting you at a later date to determine whether or not you wish to have a plaque mounted on this building to designate it as a site of historical value.

Catharine Saunders
City Clerk

Encl.

cc : G. Kotsifis, Building Division
D. Menard, Planning Division
B. Mercier, City Clerk's Office

The Corporation of the City of London
Office: 519-661-2500 ext 0916
Fax: 519-661-4892
www.london.ca

Bill No. 194
2015

By-law No. L.S.P.-3447-160

A by-law to designate 1266 Riverside Drive to be of historical and contextual 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 historic and contextual value or interest;

AND WHEREAS notice of intention to so designate the property known as 1266 Riverside Drive has been duly published and served and no notice of objection to such designation has been received;

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

1. There is designated as being of historical and contextual value or interest, the real property at 1266 Riverside Drive, 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 Londoner, 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 and effect on the day it is passed.

PASSED in Open Council on May 12, 2015.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – May 12, 2015
Second Reading – May 12, 2015
Third Reading – May 12, 2015

London
CANADA

CITY OF LONDON
BY-LAW CERTIFICATION RECORD

I, James C. Purser, Manager of Records and Information Services of The Corporation of the City of London, hereby certify that the document hereunder is a true copy of By-law No. L.S.P.-3447-160 of the City of London, passed on May 12, 2015.

Dated at London, Ontario, this 22nd day of May, 2015.

James C. Purser
Manager of Records & Information Services

SCHEDULE "A"
To By-law No. L.S.P.- 3447-160

Part of Lot 26 in Concession 1, in the geographic Township of London now in the City of London and County of Middlesex, designated as Parts 1 and 2 on Reference Plan 33R-3434.

SCHEDULE "B"
To By-law No. L.S.P.- 3447-160

Description
The property located at 1266 Riverside Drive is located on the north side of the Thames River in the City of London, Ontario, east of the Byron Bridge. The two and a half storey white wood frame structure located on the property, locally known as the Cedars, faces Springbank Park across the Thames River. Access to the property from Riverside Drive is down a steep escarpment.

Legal Description: CON 1 PT LOT 26 RP 33RP3434 PARTS 1,2 (former London Township)
Roll Number: 010330013000000

Statement of Cultural Heritage Value
The Cedars is of cultural heritage value because of its physical or design value, its historical or associative value, and its contextual value.

With respect to its physical or design value, the Cedars draws stylistic references to vernacular Italianate architectural style. The prominent double arcade verandah on the south elevation of the building emphasizes the relationship of the Cedars to the Thames River, with reciprocal views to Springbank Park. The double arcade verandah of the Cedars is uncommon in London, contributing to its significance. The distinctive and symmetrical form of the white, wood-clad two and a half storey dwelling with its cross gable roof and flanking brick chimneys contributes to the recognition of the Cedars as a landmark.

The historical or associative value of the Cedars is derived to its associations with prominent Londoners, as well as its role in supporting boating and leisure activities along the Thames River. The Cedars was constructed in the 1880s by William Knox on land located in Concession I of the former London Township. John Pocock, part owner of the London Shoe Company, subsequently purchased the Cedars. In 1906, the Cedars was purchased by Herbert A. Sabine, owner of Sabine & Company a wholesale and imported cloth business in London. By 1920, the Cedars became the permanent home of the Sabine family and remained within the ownership of the extended Sabine family until 1978. This part of the former London Township was annexed by the City of London in 1961.

Following the construction of the Springbank Pumphouse in 1876 and the subsequent establishment of Springbank Park, Thames River outings became a popular pastime for pleasure-seeking Londoners. John Pocock maintained an athletic club at the Cedars with a gymnasium and facilities for boating, bowling, and shooting to attract day-trippers. Boating and racing activities were popular summer activities. To capitalize on this, Pocock reportedly maintained twenty to thirty canoes and rowboats at docks on each side of the Thames River.

The Cedars is of contextual value because it is important in supporting the historic character of Springbank Park as a visually prominent landmark on the north side of the Thames River, opposite Springbank Park. Although the docks have been removed, the Cedars is physically, visually, and historically linked to Springbank Park and the Thames River.

