



REPORT

Cultural Heritage Assessment Report

The Forks Area and "Back to the River" Schedule B Municipal Class Environmental Assessment, City of London, Ontario

Submitted to:

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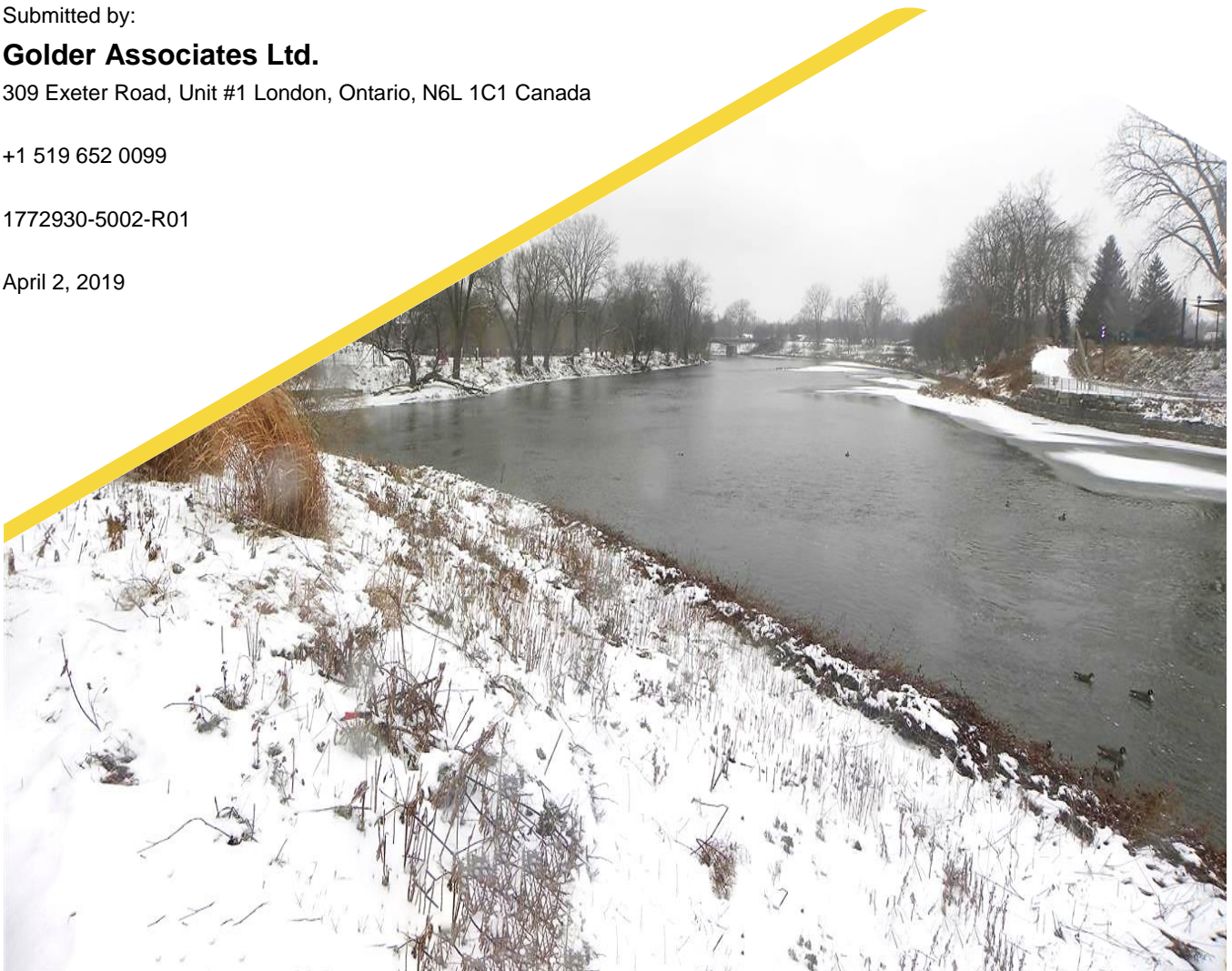
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Executive Summary

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 report was to identify all cultural heritage resources within a study area surrounding the “Forks” of the Thames River and extending to west of the Springbank Dam. Golder 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.

In November 2018, the City retained Golder to conduct a Cultural Heritage Assessment Report (CHAR) as part of the “*Back to the River*” Municipal Class (Schedule B) Environmental Assessment. “*Back to the River*” is an initiative to revitalize the Thames River as an important natural, cultural, recreational and aesthetic resource through an international design competition. The winning design “The Ribbon of the Thames” was proposed by Civitas and Stantec to further develop the interconnectedness of Ivey Park and Harris Park, while creating an engaging space that honours the City’s relationship to the Thames River and the Forks area. This will be carried out through revitalization projects, including the revitalization of the Ivey Park area, alterations to the riverbank in Harris Park, and upgrades to the crosswalk area southwest of the Museum London.

The purpose of this CHAR is to assess the predicted impacts of nine proposed alternatives for the three sub-study areas as identified in the One River EA Stage 2 report: The Forks, Harris Park, and Museum London, and from this assessment provide recommendations for mitigation and identify a preferred alternative.

The sub-study areas and associated alternatives are described below with a summary of the predicted impacts and the recommended mitigation measures to avoid or reduce adverse effects to identified cultural heritage resources.

The Forks sub-study area

The Forks sub-study area includes the Forks Area bound by King Street Bridge to the south, Wharncliffe Road South to the west, Dundas Street / Riverside Drive to the north, and Ridout Street North to the east. The design alternatives are:

- Ribbon Overlook Alternative 1: Elevated walkway over the Thames River from Ivey Park;
- Ribbon Overlook Alternative 2: Elevated walkway from Ivey Park and walkway on Kensington Bridge;
- Ribbon Overlook Alternative 3: Elevated walkway from Kensington Bridge;
- Ribbon Overlook Alternative 4: Elevated walkway from Ivey Park and walkway on Kensington Bridge;
- Terraces – Urban Alternative: Terraced landscape within Ivey Park, including amphitheater seating, accessible sloping sidewalk, play area and First Nations Treaty Signing monument; or

- Terraces – Vegetated Alternative: Terraced landscape within Ivey park, including amphitheater seating, accessible sloping sidewalk, play area and First Nations Treaty Signing monument.

The recommended mitigations for each alternative are:

Alternative	Recommended Mitigation
<i>Ribbon Overlook Alternative 1</i>	<ul style="list-style-type: none"> ■ 1 Dundas Street <ul style="list-style-type: none"> ■ If this alternative is selected, explore during detailed design options that reduce obstruction of views between 1 Dundas Street and the Thames River (e.g. railings with glass or low visibility materials). ■ Monitor the property for vibration impact during adjacent construction and cease work if thresholds are exceeded. 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 <i>et al.</i> 2012:31). ■ Ivey Park <ul style="list-style-type: none"> ■ Any alterations to Ivey Park must comply with the Downtown HCD Plan and may require a heritage alteration permit from the City.
<i>Ribbon Overlook Alternative 2</i>	<ul style="list-style-type: none"> ■ 1 Dundas Street <ul style="list-style-type: none"> ■ If this alternative is selected, explore during detailed design options that reduce obstruction of views between 1 Dundas Street and the Thames River (e.g. railings with transparent or low visibility materials). ■ Monitor the property for vibration impact during adjacent construction and cease work if thresholds are exceeded. 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 <i>et al.</i> 2012:31). ■ Ivey Park <ul style="list-style-type: none"> ■ Any alterations to Ivey Park must comply with the Downtown HCD Plan and may require a heritage alteration permit from the City.

Alternative	Recommended Mitigation
<p><i>Ribbon Overlook Alternative 3</i></p>	<ul style="list-style-type: none"> ■ 1 Dundas Street. <ul style="list-style-type: none"> ■ Monitor the property for vibration impact during adjacent construction and cease work if thresholds are exceeded. 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). ■ Kensington Bridge (2 Riverside Drive) <ul style="list-style-type: none"> ■ If this alternative is selected, explore during detailed design options that are compatible with the structure and reduce the visual impact of the new construction (e.g. reducing the diameter of the tall posts, railings with transparent or low visibility materials). ■ Any alteration to the Kensington Bridge must comply with the Blackfriars/Petersville HCD Plan and may require a heritage alteration permit from the City.
<p><i>Ribbon Overlook Alternative 4</i></p>	<ul style="list-style-type: none"> ■ 1 Dundas Street. <ul style="list-style-type: none"> ■ If this alternative is selected, explore during detailed design options that further reduce the obstruction of views between 1 Dundas Street and the Thames River(e.g. railings with transparent or low visibility materials). ■ Monitor the property for vibration impact during adjacent construction and cease work if thresholds are exceeded. 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). ■ Ivey Park <ul style="list-style-type: none"> ■ Any alterations to Ivey Park must comply with the Downtown HCD Plan and may require a heritage alteration permit from the City.
<p><i>Terraces – Urban Alternative</i></p>	<ul style="list-style-type: none"> ■ 1 Dundas Street.

Alternative	Recommended Mitigation
	<ul style="list-style-type: none"> ■ Monitor the property for vibration impact during adjacent construction and cease work if thresholds are exceeded. 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). ■ Ivey Park <ul style="list-style-type: none"> ■ Any alterations to Ivey Park must comply with the Downtown HCD Plan and may require a heritage alteration permit from the City.
<p><i>Terraces – Vegetated Alternative</i></p>	<ul style="list-style-type: none"> ■ 1 Dundas Street. <ul style="list-style-type: none"> ■ Monitor the property for vibration impact during adjacent construction and cease work if thresholds are exceeded. 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). ■ Ivey Park <ul style="list-style-type: none"> ■ Any alterations to Ivey Park must comply with the Downtown HCD Plan and may require a heritage alteration permit from the City.

Preferred Alternative

The alternatives assessed to have the least impact to identified cultural heritage resources are:

- 1) **Terraces – Urban Alternative; or,**
- 2) **Terraces – Vegetated Alternative**

Harris Park sub-study area:

The Harris Park sub-study area includes approximately 350 m of Harris Park, and extends from the river bank to east of the Thames Valley Parkway walking trail. The design alternatives are:

- Harris Park – Urban Edge Alternative: Alterations to the riverbank of Harris Park (east side of the Thames River), including programmable plaza, habitat island and seating terrace; or,

- Harris Park – Vegetated Edge Alternative: Alterations to the riverbank of Harris Park (east side of the Thames River), including lawn pods, habitat island and seating terrace.

The recommended mitigations for each alternative are:

Alternative	Mitigation
<i>Harris Park – Urban Edge Alternative</i>	<ul style="list-style-type: none"> ■ Harris Park & Eldon House (481-531 Ridout Street North) <ul style="list-style-type: none"> ■ If this alternative is selected, explore during detailed design creating open sightlines between Eldon House and the Thames River. ■ Any alteration to the property must comply with the Downtown HCD Plan and may require a heritage alteration permit from the City.
<i>Harris Park – Vegetated Edge Alternative</i>	<ul style="list-style-type: none"> ■ Harris Park & Eldon House (481-531 Ridout Street North) <ul style="list-style-type: none"> ■ If this alternative is selected, explore during detailed design creating open sightlines between Eldon House and the Thames River. ■ Any alteration to the property must comply with the Downtown HCD Plan and may require a heritage alteration permit from the City.

Preferred Alternative

Both alternatives are predicted to have a similar level of indirect impact to identified cultural heritage resources, but the order presented below reflects a preference for the alternative reflecting the lower level of change to existing conditions:

- 1) Terraces – Vegetated Alternative (indirect impacts through obstruction of views to Harris Park & Eldon House)
- 2) Terraces – Urban Alternative (indirect impacts through obstruction of views to Harris Park & Eldon House)

Museum London sub-study area:

Located between Harris Park and Ivey Park, the Museum London sub-study area is defined as west of the museum and includes the adjacent crosswalk and median on Dundas Street, as well as a portion of the existing Ivey Park to the south, covering approximately 77 m north-south by 45 m east-west. The proposed design is:

- Museum London / Dundas Connection: Landscaping and terracing of existing park space west of Museum London and create an events plaza, relocating crosswalk and re-align park entry.

The recommended mitigations for this alternative are:

Alternative	Recommended Mitigation
<p><i>Museum / Dundas Street Connection Alternative</i></p>	<ul style="list-style-type: none"> ■ Harris Park & Eldon House (481-531 Ridout Street North) <ul style="list-style-type: none"> ■ If this alternative is selected, explore during detailed design creating open sightlines between Eldon House and the Thames River. ■ Any alteration to the property must comply with the Downtown HCD Plan and may require a heritage alteration permit from the City. ■ Downtown Heritage Conservation District <ul style="list-style-type: none"> ■ Develop a Tree Preservation Plan: The HCD Plan recommends the retention of existing grass boulevards and street trees throughout the District whenever repairs or improvements are made to roads, sidewalks or underground services. Should removal of trees and boulevards be unavoidable as part of the infrastructure works, every effort should be made to replace them upon completion of the work.

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.

The information, recommendations and opinions expressed in this report are for the sole benefit of the Client. No other party may use or rely on this report or any portion thereof without Golder's express written consent. If the report was prepared to be included for a specific permit application process, then upon the reasonable request of the client, Golder may authorize in writing the use of this report by the regulatory agency as an Approved User for the specific and identified purpose of the applicable permit review process. Any other use of this report by others is prohibited and is without responsibility to Golder. The report, all plans, data, drawings and other documents as well as all electronic media prepared by Golder are considered its professional work product and shall remain the copyright property of Golder, who authorizes only the Client and Approved Users to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. The Client and Approved Users may not give, lend, sell, or otherwise make available the report or any portion thereof to any other party without the express written permission of Golder. The Client acknowledges the electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore the Client cannot rely upon the electronic media versions of Golder's report or other work products.

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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APPENDICES

APPENDIX A

Cultural Heritage Overview: One River Master Plan Environmental Assessment

APPENDIX B

City of London Designation By-Laws

APPENDIX C

Proposed alternative designs

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 report was to identify all cultural heritage resources within a study area surrounding the “Forks” of the Thames River and extending to west of the Springbank Dam. Golder 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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The purpose of this CHAR is to assess the predicted impacts of nine proposed alternatives for the three sub-study areas as identified in the One River EA Stage 2 report: The Forks, Harris Park, and Museum London, and provide recommendations for mitigation (Figure 1). The sub-study areas and associated alternatives are described below.

The Forks sub-study area

The Forks sub-study area includes the Forks Area bound by King Street Bridge to the south, Wharnccliffe Road South to the west, Dundas Street / Riverside Drive to the north, and Ridout Street North to the east. The design alternatives are:

- Ribbon Overlook Alternative 1: Elevated walkway over the Thames River from Ivey Park;
- Ribbon Overlook Alternative 2: Elevated walkway from Ivey Park and walkway on Kensington Bridge;
- Ribbon Overlook Alternative 3: Elevated walkway from Kensington Bridge;
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- Terraces – Vegetated Alternative: Terraced landscape within Ivey park, including amphitheater seating, accessible sloping sidewalk, play area and First Nations Treaty Signing monument.

Harris Park sub-study area:

The Harris Park sub-study area includes an approximately 350 m frontage of Harris Park, and extends from the river bank to east of the Thames Valley Parkway walking trail. The design alternatives are:

- Harris Park – Urban Edge Alternative: Alterations to the riverbank of Harris Park (east side of the Thames River), including programmable plaza, habitat island and seating terrace; or,
- Harris Park – Vegetated Edge Alternative: Alterations to the riverbank of Harris Park (east side of the Thames River), including lawn pods, habitat island and seating terrace.

Museum London sub-study area:

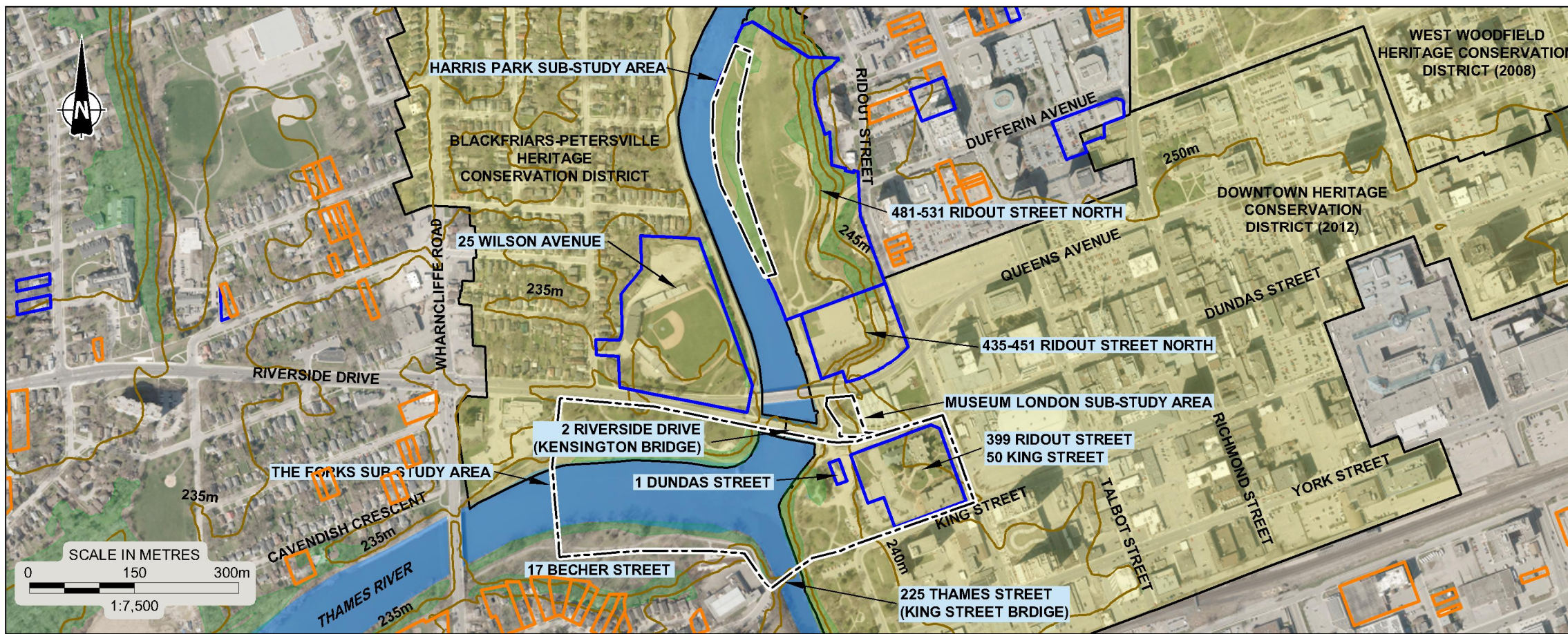
Located between Harris Park and Ivey Park, the Museum London sub-study area is defined as west of the Museum property and includes the adjacent crosswalk and median on Dundas Street, as well as a portion of the existing Ivey Park to the south, covering approximately 77 m north-south by 45 m east-west. The proposed design is:

- Museum London / Dundas Connection: Landscaping and terracing of existing park space west of Museum London and create an events plaza, relocating crosswalk and re-align park entry.

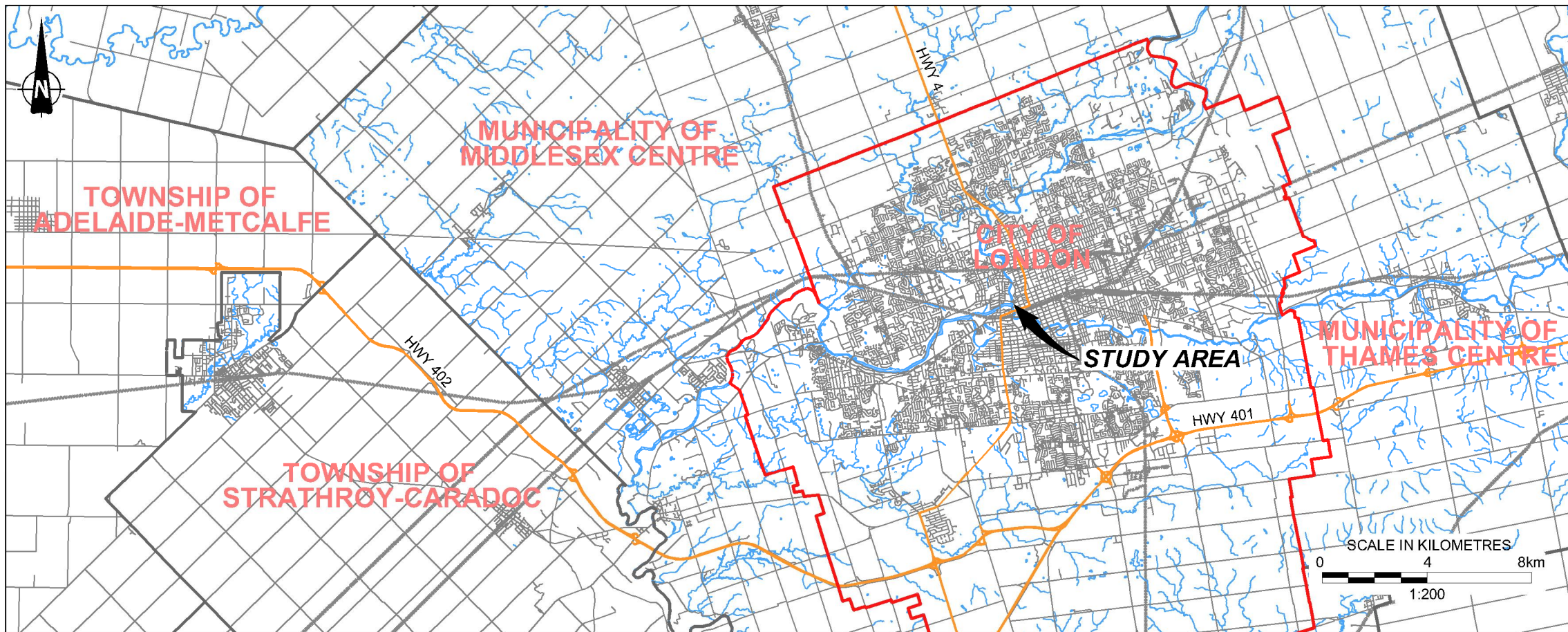
Following guidance provided by the Ministry of Tourism, Culture and Sport (MTCS) and the City, this CHAR provides:

- Background on the legislative framework, purpose, and requirements of a CHAR and the methods that were 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 cultural heritage resources in the study area, including known properties of cultural heritage value or interest (CHVI) and those evaluated on a preliminary level to have CHVI based on date of construction of 40 or more years old and whether it met one or more of the criteria prescribed in *Ontario Regulation 9/06 (O. Reg. 9/06)*;
- A description of the proposed alternatives for each sub-study area and an assessment of the direct and indirect impacts of each alternative on known or potential cultural heritage resources in the study area; and,
- Recommendations to avoid or reduce identified adverse impacts on known or potential cultural heritage resources in the study area.

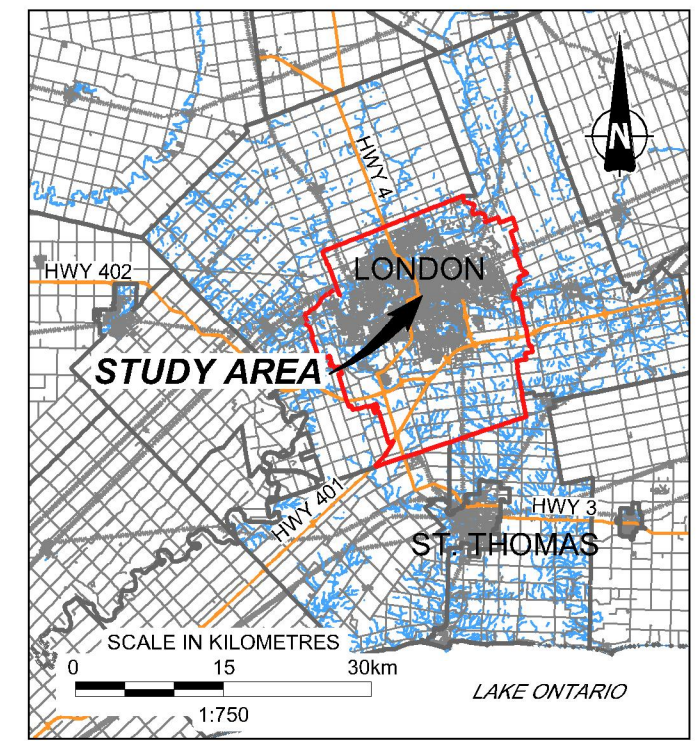
Client: CH2M
Drawing file: 1772930-5002-R01001.dwg
Mar 29, 2019 - 11:58am
Original Format is: Tabloid 279mm x 432mm
25mm



BING AERIAL IMAGERY and OBM MAPPING



REGIONAL MAP



KEY PLAN

LEGEND

- APPROXIMATE STUDY AREA
- CITY OF LONDON BOUNDARY
- TOWNSHIP/MUNICIPALITY BOUNDARY
- LONDON** TOWNSHIP/MUNICIPALITY
- DESIGNATED PROPERTY (PART IV OF ONTARIO HERITAGE ACT)
- LISTED HERITAGE PROPERTY (PART IV OF ONTARIO HERITAGE ACT)
- HERITAGE CONSERVATION DISTRICT
- CANADIAN HERITAGE RIVER SYSTEM (THAMES RIVER)

REFERENCE

DRAWING BASED ON MNR LIO, OBTAINED 2019, PRODUCED BY GOLDER ASSOCIATES LTD UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEENS PRINTER 2019;
DRAWING BASED ON CITY OF LONDON OPEN DATA SET 2017; 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.

<small>PROJECT</small>	CULTURAL HERITAGE ASSESSMENT REPORT FORKS AREA AND "BACK OF THE RIVER" MUNICIPAL CLASS (SCHEDULE B) ENVIRONMENTAL ASSESSMENT CITY OF LONDON, ONTARIO		
<small>TITLE</small>	LOCATION MAP		
<small>PROJECT No.</small>	1772930	<small>FILE No.</small>	1772930-5002-R01001
<small>CADD</small>	ZJB/AMS	<small>Mar 29/19</small>	<small>SCALE AS SHOWN REV.</small>
<small>CHECK</small>			
GOLDER			FIGURE 1

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 as a whole;
- Consulted the City heritage staff;
- Conducted field investigations from the public rights-of-way to inventory and document all known cultural heritage resources within the study area and sub-study areas, and to understand the wider built and landscape context; and,
- Assessed the risk of impact to properties of known 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 summarizes the 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 Forks study area, and any special considerations for the CHAR.	Response from the City via email on December 17, 2018 providing a list of all protected properties, National Historic Sites of Canada, and plaques within the study area, as well as significant views to be documented during the fieldwork.

Field investigations were conducted by cultural heritage specialist Robyn Lacy on January 18, 2019 and January 29, 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), Longstreth (1986), 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.

3.1 Federal and International Heritage Policies

3.1.1 General

Federal heritage policies apply to only one property in the study area (HMCS *Prevost*), 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 *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 *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* (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

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*.

- 4. Recognize and celebrate the contributions of Indigenous communities in our shared cultural heritage; and,
 - 7. 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
- 5. 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.

3.3.3 Downtown Heritage Conservation District

The Downtown Heritage Conservation District was adopted by Municipal Council in 2012 and officially designated in 2013. The HCD is bound by the centreline of Thames River to the west, Blackfriars Bridge to the north to include Harris Park with Central Avenue comprising most of the north limits, and as far as Waterloo Street at the east extent. The south boundary is the Canadian National Railway Tracks. Eldon House, Harris Park and Ivey Park are included within the HCD. Acting as the downtown core of the City since its first survey in 1826, the area has been occupied by Euro-Canadian settlers since the early 19th century, centred around the Middlesex County Court House. The area exhibits several stages in the commercial development of the City, and the streetscapes are characterized by industrial and commercial buildings lining wide streets, terminating at the Thames River to the west of the HCD (City of London 2012)

The key attributes of the HCD include:

- 19th and 20th century buildings;
- Commercial, industrial, and services represented;
- The Middlesex County Court House and Gaol;
- Proximity and relationship to the Thames River;
- Ivey Park & the site of the Sulphur Springs Spa;
- Many buildings by prominent architects;
- 1920s City Hall;
- Relationship to the railway;
- Warehouses, Hotels, and offices illustrating growth in the City;
- Georgian and Italianate commercial blocks; Art Deco towers; Beaux-arts and Post-modern offices;
- Landscape characterised by relative continuity between blocks;
- Historic views including the armories seen from Waterloo and Dundas Street, the Court House as seen from Dundas and Ridout Street, and St. Paul’s Cathedral; and,
- Historic open spaces such as Covent Garden Market Square, Court House Square, and Harris Park.

Section 6.2.4 of the HCD Plan identifies policies regarding institutional and public realm. Middlesex County Courthouse, Eldon House with its gardens, London’s Covent Garden Market Square, St. Paul’s Cathedral grounds, the London Armories, the Forks of the Thames and Harris Park, the Mill and associated structures and landforms along with other institutional buildings are all identified as having significance. As such, the plan includes the following recommendations for the public realm:

- Municipal works projects that contradict the objectives of this Plan shall follow the Heritage Alteration Permit process.
- Encourage the conservation and/or re-introduction of historic cultural landscape elements into public and private realms.
- Preserve and reinforce significant historic cultural gardens and landscapes, their features and characteristics.
- Discourage the placement of non-heritage service facilities such as service boxes, parking and utilities in highly visible locations or within view sheds. These should be placed in inconspicuous locations, incorporated into structures and/or concealed into the heritage character of the District by implementing techniques of appropriate scale, materials, screening and finishes.
- New landscaping should complement the existing landscapes of the District, screen parking areas and improve the overall pedestrian experience.
- Existing street patterns and historic materials in streets, sidewalks, lanes, pathways and boulevards (e.g. asphalt roads, concrete curbs and sidewalks, grass boulevards) shall be preserved/protected. In areas of new construction, development and civic “improvement”, the heritage character of streetscapes should be controlled by the guidance of the traditional patterns, materials and elements.
- Retention of existing grass boulevards and street trees throughout the District is strongly encouraged whenever repairs or improvements are made to roads, sidewalks or underground services. Should removal of trees and boulevards be unavoidable as part of the infrastructure works, every effort should be made to replace them upon completion of the work.
- The City is encouraged to adopt a heritage tree designation policy. The process for selecting and designating a heritage tree should be a collaborative process between the Forestry Group and LACH.
- The City is encouraged to implement a street tree planning program to fill in gaps that exist in the residential streetscapes of the District in order to enhance canopy coverage.

Section 6.2.7 of the HCD Plan addresses significant views and vistas, including the Middlesex County Courthouse and Eldon House. The significant scenic vistas of the Downtown include behind the Middlesex County Courthouse to the Forks of the Thames; from Eldon House Gardens west in direction towards Mount Pleasant Cemetery. The following recommendations are identified to preserve these significant vistas:

- Preserve, reinstate and reinforce existing vistas and sight lines toward significant historic cultural features and buildings.
- Organize and integrate design components to respect the views. Protect the foregrounds, backgrounds and frames of these views and vistas from incongruent elements such as buildings, structures, utilities, furnishings and plantings that may impact the setting.
- Open up or enhance new vistas toward significant heritage features and buildings in places where this can be done without detriment to the heritage character of the District (e.g. King Street Bridge).

