



REVISED REPORT

Heritage Impact Assessment

556 Wellington Street, City of London, Ontario

Submitted to:

Agnes Sliwa

GWL Realty Advisors Inc.
1000-33 Young Street
Toronto, ON
M5E 1G4

Submitted by:

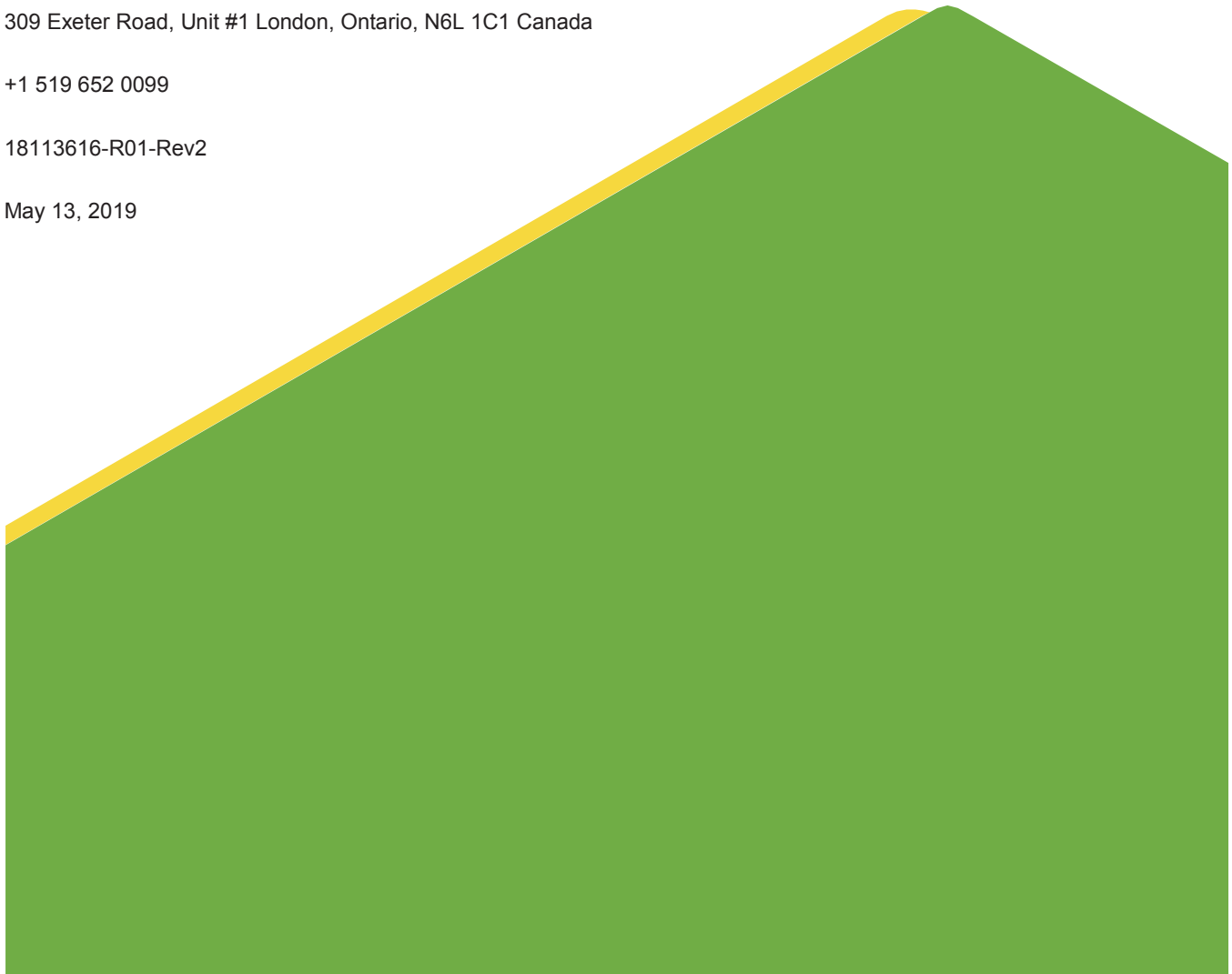
Golder Associates Ltd.

309 Exeter Road, Unit #1 London, Ontario, N6L 1C1 Canada

+1 519 652 0099

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Distribution List

1 e-copy: GWL Realty Advisors Inc.

1 e-copy: Zelinka Priamo Ltd.

1 e-copy: Golder Associates Ltd.

Project Personnel

Project Director	Hugh Daechsel, M.A., Principal, Senior Archaeologist
Project Manager	Henry Cary, Ph.D., CAHP, RPA, Senior Cultural Heritage Specialist
Research	Elizabeth Cushing, M.Pl., Cultural Heritage Specialist Benjamin Holthof, M.Pl., M.M.A., CAHP, Cultural Heritage Specialist
Field Investigation	Robyn Lacy, M.A., Cultural Heritage Specialist
Report Production	Benjamin Holthof, M.Pl., M.M.A., CAHP Liz Yildiz, Environmental Group Coordinator
Mapping & Illustrations	Andrew Sabourin, Junior Draftsperson, CAD/GIS
Senior Review	Bradley Drouin, M.A., Associate, Senior Archaeologist

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GWL Realty Advisors Inc.	Agnes Sliwa, Assistant Project Manager Daniel Fama, Manager, Development
Zelinka Priamo Ltd.	Heather Garrett, Dipl. Urban Design, B.A., CPT, Senior/Heritage Planner

Executive Summary

The Executive Summary summarizes only the key points of the report. For a complete account of the results and conclusions, as well as the limitations of this study, the reader should examine the report in full.

In February 2019, GWL retained Golder to conduct a Heritage Impact Assessment (HIA) for the proposed development at 556 Wellington Street in the City of London, Ontario (“the property”). The 0.6-hectare property is currently being used as a parking lot and is located within the West Woodfield Heritage Conservation District (HCD).