Heritage Attributes
Heritage attributes that support the cultural heritage value or interest of 1266 Riverside Drive are:

- The form and scale of the Cedars, a two and a half storey white wood frame structure which is visually prominent when seen from the south side of the Thames River;
- The cross gable centred on the south façade;
- Within the gable, a balcony framed within an arch;
- The four bay double arcade verandah in a vernacular Italianate style across the south façade and one bay on the east and west façades. Arches on the south façade of the ground level appear slightly flattened with round arches on the storey above as well as on the east and west façades;
- The patter of voids (doors and windows) which provide visual and physical access to the double arcade verandah on the ground and upper storeys;
- The gable roof extended to cover the double arcade verandah;

- Wood siding, in particular, the chevron-laid wood siding on the double arcade verandah and gable;
- Two windows on the upper floors of the east and west façades each framed with exterior trim including vertical muntins. The two windows in the pediment of the gable roof are shaped with decorative trim used to create a pointed arch in the upper lights. The lower level windows are rectangular with a decorative hood moulding above each;
- A white brick chimney on both the east and west walls;
- River stone foundation; and,
- Unobstructed scenic views of the Cedars to and from Springbank Park.

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THE CORPORATION OF THE CITY OF LONDON

DEPARTMENT OF THE CITY CLERK
K.W. SADLER, CITY CLERK

MAY 9 1994

REGISTERED

May 3, 1994

Ontario Heritage Foundation
10 Adelaide Street East
Toronto Ontario
M5C 1J3

Re: Designation of Springbank Park Pumphouse
The Ontario Heritage Act, R.S.O. 1990, c. O.18

Enclosed for your information is notice of the Council of The Corporation of the City of London's intention to designate the properties identified above pursuant to Subsection 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O.18.

C. Geraghty

for N. Dianne Mollard
Assistant Secretary
Board of Control
/crg

Encl.

300 DUFFERIN AVENUE, P.O. BOX 5035, LONDON, ONTARIO N6A 4L9
TELEPHONE: (519) 661-4530 FAX: (519) 661-4892

LPB

NOTICE OF INTENTION TO DESIGNATE PLACES OF ARCHITECTURAL AND/OR HISTORICAL VALUE

NOTICE IS HEREBY GIVEN that the Council of The Corporation of the City of London intends to designate as a place of architectural and/or historic value or interest the following property in accordance with the Ontario Heritage Act, R.S.O. 1990, c.018:

Property Description	First Publication Date	Last Day For Objection
Springbank Park Pumphouse	May 7, 1994	June 6, 1994

The detailed reasons for designation of this property can be seen in or obtained from the Office of the City Clerk, Room 308, City Hall, 300 Dufferin Avenue, London, Ontario N6A 4L9 during normal office hours (8:30 a.m. to 4:30 p.m. Monday to Friday). Any person who objects to this intended designation must, **within thirty days** after the date of the first publication, serve on the City Clerk, a notice of objection in writing, setting out the reason for the objection and all relevant facts. The Ontario Heritage Act provides that where a notice of objection has been served, the Council shall refer the matter to the Conservation Review Board for a hearing.

DATED at London, Ontario this 7th day of May, 1994.

K. W. Sadler
City Clerk

THE CORPORATION OF THE CITY OF LONDON

DEPARTMENT OF THE CITY CLERK
K.W. SADLER, CITY CLERK

MAY 9 1994

ARCHITECTURE AND PLANNING

May 3, 1994

J. G. Lohuis
Director of Parks and Rectreation

I hereby certify that the Municipal Council, at its session held on May 2, 1994 resolved:

3. That, on the recommendation of the Local Architectural Conservation Advisory Committee, notice of Council's intention to designate the **Springbank Park Pumphouse** to be of architectural and historical value or interest **BE GIVEN** for the attached reasons under the provisions of section 29(3) of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18; it being pointed out that the Civic Administration has concurred in the above recommendation on the understanding that the land to be included in the designation will be shown as it is on the assessment roll. (3/10/PC)

K. W. Sadler
City Clerk
/hap

cc Ontario Heritage Foundation, 7th Fl.-77 Bloor St. W., Toronto, M7A 2R9
J. E. Fleming, City Administrator, Suite 1105
V. A. Cote, Director of Planning and Development, Suite 708
H. A. Pulver, Planning Administrator - Community Improvement, Suite 603
M. Gladysz, Heritage Planner, Suite 603
G. Hallman, Manager of Property, Suite 314
Chair and Members, Local Architectural Conservation Advisory Committee
Clerk Processing*