3.3.4 Blackfriars-Petersville Heritage Conservation District

The Blackfriars-Petersville Heritage Conservation District Plan & Guidelines was adopted in 2014, building off of the Petersville Neighbourhood Project Community Report from 1994. The HCD is bound by the Thames River on

the east and south and Oxford Street West to the north. Wharncliffe Road North acts as the west boundary of the HCD. Originally settled in the early nineteenth century, the Blackfriars-Petersville area is one of London's earliest suburban areas. The area exhibits a continuity of change based on a variation of working-class housing that was built predominantly from the 1880s to the 1930s. The streetscape is characterized by long viewsheds along narrow streets, terminating with a view of Thames River dyke system and associated greenways and landscapes (City of London 2014).

The key heritage attributes of the HCD include:

- Various renditions of Ontario Cottage dwellings and similar styles;
- Dwellings that have survived the 1883 and 1937 floods, respectively;
- Modest, economical home building styles and techniques that are representative of the area's early working-class settlers;
- Building characteristics common to the district including form, massing, type, scale, roof pitches and setbacks;
- Architectural details including buff brick materials, keyhole windows and historic fenestration, coloured and stained glass transoms, fanlights, London doors, porches, and bargeboard and gable detailing;
- Early historic suburban development patterns represented by the narrow internal streets, grids, walkable nature of the area and survey types;
- Proximity and historical relationship with the Thames River;
- Long viewsheds along the narrow streets that terminate with views of the Thames River dyke system;
- Associated greenways along the Thames River dyke system;
- Enclosure provided by street trees and mature trees within the front and back yards of residential properties;
- Public greenspaces and parks;
- Blackfriars Bridge;
- Labatt Park;
- Jeanne-Sauve Public School (former Empress Avenue School); and,
- St. Georges Anglican Church.

Section 12.8 of the HCD Plan addresses policies regarding Parks and Open Space and suggests that the most prominent green spaces within the HCD are the chain of linear green ways and pocket parks on or adjacent to the dyke system along the Thames River. The dyke is a contributing resource to the district due to its role in the community's development and flood protection, its mature vegetation and connectivity it provides to residents to other parts of the city. The original layout and design of the greenway and associated features on the dyke and the green nodes along the dyke should be respected, and in the event of a loss of vegetation, the feature should be replaced with a specimen of the same species. The original spatial organization should be regarded, and in the organization of elements, pathway and site circulation, views and topography should be preserved.

In regard to views and vistas, Section 12.9.1 of the HCD Plan indicates that the linear green spaces of the dyke system adjacent to the Thames River is a distinct feature. The existing views and sightlines to and from significant built heritage and cultural heritage landscape elements, including views to the Thames River, associated dyke system and Blackfriars Bridge should be preserved and maintained. Features such as the dyke system and mature street trees which define the views and vistas should also be protected and maintained.

4.0 GEOGRAPHICAL & HISTORICAL CONTEXT

4.1 Geographic Context

The study area encompasses the “Forks Area” and is bound by Ridout Street to the east, Dundas Street to the north, Wharncliffe Road to the west and Becher Street to the south. The study includes part of Ivey Park, Riverside Park and northern edge of River Forks Park as well as the King Street Bridge.

The study area is situated within the “Caradoc Sand Plains and London Annex” physiographic region (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. The study area lies in the Mixed wood Plains Ecozone of the Lake Erie-Lake Ontario Ecoregion. This area is characterised by its mild climate, productive agricultural use, sparse forests, and aquifers in sand and gravel deposits (The Canadian Atlas Online 2016).

The study area is located within the Thames River watershed, which drains into Lake St. Clair at Lighthouse Cove, Lakeshore, Ontario to the southwest (UTRCA). The Thames River is approximately 273 km long and drains an area of land approximately 5,825 km² in size, making it the second largest watershed in southwestern Ontario. The natural flow of the Thames River is highly irregular and prone to flooding however this is largely controlled by dams in the present day (Chapman and Putnam 1984: 93-94). The Thames River is managed by the Upper Thames River and Lower Thames Valley Conservation Authorities.

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

Period	Characteristics	Time	Comments
Terminal Archaic	Hind Points	1100 – 950 BC	emergence of true cemeteries
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 preceding 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.

4.2.4 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 (Wilson and Horne 1995). 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).

4.2.5 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 (H.R. Page & Co. 1876), 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; H.R. 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 (H.R. 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).

4.2.6 Study Area

The study area was within Part Lot 16, Concession C in the Township of London to the east of the Thames River (Forks sub-study area), Part Lot 16, Concession 1 (Museum London and Harris Park sub-study areas), Part Lot 17 Concession 1, in the Township of London to the north of the Thames River, and Part Lots 29 and 30,

Concession A Broken Front in the Township of Westminster to the south of the Thames River. The study area is also within the historic Ward 1 on the east side of the Thames River and Petersville, Kensington, and Westminster on the west and south side of the Thames River.

The early survey maps of Westminster and London Townships produced by Simon Watson in 1810, and Mahlon Burwell in 1819, respectively, indicate that the lots within the study area were unoccupied (Figure 2). A map of the city produced for the London Directory of 1856 by Samuel Peters shows the presence of one pedestrian bridge (Westminster Bridge) and one bridge for the Great Western Railway crossing the Thames River slightly south of the study area, in addition to a Court House (Peters 1856: Legend 1; Figure 2). The 1862 *Tremaine's Map of the County of Middlesex* indicates that the downtown area was allocated to the courthouse (now Old Courthouse), surrounded by urban settlement (Tremaine 1862). The 1863 Map of the Township of London (Peters) lists Lots 16 and 17, Concession 1 as Kent Farm with no structures shown (Figure 2).

In 1866, the *London Free Press* reported the discovery of sulfur water at the Forks of the Thames River while prospectors were drilling for oil near Dundas Street. Charles Dunnett purchased the sulphur spring in 1867 and opened a Victorian health spa called 'sulphur Springs Bathhouse' (London Public Library n.d.) by 1868, located at the present day Ivey Park. The spa facilities were highly regarded and offered separate heated baths and showers for men and women, and the former oil well tower was incorporated into the design of the building (Figure 7 and Figure 8).

Glover's 1872 *Bird's Eye View of London* shows residential, commercial, industrial, and municipal development on the east side of the Forks. The map legend identifies the following properties that fall within the limits of the study area: the Sulphur Springs located on the eastern side of the Forks of the Thames (Glover 1872: Legend 13; Figure 3), the Court House and Jail, and five other structures located immediately east of the Sulphur Springs (Glover 1872: Legend 12). The map shows a two-span through truss bridge connecting present day Dundas Street and Riverside Drive. A single residence is located along Dundas Street West to the north of the Thames River within the study area. At the northwest corner of the Forks, Labatt Park (formerly known as Tecumseh Park) was established in 1877, and continuously used as a baseball diamond since it opened (Figure 4).

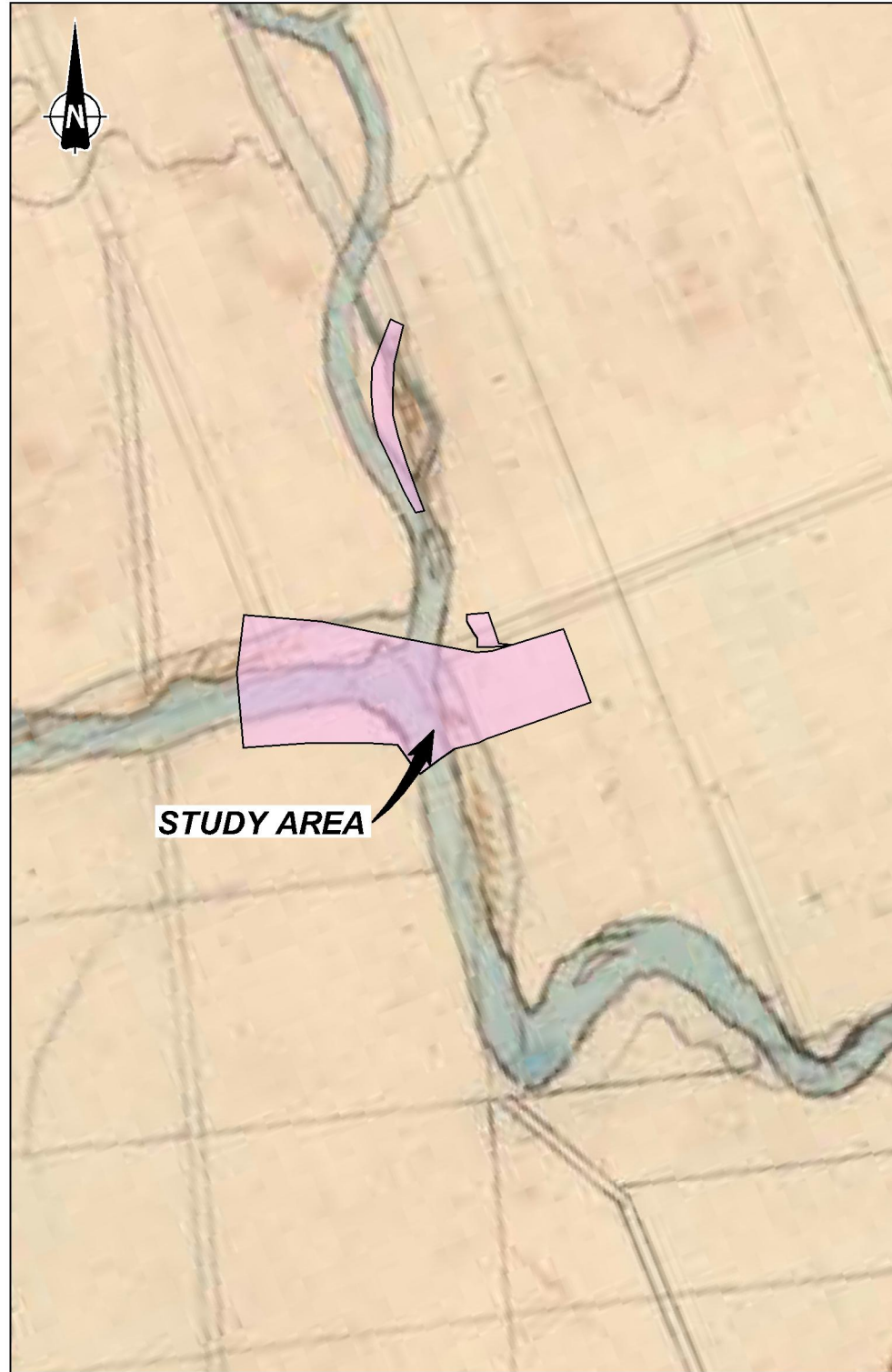
The 1893 *Bird's Eye View of London* shows extensive development near the limits of the present study area on the east side of the Forks (Toronto Lithographing Co. 1893; Figure 3 and Figure 4). The map shows the Sulphur Springs Bathing House, a single structure along the shoreline (northwest of bathing house) and a large structure at the intersection of Thames and King Streets. The adjacent block to the east contains the Court House and Gaol and four other structures. The bridge is shown as three-span through truss bridge labeled "Kensington Bridge". Several residences are located along Riverside Drive to the north of the River (Greenwood and Richards 1890).

The study area continued to be bordered by residential, commercial and institutional structures during the 20th century. The 1922 and 1948 topographical maps show development on all sides of the Thames River, transforming the area into the centre of an urban environment with several bridges on the south branch of the Thames River (Department of Lands and Forests 1922; Figure 5). The replacement of Kensington Bridge is evident from the 1922 and 1942-1955 aerial photos, with the latter image showing a wider width of the bridge with walkways on either side (Figure 6). The 1961 topographical map shows extensive development to the east of Thames River (Figure 5). The HMCS Prevost was constructed prior to 1965 and is visible in the aerial image. Many alterations have been made to the area by this point, including the decommissioning of the King Street Bridge (Hunting Survey Corp. 1965). The Queen Street Bridge was built in 1973.

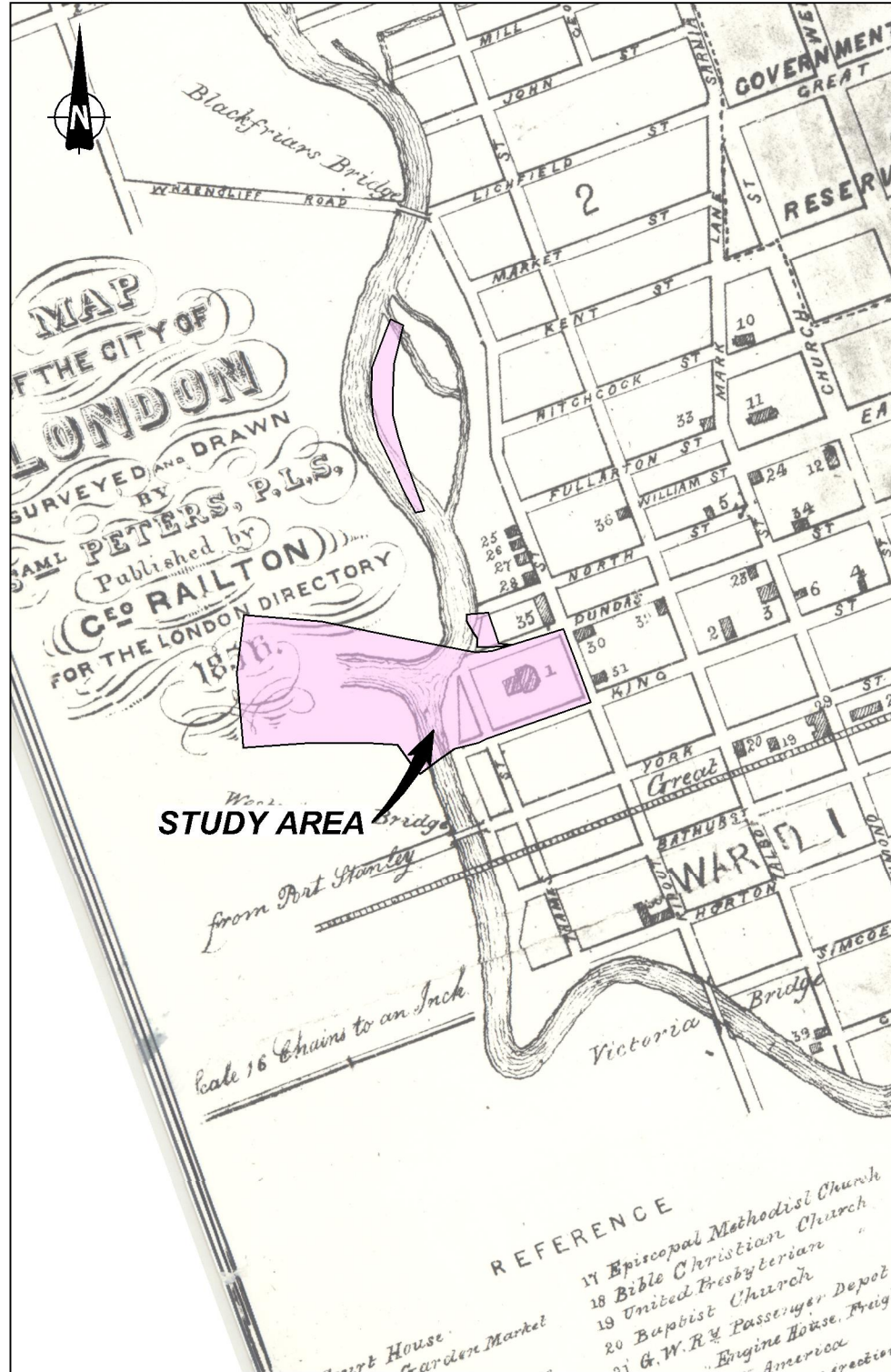
The first portion of the Forks of the Thames parkland was established in 1965 when the Dennison Steel factory was removed. Since then, continuous improvement and expansion of the parkland system along this section of the Thames River has occurred (City of London 2011). The structures that existed along Thames Street were demolished in the late 20th century and replaced with Ivey Park, which is part of an interconnected park system along the Thames River. The park was named for Charles Henry Ivey (1856-1922) who began practicing law in London in 1883 and formed a partnership with Isidore F. Hellmuth in 1888. By 1900, Hellmuth moved to Toronto and Ivey developed the law practice into a major firm within the City (London Culture, n.d.).

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BURWELL'S 1819



PETERS' 1856



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

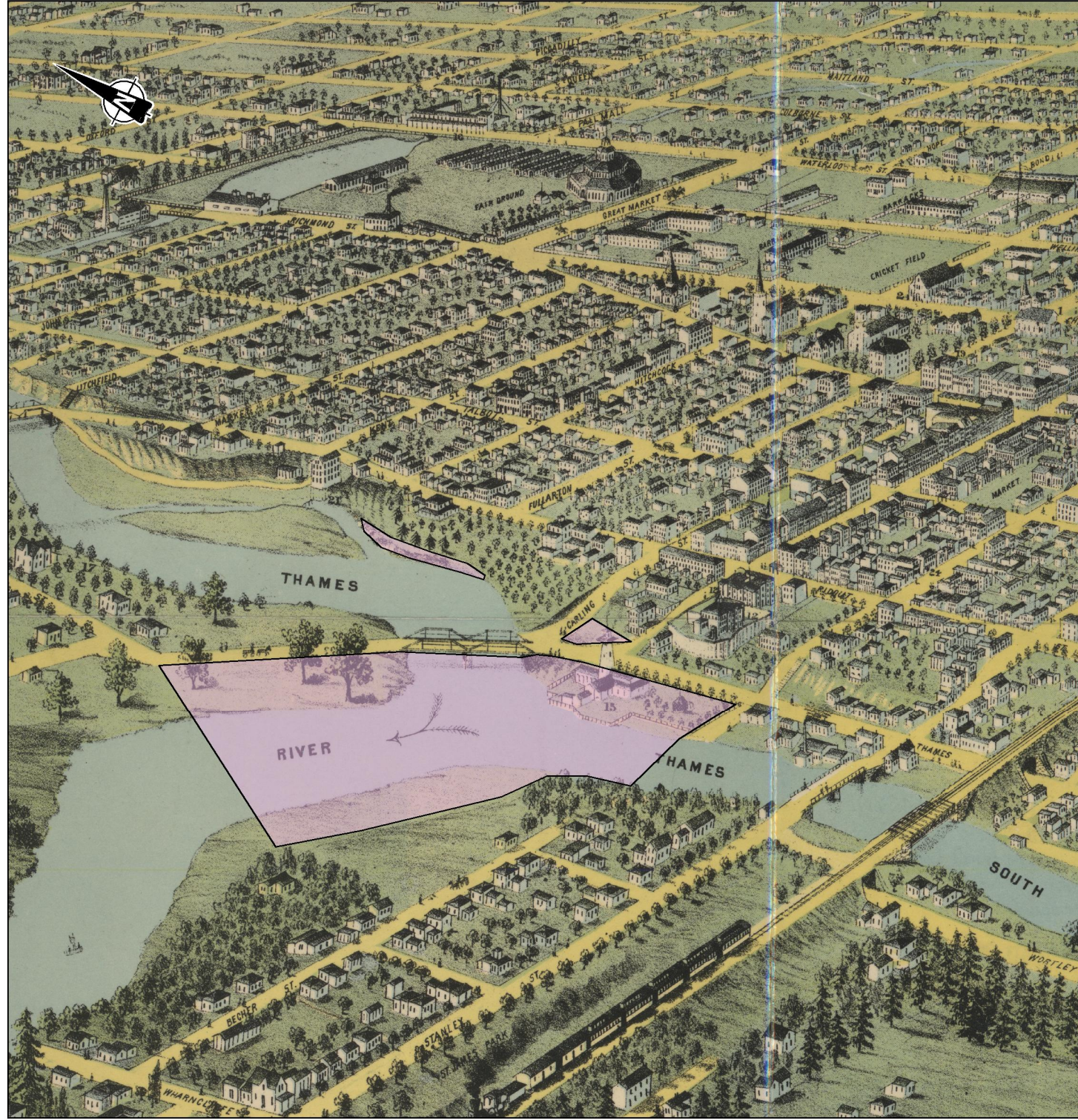
THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT. ALL LOCATIONS ARE APPROXIMATE.

PROJECT		CULTURAL HERITAGE ASSESSMENT REPORT FORKS AREA AND "BACK OF THE RIVER" MUNICIPAL CLASS (SCHEDULE B) ENVIRONMENTAL ASSESSMENT CITY OF LONDON, ONTARIO	
TITLE		PORTIONS OF BURWELL'S 1819 SURVEY MAP, PETERS' 1856 AND TREMAINES 1862 MAP	
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GLOVER 1872



TORONTO LITHOGRAPHING CO. 1893



LEGEND


 APPROXIMATE LOCATION OF STUDY AREA

REFERENCE

DRAWING BASED ON GLOVER, E.S., 1872, BIRD'S EYE VIEW OF LONDON, ONTARIO, CANADA. 1872, SMALLMAN & INGRAM, LONDON, ONTARIO; AND TORONTO LITHOGRAPHING CO., 1893, CITY OF LONDON, CANADA, WITH VIEWS OF PRINCIPAL BUSINESS BUILDINGS, WESTERN LIBRARIES ONLINE ARCHIVES.

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 FORKS AREA AND "BACK OF THE RIVER" MUNICIPAL CLASS (SCHEDULE B) ENVIRONMENTAL ASSESSMENT CITY OF LONDON, ONTARIO	
TITLE			
PORTIONS OF GLOVER'S 1872 BIRD'S EYE VIEW OF LONDON AND 1893 CITY OF LONDON, VIEW VIEWS OF PRINCIPAL BUSINESS BUILDINGS			
PROJECT No.		1772930	FILE No.1772930-5002-R01002
SCALE		NTS	REV.
CADD		ZJB/AMS	Mar 8/19
CHECK			
		FIGURE 3	

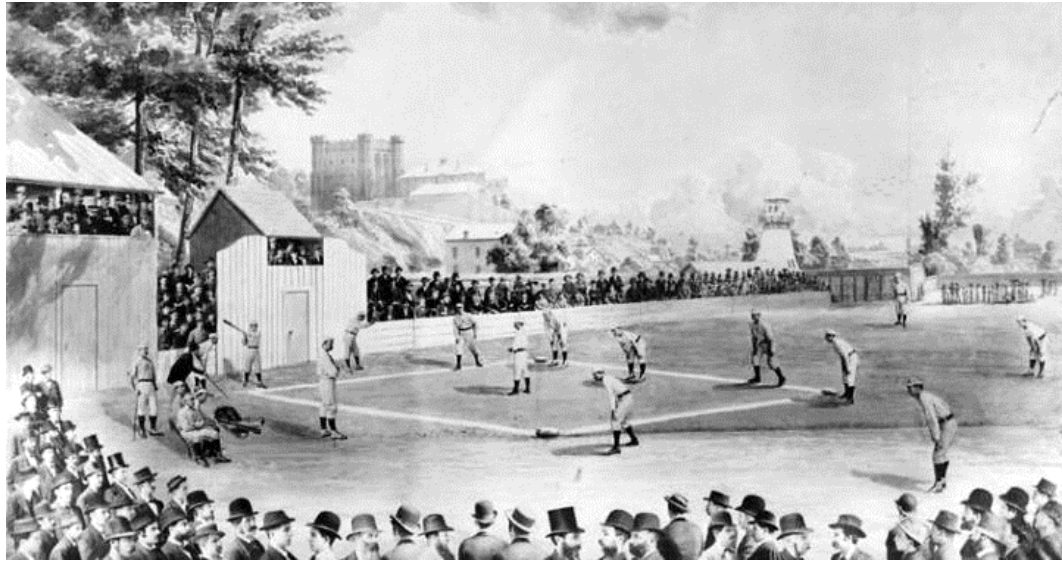
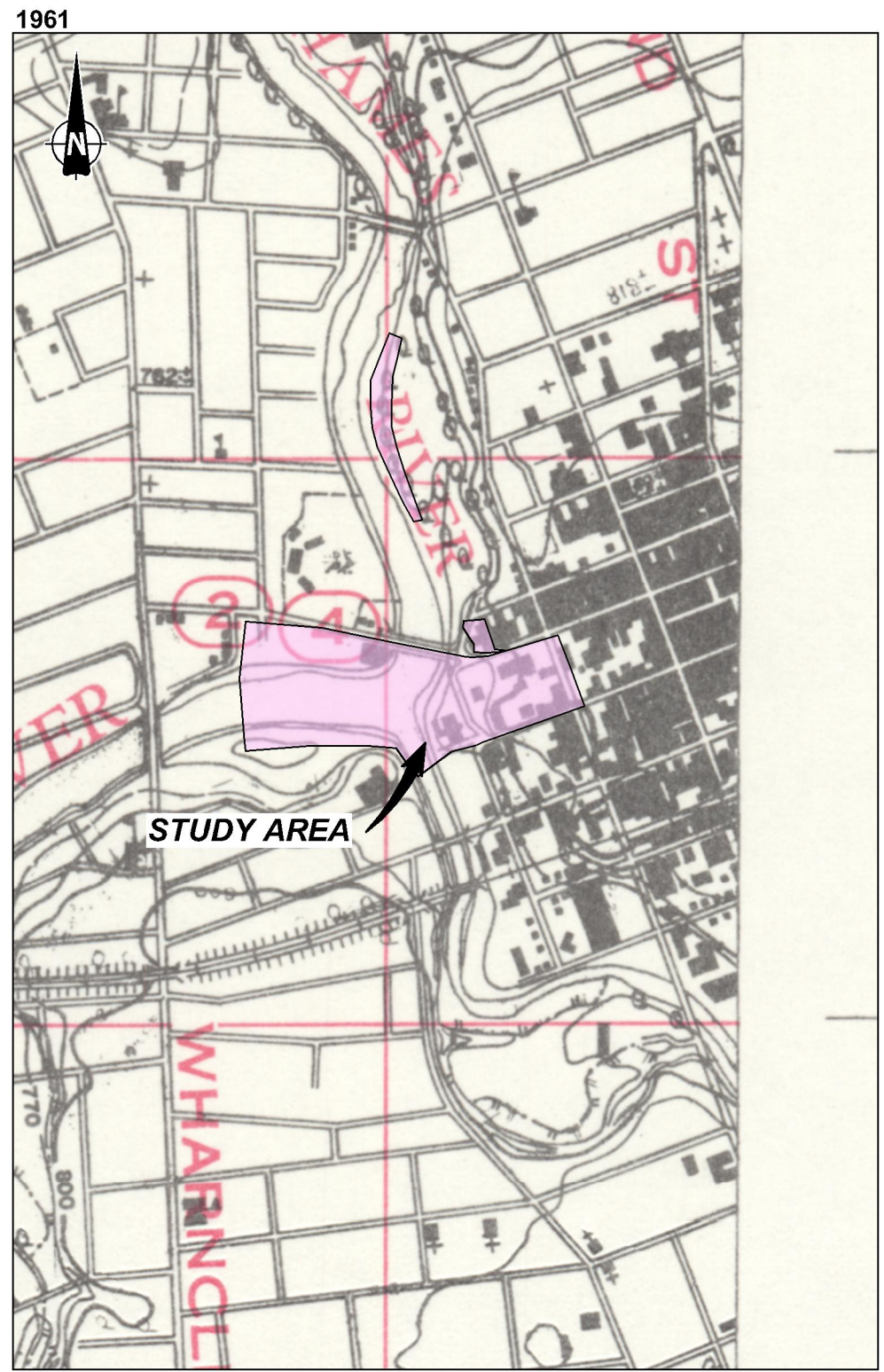


Figure 4: Baseball game at Tecumseh (Labatt) Park in 1878 (Library and Archives Canada 1878).

Client: CH2M
 Original Format is Tabloid 279mm x 432mm
 25mm
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 Mar 08, 2019 -- 3:06pm
 Drawing file: 1772930-5002-R01005.dwg



LEGEND


 APPROXIMATE LOCATION OF STUDY AREA

REFERENCE

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; AND
 1961, 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 1929, 1948 AND 1961 TOPOGRAPHIC MAPS	
	PROJECT No.	1772930	FILE No. 1772930-5002-R01005
	CADD	DH/ZB/AS	Mar 8/19
	CHECK		
		SCALE	NTS REV.
		FIGURE 5	

1922



1942



1955



1965



LEGEND

APPROXIMATE LOCATION OF STUDY AREA

REFERENCE

1922, DEPARTMENT OF LANDS AND FORESTS, LONDON 1922, LINE R3, PHOTO 19 AND 48 LINE R2, PHOTO 60. WESTERN LIBRARIES ONLINE ARCHIVES;
 1942, DEPARTMENT OF LANDS AND FORESTS, LONDON 1942, ROLL 746, LINE 17, PHOTO 8. WESTERN LIBRARIES ONLINE ARCHIVES;
 1955, DEPARTMENT OF LANDS AND FORESTS, LONDON 1955, LINE 4244, LINE 81. WESTERN LIBRARIES ONLINE ARCHIVES;
 1965, HUNTING SURVEY CORPS. LONDON 1965, LINE 6, PHOTO 207. WESTERN LIBRARIES ONLINE ARCHIVES;

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 FORKS AREA AND "BACK OF THE RIVER" MUNICIPAL CLASS (SCHEDULE B) ENVIRONMENTAL ASSESSMENT CITY OF LONDON, ONTARIO	
TITLE		AERIAL PHOTOGRAPHS 1922, 1942, 1955 AND 1965	
PROJECT No.	1772930	FILE No.	1772930-5002-R01006
CADD	DH/ZB/AS	Mar 8/19	SCALE NTS REV.
CHECK			FIGURE 6



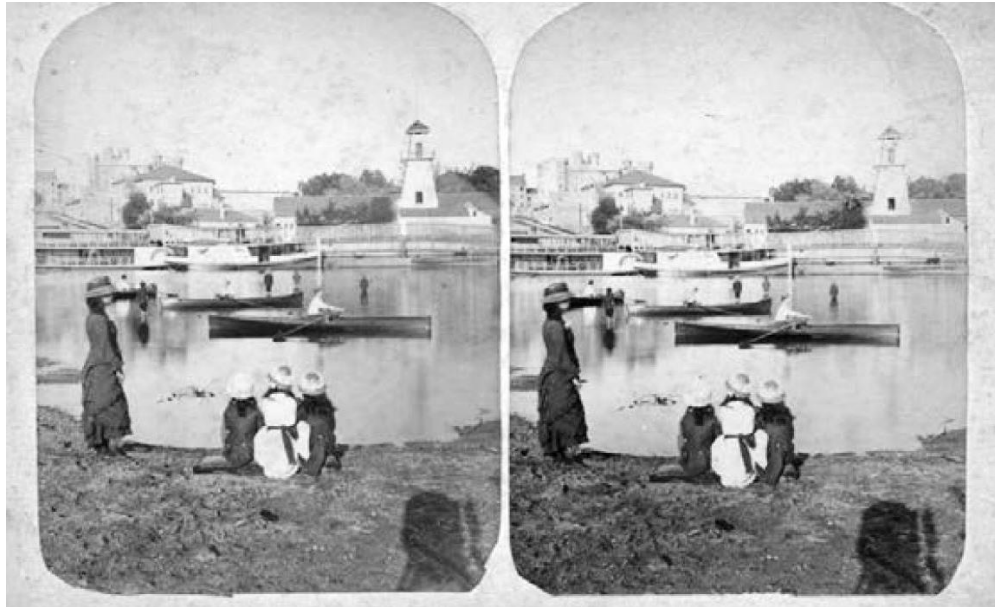


Figure 7: Forks Area, looking east from the north banks of the Thames River (Ivey Family London Room 1880s).