GWL intends to develop the property with two buildings; one 18-storeys (‘west building’) and the other 12-storeys (‘east building’). The buildings will total 36,470 m² of mixed-use retail/residential space with 405 residential units, 1,386 m² of retail space, two levels of underground parking and five-level above ground parking garage totaling 547 parking spaces. Since the property is located within the West Woodfield HCD and near protected heritage properties, the City of London (“the City”) required a HIA be conducted as part of the site application for the proposed development.

Following guidelines provided by the Ministry of Tourism, Culture and Sport (MTCS), the City, and Canada’s Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this HIA identifies the heritage policies applicable to new development, summarizes the property’s geography and history, and provides an inventory of the property’s built and landscape features and assessment of potential impacts to the heritage attributes of neighbouring heritage properties. Golder’s assessment also included determining compatibility of the proposed development with the City’s *West Woodfield Heritage Conservation District Plan*.

Based on the results of historical and policy research, field investigation and design and impact assessments, this HIA has determined that the proposed development at 556 Wellington Street will include many elements that are compatible with the *HCD Plan and Guidelines* in terms of high quality design and materials. The Urban Design Brief compiled by Zelinka Primo Ltd. indicates that the development is intended to meet high design standards (Zelinka Priamo 2019:3). The building has been designed with setbacks that align with adjacent buildings and incorporates a podium base that is in scale with the surrounding buildings. The architectural expression of the building is designed to achieve a notable balance between existing heritage buildings while maintaining a contemporary feel. It also uses materials similar to those found throughout the HCD. A decorative cornice has been designed as part of the second and fifth storey on the podium base that is compatible with the heritage character of the HCD. The development abides to the City’s zoning by-law height limit of 90 m, which has been in effect since July 1993.

The proposed development will have direct and indirect impacts on the West Woodfield HCD in terms of alterations, land disturbance and shadows. The proposed development is of a larger scale than the low-density residential and commercial character of the HCD. It will cast shadows and cause land disturbance during construction. However, the design of the proposed development has been developed to mitigate these impacts and is the outcome of adherence to zoning by-law requirements. The building’s massing is divided into three sections (podium, midsection and upper) to minimize visual impact of the overall building mass. Further to the layering strategy the building façade is broken vertically replicating the rhythm of the existing streetscape, allowing the overall building to feel more in tune with the scale of buildings in the neighbourhood. Shadows are expected to have a negligible impact and are not anticipated to affect the heritage attributes of the West Woodfield HCD or

Victoria Park. The progressively stepped upper floors of the building allow for penetration of daylight into the streetscapes minimising additional shadows to the adjacent neighbourhood. The project will involve land disturbance during construction which could have an impact on nearby heritage properties, but any impact can be mitigated through required construction mitigation practices.

In sum, it is challenging to reconcile conformity with all aspects of the requirements of the *West Woodfield HCD Plan and Guidelines* and the City's Zoning By-Law. However, design modifications to the proposed development have attempted to balance the two pieces of legislation and any direct and indirect impacts from the proposed development on the HCD can be mitigated.

Golder therefore recommends to:

- ***Monitor for construction vibration at the property boundaries as per the City's Development and Construction Standards.***

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 GWL Realty Advisors Inc. (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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1.0 INTRODUCTION

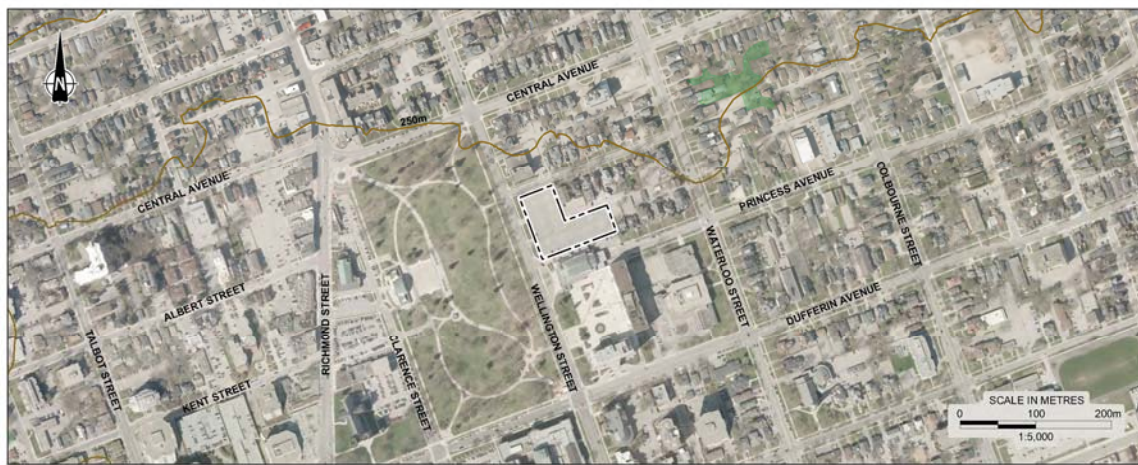
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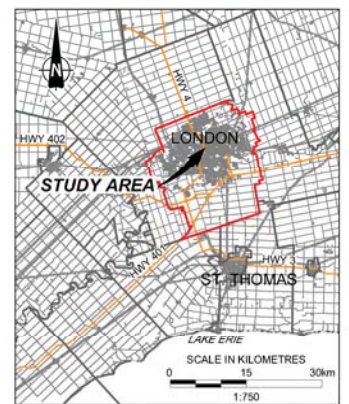
Following guidelines provided by the Ministry of Tourism, Culture and Sport (MTCS) and Canada’s Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this HIA provides:

- A background on the purpose and requirements of an HIA;
- An overview of the property’s geographic context and its documentary and structural history;
- An inventory of built and landscape elements on the property;
- A description of the proposed development and an assessment of potential impacts; and,
- Recommendations for future action.