300 DUFFERIN AVENUE, P.O. BOX 5035, LONDON, ONTARIO N6A 4L9
TELEPHONE: (519) 661-4530 FAX: (519) 661-4892

Pumphouse - Springbank Park

Historical Reasons

Designed by City Engineer and Architect William Robinson in 1878, the Springbank Pumphouse signified a major advance in the field of local public health through the controlled provision of a pure and assured supply of water. In 1876 City Council voted acceptance of a plan to construct a waterworks system west of London on the south bank of the Thames River. The recommended source of water was the Coombs Springs, which was channelled to various holding ponds through a series of underground drainage tiles. The water was then directed to the pumphouse which was situated next to the dam, parts of which can still be seen today. The river provided the hydraulic pressure to pump the water to the top of Reservoir Hill. From that point, gravity was used to pipe the water to various points of the City.

In 1881, a second building was designed by Thomas Tracey on the pumphouse site to house the steam pumping equipment which was used as a back-up to the hydraulic power.

Architectural Reasons

The most striking feature of the original pumphouse (1878) at Springbank Park is its centre gable and steeply pitched hip roof, typical of the Ontario Cottage Style. Other features of note include pilasters with ornamental brackets; windows with stone sills, stone segmental arches and incised key stones; and a triangular window above the date stone located within the centre gable. The extra bay on the south side of the building was added early in this century. The pumphouse originally had a metal (fireproof) roof, an iron floor and roof girders.

The second building constructed on this site (Thomas Tracey, 1881) was located to the south west of the original pumphouse. Designed also in the form of an Ontario Cottage, it contains features such as metal brackets, bargeboards and a date stone shaped in the form of the triangular window on the original pumphouse structure. This building also features polychromatic brickwork, paired windows and an uninterrupted surface area. Photographs indicate that there were originally paired windows on each side of the frontispiece.

Finally, a third building designed by John M. Moore was built in 1894 to link the original pumphouse and the second building, thus making it one building rather than two.

The heritage designation applies to exterior of building only.

✓

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BY-LAW NUMBER L.S.P.-2413-101

538331

gistry Division of Middlesex East (No. 33)
CERTIFY that this instrument is registered as of
.M.
FEB 16 1979 in the
egistry Office
t London,
ntario.

REGISTRAR.

A by-law to designate the Flint Cottage and the Springbank Shelter, located in Springbank Park, of historic and architectural value.

PASSED - February 5, 1979

City Clerk's Office
City Hall, London, Ontario

THE CITY OF LONDON, ONTARIO, CANADA

W.S. ROSS, B.A., City Clerk

P.C. Mc NORGAN, A.M.C.T., Deputy City Clerk

300 Dufferin Avenue
P.O. Box 5035
London, Ontario N6A 4L9
Telephone 679-4530

DEPARTMENT OF THE CITY CLERK

February 22, 1979 Our File: 35.2.1.79

The Ontario Heritage Foundation
77 Greenville Street
Toronto, Ontario
M7A 2R9

Re: The Ontario Heritage Act, 1974
Designation of Flint Cottage and Shelter in Springbank Park

Please find enclosed a copy of By-Law No. L.S.P.-2413-101, being a by-law to designate the Flint Cottage and Shelter in Springbank Park, London of historic and architectural value, pursuant to Section 14(a) of The Ontario Heritage Act, 1974.

for Diana Burge
Deputy City Clerk and Director of
Property and Assessments

/db
Encl(1)

c.c. Public Utilities Commission, 11th Floor, City Hall
Attention: Mr. A. L. Furanna, General Manager

RECEIVED
FEB 26 1979
ONTARIO HERITAGE
FOUNDATION

Bill No. 93
1979

By-law No. L.S.P.- 2413-161

A by-law to designate the Flint Cottage and the Springbank Shelter, located in Springbank Park, of historic and architectural value.

WHEREAS pursuant to The Ontario Heritage Act, 1974, 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 the Flint Cottage and the Springbank Shelter, located in Springbank Park having been duly published and served, no notice of objection was received to such designation;

BE IT THEREFORE ENACTED by the Municipal Council of the Corporation of the City of London as follows:

1. There is designated as being of historic and architectural value or interest the real property, more particularly described in Schedule "A" hereto, known as the Flint Cottage and the Springbank Shelter, for the reasons set out in Schedule "B" hereto.