Figure 8: View south of Sulphur Springs from the Kensington Bridge (Ivey Family London Room 1880).

5.0 EXISTING CONDITIONS & IDENTIFIED CULTURAL HERITAGE RESOURCES

5.1 Study Area Setting

The entirety of the study area can be characterized as urban downtown and recreational open space. The study area is bound by Riverside Drive to the northwest and extends northeast through Harris Park, Ridout Street North to the east, The Ridgeway, Becher Street, and King Street to the south, and Wharncliffe Road South to the west. Dundas Street, which crosses the Thames River on Kensington Bridge, is a two-lane, one-way street with traffic moving west to east, with a sidewalk on either side of the street and the bridge (Figure 9). Ridout Street North has two lanes with a left turn lane and room for parking, permitting only south bound traffic in front of 399 Ridout Street North moving north to south (Figure 10). Wide pedestrian walkways lined with trees are on each side of this street, and the area is relatively flat. King Street lowers in elevation as it moves south towards the Thames River, and is characterized as a two-lane, two-way traffic street with a sidewalk on either side. The street once continued across the Thames River, and the only remnant of this road is the King Street Bridge, which connects to Becher Street. This street is two-lane, two-way, through a residential area. It has houses and trees on both sides with moderate setback from the sidewalks. The Ridgeway extends west off Becher Street, with similar characteristics (Figure 11 and Figure 12).

The Ridgeway connects to the Wharncliffe Road South, a busy street with four lanes of traffic and a sidewalk on both sides. This street crosses the Thames River without a change in elevation. To the north of the study area, Riverside Drive has four lanes of traffic which split over the Thames River and become Queens Avenue and Dundas Street (Figure 13). The topography of the study area is relatively level, but with considerable elevation changes around the Thames River, where banks several meters tall slope steeply to the water on all sides. To the east of the study area, elevations continue to rise to the level of the court house at 399 Ridout Street, which can be seen from many locations within the Forks Area.

The north bank of the Forks Area can be characterized as urban residential and recreational. The riverbanks to the south of Riverside Drive are high, and slope gently south from the walking path to the water's edge (Figure 14). As part of the Blackfriars-Petersville Heritage Conservation District (HCD), the area is characteristically low-lying and at risk of flooding. This HCD is characterized by its small homes (one to one-and-a-half storey), recreational opportunities in the area including Labatt Park, the most historic baseball diamond in the world, a former resort centre, and boating. The area has been occupied by residents of London since the mid-19th century, with access to the downtown core via Blackfriars Bridge. In the 1950s, victory housing was constructed within the HCD, helping to add to the residential and pedestrian character of the area (Golder 2014). At the northeast of the confluence of the Thames, Labatt Park (designated cultural heritage resource) is situated at 25 Wilson Avenue (Figure 15 and Figure 16).

The south bank of the Thames River is dominated by recreational space, a walking path, and the Battle of the Atlantic Memorial at the HMCS *Prevost*. Sloping banks descend north to the Thames River between stands of trees and bushes, and the walking path curves east-west with the river. This portion of the study area is not included in either adjacent HCDs and is near several listed heritage properties on The Ridgeway, south of the River. Riverforks Park at 17 Becher Street makes up most of the south bank. The park contains a community garden, an art installation and seating area, and a playground, which are surrounded by trees and a bank to the houses south of the river. The Thames Valley Parkway on the south side of the Thames River follows the river east to west through the park.

The study area is centred around the confluence of the Thames River, otherwise known as the Forks Area. This portion of the river has played a significant role in the development of the city and contributes to the natural and cultural environment, provides quality recreational opportunities and demonstrates a healthy river environment (City of London 2011). The Thames River is a Canadian Heritage River, designated as a place of natural, cultural, and recreational heritage and for its historical and associative value in its connection to Indigenous peoples for over 11,000 years, and history with European settlement (Canadian Heritage River System 2017). Its designation includes the entirety of the 273 km river. The River demonstrates contextual value as the site of thousands of archaeological and historical sites, including battlefields, agriculture, and a route for refugee people escaping enslavement south of the Canada/USA border.

The study area has been further broken down into three sub-study areas: The Forks, Harris Park and Museum London sub-study areas. The setting of each sub-study area and known and potential cultural heritage resources are described in the following sub-sections. For cultural heritage resources, cultural heritage value and heritage attributes were pulled from applicable designation by-laws, heritage conservation district plans or the national register and can be found in **Error! Reference source not found.**



Figure 9: Dundas Street facing west (January 29, 2019).



Figure 10: Ridout Street facing south (January 29, 2019).



Figure 11: Streetscape on The Ridgeway, facing east (January 18, 2019).



Figure 12: Streetscape facing west on The Ridgeway (January 18, 2019).



Figure 13: Riverside Drive facing west, on the northwest side of the Thames River (January 18, 2019).



Figure 14: View facing east along riverside trail on north side of the Thames River (January 18, 2019).



Figure 15: Labatt Park, northwest of the Forks Area (January 18, 2019).



Figure 16: View of Labatt Park from Riverside Drive, facing northwest (January 18, 2019).

5.2 The Forks Sub-Study Area

The Forks sub-study area is located in the area surrounding the confluence of the Thames River north and south branches, flowing west to the main branch. This place has important historical significance within the City, and is characterized by historic sites, heritage conservation districts, and natural resources. The largest recreational area within the study area is Ivey Park on the southeast side of the Forks. Ivey Park is landscaped and consists of several paths, a playground, splash pad and several interpretive signs along the water's edge (Figure 17 to Figure 19). South of the Kensington Bridge, the river banks are steeper and supported by retaining installations in several locations. Green spaces in Ivey Park have grass lawns and there are many trees throughout. The pathway closest to the Thames River has a metal railing between the steep bank and the path. The only access to the water is a set of wood steps to a small wood floating dock, however the stairs are barred off at the top during winter months. Sulphur Springs Spa was located within the area known as Ivey Park, and is commemorated with a plaque within the park, although there is no physical evidence of the spa on the surface level of the park. Several cultural heritage resources are located within the study area, including 1 Dundas Street and 399 Ridout Street North – 50 King Street. The historic King Street Bridge, a vehicle bridge turned pedestrian foot bridge, crosses the south branch of the Thames River and provides views of the Forks from between the trees (Figure 20 to Figure 23).

Two sculptures are present in close association to the river and were identified by the City as features of the Forks (Figure 24 and Figure 25). Throughout the study area are several interpretive signs, commemorative plaques and heritage designation plaques. These views have been captured in the photos below and in conjunction with the sub-study areas. Plaques include "Thames River" at the northwest side of the Forks, and "The Founding Point" south of Riverside Drive on the north side of the Thames River (Figure 26).

At the north end of the study area, the third iteration of the Kensington Bridge spans the Thames River, with walk ways for pedestrians on either side (Figure 27 to Figure 30).

The east side of the Thames River is part of the Downtown HCD, which contains buildings that date from the 1830s to the 1980s and represent the evolution of the Downtown core through the decades. These structures include commercial and industrial structures including railway systems, public buildings such as the City Hall on Dundas Street, social institutions such as the Grand Theatre, and some residential structures (Stantec 2012). It represents the character of a growing City, and comprise the heart of the downtown core, both on a representative and functional level.

The west side of the Thames River is part of the Blackfriars/Petersville HCD, which is primarily a residential area which contains many working-class and middle-class homes from the 19th century, and represents the development of many of London's businesses, as well as the recreational area at Labatt Park (Golder 2014).



Figure 17: Main branch of the Thames River towards the Wharncliffe Road Bridge (January 18, 2019).



Figure 18: Sulphur Spring Bathing House plaque in Ivey Park (January 18, 2019).



Figure 19: Location of Sulphur Spring plaque, facing southeast (January 18, 2019).



Figure 20: View of the Forks from the King Street Bridge, facing north (January 18, 2019).



Figure 21: King Street Bridge, facing southeast (January 18, 2019).



Figure 22: King Street Bridge historic plaque on the east side of the bridge (January 18, 2019).

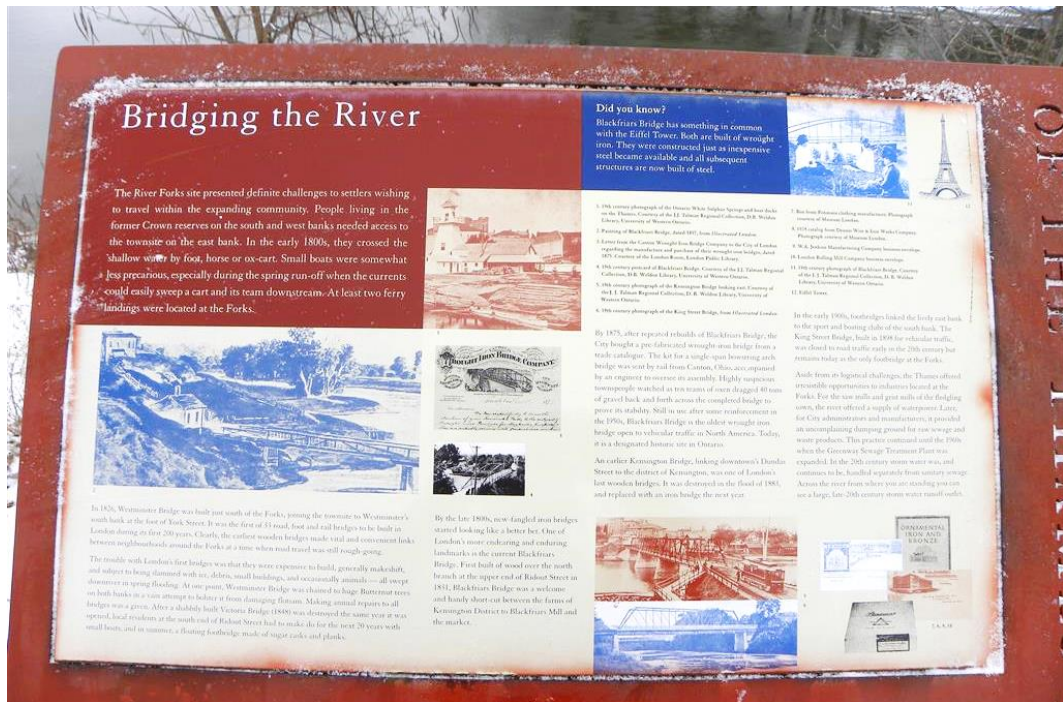


Figure 23: Cultural heritage interpretive sign to the south of the King Street Bridge, on the east side of the Thames River (January 18, 2019).



Figure 24: "The Sentinel" by Gino Lorcini, in Mitchell A. Baran Park, north side of the Forks, view facing southeast (January 18, 2019).



Figure 25: "Investing in Children" sculpture in Riverfork Park, facing west (January 18, 2019).



Figure 26: Thames River plaque, adjacent to fountain on the north bank of the Thames River. The plaque, located on the lower pathway, describes the history of the river (January 18, 2019).



Figure 27: Kensington Bridge facing east (January 18, 2019).



Figure 28: View facing south from Kensington Bridge, with Ivey Park centre-left (January 18, 2019).



Figure 29: Kensington Bridge inscription on the east underside of the bridge (January 29, 2019).



Figure 30: Underside of the Kensington Bridge, facing west (January 29, 2019).



Figure 31: The Thames River plaque in Ivey Park, facing west (January 18, 2019).



5.2.1 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:

- Two protected Part V heritage conservation districts (Downtown Heritage Conservation District and Blackfriars/ Petersville Heritage Conservation District);
- The Thames River Canadian Heritage River;
- Four protected Part IV heritage properties (335 Thames Street, 2 Riverside Drive, 1 Dundas Street, and 25 Wilson Avenue; all located within the Downtown HCD);
- One national historic site with Ontario Heritage Trust Easement and protected Part V and Part IV heritage property (399 Ridout Street North/ 50 King Street); and,
- One property of interest (identified by the City of London as a property of interest; 17 Becher Street); and,
- One potential heritage conservation district (Stanley-Becher Riverforks Heritage Conservation District).

These cultural heritage resources are described below in order from east to west.

Downtown Heritage Conservation District	
 <p><i>View north on Ridout Street North (January 29, 2019)</i></p>	 <p><i>View south on Ridout Street North (January 29, 2019)</i></p>
<p>Cultural Heritage Status: Designated by the City of London in 2013 for its “design or physical value, historical or associative value, and contextual value” under Part V of the <i>Ontario Heritage Act</i>, as described in the Downtown HCD Plan (2012).</p>	

Downtown Heritage Conservation District

Description: London's first HCD covering a primarily commercial area, it is bounded by the centreline of the Thames River to the west, the south limits of Blackfriars Bridge to the north, Fullarton Street between Ridout Street North and Richmond Street, Dufferin Avenue and mid-block between Wellington Street and Waterloo Street, north of Dundas Street. The south boundary is the Canadian National Railway tracks, and the east boundary stays west and north of the Citi Plaza and extends east to Waterloo Street north of King Street. Eldon House, Ivey Park and Harris Park are included within the HCD.

CHVI: The HCD is recognized for its architectural history, which represents five stages in growth and development of London's downtown, from the 19th century to the 21st century. The structures reflect a number of different building styles and uses of material. Many buildings were constructed by architects who were locally or nationally recognized during their lifetimes and who greatly contributed to London's development. The downtown core of London is characterized by public buildings such as the 1920s City Hall, The Grand Theatre, and St. Paul's Cathedral, commercial structures surrounding Market Square, and industrial and wholesale structures on York and Richmond Streets. The City's relationship between the downtown area and the river is still a strong feature of the HCD, giving Londoners a sense of place within the originally townsite, surveyed in 1826 (Stantec 2012).

Heritage Attributes: Downtown Heritage Conservation District with:

- Buildings dating from each of several periods of growth and transition beginning in the 1830s;
- Public buildings, commercial structures and a small number of industrial and financial service buildings;
- Variety of building styles and materials;
- Structures which represent individuals who were instrumental in the growth of the community; and,
- Associations with locally and nationally prominent architects.

399 Ridout Street North



North façade of the Court House (January 18, 2019)



West façade of the Gaol (January 18, 2019)



North and west facades of the Court House and Gaol (January 29, 2019)



Historic Sites and Monuments Board of Canada plaque (January 18, 2019)

Cultural Heritage status: National Historic Site of Canada.

The Middlesex County Court House was designated by the City of London in 1980 for “design or physical value, its historical or associative value, and its contextual value” under Part IV of the *Ontario Heritage Act* (By-law No. L.S.P.-2534-582).

The Middlesex County Gaol was designated by the City of London in 1986 for “design or physical value, its historical or associative value, and its contextual value” under Part IV of the *Ontario Heritage Act* (By-law No. L.S.P.-2917-501).

Designated by the City of London in 2013 for its “design or physical value, historical or associative value, and contextual value” under Part V of the *Ontario Heritage Act*, as described in the Downtown HCD Plan (2012).

399 Ridout Street North

Ontario Heritage Trust Easement Property.

Description: The property at 399 Ridout Street consists of two structures: the Middlesex Court House and the Gaol.

The Middlesex County Court House and Gaol, known as the London District Court House prior to 1850, was designed by John Ewart in 1827 and completed in December 1829. Situated on a hill overlooking the Thames River, the courthouse became an immediate landmark and focal point for community gatherings including markets, fairs and hangings (Ontario Heritage Trust n.d.). The classical compositional form is indicative of the building's Gothic Revival design and includes a central pavilion and two side wings in the form of prominent octagonal towers. The courthouse has a stone foundation with brick walls covered with parging and scored to give the appearance of stone and includes octagonal towers, a polygonal bay, tall lancet windows, secondary square windows and distinctive crenellations (Historic Places). In 1878, extensive additions were made to the Ridout Street (east) façade of the courthouse, which resulted in a structure measuring approximately 30 meters by 30 meters (100 feet by 100 feet). The new façade included a set of corner towers modelled off of the older ones, as well as a dominant central tower (Heritage Trust). A law library was added to the south side in 1911 (Parks Canada 2007). The courthouse is believed to be modelled after Malahide Castle near Dublin, Ireland, which was the ancestral home of Colonel Thomas Talbot.

In 1843 to 1846, a separate gaol building was added to the west side of the courthouse after serious crowding in the original gaol during the 1837 Rebellion. In 1850, the District of London was reorganized as the County of Middlesex. Rapid growth required the building a separate County administration office in 1861 and a Registry Office in 1876 nearby (Parks Canada 2007). The courthouse is associated with 19th century judicial, governmental and administrative development in Ontario and was designated a National Historic Site in 1955. In 1980, the City of London designated the courthouse under the Ontario Heritage Act and the Ontario Heritage Trust secured a heritage easement on the building in 1981. The building at 50 King Street is not considered to have CHVI but it is part of the designated property and National Historic Site, as well as part of the Downtown Heritage Conservation District.

CHVI: The property has design or physical value for its early and representative example of the Gothic Revival style, and high degree of craftsmanship through its brick construction faced with stone. It has historical or associative value for its association with architect John Ewart, its significant role in the development of the City of London as the site of the first court house and jail, and its association with several famous trials, including its connection with the murder of the Donnelly family. The property has contextual value as it helps support, maintain, and define the character of the area, set in a prominent location on the hill above the Thames River. It is also physically, visually, and historically linked to the surrounding area, and is considered a landmark property (Parks Canada 2008).

Heritage Attributes: Three-storey Gothic Revival “castle” court house with:

- Brick and parging construction;
- Gothic style windows with tracery;

399 Ridout Street North

- Crenulations along the roof line;
- Octagonal corner towers; and,
- Three-storey bay windows.

Two-storey Gothic Revival gaol with:

- Brick and stone construction;
- English bond and Common bond;
- Projecting eaves and verges;
- Wood cupola with Gothic-style windows and tracery; and,
- Two-storey towers.

1 Dundas Street



North façade (January 18, 2019)



North and east façades (January 18, 2019)

Cultural Heritage Status: Designated by the City of London in 2000 for “design or physical value and its historical or associative value” under Part IV of the *Ontario Heritage Act* (By-law No. L.S.P.-3320-207).

Designated by the City of London in 2013 for its “design or physical value, historical or associative value, and contextual value” under Part V of the *Ontario Heritage Act*, as described in the Downtown HCD Plan (2012).

1 Dundas Street

Description (from By-law No. L.S.P.-3320-207): Single detached, three-bay one-and-a-half storey Gothic Revival cottage constructed from local yellow bricks. It has a medium hip roof with a central cross-gable decorated with ornate wood vergeboards and a turned wood finial. There is a single-stack chimney on the west facade, and overall fenestration is asymmetrical with a typical window featuring a segmental arch head, voussoirs, and lug sills. The main door features two sidelights and a segmental arch transom. The City's *Inventory* dates the building to 1880.

The structure stands at the north end of Ivey Park, approximately 30 metres south of Dundas Street. A porch was added to the east façade of the structure in the 21st century, and the structure houses a museum.

CHVI (from By-law No. L.S.P.-3320-207): The property has design or physical value for its buff brick construction in the Gothic Revival style with ornate vergeboards, turned finial, hip roof, high parged brick foundation, and central gable with circular opening (Canada's Historic Places 2009). The property has contextual value as one of the remaining historic structures at the Forks of the Thames.

Heritage Attributes: Three-bay, one-and-a-half storey Gothic Revival cottage constructed from local yellow bricks with:

- Buff brick construction;
- Hip roof;
- Centre gable with circular opening;
- Ornate vergeboards and lug sills;
- High parged brick foundation;
- Two-over-two windows; and,
- Situated overlooking the Thames River.

2 Riverside Drive, Kensington Bridge



South side of Kensington Bridge (January 18, 2019)



North side of Kensington Bridge (January 18, 2019)

Cultural Heritage Status: Designated as part of the Blackfriars/Petersville HCD by the City of London in 2014 for “design or physical value, historical or associative value, and its contextual value” under Part V of the *Ontario Heritage Act*, as described in the Blackfriars/Petersville HCD Plan (2014).

Description: The Kensington Bridge spans the north branch of the Thames River in the Forks Area. It connects Dundas Street on the east to Riverside Drive on the west, with the road passing south of Labatt Field. Constructed in 1930, the bridge replaced an earlier version of the Kensington Bridge and for many years was the only bridge in this area.

Constructed by the Hamilton Bridge Company, the structure is comprised of cement and steel and can be characterised as a multi-span pony truss bridge with panels containing beams which form an “X”, presenting a variation in style from the typical Warren Truss pattern (Historic Bridges 2019). The bridge is considered a feature of the Blackfriars/Petersville Heritage Conservation District and is designated under Part V of the *Ontario Heritage Act*.

CHVI: The bridge has design or physical value as a rare example of a variation on the Warren pony truss pattern in a multi-span truss bridge. The bridge has historical or associative value for its reflection of the work of the Hamilton Bridge Company. It has contextual value for upholding and maintaining the character of the adjacent cultural heritage landscapes.

Heritage Attributes:

- Location and setting of the bridge at the Forks of the Thames;
- Riveted, modified Warren pony truss structure including:

2 Riverside Drive, Kensington Bridge

- Three spans of 32 m (104 feet) each and overall length of 96 m (315 feet);
- Steel top and bottom chords;
- Riveted lattice details on underside of steel chords; and,
- Steel gusset plates.
- Remnants of decorative concrete and limestone end posts at west end of the bridge;
- Decorative lamp posts in centre of the bridge spans; and,
- Hand railings original to the design of the bridge.

335 Thames Street, King Street Bridge



View west across King Street Bridge (January 18, 2019)



North side of King Street Bridge (January 18, 2019)

Cultural Heritage Status: Designated by the City of London in 2016 for its “physical or design values, its historical or associative values, and its contextual values” under Part IV of the *Ontario Heritage Act* (By-Law No. L.S.P. 3452-186).

Description (from By-Law No. L.S.P. 3452-186): The King Street Bridge is a rare surviving example of a single span, nine-panel, pin-connected Pratt through truss with fixed approach spans. The truss is a “classic” Pratt pin connected through truss with nine panel construction, with a truss below the deck of the bridge to support a concrete sewage pipe (historic bridges 2012). The original wooden bridge was constructed in 1897 and spanned across the Thames River between King Street and Becher Street. By 1889, all of London’s wooden bridges were replaced with metal structures (McClelland 2008). In 1897, the Central Bridge and Engineering Company Limited of Peterborough was awarded the contract to build a new bridge and erect

335 Thames Street, King Street Bridge

sewer pipes. The King Street Bridge is believed to be one of the last bridges fabricated by the company prior to its dissolution in 1899 and among only eight remaining examples in Ontario of the company's work (City of London 2016)

The bridge was closed to vehicular traffic in 1947 but was reopened to pedestrians in 1982. The original cantilevered sidewalk was removed, and a divided deck installed. The bridge was rehabilitated in 2010 and including recoating, deck and railing replacement and subsurface re-facing (City of London 2016).

CHVI (from By-Law No. L.S.P. 3452-186): The bridge has design or physical value as a rare example of a variation on the classic Pratt pin construction with trusses added below the deck to support a sewage pipe. It has historical or associative value as a surviving example of a bridge built by the Central Bridge and Engineering Company of Peterborough from the late 19th century and demonstrates contextual value as a landmark site that is important for defining and maintaining the character of the area, as well as being physically and historically linked to its surroundings as a bridge which continues to serve the community in crossing the Thames River.

Heritage Attributes: Nine-panel, pin-connected, steel Pratt through truss bridge with;

- Latticework detailing seen on structural members and replicated in hand railing (replaced in 2010);
- Full timber deck;
- Suspended sanitary sewer;
- Inscription on west abutment ("London Sewerage System A.D. 1897 J.W. Little Mayor, Ald. E. Parnell Ch. Board of Works, A.O. Graydon City Engineer");
- Historical plaques on the approach pillars: one dedicated to Isaac Crouse (west approach), and one dedicated to the King Street Bridge (east approach);
- Historical associations with the Central Bridge & Engineering Company of Peterborough, Ontario and Isaac Crouse, famed London bridge builder; and,
- Views of the King Street Bridge from various locations around the Forks of the Thames, contributing to its landmark recognition and contextual values.

Thames Canadian Heritage River



*View facing north, south branch of the Thames River
(January 18, 2019)*



View facing north from the Forks (January 18, 2019)

Cultural Heritage Status: Designated to the Canadian Heritage Rivers System in 2000.

Description: The CHR designation includes 273 km of the Thames River and its entire watershed, which drains 5,285 km² of land. The upper portions of the Thames River are characterized by rocky riverbeds and steep slopes, while lower Thames River is relatively shallow and slow moving, over clay and sand, with low banks (CHRS 2018). Home to many species of plants and animals, the Thames River 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 southwest 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.

The Thames River 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 River 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.

Thames Canadian Heritage River

Heritage Attributes: The river’s cultural heritage values include:

- 273 km river;
- Watershed which drains 5,285 km² of land;
- Over 11,000 years of Indigenous occupation;
- Terminus of the Underground Railroad; and,
- European exploration and settlement from 17th century onwards.

Blackfriars / Petersville Heritage Conservation District



View West on Riverside Drive (January 18, 2019)



View east at Labatt Park (January 18, 2019)

Cultural Heritage Status: Designated by the City of London in 1990 for “design or physical value, historical or associative value, and contextual value” under Part V of the *Ontario Heritage Act* (By-Law No. L.S.P 3431-177) as described in the Blackfriars/Petersville HCD Plan (City of London 2014).

Description (from By-Law No. L.S.P 3431-177): This HCD is primarily located on a low-lying plain within the Thames River floodplain, bound by the north and west (main) branches of the river. The area is frequently impacted by floods, which historically deposited rich soils into the area and devastated the community in turn until the construction of the Fanshawe Dam in the mid 20th century. The HCD includes primarily residential structures of no more than a storey-and-a half in height and is the site of North America’s oldest baseball field, Labatt Park.

Blackfriars / Petersville Heritage Conservation District

CHVI (from By-Law No. L.S.P 3431-177): The HCD is recognized for its residential architectural history, history as a business hub for London, as a community of working class people which slowly evolved to working and middle class occupants, industrial and commercial establishments, and centre for recreational sports at what is now known as Labatt Park. The area is characterized by a patchwork of streets which often result in dead ends, and the reflection of the working class beginnings of the area. Public structures such as churches and school buildings reflect the sense of community within the neighbourhoods, creating a peaceful area adjacent to the high buildings of London's downtown core across the river (Golder 2014).

Heritage Attributes: Heritage Conservation District with:

- 19th to 20th century buildings and houses;
- Association with Blackfriars Bridge and Labatt Park;
- Tangible and intangible character-defining elements of a working class and business-oriented neighbourhood;
- Relationship with the floodplain spanning back thousands of years of occupation;
- Long viewsheds along narrow streets terminating on greenways; and,
- Primarily low residential houses on winding streets.

25 Wilson Avenue - Labatt Memorial Park



Southwest gates of Labatt Memorial Park (January 18, 2019)



View west of Labatt Memorial Park from the pathway (January 18, 2019)

Cultural Heritage Status: Designated by the City of London in 1994 for “design or physical value, historical or associative value, and contextual value” under Part IV of the *Ontario Heritage Act* (By-Law No. L.S.P. 3276-319).

Designated as part of the Blackfriars/Petersville HCD by the City of London in 2014 for “design or physical value, historical or associative value, and its contextual value” under Part V of the *Ontario Heritage Act*, as described in the Blackfriars/Petersville HCD Plan (2014).

Description (from By-Law No. L.S.P. -3237-544): The property includes a baseball diamond, a grandstand and bleachers that were originally constructed in 1877 and underwent repairs in 1990. The property contains the Roy McKay Clubhouse, built in 1937, and several outbuildings. It is said to be the oldest continuously used baseball diamond in the world.

CHVI (from By-Law No. L.S.P. -3237-544): The property has design or physical value as a rare, early surviving example of a baseball diamond complex which has retained its original layout and grandstands. It has historical or associative value for its connections to early baseball teams and bike racing in London and the overall growth of sports in the City. The site is physically, visually, and functionally linked to its surroundings, having been in operation since the late 19th century and a fixture within the context of downtown London. It demonstrates contextual value as a landmark and help to define the character of the area within the Blackfriars-Petersville Heritage Conservation District.

Heritage Attributes: Baseball diamond and associated buildings with:

- Original grandstands and bleachers;
- Original site layout from late 19th century; and,
- Clapboard clubhouse.

25 Wilson Avenue - Labatt Memorial Park

Stanley-Becher Riverforks



View east on The Ridgeway (January 18, 2019)



View west in Riverforks Park (January 18, 2019)

Cultural Heritage Status: Potential Heritage Conservation District and individually heritage listed and designated properties.

Description: *Potential Heritage Conservation District:* This potential HCD is bound by the Thames River to the north, east, and west, and the railway to the south. It is surrounded by existing HCDs including Blackfriars-Petersville, Wortley Village-Old South, and the Downtown Heritage Conservation District. It is characterised as a mixture of 19th and 20th century single-detached homes that are closely associated with the Thames and the Forks area, as many of the properties back onto the Riverforks Park area and have views of the river. It is adjacent to the King Street Bridge and contains key streetscapes on Stanley Street, Becher Street, and The Ridgeway.

CHVI: The potential HCD is recognized as “an area of outstanding historical, architectural, and natural character that has the potential for designation as a heritage conservation district under Part V of the Ontario Heritage Act” (Letourneau Heritage Consulting Inc. 2018). It contains ten municipally listed heritage properties and is associated with prominent figures in the City’s history.

Heritage Attributes: potential Heritage Conservation District with:

- 19th century (1840-1890) residential buildings and houses;
- Some of the oldest homes in London, found at Stanley Terrace and Wincomblea;
- Association with James Givens, a judge of the county court;
- Association with Finlay McFee, a wholesaler; and,
- Association with architect George Durand, who designed the Queen Anne Revival structures at 50-54 Stanley Street.

25 Wilson Avenue - Labatt Memorial Park

17 Becher Street, Riverforks Park



View across Riverforks Park, facing west (January 18, 2019)



Art installation in Riverforks Park (January 18, 2019)

Heritage Status: Property of Interest indicated on the City’s *Heritage Register* .kml application (*not listed or designated*).

Description: The park does not contain any buildings but houses a playground which was installed prior to 2003 according to Google Earth, as well as a community garden allotment, established between 2009 and 2011, with a long history of recreation within the Forks area. The park is within close proximity to nine listed properties on The Ridgeline roadway and has clear views from the riverbanks of the Forks Area.

CHVI: The property has potential contextual value for its visual link to its surroundings, and proximity to the Forks Area, as well as its support of the character of the area as a recreational and natural landscape closely tied to the Thames River.