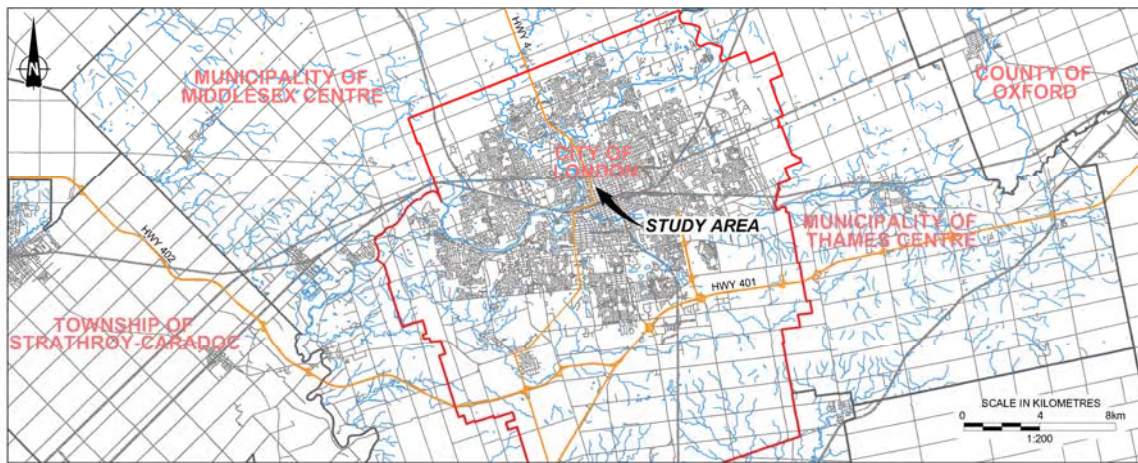
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CITY OF LONDON AERIAL IMAGERY and OBM MAPPING



KEY PLAN



REGIONAL MAP

- LEGEND**
- APPROXIMATE STUDY AREA
 - CITY OF LONDON BOUNDARY
 - TOWNSHIP/MUNICIPALITY BOUNDARY
 - LONDON TOWNSHIP/MUNICIPALITY

REFERENCE

DRAWING BASED ON MNR LIO, OBTAINED 2019, PRODUCED BY GOLDR ASSOCIATES LTD UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEENS PRINTER 2019;
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 AND CANMAP STREETFILES V2008.4.

NOTES

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

PROJECT	HERITAGE IMPACT ASSESSMENT 556 WELLINGTON STREET CITY OF LONDON, ONTARIO		
FILE	LOCATION MAP		
GOLDR	PROJECT No.	19116445	FILE No.
	SCALE	AS SHOWN	REV.
	DATE	28 Apr 12/18	
	DESIGN		

FIGURE 1

2.0 SCOPE AND METHODS

To undertake this HIA, Golder:

- Reviewed applicable municipal heritage policies;
- Reviewed published documents and readily available sources relevant to the property;
- Conducted field investigations to document designated, listed and inventoried properties of cultural heritage value or interest (CHVI) and cultural heritage landscapes surrounding the property, and to understand the wider built and landscape context;
- Assessed the impact of the proposed development on any heritage attributes of surrounding properties using provincial guidelines and municipal policies; and,
- Developed recommendations for future action based on international, federal, provincial and municipal conservation guidance.

Since the property does not have any existing built elements, background research was limited to published sources accessible through online collections or from the City. Field investigations were conducted by Cultural Heritage Specialist Robyn Lacy on March 18, 2019 and March 28, 2019 and included accessing and photographing all elements of the property and wider context with a Nikon Coolpix P90.

Golder reviewed guidance for tall buildings in downtown and heritage areas. In the absence of City of London guidance for tall buildings Golder examined a number of widely recognized documents on this subject including:

- *Increasing Residential Density in Historic Environments* (Historic England);
- *Tall Buildings Historic England Advice Note 4* (Historic England);
- *Downtown Tall Buildings Vision and Supplementary Design Guidelines* (City of Toronto); and,
- *Tall Building Design Guidelines* (City of Toronto).

The development was assessed for impacts using the guidance provided in the MTCS *Heritage Resources in the Land Use Planning Process* and the scope was expanded from the Provincial Policy Statement 2014 definition for 'adjacent lands' to include all listed heritage properties and recognized cultural heritage landscapes which will be impacted by shadows. A number of widely recognized manuals related to evaluating heritage value, determining impacts and conservation approaches to cultural heritage resources were also consulted, including:

- *The Ontario Heritage Tool Kit* (5 volumes, MTCS 2006);
- *Standards and Guidelines for the Conservation of Provincial Heritage Properties – Heritage Identification & Evaluation Process* (MTCS 2014);
- *Information Bulletin 3: Heritage Impact Assessments for Provincial Heritage Properties* (MTCS 2017);
- *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010);
- *Informed Conservation: Understanding Historic Buildings and their Landscapes for Conservation* (Clark 2001).

3.0 POLICY FRAMEWORK

Cultural heritage resources are recognized, protected, and managed through several provincial and municipal planning and policy regimes. These policies are described in the subsequent sections.

3.1 Federal and International Heritage Policies

Although no federal heritage policies apply to the property, 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)*, the 1979 *Australia ICOMOS Charter for Places of Cultural Significance (Burra Charter, updated 2013)*, and the 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, standards and guidelines to meet the objectives for each treatment for a range of cultural heritage resources.

At an 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).

3.2 Provincial Heritage Policies

3.2.1 *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. The *Planning Act* also encourages a sense of place as a matter of provincial interest (*Planning Act* S2.r). PPS 2014 further 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 PPS is to be read in its entirety and relevant policies applied in each situation. Decision makers should consider all relevant policies to understand how they work together (PPS Part III).

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'; and,
- 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 *Ontario Regulation 9/06 (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.' *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, conserved, 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).
- **Conserved:** means 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 or interest is retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.
- **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.

Section 1.7.1d of the PPS states that Long-term economic prosperity should be supported by: encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including *built heritage resources* and *cultural heritage landscapes*.