2. The City Solicitor is hereby 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 hereby 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 Part IV of The Ontario Heritage Act, 1974.

4. This by-law comes into force on the day on which it is passed.

PASSED in open Council this fifth day of February, A.D., 1979.

M. A. Gleeson
Mayor

W. S. Ross
City Clerk

First reading - February 5, 1979
Second reading - February 5, 1979
Third reading - February 5, 1979

SCHEDULE "A"

to By-law No.-

All those portions of Lot 43, Concession B, formally in the Township of Westminister, now in the City of London, in the County of Middlesex, in the Province of Ontario and described as follows:

Premising that all bearings herein are astronomic and are referred to the bearing north 9 degrees, 51 minutes 40 seconds west of the easterly limit of the said Lot 43.

Portion A

Commencing at a point in the said Lot 43 distant 11.96 feet measured north 22 degrees 08 minutes, 53 seconds east from a point in the northerly limit of Commissioners Road distant 134.58 feet measured north 66 degrees 47 minutes 10 seconds west from the easterly limit of the said Lot 43.

Thence north 22 degrees 08 minutes 53 seconds east 70.80 feet.

Thence north 67 degrees, 51 minutes 07 seconds west 50.10 feet.

Thence south 22 degrees 08 minutes 53 seconds west 70.80 feet.

Thence south 67 degrees 51 minutes 07 seconds east 50.10 feet more or less to the point of commencement.

Portion B

Commencing at a point in the said Lot 43 which may be located by beginning at the intersection of the northerly limit of Commissioners Road with the easterly limit of the said Lot 43, thence north 66 degrees 47 minutes 10 seconds west along the said northerly limit 316.94 feet to an angle therein, thence north 66 degrees 45 minutes 30 seconds west continuing along the said northerly limit 164.49 feet, thence north 6 degrees 44 minutes 18 seconds east 92.38 feet to the point of commencement.

Thence north 6 degrees 44 minutes 18 seconds east 40.40 feet.

Thence north 83 degrees 15 minutes 42 seconds west 61.30 feet.

Thence south 6 degrees 44 minutes 18 seconds west 40.40 feet.

Thence south 83 degrees 15 minutes 42 seconds east 61.30 feet more or less to the point of commencement.

SCHEDULE "B"

to By-law No.-

REASONS: Architectural Reasons:
Built of cobblestone with stone dressing the 1837 Cottage has undergone some alteration and extension in the "Rustic Manner".

The structure should be carefully analysed and made the subject of simple restoration.

The restored structure could continue to fulfill a utilitarian role within the Park system.

The second Flint Cottage is also built of cobblestone but with cut stone dressings and its appearance denotes a considerable increase in prosperity over the original cottage to the west.

The second Flint Cottage should also be carefully analysed and consideration given to restoring it to its appearance in 1857.

The two cottages are set in a roughly triangular area between the Park Drive and Commissioner Road West and this would form a splendid setting for the restored buildings.

The third Flint Building at 1098 Commissioners Road West while not being designated is sufficiently interesting to warrant the preparation of photographs and line drawings.

Historical Reasons:
The westernmost of the two Springbank Cottages was erected in 1837 by Robert Flint, an immigrant from the British Isles. The cottage remained in the possession of the Flint family until the London Board of Water Commissioners (the forerunner of the Public Utilities Commission) purchased the property in 1891. For a time the cottage served as a stor and shelter for the Springbank line of the London Street Railway. More recently, the building has been used as a store-house by the Public Utilities Commission.

The second Springbank Cottage or "Flint Cottage", meanwhile, was built just to the east of the original home by Robert Flint and his son Pirn at the time of the latter's marriage in 1857. This structure was inclu with the property that was purchased by the City in 1891. Flint Cottag continued to be used as a residence until 1973. Since that time it has been used as a craft shop by the London Garden Club.

Both cottages are rare local examples of the use of cobblestone for construction purposes and, together with the large, brick, late-Victorian home at 1098 Commissioners Road (believed to have been built by Pirney Flint), they are a fine record of the work and fortunes of an important pioneer family of the Byron area.

golder.com