Heritage Attributes: *This property has been identified as a potential cultural heritage resource by the City and has not yet been evaluated for CHVI.*

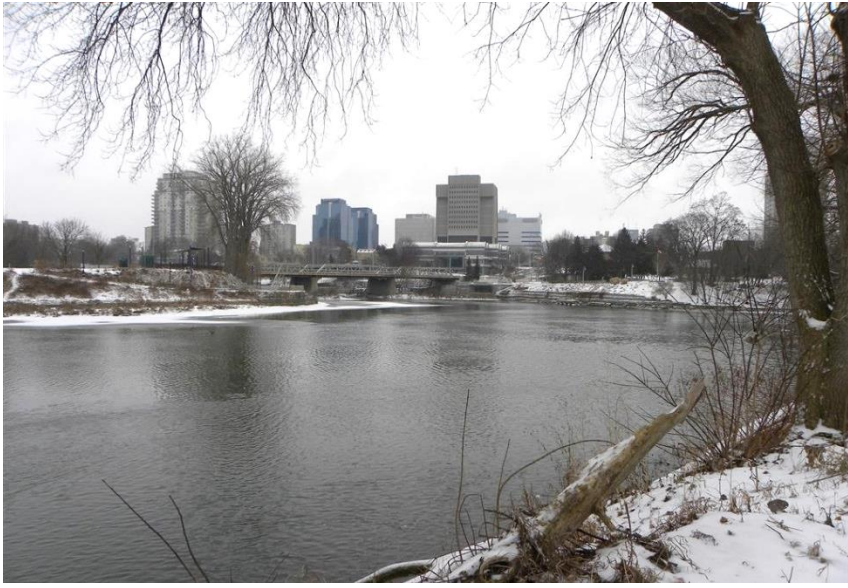

5.2.2 Views



During consultation with the City, a number of significant views were identified including the Downtown HCD and the Blackfriars/Petersville HCD and the potential ‘stanley-Becher-Riverforks’ HCD area. This potential HCD is located on the southwest side of the Forks Area and is primarily residential, with strong community values and proximity to other heritage areas and natural resources, such as the Battle of the Atlantic memorial at the HMCS Prevost (City of London 2018a).



Views to/from all parts of the Forks were identified by the City as being significant to the cultural heritage value of the area, including views north, west, and south from the corners of the Forks, as well as west from the Forks in the direction of the Springbank Dam. Several sculptures are found around the study area, within Riverforks Park and on the north side of the Thames River which add to the character of the area as a community space. The Court House and Gaol (399 Ridout Street) can be seen from multiple locations throughout the study area, along with King Street Bridge (from the northwest and east banks), Kensington Street Bridge from the northwest, southwest, and east banks), and Ivey Park (from the northwest and southwest banks).



Ivey Park is a prominent feature of the Forks Area. The City identified the park as a central feature of the downtown recreational area, noting that views to and from the park are significant. Located on a prominent point of land on the east side of the Forks, it is visible from the south and north banks. On the north side of the Thames River in view of the park are two historic plaques relating to the development of the river area and the founding point of the City itself.




Photos	Description of Views
	<p>View 1: View north from the Battle of the Atlantic monument at the HMCS Prevost, on the south bank of the Thames River. This monument is identified as a property of interest by the City. The monument is in clear view of the Forks area (January 18, 2019).</p>




Photos	Description of Views
	<p>View 2: View facing northeast from the south side of the Forks (Mitchell A. Baran Park). The Kensington Bridge, Ivey Park, and the north bank of the river is visible from this vantage point (January 18, 2019).</p>
	<p>View 3: Looking west from the south banks of the Thames River. The Blackfriars/Petersville HCD is visible on the north side of the river, with the park adjacent to the river. Steep banks characterize the area (January 18, 2019).</p>


Photos	Description of Views
	<p>View 4: Walking path through Riverforks Park, facing west. The public walking path follows the curve of the riverbank, which slopes north from the path. Houses are visible to the south of the park, elevated above the river on a terraced landform (January 18, 2019).</p>
	<p>View 5: Interpretive sign in Riverforks Park, facing north. This interpretive sign details "A Jolly Good Sport", a history of aquatic sporting at the Forks area. The sign is oriented towards the Forks, where swimming, boating, sailing, and other recreational activities used to take place (January 18, 2019).</p>

Photos	Description of Views
	<p>View 6: Information panel in Riverforks Park, facing north. This panel describes the cycling history within the City, from 1869-1910. Cycling was a popular recreational activity around the late 19th century around the Forks area, with bicycle clubs going on long touring rides (January 18, 2019).</p>
	<p>View 7: View east towards the Forks area from the Wharncliffe Road bridge. From the bridge, the Forks area is visible in the distance. While Kensington and King Street Bridges are obscured, the Gaol and Courthouse are visible left of centre (January 18, 2019).</p>

Photos	Description of Views
	<p>View 8: Facing east towards the Forks area from the north side of the Thames River (Riverside Park). This view from the Blackfriars/Petersville HCD details the natural elements of the Forks area, with trees lining the north and south banks, with the City's downtown core to the east. The Gaol is visible on the left side of this image (January 18, 2019).</p>
	<p>View 9: View facing south from the northwest bank of the Thames River (Mitchell A. Banan Park). Ivey Park (left), King Street Bridge (centre) and the Battle of the Atlantic Monument (right) all visible. This view is associated with the Thames River plaque (Figure 26; January 18, 2019)</p>

Photos	Description of Views
	<p>View 10: View of the Forks Area facing south from the north bank of the Thames River. Ivey Park and King Street Bridge are visible, with high rises of the City’s downtown visible in the background (January 18, 2019).</p>
	<p>View 11: View of Ivey Park from north side of the Thames River. This panorama shows Ivey Park, the King Street Bridge, and 1 Dundas Street, with the Gaol and Courthouse in the background on the left side of the image. This view is associated with the plaque in Figure 26 and the historic photo in Figure 7 (January 18, 2019).</p>
	<p>View 12: Kensington Bridge, 1 Dundas Street, and Ivey Park with the Courthouse and Gaol in the background. View from Mitchell A. Banan Park at the northwest bank of the Thames River (January 18, 2019).</p>

Photos	Description of Views
	<p>Figure 13: View northeast from “The Founding Point” at the northwest point of the Forks. This view is associated with the Founding Point plaque (January 18, 2019).</p>
	<p>View 14: View south from Kensington Bridge, view expressed in historic images of the park. The current Kensington Bridge was built in 1930 to replace an earlier bridge in the same location, retaining the historic views detailed in photographs (Figure 8; January 18, 2019).</p>
	<p>View 15: View northwest from Ivey Park, with Riverside Park in Blackfriars/Petersville HCD on the opposite bank. Kensington Bridge is located to the north. This view is associated with the Thames River history plaque (Figure 31; January 18, 2019).</p>

Photos	Description of Views
	<p>View 16: View southwest from Ivey Park. The sloped banks of the Forks area are visible on all sides (January 18, 2019).</p>

5.3 Harris Park Sub-Study Area

Harris Park is located on the north branch of the Thames’ east banks, with a hill of trees to the east and low river banks with the Eldon House to the east beyond the trees (Figure 32). Harris Park is level with mature trees and has a slight rise in elevation near the water (approximately 110-120 m to the east). There is a pavilion at the base of the tree-covered slope, surrounded by an open area for concerts and recreational activities. A paved walking path with benches runs north-south through the park.

The east side of the Thames River is part of the Downtown HCD, which contains buildings that date from the 1830s to the 1980s, representing the development and evolution of the City’s downtown core through the decades. These commercial and industrial structures include railway systems, public buildings such as the City Hall on Dundas Street, social institutions such as the Grand Theatre and some residential structures (Stantec 2012).

On the northeast side of the river, the Ridout Street Complex National Historic Site of Canada is located at 435-451 Ridout Street North, and the Eldon House and Harris Park (protected Part V heritage properties) are found at 481-531 Ridout Street North (Figure 34 to Figure 35). The Eldon House was constructed in 1834 and is located on the southeast portion of Harris Park. The property includes a two-storey wood sided main house, a coach house, a greenhouse and landscaped grounds which has had garden beds since the 1840s (Eldon House n.d.). Once the property of the John and Amelia Harris, the area originally consisted of 13 acres and a terraced walk, extending along Thames River from Fullarton Street north to Central Avenue. The Eldon House, its contents and property were donated to the City of London in 1959 and opened as a museum in 1961 (Eldon House n.d.). In the early 1980s, the gardens were restored to a similar state to when the Harris family owned the property.



Figure 32: Harris Park looking south with the Eldon House visible behind the trees, identified by the red arrow (March 28, 2019).



Figure 33: View of Harris Park and the Eldon House, north from the Kensington Bridge (March 28, 2019).



Figure 34: Streetscape facing south on Ridout Street in front of the Ridout Street Complex (January 18, 2019).

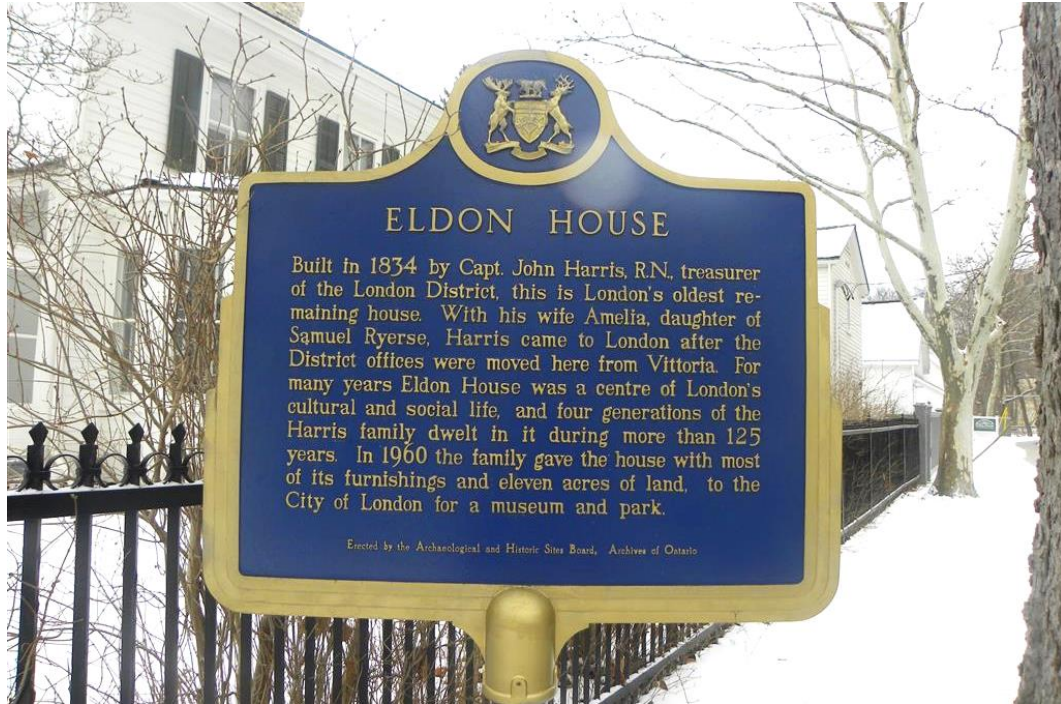


Figure 35: Eldon house historic plaque (January 18, 2019).

5.3.1 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:

- One heritage conservation district (Downtown HCD);
- The Thames River Canadian Heritage River;
- One designated heritage property (Part IV; 481-531 Ridout Street North); and,
- One national historic site and designated heritage property (Part IV and V; 435-451 Ridout Street).

These cultural heritage resources are described below in order from west to east.

Downtown Heritage Conservation District (Forks, Harris Park, and Museum London sub-study areas)



View north on Ridout Street North (January 29, 2019)



View south on Ridout Street North (January 29, 2019)

Cultural Heritage Status: Designated by the City of London in 2012 for “design or physical value, historical or associative value, and its contextual value” under Part V of the *Ontario Heritage Act*, as described in the Downtown HCD Plan (2012).

Description: London’s first HCD covering a primarily commercial area, it is bounded by the centreline of the Thames River to the west, the south limits of Blackfriars Bridge to the north, Fullarton Street between Ridout Street North and Richmond Street, Dufferin Avenue and mid-block between Wellington Street and Waterloo Street, north of Dundas Street. The south boundary is the Canadian National Railway tracks, and the east boundary stays west and north of the Citi Plaza and extends east to Waterloo Street north of King Street. Eldon House, Ivey Park and Harris Park are included within the HCD.

CHVI: The HCD is recognized for its architectural history, which represents five stages in growth and development of London’s downtown, from the 19th century to the 21st century. The structures reflect a number of different building styles and uses of material. Many buildings were constructed by architects who were locally or nationally recognized during their lifetimes and who greatly contributed to London’s development. The downtown core of London is characterized by public buildings such as the 1920s City Hall, The Grand Theatre, and St. Paul’s Cathedral, commercial structures surrounding Market Square, and industrial and wholesale structures on York and Richmond Streets. The City’s relationship between the downtown area and the river is still a strong feature of the HCD, giving Londoners a sense of place within the originally townsite, surveyed in 1826 (Stantec 2012).

Heritage Attributes: Downtown Heritage Conservation District with:

- Buildings dating from each of several periods of growth and transition beginning in the 1830s;
- Public buildings, commercial structures and a small number of industrial and financial service buildings;

Downtown Heritage Conservation District (Forks, Harris Park, and Museum London sub-study areas)

- Variety of building styles and materials;
- Structures which represent individuals who were instrumental in the growth of the community; and,
- Associations with locally and nationally prominent architects.

481 – 531 Ridout Street North, The Eldon House & Harris Park



South façade of the Eldon House (January 18, 2019)



View of Harris Park from west side of the Thames River (January 18, 2019)

Cultural Heritage Status: Designated by the City of London in 1977 for its “design or physical value, its historical or associative value, and its contextual value” under Part IV of the *Ontario Heritage Act* (By-law No. L.S.P.-2329-578).

Designated by the City of London in 2012 for “design or physical value, historical or associative value, and its contextual value” under Part V of the *Ontario Heritage Act*, as described in the Downtown HCD Plan (2012).

Description (from By-law No. L.S.P.-2329-578): The property consists of the Eldon House and associated gardens and Harris Park. The Eldon House property consists of a two-and-a-half storey wood house with a covered veranda and a pyramidal roof with a flat top which was constructed in 1834, a coach house, a green house, and a landscaped garden. The house has three brick chimneys on the main block and one on the north wing, and several bay windows on the east façade. An Ontario Heritage Trust plaque on the property identifies the Eldon House as the oldest remaining house in London, built in 1834 by retired naval officer, Captain John Harris.

481 – 531 Ridout Street North, The Eldon House & Harris Park

CHVI (from By-law No. L.S.P.-2329-578): The property has design or physical value as an early surviving wood house with a high degree of craftsmanship. It demonstrates historical or associative value for its association with Captain John Harris who had the house, one of the first in London, constructed. His family owned the property until 1961 when it was donated to the City as a heritage property. It is considered a landmark and contributes greatly to the character of the surrounding area. The property is physically and historically linked with the surrounding area, as the Harris property once extended west towards the river (now Harris Park).

Heritage Attributes: Two-and-a-half storey wood house with:

- Enclosed wood veranda;
- Enclosed brick chimneys;
- Greenhouse and coach house present on the property;
- Siting of the property on the southeast corner of Harris Park; and,
- Estate emphasised by landscaping.

435-451 Ridout Street North, Ridout Street Complex



East façade, Anderson Residence (January 18, 2019)



East façade, Gore Bank and Bank of Upper Canada (January 18, 2019)

Cultural Heritage Status: National Historic Site of Canada. Designated by the City of London in 2001 for its “design or physical value and its historical or associative value” under under Part IV of the *Ontario Heritage Act* (By-law No. L.S.P.3330-152).

435-451 Ridout Street North, Ridout Street Complex

Designated by the City of London in 2012 for “design or physical value, historical or associative value, and its contextual value” under Part V of the *Ontario Heritage Act*, as described in the Downtown HCD Plan (2012).

Description (from By-law No. L.S.P.-3330-152): The Ridout Street Complex is comprised of three mid-19th-century buildings: the Anderson Residence; the Bank of Upper Canada; and, the Gore Bank of Canada. Each structure is built from yellow brick and contributes to the streetscape and the historic “Banker’s Row” (Parks Canada n.d.). The buildings were constructed between 1838 and 1870.

The Anderson Residence (451 Ridout Street) is a five-bay, three-storey residence with a flat roof and four end chimneys. Typical windows have a flat head, lintel and lug sill, and the central doorway has side lights and a transom below a projecting portico. At the top of the structure is a decorative brick frieze.

The Gore Bank building (441-447 Ridout Street) is a Georgian style, three-storey and eight-bay structure with a semi-elliptical carriageway entrance on the south half. The building has end chimneys on the parapets and one north of centre, and a medium gable roof with projecting wood eaves and classical style modillions.

The Bank of Upper Canada (435 Ridout Street) is a three-bay, two-storey brick structure with a coursed rubble foundation. It has a low gable roof, two end chimneys on the parapets, and projecting eaves with wood fascia, soffit, and frieze boards.

CHVI (from By-law No. L.S.P.-3330-152): The property has design or physical value as a unique surviving example of mid-19th century architecture in downtown London constructed from local yellow bricks. The structures are associated with the growth of London’s first financial district and have contextual value as defining, maintaining, and supporting the character of the area within the Downtown Heritage Conservation District. They are considered a landmark due to their prominent location within the downtown core of London.

Heritage Attributes: Two three-storey, Georgian style white brick structures with:

- Central carriageway;
- Corbelled parapet walls;
- Cornice with dentil work; and,
- Doors with transoms.

One two-storey, Georgian style white brick building with:

- Stone foundation;
- Parapet gables;
- Adamesque doorway with side and upper fan lights; and,
- Classical porch.

One three-storey, Victorian Eclectic brick building with:

435-451 Ridout Street North, Ridout Street Complex

- Georgian arched doorway with side lights and transom;
- Mullioned windows on the third floor; and,
- Stone foundation.

Thames Canadian Heritage River



View facing south from the Forks (January 18, 2019)



View facing north from the Forks (January 18, 2019)

Cultural Heritage Status: Designated to the Canadian Heritage Rivers System in 2000.


Description: The CHR designation includes 273 km of the Thames River and its entire watershed, which drains 5,285 km² of land. The upper portions of the Thames River are characterized by rocky riverbeds and steep slopes, while lower Thames River is relatively shallow and slow moving, over clay and sand, with low banks (CHRS 2018). Home to many species of plants and animals, the Thames River 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 southwest 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.

Thames Canadian Heritage River
<p>The Thames River 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 River was famously the terminus for the Underground Railroad.</p> <p>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.</p>
<p>Heritage Attributes: The river’s cultural heritage values include:</p> <ul style="list-style-type: none"> ■ 273 km river; ■ Watershed which drains 5,285 km² of land; ■ Over 11,000 years of Indigenous occupation; ■ Terminus of the Underground Railroad; and, ■ European exploration and settlement from 17th century onwards.

5.3.2 Views

Harris Park is located along the shoreline of the north branch of the Thames River, providing an open recreational space for the public. While the property is associated with the Eldon House to the east, the park itself is a popular music venue and outdoor space in the summer. Views of the Thames River and Kensington Bridge are prominent features. Blackfriars Bridge is located to the north of Harris Park, with West London Dyke to the west.

Views	Description of views
	<p>View 17: View of Harris Park from the West London Dyke (January 18, 2019).</p>

Views	Description of views
	<p>View 18: View north from the south end of Harris Park. Buildings in the downtown core are visible to the east at the top of a slope (January 29, 2019).</p>
	<p>View 19: View south from the middle of Harris Park, adjacent to a former information panel, now missing (January 29, 2019).</p>
	<p>View 20: View north from the centre of Harris Park, showing the gentle slope of the landscape to the west (January 29, 2019).</p>

5.4 Museum London Sub-Study Area

The Museum London sub-study area is characterized as a small sloping piece of land to the southwest of the Museum London, and a small portion of the north end of the Forks sub-study area (Figure 36 to Figure 40). Currently used as an outdoor art exhibition, two sets of stairs lead to the highest point of the elevation from the southwest and southeast with a sidewalk to the south. Dundas Street runs east-west through the study area and Thames Street runs north-south, with sidewalks on both sides of each street. In the middle of the road, a cement and grass median connect both crosswalks and providing division in the road for cars exiting Dundas Street onto Harris Park Gate and will be included in the landscaping. A small retaining wall is located at the north of the Forks sub-study area.

The sub-study area is located within the Downtown HCD and has been landscaped with paving, tiles, paths and planted vegetation. The sub-study area is located close to three cultural heritage resources: 1 Dundas Street, 2 Riverside Drive, and 399 Ridout Street North. To the east of the sub-study area is a historic plaque describing the life and career of London artist Paul Peel (Figure 41). This plaque is located at 421 Ridout Street North, the Museum London, which is located within the Downtown HCD (Figure 42 and Figure 43).



Figure 36: View from Museum London sub-study area, looking west (January 29, 2019).



Figure 37: Looking north from the centre of the sub-study area (January 29, 2019).



Figure 38: View looking south from north end of the sub-study area (January 29, 2019).



Figure 39: South end of the study area (Ivey Park), looking east with Gaol in background (January 29, 2019).



Figure 40: View north towards the Museum London at the north end of the sub-study area (January 29, 2019)

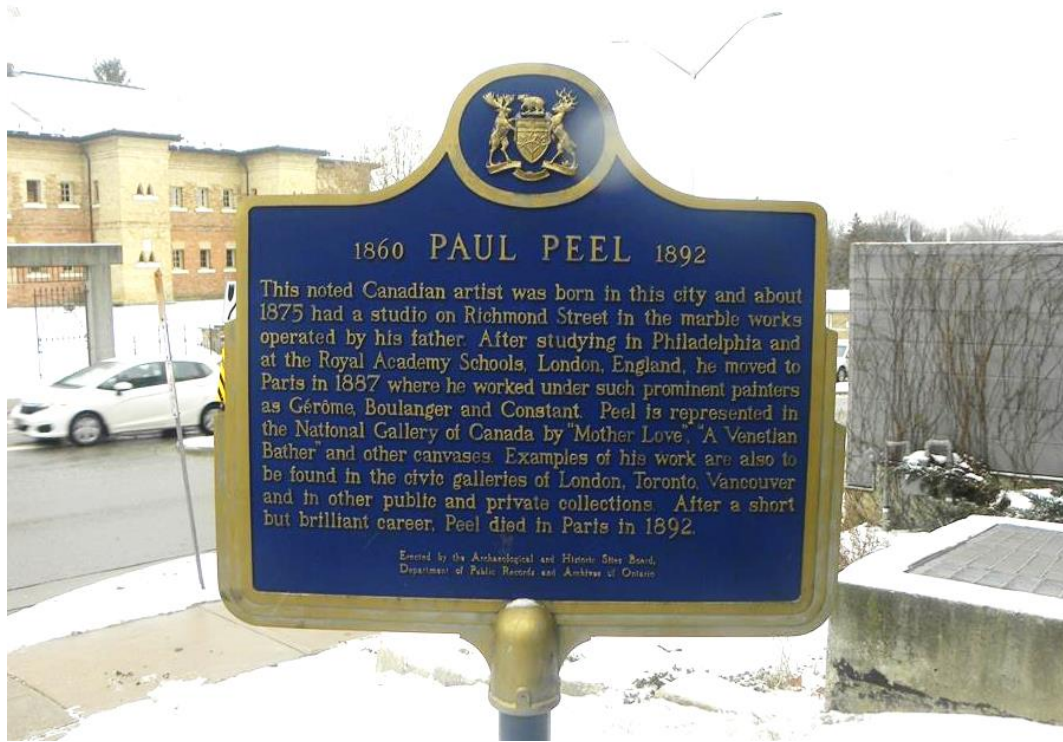


Figure 41: Historic plaque for artist Paul Peel, located at Museum London (421 Ridout Street North; January 18, 2019).



Figure 42: West and south facades of Museum London (421 Ridout Street North; March 28, 2019).



Figure 43: South and east facades of Museum London (421 Ridout Street North; March 28, 2019).

5.4.1 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:

- One heritage conservation district and associated designated cultural heritage resources (Downtown HCD; Part V)

This heritage resource is described below.

No views within this sub-study were identified as significant by the City.

Downtown Heritage Conservation District (Forks, Harris Park, and Museum London sub-study areas)



View north on Ridout Street North (January 29, 2019)



View south on Ridout Street North (January 29, 2019)

Cultural Heritage Status: Designated by the City of London in 2012 for “design or physical value, historical or associative value, and its contextual value” under Part V of the *Ontario Heritage Act*, as described in the Downtown HCD Plan.

Description: London’s first HCD covering a primarily commercial area, it is bounded by the centreline of the Thames River to the west, the south limits of Blackfriars Bridge to the north, Fullarton Street between Ridout Street North and Richmond Street, Dufferin Avenue and mid-block between Wellington Street and Waterloo Street, north of Dundas Street. The south boundary is the Canadian National Railway tracks, and the east boundary stays west and north of the Citi Plaza and extends east to Waterloo Street north of King Street. Eldon House, Ivey Park and Harris Park are included within the HCD.

CHVI: The HCD is recognized for its architectural history, which represents five stages in growth and development of London’s downtown, from the 19th century to the 21st century. The structures reflect a number of different building styles and uses of material. Many buildings were constructed by architects who were locally or nationally recognized during their lifetimes and who greatly contributed to London’s development. The downtown core of London is characterized by public buildings such as the 1920s City Hall, The Grand Theatre, and St. Paul’s Cathedral, commercial structures surrounding Market Square, and industrial and wholesale structures on York and Richmond Streets. The City’s relationship between the downtown area and the river is still a strong feature of the HCD, giving Londoners a sense of place within the originally townsite, surveyed in 1826 (Stantec 2012).

Heritage Attributes: Downtown Heritage Conservation District with:

- Buildings dating from each of several periods of growth and transition beginning in the 1830s;
- Public buildings, commercial structures and a small number of industrial and financial service buildings;

Downtown Heritage Conservation District (Forks, Harris Park, and Museum London sub-study areas)

- Variety of building styles and materials;
- Structures which represent individuals who were instrumental in the growth of the community; and,
- Associations with locally and nationally prominent architects.

6.0 IMPACT ASSESSMENT

The City began the “*Back to the River*” Municipal Class (Schedule B) EA in 2018. “*Back to the River*” was an initiative to revitalize the Thames River as an important natural, cultural, recreational and aesthetic resource through an international design competition. The goal of Civitas and Stantec in their “Ribbon of the Thames” winning proposal was to create a way to encourage Londoners and visitors to the City to engage and be able to engage with the Thames River, specifically in the Forks Area.

Their proposal included “the Ribbon”, a projecting pedestrian walkway in Ivey Park, modifications to encourage interest and use of the riverbanks at Harris Park, as well as creating a connection between the Museum London and Ivey Park. These proposed alternatives will open up the Forks area to more recreation and leisure, and help foster awareness of the natural, historical, and cultural resources available within the City and the City’s relationship to the Thames River.

The proposed alternative designs are provided in APPENDIX A. Sections 6.2, 6.3 and 6.4 assess the impacts of each alternative for the sub-study areas and follows the methodology described below.

6.1 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 impacts, it does not advise on how to describe its nature and extent.

6.2 Forks Sub-Study Area

6.2.1 Proposed Alternatives

The proposed alternatives for the Forks Sub-Study area include:

■ Ribbon Overlook Alternative 1

- The proposed work is a long elevated walkway extending out over the Forks. Both ends of the Ribbon Overlook are attached to Ivey Park, with entrances to the walkway approximately 75 m apart. The overlook will be supported on a series of pilons in the Thames River.
- Temporary site work will include the use of machinery and vehicles within Ivey Park.

■ Ribbon Overlook Alternative 2

- The proposed work is a long elevated walkway extending out slightly over the Forks. Both ends of the Ribbon Overlook are attached to Ivey Park, with entrances to the walkway approximately 40 m apart. The overlook is supported by suspension, from a large post on the shore. This alternative includes upgrades to the existing walkway on the south side of Kensington Bridge, connecting it to Ivey Park. with additional walkway upgrades to Kensington Bridge.
- Temporary site work will include the use of machinery and vehicles within Ivey Park.

■ Ribbon Overlook Alternative 3

- The proposed work includes major modifications to the south side of Kensington Bridge, with two triangular projecting decks supported by suspension from two large posts added to the deck of the bridge.
- Temporary site work will include the use of machinery and vehicles within Ivey Park.

■ Ribbon Overlook Alternative 4

- The proposed work is a small elevated walkway extending out over the Forks. Both ends of the Ribbon Overlook are attached to Ivey Park, and the overlook is supported by a diagonal post connected to the riverbank. This alternative includes upgrades to the existing walkway on the south side of Kensington Bridge, connecting it to Ivey Park. Temporary site work will include the use of machinery and vehicles within Ivey Park .

■ Terraces – Urban

- The proposed work includes large terraced steps and green areas on north half of Ivey Park, which will provide access to the water level and increase the ability of visitors to interact with the Thames River. This option will involve significant alteration of the topography.
- This alternative will involve significant alteration to the topography of Ivey Park, including the use of heavy machinery and vehicles within the park to alter the landscape.

■ Terraces – Vegetated

- The proposed work includes large terraced steps and green areas on north half of Ivey Park, which will provide access to the water level and increase the ability of visitors to interact with the Thames River. This option will involve significant alteration of the topography. This option will primarily consist of

vegetated spaces, while the above “Urban” terraces will include several paved areas for seating. This alternative will involve significant alteration to the topography of Ivey Park, including the use of heavy machinery and vehicles within the park to alter the landscape.

6.2.2 Impact Assessment

See Table 3.

Table 3: The Forks Sub-Study Area Impact Assessment

Proposed Alternatives	Analysis of Impact	Recommended Mitigation Measures
<p>Ribbon Overlook Alternative 1</p>	<p>Construction for this alternative is located approximately 25 m southeast of 1 Dundas Street and may cause limited and temporary vibration impacts to the cultural heritage resource. One of the heritage attributes of the property is that it overlooks the Thames. This alternative will indirectly obstruct views to and from 1 Dundas Street through the construction of a pedestrian walkway.</p> <p>Ivey Park is an identified heritage attribute contributing to the cultural heritage value of the Downtown HCD. This alternative may alter the setting of the park as a new municipal structure (walkway) will be constructed on the east shore of the Forks. However, the park is valued for its recreational use which will remain unchanged. Impacts to Labatt Park, located within the Blackfriars-Petersville HCD, will be negligible as the park is surrounded by concrete fencing which currently serves to obstruct views.</p> <p>All other cultural heritage resources identified in the sub-study area are located beyond a 60 m radius and will not be directly or indirectly impacted.</p>	<ul style="list-style-type: none"> ■ 1 Dundas Street <ul style="list-style-type: none"> ■ If this alternative is selected, explore during detailed design options that reduce obstruction of views between 1 Dundas Street and the Thames River (e.g. railings with glass or low visibility materials). ■ Monitor the property for vibration impact during adjacent construction and cease work if thresholds are exceeded. 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 <i>et al.</i> 2012:31). ■ Ivey Park <ul style="list-style-type: none"> ■ Any alterations to Ivey Park must comply with the Downtown HCD Plan and may require a heritage alteration permit from the City.
<p>Ribbon Overlook Alternative 2</p>	<p>Construction for this alternative is located approximately 25 m southeast of 1 Dundas Street and may cause limited and temporary vibration impacts to the protected heritage property. One of the heritage attributes of the property is that it overlooks the Thames. This alternative will indirectly obstruct views to and from 1 Dundas Street through the construction of a pedestrian walkway.</p> <p>Ivey Park is an identified heritage attribute contributing to the cultural heritage value of the Downtown HCD. This alternative may alter the setting of the park as a new municipal</p>	<ul style="list-style-type: none"> ■ 1 Dundas Street <ul style="list-style-type: none"> ■ If this alternative is selected, explore during detailed design options that reduce obstruction of views between 1 Dundas Street and the Thames River (e.g. railings with transparent or low visibility materials). ■ Monitor the property for vibration impact during adjacent construction and cease work if thresholds are exceeded. 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

Proposed Alternatives	Analysis of Impact	Recommended Mitigation Measures
	<p>structure (walkway) will be constructed on the east shore of the Forks. However, the park is valued for its recreational use which will remain unchanged.</p> <p>This alternative may cause indirect impacts through obstruction of views from and to Thames River, however, the proposed alternative will provide opportunities for viewing the Forks from different perspectives and encourage appreciation of the area. Impacts to Labatt Park, located within the Blackfriars-Petersville HCD, will be negligible as the park is surrounded by concrete fencing which currently serves to obstruct views.</p> <p>All other cultural heritage resources identified in the sub-study area are located beyond a 60 m radius and will not be directly or indirectly impacted.</p>	<p>surveys, regular monitoring of the structures for visible signs of vibration damage, and traffic or construction separation (Carman et al. 2012:31).</p> <ul style="list-style-type: none"> ■ Ivey Park <ul style="list-style-type: none"> ■ Any alterations to Ivey Park must comply with the Downtown HCD Plan and may require a heritage alteration permit from the City.
<p>Ribbon Overlook Alternative 3</p>	<p>Construction for this alternative will result in a new pathway immediately adjacent to 1 Dundas Street and may cause limited and temporary vibration impacts to the protected heritage property.</p> <p>This alternative also includes the construction of a moderately sized pedestrian walkway on Kensington Bridge (2 Riverside Drive; located within the Downtown HCD). As identified by the CHER conducted by Aecom in 2018, the Kensington Bridge is of design or physical, historical or associative and contextual value, and the option will result in direct impacts through alteration.</p> <p>This alternative may also cause indirect impacts through obstruction of views from and to Thames River. However, the proposed alternative will provide opportunities for viewing the Forks from different perspectives and encourage appreciation of the area. Impacts to Labatt Park, located within the Blackfriars-Petersville HCD, will be negligible as the park is surrounded by concrete fencing which currently serves to obstruct views.</p> <p>The two tall posts proposed to support the projecting walkway are taller than the bridge structure and may slightly obstruct the views to and from surrounding identified cultural</p>	<ul style="list-style-type: none"> ■ 1 Dundas Street. <ul style="list-style-type: none"> ■ Monitor the property for vibration impact during adjacent construction and cease work if thresholds are exceeded. 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). ■ Kensington Bridge (2 Riverside Drive) <ul style="list-style-type: none"> ■ If this alternative is selected, explore during detailed design options that are compatible with the structure and reduce the visual impact of the new construction (e.g. reducing the diameter of the tall posts, railings with transparent or low visibility materials). ■ Any alteration to the Kensington Bridge must comply with the Blackfriars/Petersville HCD Plan and may require a heritage alteration permit from the City.