At the municipal level, PPS 2014 is implemented through an official plan, which may further outline heritage policies (Section 3.3). The policies of the PPS are intended to be read in its entirety and the relevant policies are to be applied in each situation. Where multiple policies are relevant a decision maker should consider all relevant policies to understand how they work together (PPS 2014:2).

3.2.2 The 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 of an individual property 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
 - 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:
 - iv) Is important in defining, maintaining or supporting the character of an area;
 - v) Is physically, functionally, visually or historically linked to its surroundings; or
 - vi) 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*. Heritage designated properties, which are formally described and recognized through by-law, must then be included on a ‘Register’ maintained by the municipal clerk. The *OHA* defines heritage attributes, in relation to real property, as the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest. *PPS 2014* defines heritage attributes as 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 of vistas to or from a *protected heritage property*).

A municipality may 'list' a property on the Register to indicate its potential CHVI. Importantly, designation or listing in most cases applies to the entire property, not only individual structures or features. The City maintains a Register (Inventory of Heritage Resources), along with seven Heritage Conservation Districts.

3.2.3 Provincial Heritage Conservation Guidance

As mentioned above, heritage conservation on provincial properties must comply with the MTCS *Standards and Guidelines for the Conservation of Provincial Heritage Properties*, but this document also provides 'best practice' approaches for evaluating cultural heritage resources not under provincial jurisdiction. For example, the *Standards and Guidelines for the Conservation of Provincial Heritage Properties – Heritage Identification & Evaluation Process* (MTCS 2014) provides detailed explanations of the *O. Reg. 9/06* criteria and its application.

The Province, through the MTCS, has also developed a series of products to advise municipalities, organizations, and individuals on heritage protect and conservation. Guidance on identifying, evaluating, and assessing impact to built heritage resources and cultural heritage landscapes is provided in the *Ontario Tool Kit* series. Of these, *Heritage Resources in the Land Use Planning Process* (MTCS 2005) defines an HIA 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.'

The MTCS *Heritage Resources in the Land Use Planning Process* advises how to organize the sections of a HIA, although municipalities may also draft their own terms of reference. The *Heritage Resources in the Land Use Planning Process* also outlines a number of direct and indirect impacts to be considered when assessing the effects of a proposed development on a cultural heritage resource, as well as mitigation options.

Determining the optimal conservation or mitigation strategy is further guided by the MTCS *Eight guiding principles in the conservation of historic properties* (2012), which encourage respect for:

- 1) Documentary evidence (restoration should not be based on conjecture);
- 2) Original location (do not move buildings unless there is no other means to save them since any change in site diminishes heritage value considerably);
- 3) Historic material (follow 'minimal intervention' and repair or conserve building materials rather than replace them);
- 4) Original fabric (repair with like materials);
- 5) Building history (do not destroy later additions to reproduce a single period);
- 6) Reversibility (any alterations should be reversible);
- 7) Legibility (new work should be distinguishable from old); and,
- 8) Maintenance (historic places should be continually maintained).

The *Ontario Heritage Tool Kit* partially, but not entirely, supersedes earlier MTCS advice. Criteria to identify cultural landscapes is provided in greater detail in the *Guidelines on the Man-Made Heritage Component of Environmental Assessment* (1980:7), while recording and documentation procedures are outlined in the *Guidelines for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1992:3-7).

3.3 Municipal Heritage Policies

3.3.1 *The London Plan*

The City's new 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 (Policy_57) – Celebrate and support London as a culturally rich, creative and diverse city;
 - 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 (Policy_61) – 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.

Central London, defined by Oxford Street, Adelaide Street and Thames River, is recognized in *The London Plan* as containing 'some of London's most significant cultural heritage resources' (Policy_93), and similarly 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' too 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). In terms of '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).

In its 'City Building Policies' *The London Plan* states under 'Character' that the 'built form will be designed to have a sense of place and character consistent with the planned vision of the place type, by using such things as topography, street patterns, lotting patterns, streetscapes, public spaces, landscapes, site layout, buildings, materials and cultural heritage' (Policy_197, currently subject to appeal). Heritage conservation and promotion is also to be considered when designing public facilities and public spaces (Policies_429 and Policy_540), and in the City's objective to be a 'culturally rich and diverse city' (Policy_525.6) and to be a regional cultural centre (Policy_532).

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 Policies 556-571, the identification of cultural heritage resources through Policies 572-582, and the specific policies discussed through Policies 583-622. Policies for heritage conservation districts are outlined in Policies 592 through 601. Policies relevant to new developments in an HCD include Policies 594, 597 and 598. Policy 594 (under appeal at the time of writing) outlines policies for heritage conservation districts established in conformity with the cultural heritage chapter of *The London Plan*; including that;

- 1) The character of the district shall be maintained by encouraging the retention of existing structures and landscapes that contribute to the character of the district.
- 2) The design of new development, either as infilling, redevelopment, or as additions to existing buildings, should complement the prevailing character of the area.
- 3) Regard shall be had at all times to the guidelines and intent of the heritage conservation district plan.

Policy_597 states; where a property is located within a heritage conservation district designated by City Council, the alteration, erection, demolition, or removal of buildings or structures within the district shall be subject to the provisions of Part V of the *Ontario Heritage Act*. Policy 598 states: development and site alteration on adjacent lands to a heritage conservation district may be permitted 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.

Properties designated under Part IV of the *Ontario Heritage Act* are adjacent to 556 Wellington Street. Policy_586 indicates that the City will not permit development and site alteration on adjacent lands to heritage designated properties except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the heritage designated properties will be conserved.

3.3.2 London Official Plan (1989)

At the time of writing, *The London Plan* was under appeal for several heritage-related policies. While these policies are under appeal, policies from the 1989 *Official Plan (OP)* remain in effect. Chapter 13 of the *OP* addresses heritage and includes objectives to support the "protection, enhancement, restoration, maintenance, and utilization of buildings, structures, areas, or sites within London which are considered to be of cultural heritage value or interest to the community" (Section 13.1.i). The *OP* encourages new development to be sensitive to and

in harmony with the City's heritage resources. The design of new development in HCDs should complement the prevailing character of the area (Section 13.3.6.ii), and new development in HCDs should also have regard for the guidelines and intent of the HCD Plan (Section 13.3.6.iii).