Proposed Alternatives	Analysis of Impact	Recommended Mitigation Measures
	<p>heritage resources. This alternative may cause indirect impact to the Thames Canadian Heritage River, King Street Bridge, and Kensington Bridge through obstruction of the views (Views 1, 2, 5, 12, 14, and 15) within the Forks Area. However, these effects will likely be negligible as it provides opportunities for viewing the Forks from different perspectives and encourage appreciation of the area.</p> <p>All other cultural heritage resources identified in the sub-study area are located beyond a 60 m radius and will not be directly or indirectly impacted.</p>	
<p>Ribbon Overlook Alternative 4</p>	<p>Construction for this alternative will result in a new pathway immediately adjacent to 1 Dundas Street and may cause limited and temporary vibration impacts to the protected heritage property. One of the heritage attributes of the property is that it overlooks the Thames. This alternative will indirectly obstruct views to and from 1 Dundas Street through the construction of a pedestrian walkway.</p> <p>Ivey Park is an identified heritage attribute contributing to the cultural heritage value of the Downtown HCD. This alternative may alter the setting of the park as a new municipal structure (walkway) will be constructed on the east shore of the Forks. However, the park is valued for its recreational use which will remain unchanged.</p> <p>This alternative may cause indirect impacts through obstruction of views from and to the Thames River, however, the proposed alternative will provide opportunities for viewing the Forks from different perspectives and encourage appreciation of the area. Further, the pedestrian walkway extends only slightly over the Thames River. Impacts to Labatt Park, located within the Blackfriars-Petersville HCD, will be negligible as the park is surrounded by concrete fencing which currently serves to obstruct views.</p> <p>All other cultural heritage resources identified in the sub-study area are located beyond a 60 m radius and will not be directly or indirectly impacted.</p>	<ul style="list-style-type: none"> ■ 1 Dundas Street. <ul style="list-style-type: none"> ■ If this alternative is selected, explore during detailed design options that further reduce the obstruction of views between 1 Dundas Street and the Thames River(e.g. railings with transparent or low visibility materials). ■ Monitor the property for vibration impact during adjacent construction and cease work if thresholds are exceeded. 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). ■ Ivey Park <ul style="list-style-type: none"> ■ Any alterations to Ivey Park must comply with the Downtown HCD Plan and may require a heritage alteration permit from the City.

Proposed Alternatives	Analysis of Impact	Recommended Mitigation Measures
<p>Terraces – Urban Alternative</p>	<p>Construction for this alternative will result in terracing and landscaping approximately 15 m west of 1 Dundas Street and may cause limited and temporary vibration impacts to the protected heritage property.</p> <p>Ivey Park is an identified heritage attribute contributing to the cultural heritage value of the Downtown HCD. This alternative may significantly alter the setting of the park as several new features will be constructed on the east shore of the Forks. However, the park is valued for its recreational use which will remain unchanged.</p> <p>This alternative may cause indirect impacts through obstruction of views from and to the Thames River, however, it will provide opportunities for viewing the Forks from different perspectives and encourage appreciation of the area. The proposed alternative will not alter the existing shoreline.</p> <p>All other cultural heritage resources identified in the sub-study area are located beyond a 60 m radius and will not be directly or indirectly impacted.</p>	<ul style="list-style-type: none"> ■ 1 Dundas Street. <ul style="list-style-type: none"> ■ Monitor the property for vibration impact during adjacent construction and cease work if thresholds are exceeded. 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). ■ Ivey Park <ul style="list-style-type: none"> ■ Any alterations to Ivey Park must comply with the Downtown HCD Plan and may require a heritage alteration permit from the City.
<p>Terraces - Vegetated Alternative</p>	<p>Construction for this alternative will result in terracing and landscaping approximately 15 m west of 1 Dundas Street and may cause limited and temporary vibration impacts to the protected heritage property.</p> <p>Ivey Park is an identified heritage attribute contributing to the cultural heritage value of the Downtown HCD. This alternative may significantly alter the setting of the park as several new features will be constructed on the east shore of the Forks. However, the park is valued for its recreational use which will remain unchanged.</p>	<ul style="list-style-type: none"> ■ 1 Dundas Street. <ul style="list-style-type: none"> ■ Monitor the property for vibration impact during adjacent construction and cease work if thresholds are exceeded. 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).

Proposed Alternatives	Analysis of Impact	Recommended Mitigation Measures
	<p>This alternative may cause indirect impacts through obstruction of views from and to the Thames River, as more vegetation is proposed. However, the terracing will provide opportunities for viewing the Forks from different perspectives and encourage appreciation of the area. The proposed alternative will not alter the existing shoreline.</p>	<ul style="list-style-type: none"> ■ Ivey Park <p>Any alterations to Ivey Park must comply with the Downtown HCD Plan and may require a heritage alteration permit from the City.</p>

6.2.3 Consideration of Alternatives

Based on the preceding impact assessment, the preferred alternatives are listed below in order of preference from least to most adverse impact to identified cultural heritage resources:

- 3) Terraces – Vegetated Alternative (indirect impact to 1 Dundas Street from vibration only during construction)
- 4) Terraces – Urban Alternative (indirect impact to 1 Dundas Street from vibration only during construction)
- 5) Ribbon Overlook Alternative 4 (indirect impacts to 1 Dundas Street)
- 6) Ribbon Overlook Alternative 2 (indirect impacts to 1 Dundas Street)
- 7) Ribbon Overlook Alternative 1 (indirect impacts to 1 Dundas Street)
- 8) Ribbon Overlook Alternative 3 (direct impacts to Kensington Bridge, indirect impacts to 1 Dundas Street)

6.3 Harris Park Sub-Study Area

6.3.1 Proposed Alternatives

The proposed alternatives for the Harris Park Sub-Study Area include:

■ Urban Edge Alternative

- Alteration to river front with programmable plaza, habitat island, green space and terraced seating areas.
- This alternative will involve alteration to the landscape of Harris Park and the shoreline of the Thames River, including the use of heavy machinery and vehicles within the park.

■ Vegetated Edge Alternative

- Alteration to river front with lawn pods, habitat island and terraced seating areas.
- This alternative will involve alteration to the landscape of Harris Park and the shoreline of the Thames River, including the use of heavy machinery and vehicles within the park.

6.3.2 Impact Assessment

See Table 4.

Table 4: Harris Park Sub-Study Area Impact Assessment

Proposed Alternative	Analysis of Impact	Recommended Mitigation Measures
<p>Urban Edge Alternative</p>	<p>Harris Park (481-531 Ridout Street North) is an identified heritage attribute contributing to the cultural heritage value of the Downtown HCD as a significant open space. This alternative may significantly alter the setting of the park as several new features will be constructed, including a plaza, islands and seating terraces.</p> <p>The views from and within the Eldon House, a designated heritage structure located on Harris Park property, to the Thames River is currently obscured from mature vegetation during warmer months. The Downtown HCD Plan identifies the view to the west of Eldon House towards Mount Pleasant Cemetery as significant. The introduction of the new features may adversely impact the views and vistas from the protected heritage property.</p>	<ul style="list-style-type: none"> ■ Harris Park & Eldon House (481-531 Ridout Street North) <ul style="list-style-type: none"> ■ If this alternative is selected, explore during detailed design creating open sightlines between Eldon House and the Thames River. ■ Any alteration to the property must comply with the Downtown HCD Plan and may require a heritage alteration permit from the City.
<p>Vegetated Edge Alternative</p>	<p>Harris Park (481-531 Ridout Street North) is an identified heritage attribute contributing to the cultural heritage value of the Downtown HCD as a significant open space. This alternative may significantly alter the setting of the park as several new features will be constructed, including a plaza, islands and seating terraces.</p> <p>The views from and within the Eldon House, a designated heritage structure located on Harris Park property, to the Thames River is currently obscured from mature vegetation during warmer months. The Downtown HCD Plan identifies the view to the west of Eldon House towards Mount Pleasant Cemetery as significant. The introduction of the new features and additional vegetation may adversely impact the views and vistas from the protected heritage property.</p>	<ul style="list-style-type: none"> ■ Harris Park & Eldon House (481-531 Ridout Street North) <ul style="list-style-type: none"> ■ If this alternative is selected, explore during detailed design creating open sightlines between Eldon House and the Thames River. ■ Any alteration to the property must comply with the Downtown HCD Plan and may require a heritage alteration permit from the City.

6.3.3 Consideration of Alternatives

Based on the preceding assessment, both alternatives are predicted to have a similar level of indirect impact to identified cultural heritage resources. However, the order presented below reflects a preference for the alternative reflecting the lower level of change to existing conditions:

- 9) Terraces – Vegetated Alternative (indirect impacts through obstruction of views to Harris Park & Eldon House)
- 10) Terraces – Urban Alternative (indirect impacts through obstruction of views to Harris Park & Eldon House)

6.4 Museum London Sub-Study Area

6.4.1 Proposed Development

One alternative is proposed for the Museum London Sub-Study Area:

- **Museum London / Dundas Connection**

- Landscaping and terracing of existent park space west of Museum London, relocate existing crosswalk and re-align park entry drive, and the creation of a museum events plaza.

6.4.2 Impact Assessment

See Table 5.

Table 5: Museum London Sub-Study Area Impact Assessment

Proposed Alternative	Analysis of Impact	Recommended Mitigation Measures
<p>Museum London / Dundas Connection</p>	<p>Construction will result in terracing and landscaping approximately 18 m north of 1 Dundas Street and 35 m from 399 Ridout Street North (Middlesex County Gaol) and may cause limited and temporary vibration impacts to these protected heritage properties.</p> <p>Museum London (421 Ridout Street North) is located within the Downtown HCD. This alternative may significantly alter the setting as several new features will be constructed, including a plaza and seating terraces.</p> <p>No direct or indirect impacts to views identified by the City will occur as the result of this proposed alternative. No construction will occur behind the County Court and Gaol (towards Thames River), and the alternative provides an enhanced pedestrian streetscape to encourage appreciation of the Thames River.</p>	<ul style="list-style-type: none"> ■ Middlesex County Gaol (399 Ridout Street North) <ul style="list-style-type: none"> ■ Monitor the property for vibration impact during adjacent construction and cease work if thresholds are exceeded. 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). ■ Museum London (421 Ridout Street North). <ul style="list-style-type: none"> ■ If this alternative proceeds to detailed design, explore design options that are compatible with the property’s current and historic setting. ■ Any alteration to the property must comply with the Downtown HCD Plan and may require a heritage alteration permit from the City. ■ Downtown Heritage Conservation District <ul style="list-style-type: none"> ■ Develop a Tree Preservation Plan: The HCD Plan recommends the retention of existing grass boulevards and street trees throughout the District whenever repairs or improvements are made to roads, sidewalks or underground services. Should removal of trees and boulevards be unavoidable as part of the infrastructure works, every effort should be made to replace them upon completion of the work.

7.0 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 report was to identify all cultural heritage resources within a study area surrounding the “Forks” of the Thames River and extending to west of the Springbank Dam. Golder 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.

In November 2018, the City retained Golder to conduct a Cultural Heritage Assessment Report (CHAR) as part of the “*Back to the River*” Municipal Class (Schedule B) Environmental Assessment. “*Back to the River*” is an initiative to revitalize the Thames River as an important natural, cultural, recreational and aesthetic resource through an international design competition. The winning design “The Ribbon of the Thames” was proposed by Civitas and Stantec to further develop the interconnectedness of Ivey Park and Harris Park, while creating an engaging space that honours the City’s relationship to the Thames River and the Forks area. This will be carried out through revitalization projects, including the revitalization of the Ivey Park area, alterations to the riverbank in Harris Park, and upgrades to the crosswalk area southwest of the Museum London.

The purpose of this CHAR is to assess the predicted impacts of nine proposed alternatives for the three sub-study areas as identified in the One River EA Stage 2 report: The Forks, Harris Park, and Museum London, and from this assessment provide recommendations for mitigation and identify a preferred alternative.

The sub-study areas and associated alternatives are described below with a summary of the predicted impacts and the recommended mitigation measures to avoid or reduce adverse effects to identified cultural heritage resources.

The Forks sub-study area

The Forks sub-study area includes the Forks Area bound by King Street Bridge to the south, Wharnccliffe Road South to the west, Dundas Street / Riverside Drive to the north, and Ridout Street North to the east. The design alternatives are:

- Ribbon Overlook Alternative 1: Elevated walkway over the Thames River from Ivey Park;
- Ribbon Overlook Alternative 2: Elevated walkway from Ivey Park and walkway on Kensington Bridge;
- Ribbon Overlook Alternative 3: Elevated walkway from Kensington Bridge;
- Ribbon Overlook Alternative 4: Elevated walkway from Ivey Park and walkway on Kensington Bridge;
- Terraces – Urban Alternative: Terraced landscape within Ivey Park, including amphitheater seating, accessible sloping sidewalk, play area and First Nations Treaty Signing monument; or
- Terraces – Vegetated Alternative: Terraced landscape within Ivey park, including amphitheater seating, accessible sloping sidewalk, play area and First Nations Treaty Signing monument.

The recommended mitigations for each alternative are:

Alternative	Recommended Mitigation
<p><i>Ribbon Overlook Alternative 1</i></p>	<ul style="list-style-type: none"> ■ 1 Dundas Street <ul style="list-style-type: none"> ■ If this alternative is selected, explore during detailed design options that reduce obstruction of views between 1 Dundas Street and the Thames River (e.g. railings with glass or low visibility materials). ■ Monitor the property for vibration impact during adjacent construction and cease work if thresholds are exceeded. 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 <i>et al.</i> 2012:31). ■ Ivey Park <ul style="list-style-type: none"> ■ Any alterations to Ivey Park must comply with the Downtown HCD Plan and may require a heritage alteration permit from the City.
<p><i>Ribbon Overlook Alternative 2</i></p>	<ul style="list-style-type: none"> ■ 1 Dundas Street <ul style="list-style-type: none"> ■ If this alternative is selected, explore during detailed design options that reduce obstruction of views between 1 Dundas Street and the Thames River (e.g. railings with transparent or low visibility materials). ■ Monitor the property for vibration impact during adjacent construction and cease work if thresholds are exceeded. 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 <i>et al.</i> 2012:31). ■ Ivey Park <ul style="list-style-type: none"> ■ Any alterations to Ivey Park must comply with the Downtown HCD Plan and may require a heritage alteration permit from the City.
<p><i>Ribbon Overlook Alternative 3</i></p>	<ul style="list-style-type: none"> ■ 1 Dundas Street. <ul style="list-style-type: none"> ■ Monitor the property for vibration impact during adjacent construction and cease work if thresholds are exceeded. There is no standard

Alternative	Recommended Mitigation
	<p>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).</p> <ul style="list-style-type: none"> ■ Kensington Bridge (2 Riverside Drive) <ul style="list-style-type: none"> ■ If this alternative is selected, explore during detailed design options that are compatible with the structure and reduce the visual impact of the new construction (e.g. reducing the diameter of the tall posts, railings with transparent or low visibility materials). ■ Any alteration to the Kensington Bridge must comply with the Blackfriars/Petersville HCD Plan and may require a heritage alteration permit from the City.
<i>Ribbon Overlook Alternative 4</i>	<ul style="list-style-type: none"> ■ 1 Dundas Street. <ul style="list-style-type: none"> ■ If this alternative is selected, explore during detailed design options that further reduce the obstruction of views between 1 Dundas Street and the Thames River(e.g. railings with transparent or low visibility materials). ■ Monitor the property for vibration impact during adjacent construction and cease work if thresholds are exceeded. 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). ■ Ivey Park <ul style="list-style-type: none"> ■ Any alterations to Ivey Park must comply with the Downtown HCD Plan and may require a heritage alteration permit from the City.
<i>Terraces – Urban Alternative</i>	<ul style="list-style-type: none"> ■ 1 Dundas Street. <ul style="list-style-type: none"> ■ Monitor the property for vibration impact during adjacent construction and cease work if thresholds are exceeded. 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

Alternative	Recommended Mitigation
	<p>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).</p> <ul style="list-style-type: none"> ■ Ivey Park <ul style="list-style-type: none"> ■ Any alterations to Ivey Park must comply with the Downtown HCD Plan and may require a heritage alteration permit from the City.
<p><i>Terraces – Vegetated Alternative</i></p>	<ul style="list-style-type: none"> ■ 1 Dundas Street. <ul style="list-style-type: none"> ■ Monitor the property for vibration impact during adjacent construction and cease work if thresholds are exceeded. 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). ■ Ivey Park <ul style="list-style-type: none"> ■ Any alterations to Ivey Park must comply with the Downtown HCD Plan and may require a heritage alteration permit from the City.

Preferred Alternative

The alternatives assessed to have the least impact to identified cultural heritage resources are:

- 11) **Terraces – Urban Alternative; or,**
- 12) **Terraces – Vegetated Alternative**

Harris Park sub-study area:

The Harris Park sub-study area includes approximately 350 m of Harris Park, and extends from the river bank to east of the Thames Valley Parkway walking trail. The design alternatives are:

- Harris Park – Urban Edge Alternative: Alterations to the riverbank of Harris Park (east side of the Thames River), including programmable plaza, habitat island and seating terrace; or,
- Harris Park – Vegetated Edge Alternative: Alterations to the riverbank of Harris Park (east side of the Thames River), including lawn pods, habitat island and seating terrace.

The recommended mitigations for each alternative are:

Alternative	Mitigation
<i>Harris Park – Urban Edge Alternative</i>	<ul style="list-style-type: none"> ■ Harris Park & Eldon House (481-531 Ridout Street North) <ul style="list-style-type: none"> ■ If this alternative is selected, explore during detailed design creating open sightlines between Eldon House and the Thames River. ■ Any alteration to the property must comply with the Downtown HCD Plan and may require a heritage alteration permit from the City.
<i>Harris Park – Vegetated Edge Alternative</i>	<ul style="list-style-type: none"> ■ Harris Park & Eldon House (481-531 Ridout Street North) <ul style="list-style-type: none"> ■ If this alternative is selected, explore during detailed design creating open sightlines between Eldon House and the Thames River. ■ Any alteration to the property must comply with the Downtown HCD Plan and may require a heritage alteration permit from the City.

Preferred Alternative

Both alternatives are predicted to have a similar level of indirect impact to identified cultural heritage resources, but the order presented below reflects a preference for the alternative reflecting the lower level of change to existing conditions:

13) Terraces – Vegetated Alternative (indirect impacts through obstruction of views to Harris Park & Eldon House)

14) Terraces – Urban Alternative (indirect impacts through obstruction of views to Harris Park & Eldon House)

Museum London sub-study area:

Located between Harris Park and Ivey Park, the Museum London sub-study area is defined as west of the museum and includes the adjacent crosswalk and median on Dundas Street, as well as a portion of the existing Ivey Park to the south, covering approximately 77 m north-south by 45 m east-west. The proposed design is:

- Museum London / Dundas Connection: Landscaping and terracing of existing park space west of Museum London and create an events plaza, relocating crosswalk and re-align park entry.

The recommended mitigations for this alternative are:

Alternative	Recommended Mitigation
<p><i>Museum / Dundas Street Connection Alternative</i></p>	<ul style="list-style-type: none"> ■ Harris Park & Eldon House (481-531 Ridout Street North) <ul style="list-style-type: none"> ■ If this alternative is selected, explore during detailed design creating open sightlines between Eldon House and the Thames River. ■ Any alteration to the property must comply with the Downtown HCD Plan and may require a heritage alteration permit from the City. ■ Downtown Heritage Conservation District <ul style="list-style-type: none"> ■ Develop a Tree Preservation Plan: The HCD Plan recommends the retention of existing grass boulevards and street trees throughout the District whenever repairs or improvements are made to roads, sidewalks or underground services. Should removal of trees and boulevards be unavoidable as part of the infrastructure works, every effort should be made to replace them upon completion of the work.

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APPENDIX A

**Cultural Heritage Overview: One
River Master Plan Environmental
Assessment**

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>);



- Ontario Ministry of Government and Consumer Services (OMGCS) Database of Registered Cemeteries (Accessed at: <https://www.consumerbeware.mgs.gov.on.ca/eseach/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
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Figure 1 – Identified Cultural Heritage Resources

1266 Riverside Drive	<ul style="list-style-type: none"> Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law L.S.P.-3447-160) 	"The Cedars"	Will require an HIA.
1040 Flint Lane, 1097 Commissioners Road West, 950 East Springbank Gate	<ul style="list-style-type: none"> Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law L.S.P.-2413-101) Designated under Part IV of the <i>Ontario Heritage Act</i> (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	<ul style="list-style-type: none"> Will require an HIA.
1132 St. Anthony Road	<ul style="list-style-type: none"> Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law L.S.P.-3131-12) 	"Hazelden," Eclectic house built circa 1890	<ul style="list-style-type: none"> Will require an HIA.
205-295 Wonderland Road South	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
493 Springbank Drive	<ul style="list-style-type: none"> 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"	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Designated under Part IV of the <i>Ontario Heritage Act</i> (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)"	<ul style="list-style-type: none"> Will require an HIA.
430 Riverside Drive	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
400 Old Riverside Drive	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
108 Forward Avenue	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
565 Ridout Street North	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
50 Carfrae Street	<ul style="list-style-type: none"> Identified by the City of London Heritage Planner as a property of interest with a plaque erected 	"Charles Hunt Park (Carfrae Park West)"	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
34 Wyatt Street	<ul style="list-style-type: none"> Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer 	Cottage built 1880	<ul style="list-style-type: none"> Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
59 Cavendish Crescent	<ul style="list-style-type: none"> Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer 	Built circa 1880	<ul style="list-style-type: none"> Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
55 Cavendish Crescent	<ul style="list-style-type: none"> Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer 	Built circa 1880	<ul style="list-style-type: none"> 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 <i>Ontario Heritage Act</i> (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 <i>Ontario Heritage Act</i> (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 Wharnclyffe 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
22 The Ridgeway	<ul style="list-style-type: none"> Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer 	Eclectic house built 1909	<ul style="list-style-type: none"> Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
20 The Ridgeway	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
18 The Ridgeway	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
16 The Ridgeway	<ul style="list-style-type: none"> Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer 	"Laforte Property," built 1905	<ul style="list-style-type: none"> Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
12 The Ridgeway	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
10 The Ridgeway	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
2 The Ridgeway	<ul style="list-style-type: none"> Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer 	Eclectic house built 1895	<ul style="list-style-type: none"> Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
15-21 Stanley Street	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
17 Becher Street	<ul style="list-style-type: none"> Identified by the City of London Heritage Planner as a property of interest 	Riverforks Park	<ul style="list-style-type: none"> Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
15-21 Stanley Street	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
1-3 Bathurst Street	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
269 Thames Street	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer 	Vernacular house built 1900	<ul style="list-style-type: none"> Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
263 Thames Street	<ul style="list-style-type: none"> Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer 	Ontario Farmhouse built 1890	<ul style="list-style-type: none"> Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
257 Thames Street	<ul style="list-style-type: none"> Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer 	Vernacular house built 1850	<ul style="list-style-type: none"> Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
37 Ridout Street South	<ul style="list-style-type: none"> Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law L.S.P.-2897-270) Designated under Part V of the <i>Ontario Heritage Act</i> (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	<ul style="list-style-type: none"> Will require an HIA.
Victoria Bridge - Ridout Street South	<ul style="list-style-type: none"> Identified by the City of London Heritage Planner as a property of interest 	"Victoria Bridge"	<ul style="list-style-type: none"> Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
32 Ridout Street South	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
40 Ridout Street South	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
46 Ridout Street South	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
50 Ridout Street South	<ul style="list-style-type: none"> Listed on the City of London Inventory of Heritage Resources 2006 and/or the City's Heritage Parcels GIS layer 	"Boug Apartments," built 1935	<ul style="list-style-type: none"> Will require a CHER. If found to be of cultural heritage value or interest, an HIA may be required.
39 Carfrae Street	<ul style="list-style-type: none"> Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law L.S.P.-2978-65) Included on the Canadian Register of Historic Places 	"Maurice/Porter Property," built circa 1860	<ul style="list-style-type: none"> Will require an HIA.

Figure 4 – Identified Cultural Heritage Resources (Inset C)

25 Wilson Avenue	<ul style="list-style-type: none"> Designated under Part IV of the <i>Ontario Heritage Act</i> (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 <i>Ontario Heritage Act</i> (By-Law L.S.P.-3437-179) as part of the Blackfriars-Petersville Heritage Conservation District 	"Labatt Park," built 1877	<ul style="list-style-type: none"> Will require an HIA.
1 Dundas Street	<ul style="list-style-type: none"> Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law L.S.P.-3320-207) Designated under Part V of the <i>Ontario Heritage Act</i> (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	<ul style="list-style-type: none"> Will require an HIA.
481-531 Ridout Street North	<ul style="list-style-type: none"> Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law L.S.P.-2329-578) Designated under Part V of the <i>Ontario Heritage Act</i> (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"	<ul style="list-style-type: none"> 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
	<ul style="list-style-type: none"> Ontario Heritage Trust easement on building 		
335 Thames Street	<ul style="list-style-type: none"> Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law L.S.P.-3452-186) Designated under Part V of the <i>Ontario Heritage Act</i> (By-Law L.S.P.-3419-124) as part of the Downtown Heritage Conservation District 	"King Street Bridge," built 1897	<ul style="list-style-type: none"> Will require an HIA.
435-451 Ridout Street North	<ul style="list-style-type: none"> Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law L.S.P.-3330-152) Designated under Part V of the <i>Ontario Heritage Act</i> (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	<ul style="list-style-type: none"> Will require an HIA.
399 Ridout Street North, 50 King Street	<ul style="list-style-type: none"> Designated under Part IV of the <i>Ontario Heritage Act</i> (By-Law L.S.P.-2534-582; By-Law L.S.P.-2917-501) Designated under Part V of the <i>Ontario Heritage Act</i> (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	<ul style="list-style-type: none"> Will require an HIA.