3.3.3 2015-2019 Strategic Plan for the City of London

The City's *2015-2019 Strategic Plan for the City* adopted in 2014, includes heritage conservation as one of the six goals of building a sustainable city. The City commits to 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 for 2019-2023.

3.3.4 By-Law No. Z.-1

The City Zoning by-law in effect from 1993 zones the property as DA1(1): Downtown Area Zone. The DA1 zone allows for a variety of building uses, 100% lot coverage and a maximum height of 90 m. Permitted uses include a full range of commercial, service and office uses with residential uses permitted above the first floor.

3.3.5 West Woodfield Heritage Conservation District Plan & Guidelines

The West Woodfield Heritage Conservation District (HCD) was designated under Part V of the *Ontario Heritage Act* in 2008. The area is adjacent to the East Woodfield HCD and is bound by Richmond Street to the west, Dufferin Avenue and Queens Avenue to the south, Maitland Street and Peter Street to the east and Central Avenue and Pall Mall Street to the north (Figure 2). The HCD includes approximately 500 properties that include a wide range of uses. The HCD Plan is intended to assist in the protection and conservation of the heritage attributes and character of the area and establish a framework to protect, manage and enhance the community as it evolves over time (Section 1.3).

The West Woodfield HCD is recognized for its historical, architectural and contextual significance. West Woodfield was a popular residential area for the city's leading merchants, manufacturers and professionals who wished to live close to the downtown (City of London 2008). Most of the surviving structures date from 1880 to 1914 and include architectural styles such as Queen Anne, Edwardian and Italianate. There are a number of historic public buildings within the HCD, including four churches, the City's former public library, the band shell in Victoria Park and City Hall. The streetscape has shady tree-lined streets with Victoria Park at its core.



Figure 2: West Woodfield HCD Boundaries (Source: City of London).

Overall, the HCD Plan aims to avoid the destruction and/or inappropriate alteration of the existing building stock, materials and details by:

- Establishing policies and design guidelines to ensure new development and alterations are sensitive to the heritage attributes and details of the District and are based on appropriate research and examination of archival and/or contextual information;
- Strongly discouraging the demolition of heritage buildings and the removal or alteration of distinctive architectural details;
- Encouraging individual building owners to understand the broader context of heritage preservation, and recognize that buildings should outlive their individual owners and each owner or tenant should consider themselves stewards of the building for future owners and users;
- Encouraging sensitive restoration practices that make gentle and reversible changes, when necessary, to significant heritage buildings;
- Encouraging improvements or renovations to modern era buildings that are complementary to, or will enhance, the District's overall character and streetscape;
- Providing homeowners with conservation and maintenance guidelines and best practices so that appropriate building and repair activities are undertaken.

This will be achieved through following the principles:

- Preserve the historic context;
- Maintain and repair;
- Find a viable social or economic use;
- Preserve traditional setting;
- Preserve original decoration and fittings;
- Restore to authentic limits;
- Employ traditional repair methods;
- Respect historic accumulations;
- Make new replacements distinguishable;
- Avoid additions; and,
- Document changes.

District policies are identified in Section 4.0, which will be considered by City staff, Council and property owners, when reviewing proposals and making decisions regarding changes in the District and to properties. New buildings, as identified in Section 4.3, are required to respect and be compatible with the heritage character of the West Woodfield HCD through attention to height, built form, setback, massing, material and other architectural elements. Design guidelines provided in Section 8 of the plan is to be used when evaluating proposals for new buildings.

Section 4.6 Adjacent Areas indicates that a Heritage Impact Analysis, in accordance with the policies of the City of London, may be required for any redevelopment proposals within or adjacent to the HCD. The City of London Official Plan identifies adjacent lands as those lands that are contiguous and lands that are directly opposite a protected heritage property, separated only by a laneway or municipal road.

Section 10.2 identifies conservation guidelines for maintaining and restoring heritage features as well as other building components. Generally, the original appearance of the building should be researched to determine 'authentic limits' of restoration or alteration; restore whenever possible rather than replace; use appropriate style, scale and materials for additions and alterations; if replacement is necessary, new windows and doors should be of similar style, orientation and proportion as the original; locate additions away from the principal façade or where visible from the street or other public spaces; height of any new addition or building should be similar to existing and/or adjacent; and maintain and repair the heritage features and materials of the building.

Section 5.10.2 identifies the area behind City Hall—including 556 Wellington Street—as an area with development potential. The area behind City Hall is identified as the City Hall Precinct and suggests that it include “300 Dufferin [Street], 520 & 550 Wellington [Street] and the vacant parking lot at Wolfe & Wellington” (556 Wellington Street). This section suggests new development be 3 stories adjacent to the houses on Wolfe and Princess Streets and rise up to 8 to 10 stories facing Dufferin and Wellington Streets, and suggests traffic be directed onto Dufferin and Wellington streets.

3.3.6 London Complete Streets Design Manual

The City adopted the *Complete Streets Design Manual* in August 2018. The City aims to ensure contextual sensitivity when undertaking streetscape planning and design through flexible design recommendations that allow for the influence of important neighbourhood characteristics. This includes consideration of:

- Civic functions performed by different streets in London;
- Heritage designations and associated design criteria;
- Heritage appropriate street furniture within HCDs, which should be selected with input from Heritage, Road Operations, Solid Waste Management and BIA representatives;
- The surrounding streetscape when designing above ground utilities, particularly in HCDs;
- Using street light poles and fixtures that are appropriate for the heritage context; and,
- Heritage appropriate light standards that include pedestrian lighting.

3.3.7 Victoria Park Secondary Plan

The Victoria Park Secondary Plan is a City-initiated study to develop a secondary plan for the properties surrounding Victoria Park. To date, the lands surrounding the park have not been considered comprehensively based on their relationship to the prominent City-wide Victoria Park. The intention is to provide a comprehensive plan for the properties surrounding the park and to allow for proactive and coordinated approach for the review of any future development applications. At the time of writing, a draft of the Secondary Plan was not yet publicly available.

3.3.8 Municipal Policy Analysis

Municipal policy outlines the City's goal of protecting significant cultural heritage while allowing sustainable development. New developments are directed to incorporate the sense of place and character of an area. The West Woodfield HCD Plan and Guidelines recognizes that the area will evolve over time and sets out guidance to conserve the character and heritage attributes of the district. It is understood from *The London Plan* and the HCD Plan that heritage conservation guidance in the HCD will apply to new developments. The HCD Plan and Zoning By-Law both envision development on the property; however, the Zoning by-law (1993) allows buildings up to 90 m on the property as part of the DA1 (1) zone. The HCD Plan (2008) suggests height around 8-10 stories would be appropriate for the area north of City Hall to Wolfe Street, which includes the property.

Reconciliation of these different visions for development on the property can be addressed through high quality design, compatible materials and efforts to develop the property to ensure that the overall character of the HCD is conserved.

4.0 GEOGRAPHICAL & HISTORICAL CONTEXT

4.1 Geographic Context

The property is in the City of London in southwestern Ontario, approximately 35 km north of Lake Erie. It 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 local topography is flat and has been significantly modified by two centuries of urban development. The City is 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 property is located within the Thames River watershed, which drains into Lake St. Clair. 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. The river is approximately 800m east of 556 Wellington Street.

4.2 Historical Context

4.2.1 Paleo-Period (C. 9,000 BCE - 8,000 BCE)

The first human occupation of the London area can be traced back to Paleo Period just after the end of the Wisconsin Glacial Period. Evidence suggests that early Paleo peoples moved about in small bands of 25-35 individuals seasonally over large territories. Archaeological sites from this period are usually located in elevated locations on well drained areas and may have been placed to intercept migratory animals such as caribou. Sites that have been found from this period were likely communal hunting camps used over many years. In the early Paleo Period the population of southwestern Ontario was low with perhaps only 100-200 people in the area (Ellis and Deller 1990:54).

The climate changed over the course of the Paleo Period from an arctic like environment to a forest environment. By 8000 BCE the environment had changed into more dense coniferous forest. Many of the large game species – such as the mammoth and mastodon—familiar to people in the earlier Paleo-Period had become extinct or had moved further north. Evidence from archaeological sites –represented by projectile points—are more numerous at the end of the period showing a trend towards population increase (Wilson and Horne 1995:12).

4.2.2 Archaic (C. 8,000 BCE – 950 BCE)

The Archaic Period covers a vast span of history and saw significant change in the nature of human settlement in Ontario. This period has been divided into three sections: the Early Archaic Period (8000-6000 BCE), the Middle Archaic Period (6000-2500 BCE), and the Late Archaic Period (2500-950 BCE).

During the Early Archaic Period (8000-6000 BCE.), the jack and red pine forests that characterized the Late Paleo Period environment were replaced by forests dominated by white pine with some associated deciduous trees

(Ellis, Kenyon and Spence 1990:68-69). Stone tool technology changed including the introduction of side and corner-notched projectile points and ground stone tools such as celts and axes. The introduction of these tools, some of which are large and heavy, suggest the beginnings of a woodworking industry and a change towards less seasonal movement of the people.

During the Middle Archaic Period (6000-2500 BCE) the trend for a more diversified toolkit continued. The presence of netsinkers at archaeological sites suggests that fishing was becoming an important aspect of peoples diet. It was also at this time that "bannerstones", ground stone devices that served as a counterbalance for spear-throwers, were first manufactured in the area. Evidence has also shown that stone tool materials changed, and people began to rely on local and often poor-quality chert for projectile points. This trend indicates that people could not travel to the high-quality chert sites as easily and may have been constrained by smaller territories than earlier times. This reduction in territory size was probably the result of gradual population growth over much of Ontario. People adapted and more people had to rely on resources from smaller areas which meant they started using tools to acquire a more varied set of food resources. 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.

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

During the Late Archaic Period (2500-950 BCE) 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 expanded. "It is during the Late Archaic that the first true cemeteries appear" (Wilson and Horne 1995: 16). 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. During the Late Archaic 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. Indigenous 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.

4.2.3 Woodland (C. 950 BCE – 1650 CE)

The early Woodland Period (950 BCE – 400 BCE) saw the introduction of ceramics and trade goods from new places including projectile points made from high quality raw material out of the American Mid-West. By the middle Woodland Period (400 BCE – 900 CE) ceramics were an established tool and fish became more important in peoples diet. Densely occupied sites that were used repeatedly over several hundred years developed in river valleys. These appear to have served as base camps occupied on and off over the year with smaller special purpose camps in upland areas.

Corn may have been introduced as early as 600 CE and became a staple in people's diet by 1000 CE. Settlement and subsistence patterns shift over this period to increasingly rely on corn horticulture (Fox 1990:185; Smith 1990; Williamson 1990:312). The first agricultural villages appear around 900 CE on well drained sandy soils on the tablelands above the river valleys. These early villages share many features described by later European explorers and traders. Early long houses were small, averaging 12.4 metres in length. Over the next few centuries the organization of longhouses in villages becomes more formal and the size of longhouses grows perhaps indicating the development of the clan structure characteristic of historically known Iroquoian peoples (Dodd et al 1990:358). After 1450 CE the size of longhouses decreases to around 30 metres. Throughout this period changes in village structure, artifacts and subsistence patterns can be observed in the archaeological record. Small sites may have amalgamated into larger villages for defence and new crop foods such as beans are found on later Woodland Period sites (Dodd et al 1990:357). Material culture, settlement and subsistence patterns change over this period 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).

The London area had a relatively large population until around 1525 CE when communities of pre-contact Iroquoian peoples who had formerly lived throughout southwestern Ontario as far west as the Chatham area moved further east to the Hamilton area. At some point before the late 17th or early 18th century Algonquian speaking peoples who had formerly lived much further south in Ontario and in Michigan moved into the London area (Wilson and Horne 1995:28).