Properties within Heritage Conservation Districts (Not Individually Mapped)

1 York Street	<ul style="list-style-type: none"> Designated under Part V of the <i>Ontario Heritage Act</i> (By-Law L.S.P.-3419-124) as part of the Downtown Heritage Conservation District 	N/A	<ul style="list-style-type: none"> Will require an HIA.
1-5 York Street, 309 Thames Street	<ul style="list-style-type: none"> Designated under Part V of the <i>Ontario Heritage Act</i> (By-Law L.S.P.-3419-124) as part of the Downtown Heritage Conservation District 	"Guildwood's" built circa 1895	<ul style="list-style-type: none"> Will require an HIA.
7 York Street	<ul style="list-style-type: none"> Designated under Part V of the <i>Ontario Heritage Act</i> (By-Law L.S.P.-3419-124) as part of the Downtown Heritage Conservation District 	High Victorian structure built 1862	<ul style="list-style-type: none"> Will require an HIA.
9 York Street	<ul style="list-style-type: none"> Designated under Part V of the <i>Ontario Heritage Act</i> (By-Law L.S.P.-3419-124) as part of the Downtown Heritage Conservation District 	"Aboutown Trans. Ltd." High Victorian structure built 1895	<ul style="list-style-type: none"> Will require an HIA.
11 York Street	<ul style="list-style-type: none"> Designated under Part V of the <i>Ontario Heritage Act</i> (By-Law L.S.P.-3419-124) as part of the Downtown Heritage Conservation District 	Georgian structure built 1874	<ul style="list-style-type: none"> Will require an HIA.
Assessment Roll # 060020107000000	<ul style="list-style-type: none"> Designated under Part V of the <i>Ontario Heritage Act</i> (By-Law L.S.P.-3419-124) as part of the Downtown Heritage Conservation District 	N/A	<ul style="list-style-type: none"> Will require an HIA.
331 Thames Street	<ul style="list-style-type: none"> Designated under Part V of the <i>Ontario Heritage Act</i> (By-Law L.S.P.-3419-124) as part of the Downtown Heritage Conservation District 	N/A	<ul style="list-style-type: none"> Will require an HIA.
330 Thames Street	<ul style="list-style-type: none"> Designated under Part V of the <i>Ontario Heritage Act</i> (By-Law L.S.P.-3419-124) as part of the Downtown Heritage Conservation District 	N/A	<ul style="list-style-type: none"> Will require an HIA.
24 York Street	<ul style="list-style-type: none"> Designated under Part V of the <i>Ontario Heritage Act</i> (By-Law L.S.P.-3419-124) as part of the Downtown Heritage Conservation District 	Vernacular house built circa 1870	<ul style="list-style-type: none"> Will require an HIA.
32 York Street	<ul style="list-style-type: none"> Designated under Part V of the <i>Ontario Heritage Act</i> (By-Law L.S.P.-3419-124) as part of the Downtown Heritage Conservation District 	Tudor Revival house built 1890	<ul style="list-style-type: none"> Will require an HIA.
19 King Street	<ul style="list-style-type: none"> Designated under Part V of the <i>Ontario Heritage Act</i> (By-Law L.S.P.-3419-124) as part of the Downtown Heritage Conservation District 	N/A	<ul style="list-style-type: none"> 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 <i>Ontario Heritage Act</i> (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 <i>Ontario Heritage Act</i> (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 <i>Ontario Heritage Act</i> (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 <i>Ontario Heritage Act</i> (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 <i>Ontario Heritage Act</i> (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 <i>Ontario Heritage Act</i> (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 <i>Ontario Heritage Act</i> (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 <i>Ontario Heritage Act</i> (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 <i>Ontario Heritage Act</i> (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 <i>Ontario Heritage Act</i> (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 <i>Ontario Heritage Act</i> (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 <i>Ontario Heritage Act</i> (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 <i>Ontario Heritage Act</i> (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 <i>Ontario Heritage Act</i> (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 <i>Ontario Heritage Act</i> (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 <i>Ontario Heritage Act</i> (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 <i>Ontario Heritage Act</i> (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 <i>Ontario Heritage Act</i> (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 <i>Ontario Heritage Act</i> (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 <i>Ontario Heritage Act</i> (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 <i>Ontario Heritage Act</i> (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	<ul style="list-style-type: none"> ■ Designated under Part V of the <i>Ontario Heritage Act</i> (By-Law L.S.P.-3437-179) as part of the Blackfriars-Petersville Heritage Conservation District 	N/A	<ul style="list-style-type: none"> ■ Will require an HIA.
5 Rogers Avenue	<ul style="list-style-type: none"> ■ Designated under Part V of the <i>Ontario Heritage Act</i> (By-Law L.S.P.-3437-179) as part of the Blackfriars-Petersville Heritage Conservation District 	N/A	<ul style="list-style-type: none"> ■ Will require an HIA.
7 Rogers Avenue	<ul style="list-style-type: none"> ■ Designated under Part V of the <i>Ontario Heritage Act</i> (By-Law L.S.P.-3437-179) as part of the Blackfriars-Petersville Heritage Conservation District 	N/A	<ul style="list-style-type: none"> ■ Will require an HIA.
2 Rogers Avenue	<ul style="list-style-type: none"> ■ Designated under Part V of the <i>Ontario Heritage Act</i> (By-Law L.S.P.-3437-179) as part of the Blackfriars-Petersville Heritage Conservation District 	N/A	<ul style="list-style-type: none"> ■ Will require an HIA.
2/ Rogers Avenue	<ul style="list-style-type: none"> ■ Designated under Part V of the <i>Ontario Heritage Act</i> (By-Law L.S.P.-3437-179) as part of the Blackfriars-Petersville Heritage Conservation District 	N/A	<ul style="list-style-type: none"> ■ Will require an HIA.
4 Rogers Avenue	<ul style="list-style-type: none"> ■ Designated under Part V of the <i>Ontario Heritage Act</i> (By-Law L.S.P.-3437-179) as part of the Blackfriars-Petersville Heritage Conservation District 	N/A	<ul style="list-style-type: none"> ■ Will require an HIA.
22 Wilson Avenue	<ul style="list-style-type: none"> ■ Designated under Part V of the <i>Ontario Heritage Act</i> (By-Law L.S.P.-3437-179) as part of the Blackfriars-Petersville Heritage Conservation District 	N/A	<ul style="list-style-type: none"> ■ Will require an HIA.
10 Riverside Drive	<ul style="list-style-type: none"> ■ Designated under Part V of the <i>Ontario Heritage Act</i> (By-Law L.S.P.-3437-179) as part of the Blackfriars-Petersville Heritage Conservation District 	N/A	<ul style="list-style-type: none"> ■ Will require an HIA.
70 Riverside Drive	<ul style="list-style-type: none"> ■ Designated under Part V of the <i>Ontario Heritage Act</i> (By-Law L.S.P.-3437-179) as part of the Blackfriars-Petersville Heritage Conservation District 	N/A	<ul style="list-style-type: none"> ■ Will require an HIA.
15 Wharncliffe Road North, 70-84 Riverside Drive	<ul style="list-style-type: none"> ■ Designated under Part V of the <i>Ontario Heritage Act</i> (By-Law L.S.P.-3437-179) as part of the Blackfriars-Petersville Heritage Conservation District 	N/A	<ul style="list-style-type: none"> ■ Will require an HIA.
84 Riverside Drive	<ul style="list-style-type: none"> ■ Designated under Part V of the <i>Ontario Heritage Act</i> (By-Law L.S.P.-3437-179) as part of the Blackfriars-Petersville Heritage Conservation District 	N/A	<ul style="list-style-type: none"> ■ 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

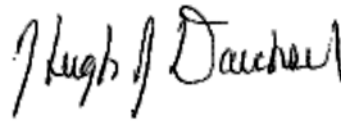
We trust that this technical memorandum meets your current needs. If you have any questions, or if we may be of further assistance, please contact the undersigned.

GOLDER ASSOCIATES LTD.



Shannen Stronge, M.A.
Cultural Heritage Specialist

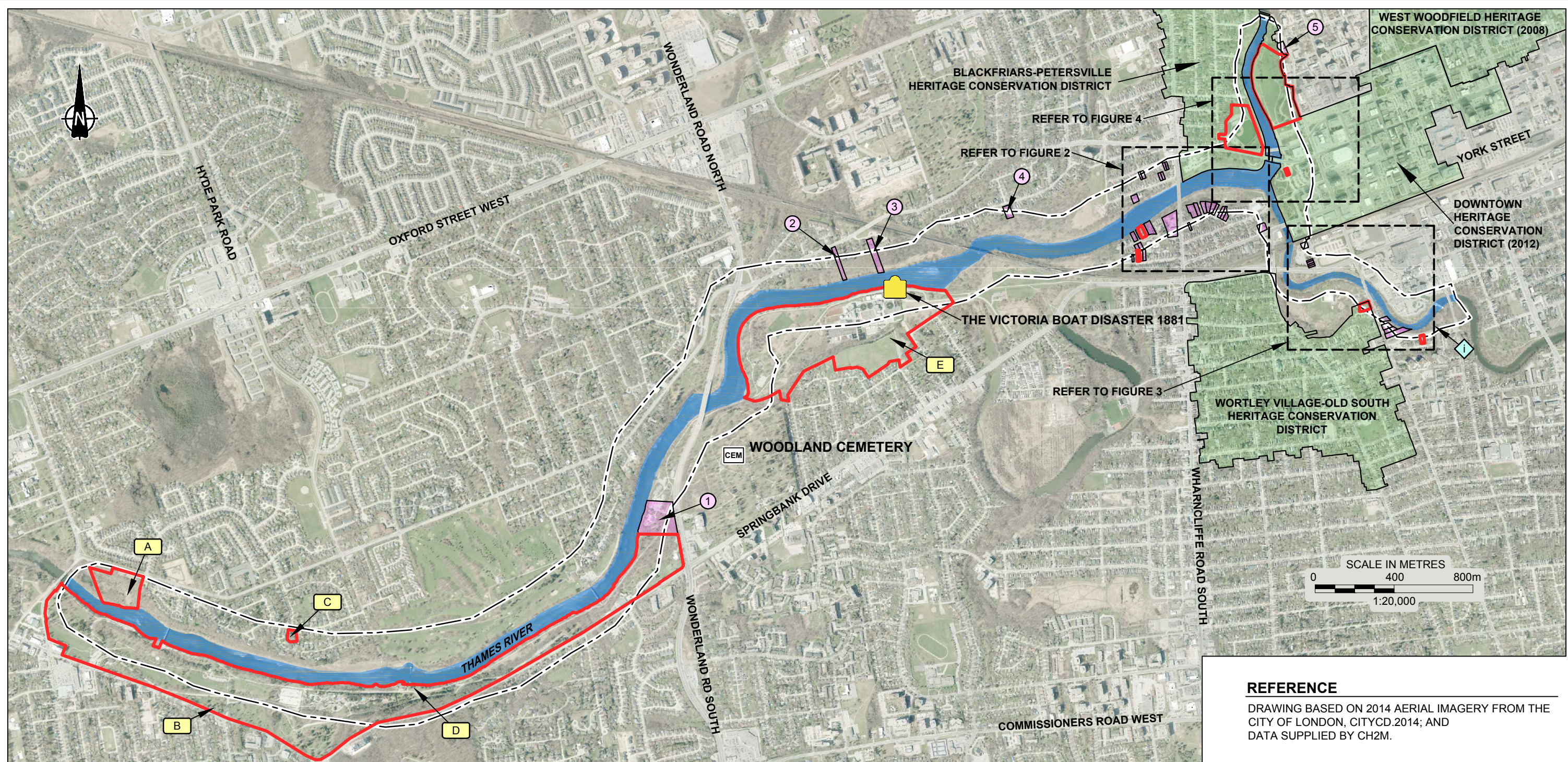
SS/HC/HD/ly



Hugh Daechsel, M.A.
Principal, Senior Archaeologist

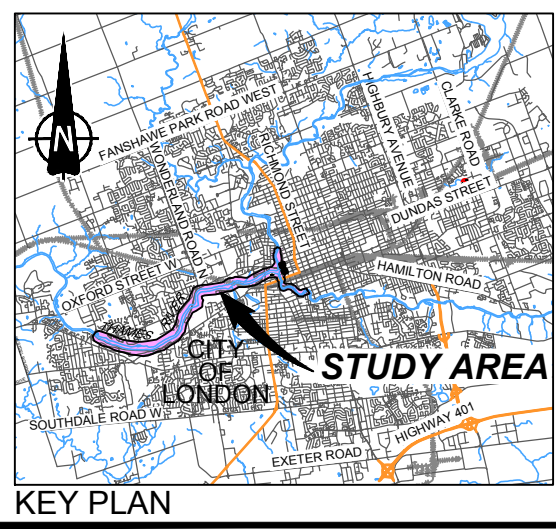
- Attachments: Figure 1 – Identified Cultural Heritage Resources
Figure 2 – Identified Cultural Heritage Resources (Inset A)
Figure 3 – Identified Cultural Heritage Resources (Inset B)
Figure 4 – Identified Cultural Heritage Resources (Inset C)

Drawing file: 1772930-2000-M01001.dwg Oct 05, 2017 - 2:12pm



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.



LEGEND

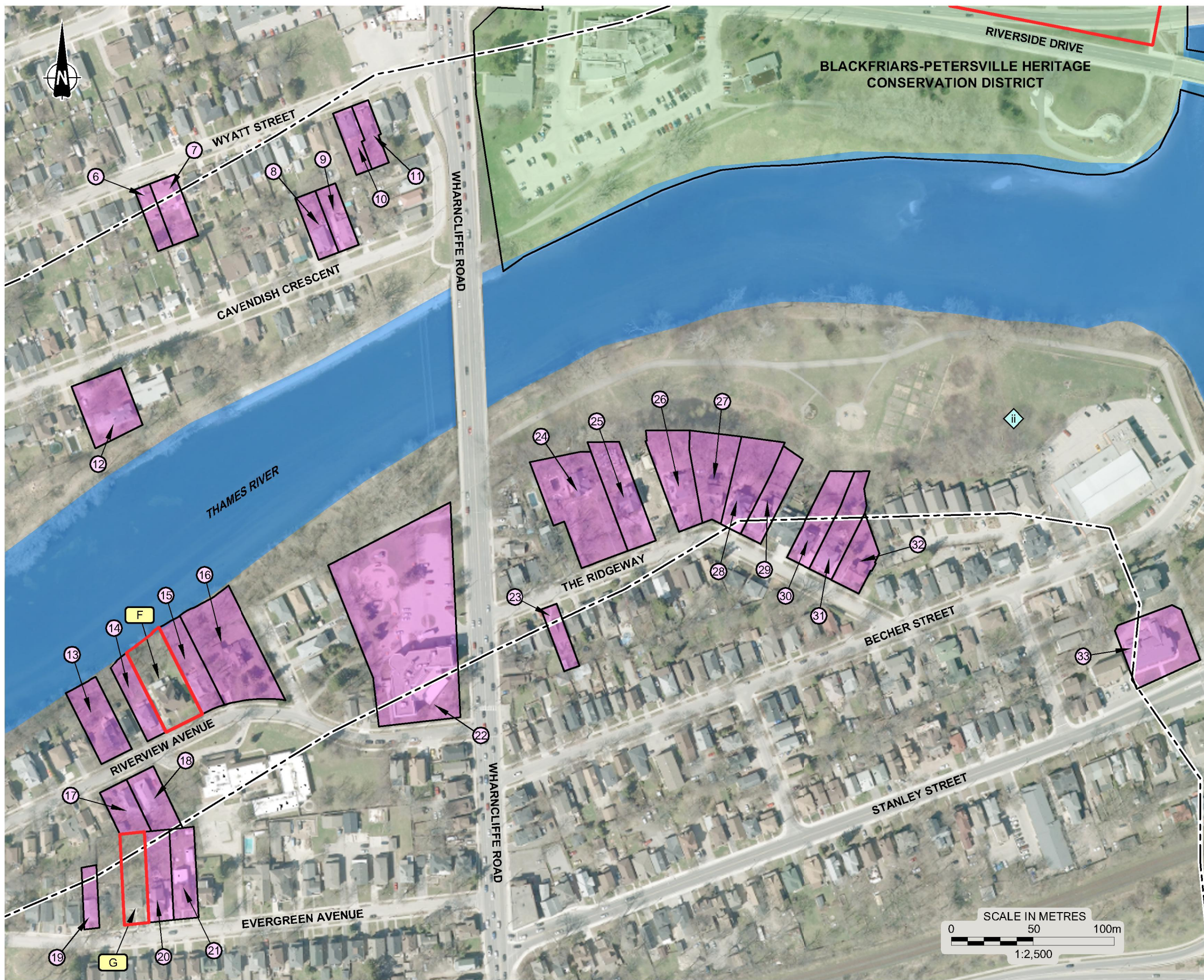
- APPROXIMATE LOCATION OF STUDY AREA
- A DESIGNATED PROPERTY (Part IV of Ontario Heritage Act)
- 1 MUNICIPALLY LISTED PROPERTY
- i PROPERTY OF INTEREST
- PLAQUE
- CEM CEMETERY
- HERITAGE CONSERVATION DISTRICT
- CANADIAN HERITAGE RIVER SYSTEM (THAMES RIVER)

Designated 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

PROJECT		CULTURAL HERITAGE OVERVIEW ONE RIVER MASTER PLAN ENVIRONMENTAL ASSESSMENT LONDON, ONTARIO	
TITLE		IDENTIFIED CULTURAL HERITAGE RESOURCES	
	PROJECT No.	1772930	FILE No.1772930-2000-M01001
	CADD	DCH	Oct 5/17
CHECK			SCALE AS SHOWN REV.
			FIGURE 1



Designated 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

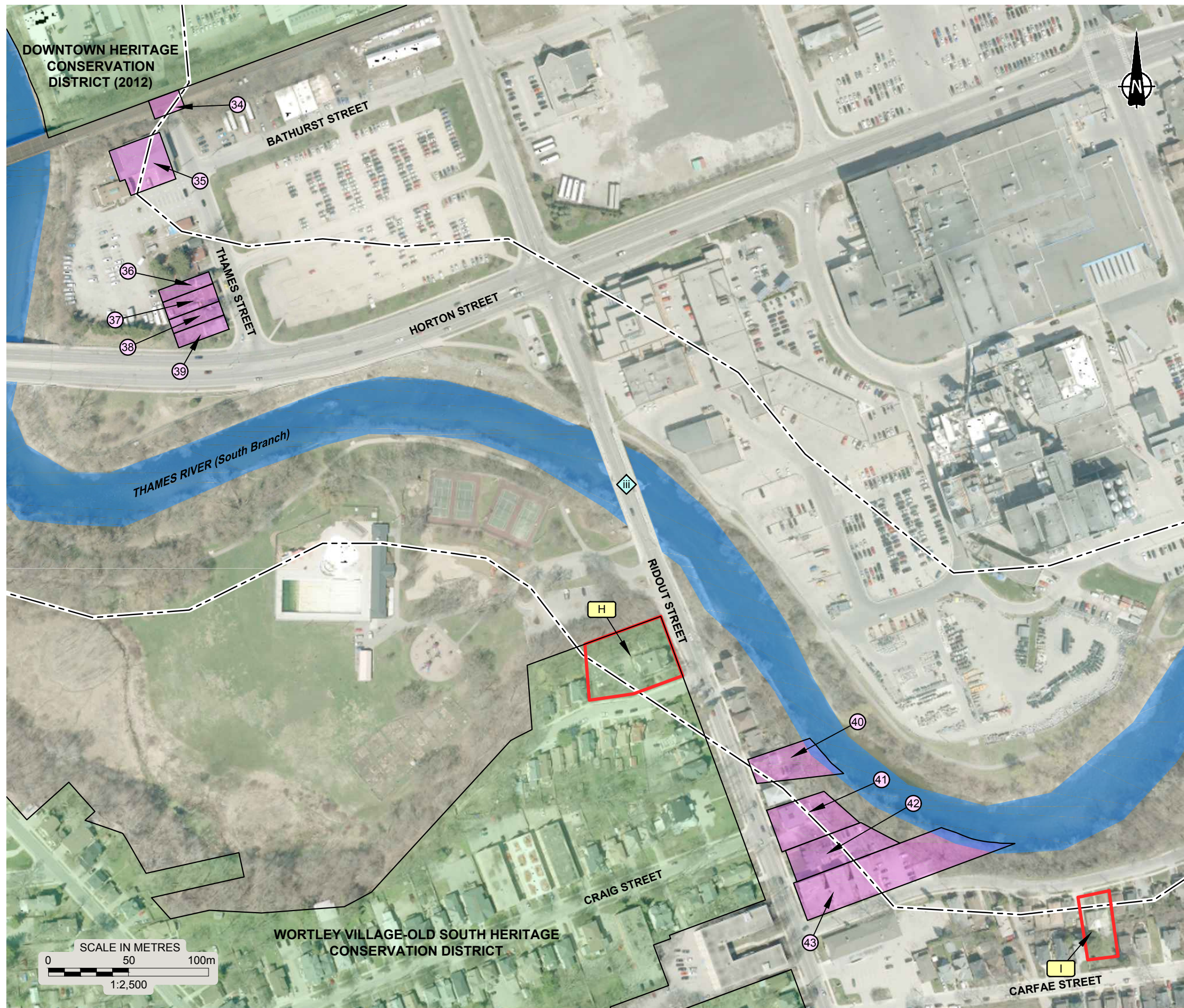
DRAWING BASED ON 2014 AERIAL IMAGERY FROM THE CITY OF LONDON, CITYCD.2014; AND DATA SUPPLIED BY CH2M.

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





Designated Properties (Part IV of Ontario Heritage Act)

ID	Description
H	37 Ridout Street South
I	39 Carfae 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
- iii PROPERTY OF INTEREST
- HERITAGE CONSERVATION DISTRICT
- CANADIAN HERITAGE RIVER SYSTEM (THAMES RIVER)

REFERENCE

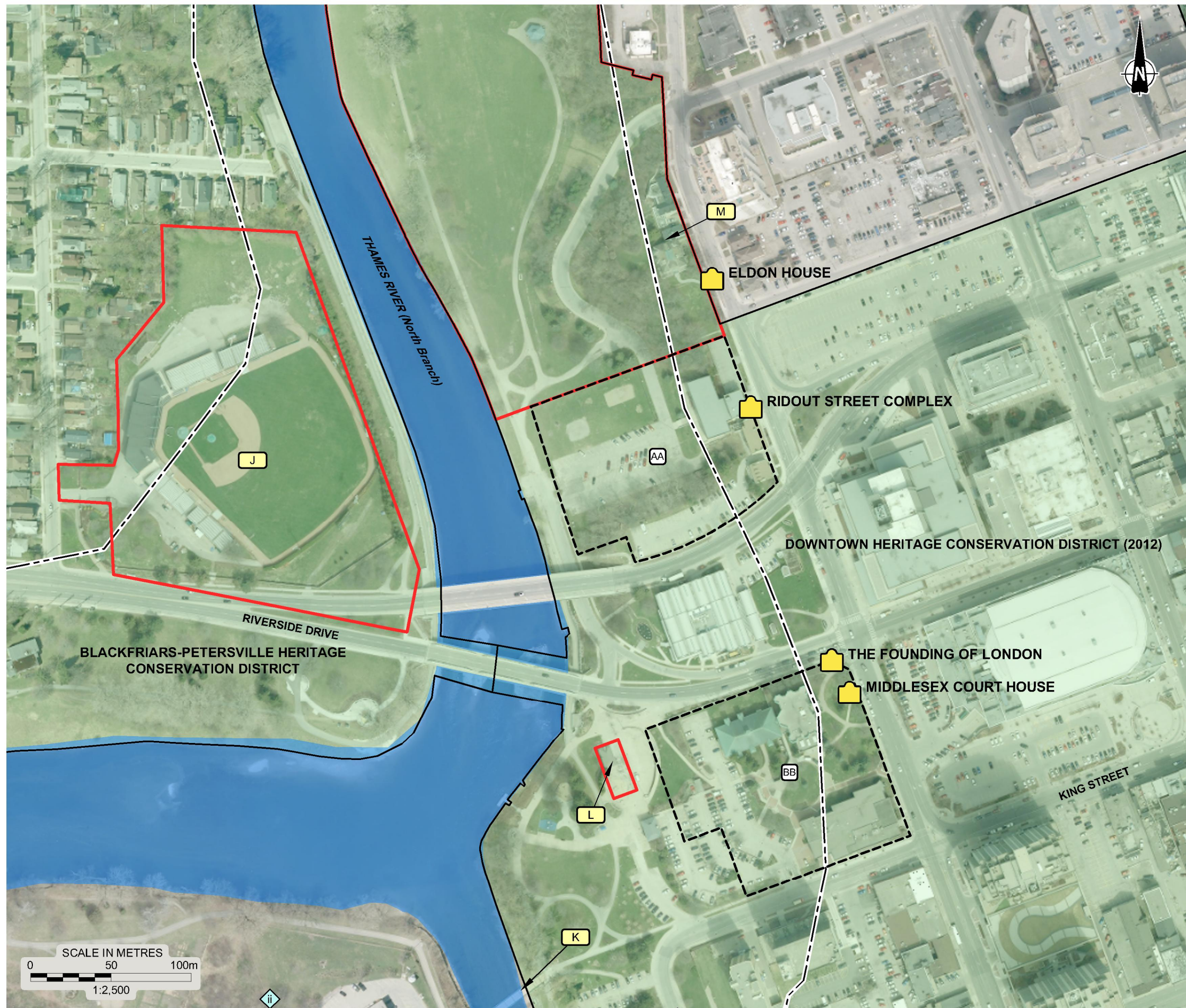
DRAWING BASED ON 2014 AERIAL IMAGERY FROM THE CITY OF LONDON, CITYCD.2014; AND DATA SUPPLIED BY CH2M.

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





Designated 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
- DESIGNATED PROPERTY (Part IV of Ontario Heritage Act)
- PROPERTY OF INTEREST
- 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)	
PROJECT No.	1772930	FILE No.	1772930-2000-M01001
CADD	DCH	SCALE	AS SHOWN REV.
CHECK		DATE	Oct 5/17
			FIGURE 4



APPENDIX B

City of London Designation By-Laws

Bill No. 233
2013

By-law No. L.S.P.-3431-177

A by-law to designate a heritage conservation study area for the Blackfriars/Petersville neighbourhood.

WHEREAS subsection 40.1 (1) of the *Ontario Heritage Act*, R.S.O. 1990 c. O.18, as amended, permits the Council of a municipality to pass a by-law to designate a heritage conservation study area to undertake an area study for the purposes of designating one or more heritage conservation districts under section 40. of the *Ontario Heritage Act*, R.S.O. 1990 c. O.18;

AND WHEREAS Section 13.3.1 of the City of London Official Plan provides for the designation of a Heritage Conservation District;

AND WHEREAS Council of the Corporation of the City of London deems it appropriate to enact such a by-law to designate a heritage conservation study area;

AND WHEREAS the Council of The Corporation of the City of London has consulted with its municipal heritage committee with respect to a study;

AND WHEREAS the Council of the Corporation of the City of London deems it expedient and in the public interest to prohibit the use of lands, buildings and structures for such purposes, or except for such purposes, as described in this by-law in the area of the City shown outlined by the heavy black line on the map on Schedule "A" attached hereto in order to allow the municipality to review and, if deemed appropriate, implement the findings of the study;

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

1. The area shown that is shaded and indicated with a dot (•) within the area outlined in bold on the map attached hereto as Schedule "A", and listed by the municipal addresses by which the real property is known municipally on the attached Schedule "B" is hereby designated as the Blackfriars/Petersville heritage conservation study area for a period of one year.
2. The City of London shall undertake a heritage conservation study in the Blackfriars/Petersville heritage conservation study area in accordance with the requirements of the *Ontario Heritage Act* for the purpose of examining the character of the area to determine if the area, or any part thereof, should be preserved as a heritage conservation district and to make recommendations with respect to the content of a heritage conservation district plan.
3. The City Clerk is hereby authorized to cause notice of the passage of this by-law to be served upon the owners of the property described in attached Schedule "A" and to cause notice of the passage of this by-law to be published in a newspaper having general circulation in the City of London.
4. Except as permitted by section 5, during the period of one year, no person shall,
 - (a) alter or permit the alteration of any property situate in the Blackfriars/Petersville heritage conservation study area; or
 - (b) erect, demolish or remove any buildings or structures or permit the erection, demolition or removal of any buildings or structures on any

property situate in the Blackfriars/Petersville heritage conservation study area.

5. (1) In this section, “normal repairs and maintenance” means painting, roofing, repair, restoration and maintenance with materials that are comparable to those being replaced in terms of heritage character, material composition, dimensions and quality.

(2) The following actions may be undertaken with respect to a property situated in the Blackfriars/Petersville heritage conservation study area:

(a) non-structural renovations or alterations to the interior of a building or structure that do not alter the exterior appearance of the building or structure;

(b) normal repairs and maintenance that do not alter the exterior appearance of the building or structure; and,

(c) alteration, erection, demolition or removal of any accessory building or deck.

6. This by-law shall come into force on the date of its passing and will be in force and effect for a period of one year from the passing of this by-law.

7. PASSED in Open Council on May 14, 2013.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – May 14, 2013
Second Reading – May 14, 2013
Third Reading – May 14, 2013

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Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2012

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

A by-law to adopt the Downtown Heritage Conservation District Plan and designate a heritage conservation district known as Downtown.

WHEREAS pursuant to Subsection 41. (1) of *the Ontario Heritage Act*. R.S.O.1990,c 0/18, the Council of the municipality may by by-law designate the municipality or any defined area thereof as a heritage conservation district;

AND WHEREAS pursuant to Subsection 41.1 (1) of *the Ontario Heritage Act*. R.S.O. 1990,c 0/18, the Council of the municipality may by by-law adopt a Plan for the heritage conservation district;

AND WHEREAS the Official Plan for the City of London contains policies relating to the establishment of heritage conservation districts;

AND WHEREAS it is intended to designate the area defined by the by-law as a heritage conservation district;

AND WHEREAS it is intended to adopt the Downtown Heritage Conservation District Plan;

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

1. The area shown on Schedule "1" hereto annexed and forming part of this by-law is hereby designated as a Heritage Conservation District.
2. The Downtown Heritage Conservation District Plan, attached as Schedule "2" is hereby adopted.
3. This by-law shall come into force in accordance with Section 41 of *The Ontario Heritage Act, R.S.O. 1990*, either on the day following the last day of the prescribed appeal period or as otherwise provided by subsection 41(10) of the Act.

PASSED in Open Council on April 10, 2012

Joe Fontana
Mayor

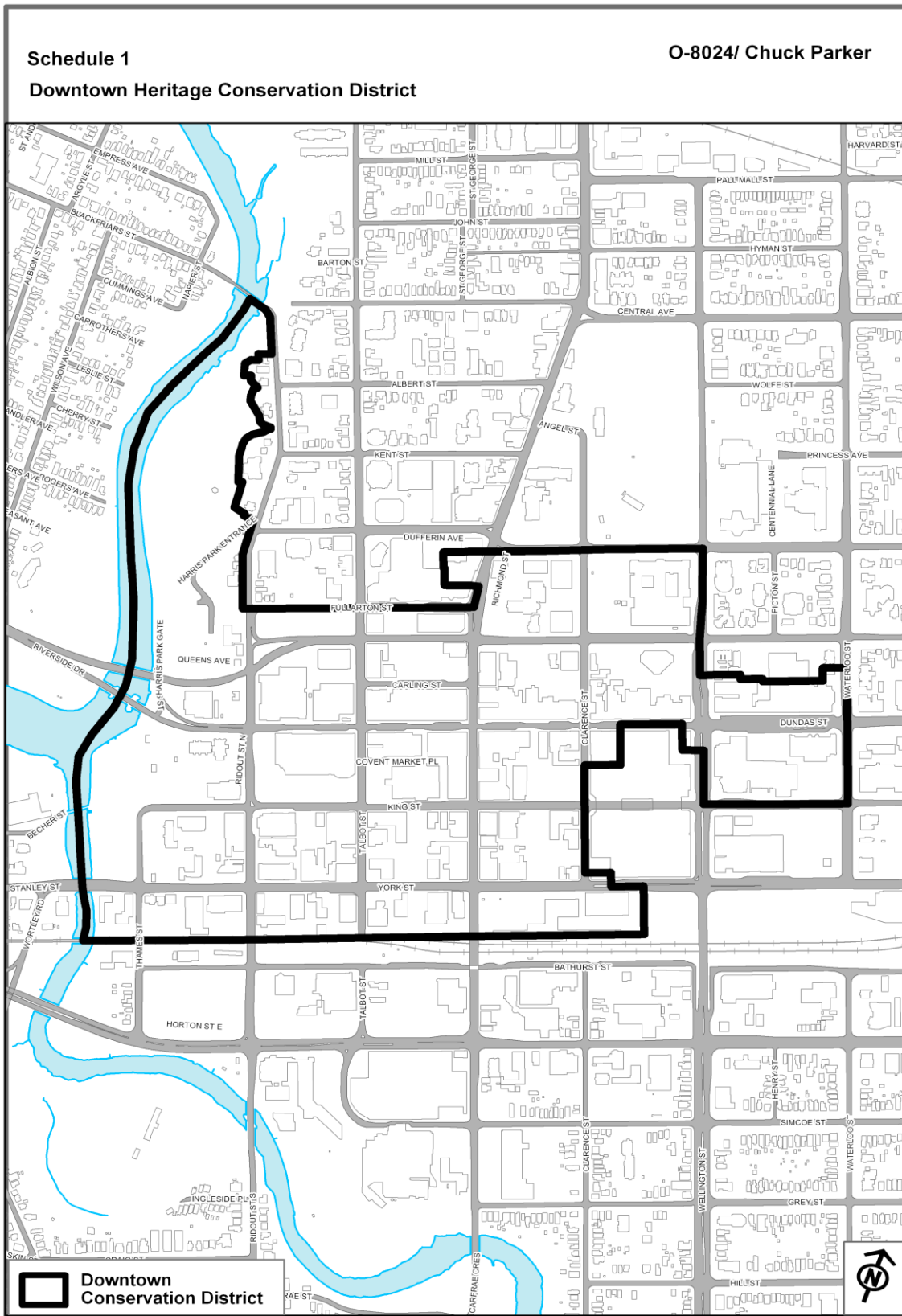
Catharine Saunders
City Clerk

First Reading – April 10, 2012
Second Reading – April 10, 2012
Third Reading – April 10, 2012

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Schedule "2"

The Downtown Heritage Conservation District Plan

Appendix "B"

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O-8024/08 DOW H/Chuck Parker

Bill No. (number to be inserted by Clerk's Office)
2012

By-law No. C.P. – 1284 - ____

A by-law to amend Section 13 (Heritage Resources) and Section 19 (Implementation) of the Official Plan for the City of London, 1989 to add the Downtown Heritage Conservation District.

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

1. Amendment No. _____ to the Official Plan for the City of London Planning Area – 1989, as contained in the text and on “Figure 13-5” attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of *The Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on April 10, 2012

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – April 10, 2012
Second Reading – April 10, 2012
Third Reading – April 10, 2012

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AMENDMENT NO.

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to recognize and add the Downtown Heritage Conservation District to Sections 13.3.5, 13.3.8 and 19.2.2 of the Official Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located within the Downtown Heritage Conservation District which is shown on the attached "Figure 13-5" in the City of London.

C. BASIS OF THE AMENDMENT

Part V of the Ontario Heritage Act (2005) enables Municipal Councils to create, by by-law, in consultation with the London Advisory Committee on Heritage (LACH), one or more areas of a municipality for designation as heritage conservation districts. Such a designation enables the municipality to protect groups of properties that, collectively, represent a certain aspect of the development of the municipality considered worthy of preservation. The creation of such districts allows municipalities to manage change and development within the area so as to protect and enhance the heritage character there. Section 13.3 of the City of London Official Plan provides for the designation of heritage conservation districts in London under Part V of the Ontario Heritage Act and provides some detail relating to the process that is to be followed for such designation. Downtown will be the first primarily commercial heritage conservation district in the City of London.

The City's Guideline document, *Heritage Places*, identified three specific areas in Downtown as potential heritage conservation districts in 1993; the Richmond Streetscape, the Ridout Street Restoration and the Dundas Street Corridor. In September 1996 a report entitled "The Creation of Heritage Conservation Districts in the Downtown Core" was prepared by LACH and reviewed by Planning Committee which presented various options for reviewing heritage resources in the Downtown; from individual designation to the creation of one heritage conservation district. Planning and heritage staff have always maintained that the heritage resources of Downtown should be reviewed as an entity, not as individual groupings or clusters of buildings.

By Council resolution dated November 21, 2007 Council directed that a Downtown Heritage Conservation District process begin. A consultant was hired to complete both the Background Study and Plan. A Downtown Heritage Conservation District Steering Committee was formed and consultations were held with the London Advisory Committee on Heritage (LACH), landowners, agencies and other City departments and the public. The review process included seven (7) meetings with LACH, five (5) meetings with the Steering Committee, three (3) meetings with Planning Committee/BNEC/PEC, five (5) Living in the City notices and two (2) individual letters sent to approximately 1400 landowners in the Downtown.

Throughout the process the LACH expressed its support for the establishment of a Downtown Heritage Conservation District.

The Purpose and Importance of the Heritage Conservation District Plan

The Downtown Heritage Conservation District Background Study and Plan are two of the five components of the Downtown Master Plan; the Downtown Master Plan Background Study, Downtown Master Plan and Downtown Urban Design Guidelines being the others. The Downtown Master Plan, Downtown Heritage Conservation District Plan and Downtown Urban Design Guidelines will serve as the guide for Downtown development over the next 20 years.

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The Heritage Conservation District Plan, along with any heritage conservation guidelines, needs to be completed first so we know what is important from a heritage standpoint and worthy of retention. Once that is established, the remainder of the Downtown Master Plan can be completed.

The Heritage Character of Downtown

The City of London, through its Official Plan, has provided Council with the means to designate Heritage Conservation Districts pursuant to the criteria established in the Ontario Heritage Act. The policies, as outlined within the Official Plan (Section 13.3.1.ii), include:

- 1) *the association of the area with a particular historical event or era that is unique to the community;*
- 2) *the presence of properties which are considered significant to the community as a result of their location or setting;*
- 3) *the presence of properties representing a design or method of construction which is considered to be of cultural heritage value or interest to the community, region, province, or nation;*
- 4) *the presence of properties which collectively represent a certain aspect of the development of the City which is worthy of maintaining; and,*
- 5) *the presence of physical, environmental, or aesthetic elements which, individually, may not constitute sufficient grounds for the designation of a Heritage Conservation District, but which collectively are significant to the community.*

The Downtown London Heritage Conservation District Study completed as a precursor to this Plan, confirmed the presence and/or satisfaction of above criteria to justify and warrant the creation of the District.

The Downtown Heritage Conservation District Plan provides a heritage, architectural and landscape character statement to justify the creation of the Downtown Heritage Conservation District. These include;

Heritage Character Statement

The buildings which comprise the Downtown London Heritage Conservation District relate to one of five stages through which the Downtown evolved from its founding to the recent past. In the 19th and early 20th centuries the Downtown was the region's commercial, industrial and service centre. Over time, the Downtown evolved into an office and retail centre, the latter of which has experienced significant decline since the 1980's. The buildings, dating from each of several periods of growth and transition beginning in the 1830s, also reflect a variety of building styles and materials. A number of the structures represent individuals who were instrumental in the growth of the community and responsible for its role as a regional centre. Several of these individuals have been commemorated through plaques and through references in Part IV Ontario Heritage Act building designations. Finally, many of the Downtown's buildings are the work of architects who were locally or nationally prominent in their day.

The structures that contribute to the significance of the HCD differ greatly in terms of scale and design because of the Downtown's long period of evolution. The significant building types that make up the district include public buildings, commercial structures, a small number of industrial survivors and a variety of financial service buildings. As well, the Downtown was a location for entertainment and public gatherings and was a nodal point for a number of roads and rail lines that linked London to other parts of the province and country. A smaller number of structures related to these themes survive.

Among the key public buildings still in existence are the 1920's former City Hall on Dundas Street and the London District Court House and administrative centre, which remains the home of the offices of the County of Middlesex. Public assembly points, such as the Duffield Block (213-215 Dundas Street) and the Mechanics' Institute (229-231 Dundas

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Street), relate to the Downtown's unique role as the centre of the city's political and social life for a number of decades. The Grand Theatre, Dominion Public Building (457 Richmond Street, and St. Paul's Cathedral are further examples of the concentration of key public buildings within the Downtown.

Commercial structures, largely concentrated on Richmond and Dundas Streets as well as Market Square, comprise a series of varied streetscapes through materials and design. Notable examples include: the Smallman and Ingram (149-151 Dundas Street) and Kingsmill Department stores; a series of three-storey blocks along Dundas and Richmond Streets from various periods in the evolution of the Downtown; and several unique stand-alone commercial structures such as the Scandrett Grocery (175-177 Dundas Street) and the Metropolitan Stores (140 Dundas Street) buildings which originally housed dry goods dealers. Industrial and wholesale structures developed in response to the road and rail systems running through the Downtown. Concentrated around York and Richmond, the former warehouse district, a prime example is the terra cotta McMahan-Granger building (174-186 York Street).

The commercial, industrial and administrative functions of the Downtown brought a concentration of financial services to the area. As one of the largest concentrations of similar-use buildings today, they too reflect the prolonged periods of development. Jeffery's London Life, Cronyn's Huron and Erie/Canada Trust, and Ivey's Northern Life all left buildings representative of their respective rise to national significance. In most cases the financial service sector drew their investment funds from the Downtown's industries and wholesalers including J. W. Little's dry goods empire, the Hobbs glass works and the Joseph Smith Southern Cigar Factory, all of which built significant structures in the Downtown.

Today the structures comprising the Downtown London Heritage Conservation District are a good representation of the buildings that contained a variety of services, industries, commercial and financial enterprises that brought London to prominence across the country.

Architectural Character Statement

For more than a century the Downtown was the centre of London's commercial, political, and industrial life. During that period, from about 1830 to 1930, immense changes occurred in building technology, transportation systems and in how products were made and distributed. Many of these changes are reflected in the Downtown's built form in such structures as elaborate warehouses, multi-storey office buildings and a variety of commercial structures. The transition through which a number of building types evolved during the 19th and 20th centuries can be followed using existing examples in the Downtown. The financial services industry, for example, can be followed from small Georgian-style banking houses, to a number of WWI-era bank branches, and on to a series of post-war office buildings and main branches. Key buildings from various periods in the evolution of other land uses are also part of the existing building stock. Hotels, wholesale warehouses and offices, and retail blocks are well represented. Industrial structures which once covered over a quarter of the Downtown are represented with examples from several periods. There are even a small number of residential structures still present.

The concentration of a variety of building types and their evolution over a long period of time have given rise to what are now some of the best examples of certain period styles in London. These include Georgian and Italianate commercial blocks, Art Deco office towers, and Beaux-arts and Post-modern office buildings. These landmark buildings are the work, over time, of a number of London's leading architects whose offices were often located in Downtown buildings. One of London's leading firms (c. 1870-1930) represented at different times by William Robinson, Thomas Tracey, George Durand and John Moore is well-represented in the Downtown. The John Watt and Victor Blackwell firm (1911-1945) and their subsequent partnerships were also quite active in the Downtown. Architects from

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Toronto and elsewhere have also contributed buildings to the Downtown such as John Ewart’s courthouse and William Thomas’s St. Paul’s Cathedral.

The number of Downtown land uses and building types has created a variety in terms of style, materials, detailing and scale within each block. Surviving details from various periods including upper story windows, storefronts, and materials such as terrazzo pavements, stone and brick all contribute to unique streetscapes throughout the Downtown.

Landscape Character Statement

The heritage of Downtown London’s landscape character is highly diverse and although it does not display a single dominant characteristic, its patterns are linked by common ideas and elements. The distinction of the landscape is the combined effect of traditional land patterns, streetscapes, gardens, parks, and open spaces which create a heritage character as well as “sense of place”. In general, the landscape heritage is defined by a traditional street and vegetative pattern rather than singular elements. The landscape is characterized by the continuity of relative scale, material, texture, proportion of elements in relationship to those adjoining.

The Downtown London Heritage Conservation District lies predominantly within the area surveyed for the town site in 1826. The survey boundaries were Carling Street (which extended to the river) and Queens Avenue on the north (where it met a pre-existing farm lot), Wellington Street on the east and the Thames River on the west. The Richmond Street alignment north of Fullarton Street as it moves in an easterly direction reflects the boundary of the original farm lot. This deflection is reflected and parallels that of Wharncliffe Road which followed the western limits of the lot. An area east of Wellington and north of Queens was added to the village of London in 1840 when it was first incorporated. The new survey provided for wider streets along Dundas and King Streets.

Successive civic improvements in the width of traffic lanes, the width of sidewalks, the introduction of services (sewer, electrical, steam, gas, cable) as well as curb, gutter and parking have moderately altered some of the road profiles but have not significantly impacted the overall street character. Within the district there are three predominant landscape spatial patterns with distinct landscape elements and architecture. These are related directly to historical residential, commercial and industrial/warehouse land uses.

As befits the city, the public open spaces in Downtown are some of the oldest in London. Court House Square and Covent Garden Market have both had public uses from early in the 19th century. The St. Paul’s Cathedral lands were open in 1844 and still retain a portion of the original graveyard and headstones. The open space along the river surrounding the Forks of the Thames began to be assembled in the 1960s and was added to the Eldon House park land given to the City in 1960.

Several historic views have been recorded in this district from specific vantage points in historic photos, postcards and publications. Mostly these have been views of landmark buildings and their settings. In Downtown London these views would include, the Armouries Building seen from the north-west corner of Waterloo and Dundas Street, the Middlesex County Courthouse seen from the intersection of Dundas and Ridout Street, the London Life Building from Victoria Park, St. Paul’s Cathedral, and the view from Eldon House to St. Paul’s bell tower.

These heritage, architectural and landscape character statements provide the basis for the establishment of the Downtown Heritage Conservation District.

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D. THE AMENDMENT

The Official Plan for the City of London is hereby amended as follows:

1. Section 13.3.5 to the Official Plan is amended by adding the phrase “Figure 13-5” after the phrase “Figure 13-4” and before the word “Council” in the second sentence.
2. Section 13 of the Official Plan for the City of London is amended by adding the attached Figure 13-5 Downtown Heritage Conservation District after Figure 13-4.
3. Section 13.3.8 to the Official Plan is amended by adding a new section as follows;

“13.3.8. _ Downtown”

The Downtown Heritage Conservation District, identified on Figure 13-5, encompasses a portion of the Downtown as defined by the Official Plan in Figure 4-1. The Downtown Heritage Conservation District Background Study assessed the heritage resources within the Downtown boundaries and determined that the greatest concentration of important buildings was contained within the area defined in Figure 13-5.

The Downtown is the administrative, cultural and commercial centre of the City of London and has been since the City was founded in 1826. It contains the greatest collection and variety of buildings in the City. Entire streetscapes especially along Richmond Street and portions of Dundas Street are still present.

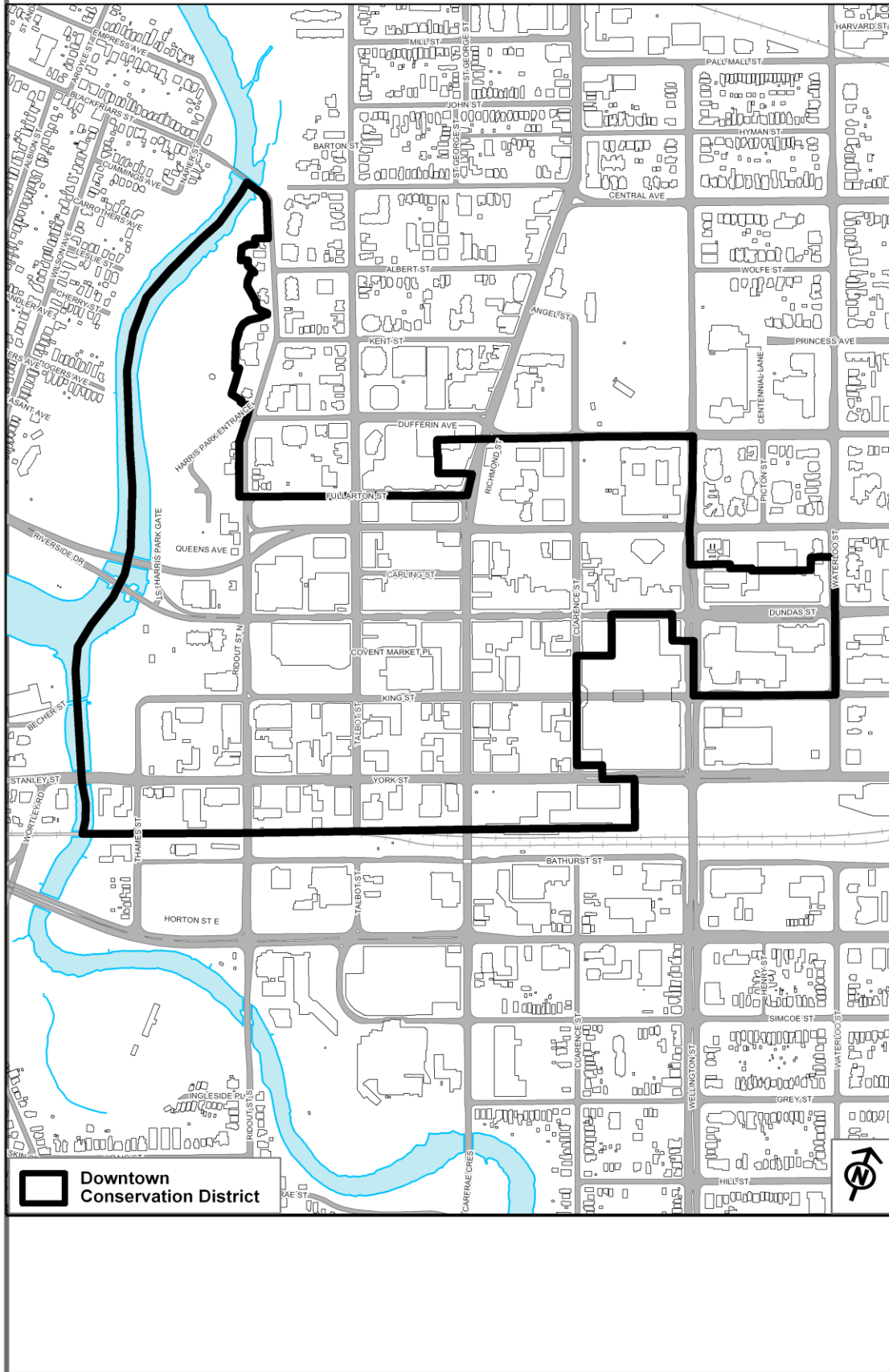
The Downtown Heritage Conservation District Plan identifies and prioritizes all the heritage buildings within the boundary and identifies the heritage features of each that should be retained and enhanced. It also provides guidelines on methods to do this.

It is the intent of Council to maintain, protect and conserve the Downtown Heritage Conservation District. Council shall have regard to Official Plan policies as they apply to heritage conservation districts in Section 13.3 and, in accordance with Official Plan policies and the Downtown Heritage Conservation District Plan.

4. Section 19.2.2 (ii) of the Official Plan for the City of London is amended by adding the following subsection;
 - _) Downtown Heritage Conservation District Plan

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FIGURE 13.5
DOWNTOWN HERITAGE CONSERVATION DISTRICT



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Y : \Shared\policy\Downtown\Downtown Heritage Conservation District\revisedbylawforCouncil.doc.docx

Document General

Form 4 — Land Registration Reform Act

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR OFFICE USE ONLY</p> <p style="font-size: 2em; font-weight: bold;">Nov 27/00 ER 85803</p>	(1) Registry <input type="checkbox"/>	Land Titles <input checked="" type="checkbox"/>	(2) Page 1 of 3 pages	
	(3) Property Identifier(s) PIN 08322-0106		Block Property Additional See Schedule <input type="checkbox"/>	
	(4) Nature of Document By-law No. L.S.P.-3320-207			
	(5) Consideration TWO Dollars \$ 2.00			
	(6) Description Pt Lot 25 s/w Dundas Crown Plan 30, Pt 1, ER40647 and Part 2 as in 950689			
	New Property Identifiers Additional: See Schedule <input type="checkbox"/>		Executions Additional: See Schedule <input type="checkbox"/>	
	(7) This Document Contains:		(b) Schedule for: Additional Parties <input type="checkbox"/> Other <input type="checkbox"/>	
(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>		Description <input type="checkbox"/>		

(8) This Document provides as follows:

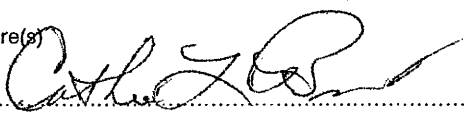
TO: THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF MIDDLESEX EAST (NO. 33)

The Corporation of the City of London has an unregistered estate, right, interest or equity in the lands described herein and registered in the name of The Corporation of the City of London and hereby applies under Section 71 of the Land Titles Act, R.S.O. 1990, for the entry of a Notice of By-law in the register for the said parcel.

Continued on Schedule

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)

Name(s) THE CORPORATION OF THE CITY OF LONDON	Signature(s) 	Date of Signature Y M D 2000 11 09
	Cathie L. Best, Deputy City Clerk	

(11) Address for Service P.O. Box 5035, London, Ontario N6A 4L9

(12) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y M D

(13) Address for Service

**CITY OF LONDON
PLANNING DIVISION**
RECEIVED DEC 29 2000

(14) Municipal Address of Property

N/A

(15) Document Prepared by:

CITY CLERK'S OFFICE
CITY OF LONDON
P.O. BOX 5035
LONDON ON N6A 4L9

FOR OFFICE USE ONLY	FILE NO.	Fees and Tax
	REQUIRED TO REGISTER TO SUBSEQUENT REFERRALS	
	<input type="checkbox"/>	FOR ACTION
	<input type="checkbox"/>	FOR INFORMATION
	<input type="checkbox"/>	FOR REPORT
	<input type="checkbox"/>	FILE
<input type="checkbox"/>	B.F.	
<input type="checkbox"/>	OTHER	
Total		

Bill No. 363
2000

By-law No. L.S.P.-3320-207

A by-law to designate 1 Dundas Street to be of historical and architectural value.

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

AND WHEREAS notice of intention to so designate the property known as 1 Dundas Street has been duly published and served and no notice of objection to such designation has been received;

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


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

PASSED in Open Council on November 6, 2000.



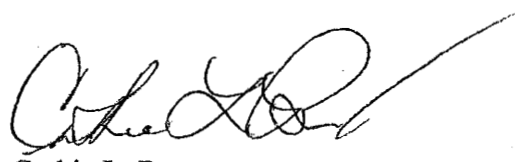
**CITY OF LONDON BY-LAW
CERTIFICATION RECORD**

I, C. L. Best, Deputy City Clerk, of The Corporation of the City of London, hereby certify that the By-law hereunder is a true copy of By-law No. L.S.P.-3320-207 of the City of London, passed on November 6, 2000.


Dianne Haskett
Mayor

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


Signature


Cathie L. Best
Deputy City Clerk

Form No. 0926

First reading - November 6, 2000
Second reading - November 6, 2000
Third reading - November 6, 2000

SCHEDULE "A"

To By-law No. L.S.P.-3320-207

Pt Lot 25 s/w Dundas Crown Plan 30, Pt 1, ER40647 and Part 2 as in 950689

SCHEDULE "B"

To By-law No. L.S.P.-3320-207

Reasons for Designation

1 Dundas Street

Architectural Reasons

Exterior

1 Dundas Street is a white brick side hall plan cottage built in 1880/81. It has a hip roof and small centre gable with a circular opening. The doorway has been narrowed from a sidelights and transom type shown in earlier photographs. Beside the earlier doorway is a brick incised with the name Jack O'Connor. The windows are very large with 2/2 sashes, brick voussoirs, and cement sills.

The foundation is high, parged and probably brick. The front stoop and steps, back porch and back addition are later.

This is a fairly typical cottage-style building with two significant alterations - the front door mentioned above and a side window. It may have been lifted onto a higher foundation after a flood or built with a higher than usual basement to prevent flooding.

Interior

The original layout is unchanged. The original door and window trim has mitred corners throughout. The front hall and parlour have high baseboards.

Historical Reasons

Despite the widely held idea that London was born at the Forks of the Thames, very few historic elements of the riverforks area survive today, thanks mainly to postwar floodplain clearing and to a major campaign to landscape the immediate forks area in the 1980's. The genteel existence of London's earliest leader is ably reflected in the survival of the Anderson and Harris houses immediately north of the forks whereas 1 Dundas reflects the labourers who actually build this community.

In the 19th century, the dominant land use in the immediate area of the forks was recreational and to a certain extent residential. From the late 1870's, the three banks were occupied by the rowing club, the Sulphur Springs Spa and boat dock and Tecumseh Park.

At the turn of the century, some industry began to intrude into the area. Three factories (the London Foundry c.1880, Dennisteel c.1910, and Penmans c.1918) occupied the forks area. In the later 20th century, two laundries were also present, one on each side of the river. Labatt's Park is the sole survivor today of the industrial-recreational land use pattern.

A range of public buildings, district, provincial, county and city (police), occupied the court house block from the beginning to the present.

A considerable residential component was present starting around the 1850's and taking the form of small houses or multiple family dwellings. The terrace was a favoured housing type as were double houses. By the 1920's, approximately 47 residential structures were located on the east side of the buildings were brick, 1 Dundas is now among only four house in the area. A small group of dwellings can still be found at the intersection of York Street and the Thames River. Across the river on Dundas Street, few survive. These houses were similar in size and type to the floodplain dwellings on the east side.

Other floodplain areas in the city, such as Front Street and Nelson Street, have been completely cleared of housing for this period and type. 1 Dundas Street survived the flood of 1937.



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act e-Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre électronique, tenu aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



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

London
CANADA

July 25, 2016

Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3

**Re: Designation of 335 THAMES STREET (KING STREET BRIDGE)
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.-3452-186 entitled, "A by-law to designate 335 Thames Street to be of cultural heritage value or interest.", passed by the Municipal Council of The Corporation of the City of London on June 23, 2016 and registered as Instrument No.ER1049868 on July 5, 2016.

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
K. Gonyou, Planning Division
B. Mercier, City Clerk's Office

**NOTICE OF HERITAGE
DESIGNATION BY-LAWS**

TAKE NOTICE THAT the Council of The Corporation of the City of London has enacted the following heritage designation by-laws pursuant to the *Ontario Heritage Act, R.S. O. 1990*:

<u>Property Description</u>	<u>By-law Enactment Date</u>	<u>By-law Number</u>
335 Thames Street (King Street Bridge)	June 23, 2016	L.S.P.-3452-186
864-872 Dundas Street (LIFE*SPIN Building)	June 23, 2016	L.S.P.-3453-187

A copy of these heritage designation by-laws may be obtained from the Office of the City Clerk, Room 308, City Hall, 300 Dufferin Avenue, London, by telephoning 661-2500 ext. 0916, or by emailing docservices@london.ca.

DATED at London, Ontario on July 28, 2016.

Catharine Saunders
City Clerk

Published in Londoner: June 28th, 2016

Bill No. 242
2016

By-law No. L.S.P.-3452-186

A by-law to designate 335 Thames Street to be of cultural heritage value or interest. (King Street Bridge)

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

AND WHEREAS notice of intention to so designate the property known as 335 Thames Street 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. The real property at 335 Thames Street (King Street Bridge), more particularly described in Schedule "A" attached hereto, is designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached hereto.
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" attached 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 Trust 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 June 23, 2016.


Matt Brown
Mayor


Catharine Saunders
City Clerk

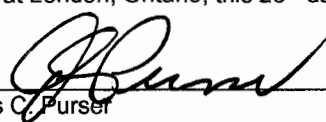
First Reading – June 23, 2016
Second Reading – June 23, 2016
Third Reading – June 23, 2016



**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.-3452-186 of the City of London, passed on June 23, 2016.

Dated at London, Ontario, this 25th day of July, 2016.


James C. Purser
Manager of Records & Information Services

SCHEDULE "A"
To By-law No. L.S.P.- 3452-186

CON BF PLAN NIL LOT 26 S/S KING PT LOT 26 N/S YORK

SCHEDULE "B"
To By-law No. L.S.P.- 3452-186

Description of Property

The King Street Bridge is a nine-panel, pin-connected, steel Pratt through truss bridge that spans the south branch of the Thames River between King Street and Becher Street. It was designed by the Central Bridge & Engineering Company of Peterborough, Ontario and built by famed London bridge builder, Isaac Crouse, in 1897.

Statement of Cultural Heritage Value or Interest

The King Street Bridge is of cultural heritage value because of its physical or design values, its historical or associative values, and its contextual values.

Physical/Design Values

The King Street Bridge is the second oldest bridge structure remaining in the City of London. Only surpassed in age by Blackfriars Bridge (built in 1875), the King Street Bridge is a rare example of a pin-connected, Pratt through truss steel bridge. While the pin-connected technology that was used to assemble the King Street Bridge was common in the late nineteenth century, few examples remain as field riveting became more common in the twentieth century and was eventually eclipsed by bolted steel and concrete bridge construction methods. It is the only remaining bridge of its type in London.

In particular, the King Street Bridge demonstrates technical or scientific achievement in its dual function. From its conception, the King Street Bridge served both as a transportation route across the Thames River as well as carrying a sewer pipe. Its functional purpose of carrying a 36" sewer pipe ensured its retention during the mid-twentieth century when removal of the King Street Bridge was considered. The King Street Bridge had an original overall span length of 623 feet, including multiple trestles extending to the east and west of the bridge; however the King Street Bridge currently retains one main span and three approach spans for an overall span length of 213 feet.

Historical/Associative Values

As a river-city, London has many historical water crossings. The King Street Bridge is the first and only bridge structure at the King Street-Becher Street crossing of the south branch of the Thames River. Unlike other river crossing structures, it has never been replaced. The King Street Bridge carried vehicular traffic from its construction in 1897 until 1947 when it was closed due to failure of the deck. Following rehabilitation work in 1982, the King Street Bridge was reopened to pedestrians and cyclists with a divided bridge deck showing the sanitary sewer line below. The cantilevered sidewalk was removed during this rehabilitation. The original approach trestles and an old brick sewer have been buried. In 2010, a major restoration project was undertaken to rehabilitate the structural steel, including recoating, replacement of the railings, and returned the bridge to a single full width deck form. This work was undertaken in a sympathetic manner to its cultural heritage values, ensuring the long-term conservation of the King Street Bridge.

The King Street Bridge is the only known example of the Central Bridge & Engineering Company of Peterborough, Ontario in London. Municipal Council awarded the contract to design and fabricate the King Street Bridge to the Central Bridge & Engineering Company on June 14, 1897 at a cost of \$6,020. The Central Bridge & Engineering Company was incorporated in 1892. Eight of its bridges are known to remain standing across the province; all are metal truss or girder structures constructed circa 1896-1898.

Isaac Crouse (1825-1915) is associated with the construction of the trunk sewerage system of the King Street Bridge. The descendant of United Empire Loyalists from New Brunswick, Isaac Crouse was born in a log farmhouse on Concession II (now Southdale Road), in the former Westminster Township. In addition to being a farmer, millwright, and land proprietor, Isaac Crouse learned the bridge building trade while working for the Central Pacific Railroad in Nevada in the 1860s. Isaac Crouse is credited with the construction of Blackfriars Bridge (1875), the first dam at Springbank (1878), the sewerage construction for the King Street Bridge (1897), and Meadowlily Bridge (1910, with son Levi Crouse), among other structures. Isaac Crouse is

significant to London through his contributions to early bridge construction and the King Street Bridge is considered as part of his representative work.

Contextual Values

The King Street Bridge is located in close proximity to the Forks of the Thames. A concentration of bridges is located near the Forks of the Thames, including Blackfriars Bridge (built in 1875), the Thames Street Overpass (1889), Kensington Bridge (1930), Wharncliffe Road Bridge (1958), Westminster Bridge (1977), and Canadian National Bridge over the south branch of the Thames River. Although these structures do not represent a family of bridges, they contribute to the character and significance of the Forks of the Thames to the understanding of the history and evolution of the City of London. The King Street Bridge is an important link between the Downtown Heritage Conservation District and the west side of the Thames River and is an integral part of the City's pathway and trail system. Locally, the King Street Bridge is a landmark.

Heritage Attributes

Heritage attributes which support and contribute to the cultural heritage value or interest of the King Street Bridge include:

- Nine-panel, pin-connected, steel Pratt through truss bridge;
- Latticework detailing seen on structural members and replicated in the hand railing (replaced in 2010);
- Full timber deck;
- Suspended sanitary sewer;
- Inscription on west abutment ("London Sewerage System A.D. 1897 J. W. Little Mayor, Ald. E. Parnell Ch. Board of Works, A. O. Graydon City Engineer");
- Historical plaques on the approach pillars: one dedicated to Isaac Crouse (west approach), and one dedicated to the King Street Bridge (east approach);
- Historical associations with the Central Bridge & Engineering Company of Peterborough, Ontario and Isaac Crouse, famed London bridge builder;
- Views of the King Street Bridge from various locations around the Forks of the Thames, contributing to its landmark recognition and contextual values.

The applicant(s) hereby applies to the Land Registrar.