4.2.1 Post-Contact Euro-Canadian Occupation

4.2.1.1 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. Each district was further subdivided into counties and townships.

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 Delaware [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 and Middlesex County formed from Suffolk County.

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). 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.

4.2.1.2 Westminster Township

The first land patents for Westminster Township, on the south bank of the Thames at the study area, were issued as early as 1812, shortly after the initial surveys in 1809 and 1810 (Brock and Moon 1972). Settlement began in the southwest corner of the township along North Branch of the Talbot Road and followed by later settlements along Commissioners Road, with the southeast portion of the township being settled last. The township by 1817 had 107 houses and 428 people, including two school houses, one grist mill and one saw mill (Brock and Moon 1972: 566). In 1842, the township now contained four grist and two sawmills while the population had grown to 3,376 (Smith 1846), while at mid-century the population was 4,525 residents with three grist mills, two carding machines, and a fulling mill (Brock and Moon 1972:566).

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

The growing City of London, however, would soon expand into the township. London South in Westminster Township was annexed by the City in 1890, and in 1961 a large portion of the township (including the study area) was annexed. In 1988 the Town of Westminster was established in an attempt to remain autonomous from London, but it too was annexed on January 1, 1993 (Tourism London 2019; Meligrana 2000).

4.2.1.3 London Township

London Township was the largest of the Middlesex townships, covering approximately 96,000 acres (Page & Co. 1878), and its earliest 'official' settlement dates to 1818, when Talbot granted land to several Irish families. 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).

The population of the township, exclusive of the Village of London, reached 3,955 people by 1842 (Stott 1999:15; Page & Co. 1878). Industries in the township at this time included three grist and six saw mills (Smith 1846). By 1850 the township's population had reached 6,034 people, and by 1858 the township was considered fully settled. The population grew to a further 9,645 inhabitants by 1880, with several small hamlets established including Birr, Elginfield, Denfield, Ilderton, Vanneck, Bryanston, and Kensington (Brock and Moon 1972: 520-522). Kensington had been annexed by the City with London West by 1898, and 1,150 acres (465.4 hectares) of London Township (including the area north of the study area) was annexed in 1961. Further annexation followed in 1989 and 1993.

4.2.1.4 City of London

After his 1793 visit Simcoe had reserved 3,850 acres for a future town site at the Forks, but a preliminary survey of the "Site of London" by Lewis Grant was not prepared until 1800, and much of the land was still vacant in 1826 when Mahlon Burwell formally surveyed the town plots. 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). Initial settlers were offered a low rate of \$30 for a patent on the condition that they erect a small house. Colonel Talbot was also tasked with recruiting settlers, but growth was slow as the site was inland and connected to other centres by poor roads.

In 1827, London was elevated to capital of the London District and the site for the district courthouse, which was 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 first of two devastating fires swept through a large portion of Dundas Street in 1844 while a second fire the following year, known as "The Great Fire", burned a substantial portion of the village. These led to a by-law defining boundaries in the village where no wooden structures could be erected (Page & Co. 1878).

In 1847 London received Royal assent to incorporate as a town, and when this took effect on January 11, 1848 it became a separate political entity from Middlesex County. 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.

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. The City by 1878 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). By 1901, the population had increased to 44,772 (J.G. Foster & Co. 1901), increasing further to 55,000 people by 1914. This growth 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 383,822, making it one of the largest urban municipalities in Ontario (Statistics Canada 2016).

4.2.2 556 Wellington Street

The property is located in what was historically Lot 15, Concession 1 in the former London Township in Middlesex County.

The area bound by Clarence Street, Dufferin Avenue, Waterloo Street and Central Avenue was historically used for British military purposes, who occupied the site from 1838 to 1869 (Canada's Historic Places 2019; The Canadian Archaeological Association 2014). This is confirmed by several historical maps from that time, including the 1846 *Town of London Plan* by Thomas Craig which shows a large barrack building drawn towards Mark Lane (present day Richmond Street) with a Catholic Burying Ground to the southwest (Figure 3). Wellington Street appears to end at Duke Street with no structures identified to the east of the barracks. The 1856 map produced for the London Directory by Samuel Peters shows the property and surrounding area as part of a Government Reserve. At this time, the reserve was bound by East Dundas to the south, Church Street (now Clarence Street) to the west, Pall Mall to the north and Waterloo Street to the east. Mill Creek leads to Lake Horn from the Thames and runs east west to the north of the reserve, and Wellington Street is now shown to extend beyond Duke Street. Several institutional properties are located mainly to the southwest of the property.