Properties

PIN 08322 - 0023 LT
Description LT 26 , S/W KING STREET ; LT BROKEN FRONT , S/W KING STREET ; PT LT BROKEN FRONT , N/W YORK STREET ; PT LT 26 , N/W YORK STREET , AS IN W46162, W46192, W46198, W46422, W46982, LC60241 & LC62806 , EXCEPT PT 5 33R1551, & EXCEPT T/W THEREIN ; S/T 664454 LONDON
Address LONDON

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE CITY OF LONDON
Address for Service P. O. Box 5035, London ON N6A 4L9

This document is being authorized by a municipal corporation Matt Brown, Mayor, Catharine Saunders, City Clerk.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

David Munteer 300 Dufferin Ave Suite1014, P.O. acting for Signed 2016 07 05
Box 5035 Applicant(s)
London
N6A 4L9
Tel 519-661-4940
Fax 5196615530

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

CITY OF LONDON 300 Dufferin Ave Suite1014, P.O. 2016 07 05
Box 5035
London
N6A 4L9
Tel 519-661-4940
Fax 5196615530

Fees/Taxes/Payment

Statutory Registration Fee \$62.85
Total Paid \$62.85

HAP



FOR OFFICE USE ONLY

NUMBER **753702**
CERTIFICATE OF REGISTRATION

86 DEC 29 AM: 37

MIDDLESEX EAST
No. 33
LONDON

[Signature]
LAND REGISTRAR

(1) Registry Land Titles (2) Page 1 of 4 pages

(3) Property Identifier(s) Block Property Additional: See Schedule

HOUSING DIVISION
RECEIVED
JAN 16 1987
REF. _____
Dollars \$ _____

(4) Nature of Document
By-law No. L.S.P.-2917-501

(5) Consideration

(6) Description

All that portion of Lots 22, 23, and 24, south of Dundas Street, and Lots 22, 23 and 24 north of King Street in the City of London and County of Middlesex, more particularly described as follows:

Premising that all bearings herein are astronomic and are referred to the bearing north 68 degrees 30 minutes east of the northerly limit of the said Lots 22, 23 and 24;

CONTINUED ON SCHEDULE

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch (b) Schedule for: Description Additional Parties Other

Additional: See Schedule

Additional: See Schedule

New Property Identifiers

Executions

(8) This Document provides as follows:

A certified copy of the by-law is attached.

Continued on Schedule

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)
Name(s)

Signature(s)

Date of Signature
Y M D

THE CORPORATION OF THE CITY OF LONDON
Applicant

[Signature]

1986 11 18

Name: K. W. Sadler
Title: City Clerk

(11) Address for Service

P.O. Box 5035, London, Ontario, N6A 4L9

(12) Party(ies) (Set out Status or Interest)
Name(s)

Signature(s)

Date of Signature
Y M D

(13) Address for Service

(14) Municipal Address of Property

Not Assigned

(15) Document Prepared by:

City Clerk's Department
City Hall
300 Dufferin Avenue
London, Ontario
N6A 4L9

FOR OFFICE USE ONLY

Fees and Tax

Registration Fee

Total

Additional Property Identifier(s) and/or Other Information

Commencing at a point in the northerly limit of the said Lot 22, distant 176.38 feet measured south 68 degrees 30 minutes west along the northerly limit of Lot 21 south of Dundas Street and the northerly limit of the said Lot 22, from the northeast corner of the said Lot 21;

Thence south 18 degrees 47 minutes 07 seconds east 212.54 feet;

Thence south 68 degrees 34 minutes 10 seconds west 210.74 feet;

Thence north 20 degrees 09 minutes 40 seconds west 212.10 feet, more or less, to the northerly limit of the said Lot 24;

Thence north 68 degrees 30 minutes east along the northerly limit of the said Lots 24, 23 and 22 a distance of 215.85 feet, more or less, to the point of commencement.

Bill No. 592
1986

By-law No. L.S.P.-2917-501

A by-law to designate the Middlesex County Gaol, south-west corner of Dundas Street and Ridout Street to be of historic and architectural value.

WHEREAS pursuant to The Ontario Heritage Act, R.S.O. 1980, c. 337 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 Middlesex County Gaol, south-west corner of Dundas Street and Ridout Street has been duly published and served and no notice of objection to such designation has been received.

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

1. There is designated as being of historic and architectural value or interest the real property, more particularly described in Schedule "A" hereto, at the Middlesex County Gaol, south-west corner of Dundas Street and Ridout Street, for the reasons set out in Schedule "B" hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in the London Free Press, and to enter the description of the aforesaid property, the name and address of its registered owner, and short reasons for its designation in the Register of all properties designated under The Ontario Heritage Act, R.S.O. 1980.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on November 17, 1986.


T. C. Gosnell
Mayor


K. W. Sadler
City Clerk

First reading - November 17, 1986
Second reading - November 17, 1986
Third reading - November 17, 1986

SCHEDULE "A"

to By-law No. L.S.P.-2917-501

All that portion of Lots 22, 23 and 24, south of Dundas Street, and Lots 22, 23 and 24 north of King Street in the City of London and County of Middlesex, more particularly described as follows:

Premising that all bearings herein are astronomic and are referred to the bearing north 68 degrees 30 minutes east of the northerly limit of the said Lots 22, 23 and 24;

Commencing at a point in the northerly limit of the said Lot 22, distant 176.38 feet measured south 68 degrees 30 minutes west along the northerly limit of Lot 21 south of Dundas Street and the northerly limit of the said Lot 22, from the northeast corner of the said Lot 21;

Thence south 18 degrees 47 minutes 07 seconds east 212.54 feet;

Thence south 68 degrees 34 minutes 10 seconds west 210.74 feet;

Thence north 20 degrees 09 minutes 40 seconds west 212.10 feet, more or less, to the northerly limit of the said Lot 24;

Thence north 68 degrees 30 minutes east along the northerly limit of the said Lots 24, 23 and 22 a distance of 215.85 feet, more or less, to the point of commencement.

SCHEDULE "B"

to By-law No. L.S.P.-2917-501

Historical Reasons

The Old Middlesex Gaol was erected between 1842 and 1846 when the prison facilities in the adjoining Court House (now Middlesex Municipal Offices and designated in 1980) became too small for the London district. Together the two buildings form an extremely important group at the Forks of the Thames. The Old Gaol was used as a prison until 1978.

Architectural Reasons

The gaol is built of red, yellow and buff bricks most of which were made nearby. Its architecture is utilitarian in concept with vestiges of Italianate design in its massing, fenestration and cupola. An original cell block, complete with metal doors and solitary confinement, and hanging hook and trap door are preserved.

By-law No. L.S.P.- 2534-582

A by-law to designate the Old Middlesex Court House, south-west corner of Dundas and Ridout Streets, 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 Old Middlesex Court House, south-west corner of Dundas and Ridout Streets, having been duly published and served, no notice of objection was received to such designation;

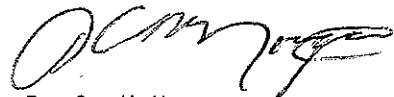
BE IT THEREFORE ENACTED by the Municipal Council of The Corporation of the City of London, as follows:

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 Middlesex Court House at the south-west corner of Dundas and Ridout Streets, 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 of its final passing.

PASSED in open Council this third day of November, A.D., 1980.



M. A. Gleeson
Mayor



P. C. McNorgan
Deputy City Clerk

First reading - November 3, 1980
Second reading - November 3, 1980
Third reading - November 3, 1980

SCHEDULE "A"

to By-law No. L.S.P.- 2534-582

DESCRIPTION OF COURTHOUSE SITE FOR ONTARIO HERITAGE ACT DESIGNATION (REVISION 2)

All that portion of Lots 21 and 22, south of Dundas Street and Lots 21 and 22, north of King Street, formerly in the Town of London, now in the City of London, in the County of Middlesex, in the Province of Ontario and described as follows:

Premising that all hearings herein are astronomic and are referred to the bearing north 68 degrees, 30 minutes east of the northerly limit of the said Lots 21 and 22, south of Dundas Street;

Commencing at the northeast corner of the said Lot 21, south of Dundas Street;

Thence south 68 degrees, 30 minutes west along the northerly limit of the said Lots 21 and 22 a distance of 176.38 feet;

Thence south 18 degrees, 47 minutes, 07 seconds east 212.54 feet;

Thence north 68 degrees, 34 minutes, 10 seconds east 82.23 feet;

Thence north 21 degrees, 26 minutes, 30 seconds west 68.08 feet;

Thence north 68 degrees, 34 minutes, 10 seconds east 104.00 feet more or less to the easterly limit of the said Lot 21, south of Dundas Street;

Thence north 21 degrees, 26 minutes, 30 seconds west along the said easterly limit 144.44 feet more or less to the point of commencement.

SCHEDULE "B"

to By-law No. L.S.P.- 2534-582

Architectural Reasons:

The Court House was completed in 1829 and its architecture represents progressive interpretation of the Gothic Revival style in London, Ontario between 1827 and 1911.

Historical Reasons:

For almost a century and a half, this building has served as a focal point for much of the history of London and the administration of justice in Middlesex County.

Pt of the th 1. Mu at Ma 2. to of 3. Lo ef fe 4. to at Co 5.

File Sec Thi

BY-LAW NUMBER L.S.P.-2534-582

No. **587605**
Registry Division of Middlesex East (No. 33)
I CERTIFY that this instrument is registered as of
1108A.M.
Registry Office **DEC 16 1980** in the
at London,
Ontario.

David B. Swanson
REGISTRAR.

ap.

A by-law to designate the Old Middlesex Court House, south-west corner of Dundas and Ridout Streets, of historic and architectural value.

All of Lots 21 and 22, south of Dundas Street
Lots 21 and 22, north of King Street

PASSED - November 3, 1980

City Clerk's Office
City Hall
London, Ontario

21-



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

London
 CANADA

CITY OF LONDON
PLANNING DIVISION

DATE: JUL 05 2001

FILE NO: _____
 REFERRED TO: _____
 SUBSEQUENT REFERRALS
 FOR ACTION
 FOR INFORMATION
 FOR REPORT
 FILE
 B.F.
 OTHER _____

REGISTERED

July 5, 2001

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

Frank Marchese, Headmaster
 Weldon Park Academy
 451 Ridout Street North
 London, ON N6A 2P6

**Re: Designation of 435-451 Ridout Street, London
 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.-3330-152, entitled "A by-law to designate 435-451 Ridout Street to be of historical and architectural value", passed by the Municipal Council of the Corporation of the City of London on June 11, 2001 and registered as Instrument No. ER110621 on June 22, 2001.

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 and architectural value.

for Cathie L. Best
 Cathie L. Best
 Deputy City Clerk

/ch

Encl.

c : R. Cerminara, Building Division, Room 710
 M. Gladysz, Planning Division, Room 603 *Chris Nelson*
 M. Casavecchia

The Corporation of the City of London
 Office: 519-661-4939
 Fax: 519-661-4892
 cbest@city.london.on.ca
 www.city.london.on.ca

Document General

Form 4 — Land Registration Reform Act

D

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR OFFICE USE ONLY</p> <p style="font-size: 2em; font-family: cursive;">ER110621 June 22/01.</p> <p>New Property Identifiers</p> <p>Executions</p>	(1) Registry <input type="checkbox"/>	Land Titles <input checked="" type="checkbox"/>	(2) Page 1 of 4 pages
	(3) Property Identifier(s) All of PIN 08261-0135		Block Property Additional: See Schedule <input type="checkbox"/>
	(4) Nature of Document By-law No. L.S.P.-3330-152		
	(5) Consideration TWO Dollars \$ 2.00		
	(6) Description Part Lots 1 & 6, All of Lots 2-5 w/Ridout St., Plan 61(w), Part 1 on 33R10795 s/e Part 1 33R13858, in the City of London and County of Middlesex being all of PIN 08261-0135.		
	Additional: See Schedule <input type="checkbox"/>		Additional: See Schedule <input type="checkbox"/>

(8) This Document provides as follows:

TO: THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF MIDDLESEX EAST (NO. 33)

The Corporation of the City of London has an unregistered estate, right, interest or equity in the lands described herein and registered in the name of The Corporation of the City of London and hereby applies under Section 71 of the Land Titles Act, R.S.O. 1990, for the entry of a Notice of By-law in the register for the said parcel.

Continued on Schedule

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest) Name(s)	Signature(s)	Date of Signature Y M D
THE CORPORATION OF THE CITY OF LONDON	<i>Guy Hallman</i>	
	Guy Hallman	2001 06 19
	Manager of Legislative Services	

(11) Address for Service P.O. Box 5035, London, Ontario N6A 4L9

(12) Party(ies) (Set out Status or Interest) Name(s)	Signature(s)	Date of Signature Y M D

(13) Address for Service

(14) Municipal Address of Property N/A	(15) Document Prepared by: CITY CLERK'S OFFICE CITY OF LONDON P.O. BOX 5035 LONDON ON N6A 4L9	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">Fees and Tax</th> </tr> <tr> <td>Registration Fee</td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td>Total</td> <td> </td> </tr> </table>	Fees and Tax		Registration Fee						Total	
Fees and Tax												
Registration Fee												
Total												

Bill No. 229
2001

By-law No. L.S.P.-3330-152

A by-law to designate 435-451 Ridout Street to be of historical and architectural value.

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

AND WHEREAS notice of intention to so designate the property known as 435-451 Ridout Street 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 architectural value or interest, the real property at 435-451 Ridout Street, more particularly described in Schedule "A" hereto, for the reasons set out in Schedule "B" hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in the London Free Press, and to enter the description of the aforesaid property, the name and address of its registered owner, and short reasons for its designation in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on June 11, 2001.



Anne Marie DeCicco
Mayor



Cathie L. Best
Deputy City Clerk

First reading - June 11, 2001
Second reading - June 11, 2001
Third reading - June 11, 2001

SCHEDULE "A"
To By-law No. L.S.P.-3330-152

435, 441 and 451 Ridout St N: Part Lots 1 & 6, All of Lots 2-5 w/Ridout St., Plan 61(w), Part 1 on 33R10795 s/e Part 1 33R13858, in the City of London and County of Middlesex being all of PIN 08261-0135.

SCHEDULE "B"
To By-law No. L.S.P.-3330-152

REASONS FOR DESIGNATION

435-451 Ridout Street North (between Queens and Fullarton Avenue)

Historical and Architectural Reasons

Ridout Street North was London's first financial district and the city's original main street until about 1855 since most traffic of that time came to London from the north and west via Blackfriars and Westminster bridges. The banks established here were branches with head offices in Toronto and Hamilton. London was attractive to the banks because of the money spent by soldiers of the Garrison and by the British government that maintained them. Yet in the 1840's and 1850's, the deposits gained locally were not advanced as credit to local merchants or manufacturers; it was sent to the head offices.

This changed during the 1860's, 1870's and 1880's, as more scope in decisions about the financing of local ventures was given to London bank managers. This was short lived, however, when the head offices' power over local branches was reestablished again after this time.

The buildings at 435 Ridout Street and 441-447 Ridout Street are the oldest commercial structures in the City. They are excellent examples of Georgian Commercial architecture. With 451 Ridout Street built for a residence they provide an important link between London's oldest home - Eldon house - and the old Middlesex Court House, now the Middlesex County building, the oldest building in the city.

435 Ridout Street Georgian (c.1838)

This is the earliest commercial building in the City of London. This two storey, white brick building rests on a stone foundation. It has parapet gables and an Adamesque doorway with side and upper fan lights and a classical porch.

Built in 1838, this building housed the Bank of Upper Canada until its demise in 1866. James Hamilton managed the bank from 1856 to 1865 and then bought the building as a residence where he resided until his death in 1896.

Born in 1810 in London, England, Hamilton was the son of a British army officer. The family came to Canada in 1820. Hamilton started his career as a teller at the Bank of Upper Canada in Toronto before moving to London, Ontario.

James Hamilton was a father of four, a member of St. Paul's Cathedral, and a Secretary-Treasurer of the Proof Line Road Company. This was the company that built the toll road between London and Lucan. However, Hamilton may be best known as a painter. Although he was more of a "Sunday painter" for much of his life, he devoted considerable time to art during his retirement. His earlier watercolours and oils depict the landscape of Toronto and area. Later works, generally in oil, portray London, Ontario and are an important source of information on London's early period. The J. J. Talman Regional Collection at The D. B. Weldon Library, University of Western Ontario and the London Regional Art and Historical Museums each have several examples of his work in their collections.

Restoration

In 1970, the John Labatt Company carried out a thorough restoration and renovation of the then very dilapidated buildings. In the interest of structural solidity, the buildings were all placed on new foundations and the old floor structures were replaced by reinforced concrete. These alterations required the removal of the cooking fireplace in the basement of 435 Ridout Street North, though the andirons were retained in the collection of the London Historical Museums. Otherwise, an effort was made to restore both the exteriors and the interiors of the buildings, retaining the porches and the interior architectural fittings that the buildings had at the time of the restoration. Because the brick work at 451 Ridout Street North was badly deteriorated, the bricks were entirely removed on that building, and the walls rebuilt from the ground up. In keeping with the aim of restoring as much of the original material as possible, however, the outside faces of the building were almost entirely recovered with original bricks, though many were cut in half to achieve this result.

441-447 Ridout Street**Georgian (c.1847)**

Actually two buildings, one with a central carriageway, this three storey, white brick structure had corbelled parapet walls. It also has a cornice with dentil work and doors with transoms.

The building was built by Dr. Alexander Anderson in c.1847. It was a home to both the Gore Bank and the Commercial Bank of Canada by the mid 1840's. It was also a popular residence for barristers like Richard Bayly and Thomas Westcott because of its proximity to the court house. The latter's daughters, the Misses Westcott, operated a private school in the structure between 1887 and 1919.

451 Ridout Street**Victorian Eclectic (c.1850)**

The mansion, which initially held 23 rooms, has a Georgian arched doorway with side lights and a transom at its centre. On the second floor there is a narrower central entrance to the roof of the doorway porch. The building is three storeys in height, with mullioned windows on the third floor. The foundation is stone and the exterior walls are brick.

Dr. Alexander Anderson also built this building but used it as his own residence. He called it, "Walmington House". He lived and practised medicine there until his death in 1873. His widow resided there until past the turn of the century.

Dr. Anderson was a surgeon in the Royal Navy before coming to Canada. He opened an office in London in December of 1835. Dr. Anderson was a paradoxical mixture of the modern and the old fashioned. He was the first local doctor to be trained in both the arts and sciences, and many prominent local doctors did preliminary training under him. A notable example was John McLeay of Lobo. McLeay was with Sir John Franklin expeditions of 1819 and 1829. It was Dr. Anderson's wife who convinced Anderson not to join up with the ill-fated trip of 1845. Nonetheless, Dr. Anderson was certainly not a progressive in other matters. He reportedly disliked surgery and still employed bleeding as a technique. There is a record of his bleeding a son of Reverend William Proudfoot on November 14, 1836.

Profile

Dr. Anderson was equally divided in matters of religion. His father was a Presbyterian and his mother a Roman Catholic. Anderson was brought up Presbyterian but later converted to Catholicism. During his final illness, he had a change of heart when he realized that his Protestant wife would not be able to be buried beside him when she died. This upset the priest attending Dr. Anderson. In the end, a compromise was reached; a mass was said in St. Peter's Cathedral, and the internment followed in a Protestant cemetery. Bells tolled from the Episcopal and Roman Catholic churches, and all business in the City was suspended during the service.

After Mrs. Anderson's death, the house had a variety of uses. The Knights of Columbus renamed it Branden Hall when they acquired it in 1914. In 1917, a monastery was set up by the Sisters of the Precious Blood. Between 1920 and 1952, the Brothers of the Christian Schools of Ontario provided Catholic instruction at the high school level there. Briefly it was again a single family dwelling. Then it was a Royal Canadian Legion Branch, and later the John Labatt Limited head office.

CITY OF LONDON

HERITAGE DESIGNATION

BY-LAW NO.	L.S.P.-2329-578
PASSED ON:	November 21, 1977
REGISTERED ON:	December 13, 1977
AS NUMBER:	501273

DESIGNATION OF:

Eldon House, 481 Ridout Street North.

LEGAL DESCRIPTION:

All that portion of Lots 6, 7, 8, 9, 10, 11, 12 and 13, Registered Plan 61, in the City of London, in the County of Middlesex, in the Province of Ontario and being that portion of the said Lots 6, 7, 8, 9, 10, 11, 12 and 13 lying easterly of the easterly limit of part 1 as shown on a plan deposited in the Land Registry Office of Middlesex East (No. 33) as plan 33R1514.

NAME AND ADDRESS OF OWNER(S):

City of London
c/o London Public Library
305 Queens Avenue
London, Ontario
N6B 3L7

Art Gallery.

ARCHITECTURAL REASONS:

Eldon House is a fine frame house designed in the Regency style and subsequently enlarged and adapted to suit climatic conditions. Eldon House and its grounds linking with Harris Park form an excellent north-west closure in the area of the Forks of the Thames.

HISTORICAL REASONS:

Eldon House is probably the most important historical home in London and was a centre of social and political events from its construction in 1834 until it became the property of the City in 1960. The first owner, John Harris, RN, was the Treasurer of the London District, that is the central part of the south-western peninsula of Ontario, and was a leading political figure in the local Family Compact. In 1837, he participated in the raid on the "Caroline" in the Niagara River and may have set fire to the ship. After his death, his wife, Amelia Ryerse of Port Ryerse, who came from the same prominent Ontario family as the Rev. Egerton Ryerson, continued to live in the house which was greatly expanded in 1877. Later, occupants of the house included George Becher Harris, a prominent London lawyer and his daughter, Amelia Archange Harris (1868-1959) who was the last member of the family to live at Eldon House. She was prominent in many sporting and charitable institutions in London.

The house, with its original furnishings, provides an excellent example of the life of the gentry of the region for over a century. The variety of the contents brought back from almost all corners of the world, shows their wide interests and the broader connections and outlook of the region, which can be so easily forgotten.

By-law No. L.S.P.-2329-578

A by-law to designate Eldon House,
481 Ridout Street North of historic
and architectural value.

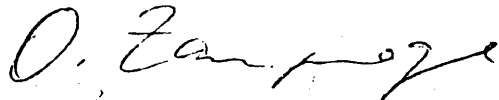
WHEREAS pursuant to The Ontario Heritage Act, 1974, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic or architectural value or interest;

AND WHEREAS notice of intention to so designate the property known as Eldon House at 481 Ridout Street North 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 Eldon House at 481 Ridout Street North, 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 twenty-first day of November, A.D., 1977.



O. Zamprogna
Presiding Officer



P. C. McNorgan
Deputy City Clerk

First reading - November 21, 1977
Second reading - November 21, 1977
Third reading - November 21, 1977

SCHEDULE "A"

L.S.P. 2329-578

to By-law No. - ~~L.S.P. 2329-578~~ 9.25

All that portion of Lots 6, 7, 8, 9, 10, 11, 12 and 13, registered Plan 61, in the City of London, in the County of Middlesex, in the Province of Ontario and being that portion of said Lots 6, 7, 8, 9, 10, 11, 12 and 13 lying easterly of the westerly limit of part 1 as shown on a plan deposited in the Land Registry Office of Middlesex East (No. 33) as plan 33R1514.

SCHEDULE "B"

L.S.P. 2329-578 J.P.S.

to By-law No. - ~~L.S.P. 2329-578~~Architectural Reasons:

Eldon House is a fine frame house designed in the Regency style and subsequently enlarged and adapted to suit climatic conditions. Eldon House and its grounds linking with Harris Park form an excellent north-west closure in the area of the Forks of the Thames.

Historical Reasons:

Eldon House is probably the most important historical home in London and was a centre of social and political events from its construction in 1834 until it became the property of the City in 1960. The first owner, John Harris, RN, was the Treasurer of the London District, that is the central part of the south-western peninsula of Ontario, and was a leading political figure in the local Family Compact. In 1837, he participated in the raid on the "Caroline" in the Niagara River and may have set fire to the ship. After his death, his wife, Amelia Ryerse of Port Ryerse, who came from the same prominent Ontario family as the Rev. Egerton Ryerson, continued to live in the house, which was greatly expanded in 1877. Later, occupants of the house included George Becher Harris, a prominent London lawyer and his daughter, Amelia Archange Harris (1868-1959), who was the last member of the family to live at Eldon House. She was prominent in many sporting and charitable institutions in London.

The house, with its original furnishings, provides an excellent example of the life of the gentry of the region for over a century. The variety of the contents, brought back from almost all corners of the world, show their wide interests and the broader connections and outlook of the region, which can be so easily forgotten.

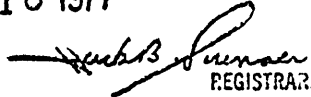

501273

No.
Registry Division of Middlesex East (No. 33)
I CERTIFY that this instrument is registered as of

3:00 P.M.

DEC 13 1977 in the

Registry Office
at London,
Ontario.


REGISTRAR.


A by-law to designate Eldon House,
481 Ridout Street North of historic
and architectural value.

Municipal Number 481 Ridout Street, North
London, Ontario

PASSED - November 21, 1977

City Clerk's Office
City Hall
London, Ontario

APPENDIX C

Proposed Alternative Designs

The Ribbon of the Thames

Ribbon Overlook Alternative 1
(Original Design Competition)



1:500
CIVITAS
1500 Dundas Street
West, Toronto, Ontario
M6J 1S7, Canada
Tel: 416.977.1000
Fax: 416.977.0438

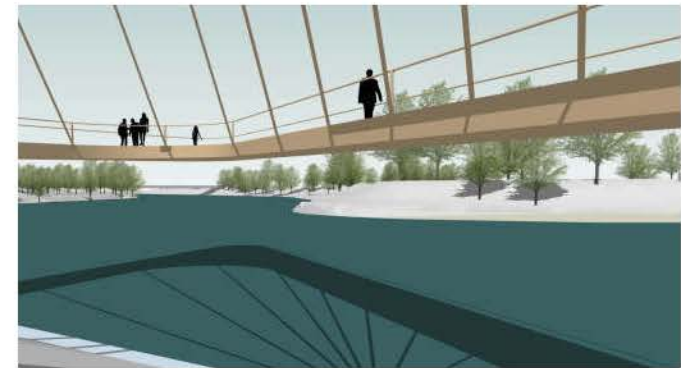


The Ribbon of the Thames

Ribbon Overlook Alternative 2



1:500
CIVITAS
1222 Bloor Street
West, Toronto, Ontario
M6H 1Y9
Tel: 416-977-0700
Fax: 416-977-0438



The Ribbon of the Thames

Ribbon Overlook Alternative 3



The Ribbon of the Thames

Ribbon Overlook Alternative 4



1:500
CIVITAS
1500 Dundas Street
West, Suite 2000
London, ON N6H 5R7
Tel: 519.821.1000
Fax: 519.821.0438



The Ribbon of the Thames

Terraces - Urban Alternative



1:500
CIVITAS
 1509 Riverside Street
 London, Ontario, Canada
 Tel: 519-837-1000
 Fax: 519-837-0444



The Ribbon of the Thames

Terraces - Vegetated Alternative

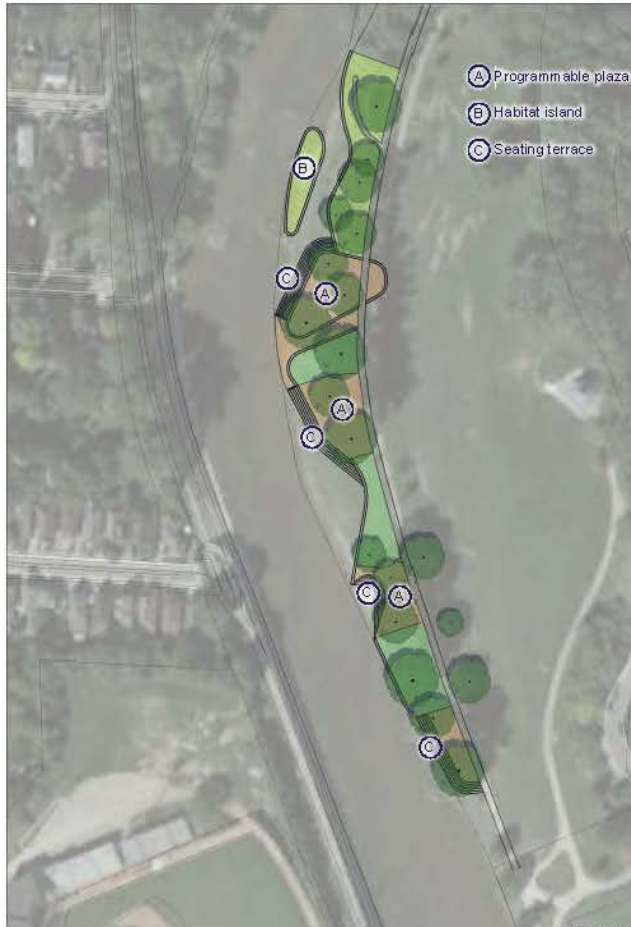


1:500
CIVITAS
 1000 Riverside Drive
 London, Ontario, Canada
 Tel: 519-833-1000
 Fax: 519-833-1044



The Ribbon of the Thames

Harris Park - Urban Edge Alternative



1:500
CIVITAS
 1200 Riverside Drive
 London, Ontario, Canada
 N6A 3K7
 Tel: 519-833-1000
 Fax: 519-833-1001



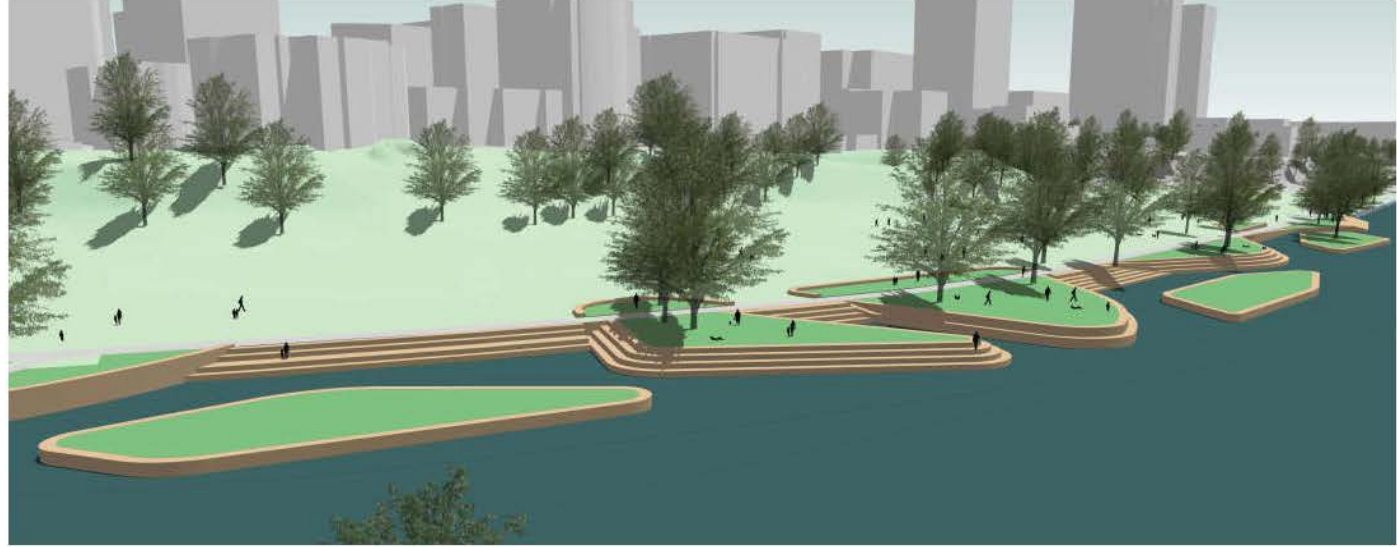
The Ribbon of the Thames

Harris Park - Vegetated Edge Alternative



1:500

CIVITAS
 1200 Riverside Drive
 London, Ontario
 N6A 3K7
 Tel: 519-837-1000
 Fax: 519-837-1001



The Ribbon of the Thames

Museum London/ Dundas Connection



CIVITAS
 1200 Riverside Drive
 London, Ontario, Canada
 M6H 2S1
 Tel: 519-833-1000
 Fax: 519-833-1044





golder.com