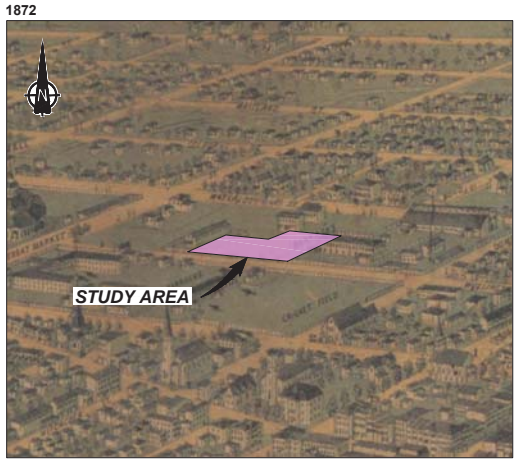
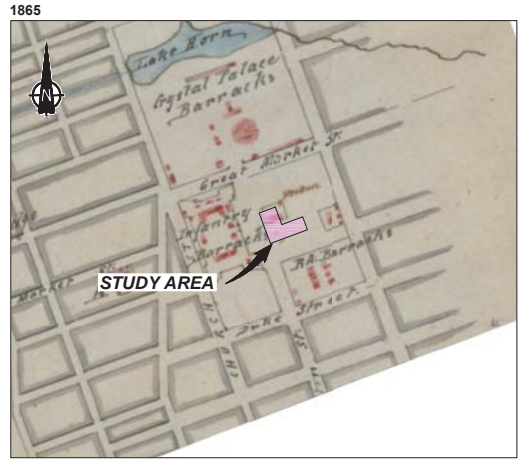
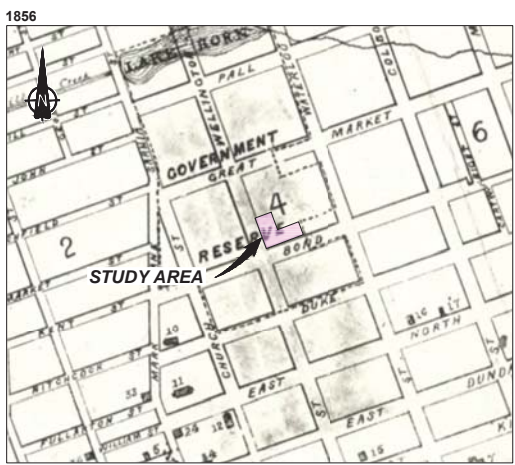
An anonymous map from 1865 shows Infantry Barracks on the west side of Wellington Street, with a prison and RA. Barracks on the east side. North of Great Market Street (present day Central Avenue) to the south of Lake Horn is labelled 'Crystal Palace Barracks'. Structures are identified on the east of Wellington Street in Glover's 1872 *Bird's Eye View of London, Ontario, Canada* which shows military barracks on the property with additional barracks and a cricket field to the west where present day Victoria Park is located. In 1878, Victoria Park was established and dedicated by the Governor General of Canada, Lord Dufferin (The Canadian Archaeological Association 2014). During this time, the east side of Wellington and other building lots surrounding Victoria Park were redeveloped into residential lots (City of London 2008). This is confirmed in a map from 1881 which shows that Victoria Park had replaced the military barracks, however, artillery grounds remained to the north of Princess Avenue towards Central Avenue (Goad 1881; Figure 4).

At the turn of the century, the building boom around Victoria Park continued with merchants, wholesalers and public figures constructing homes on the east side of the park along Wellington (City of London 2007). In aerial imagery from 1922, 1945 and 1955, the residential structures along the east side of Wellington Street and along the perimeter of Victoria Park are visible (Figure 5). By 1965, the residential structures once located in the 556 Wellington Street area were demolished, and the land appears to have been cleared. This aligns with the construction of the Centennial Hall and new City Hall. Aerial imagery from the 21st century show minimal changes to the property.

A summary of key events for the property is provided in Table 1.

Table 1: Chronology for 556 Wellington Street.

Date	Key Event
1838	British military obtains the property through the Crown and establishes an army garrison on the site.
1869-70	British military abandons the garrison and releases the land now known as Victoria Park to the City. The east portion of the garrison remains as militia grounds (Figure 6).
1872	Glover's Bird's Eye View of London identifies barracks located on the east side of Wellington Street.
1874-78	Victoria Park was established and dedicated by Lord Dufferin the Governor-General in honour of Queen Victoria.
1893-1914	The east side of Wellington Street is redeveloped with large residential buildings (Figure 7).
1960s	Centennial Hall and the new City Hall are constructed, replacing seventeen residential structures along the east side of Wellington Street.
1970 – 2019	After the demolition of the structures on Wellington Street, the property at 556 Wellington Street is used as a surface parking lot.



LEGEND

APPROXIMATE LOCATION OF STUDY AREA

REFERENCE

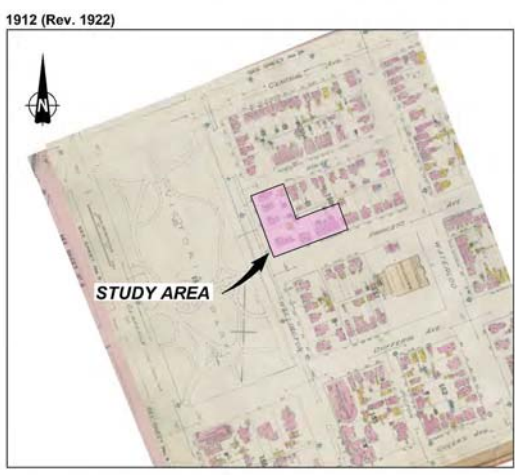
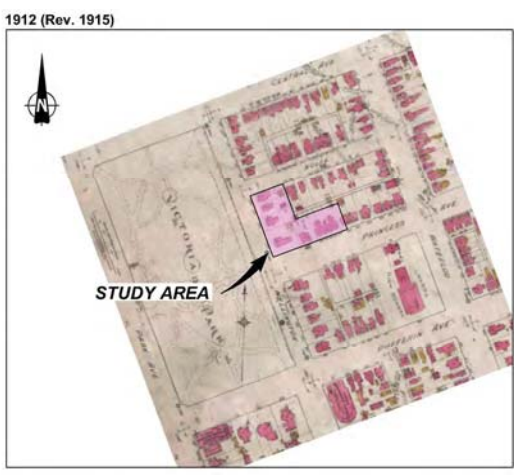
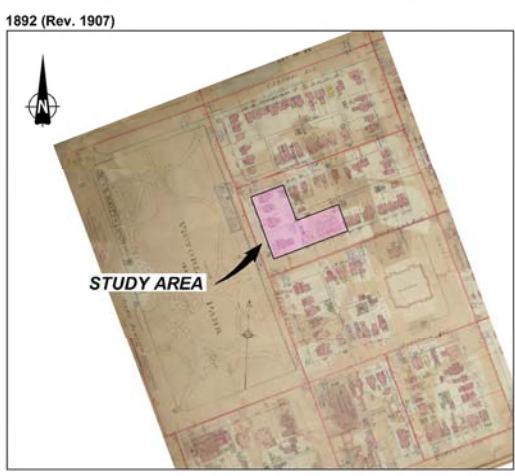
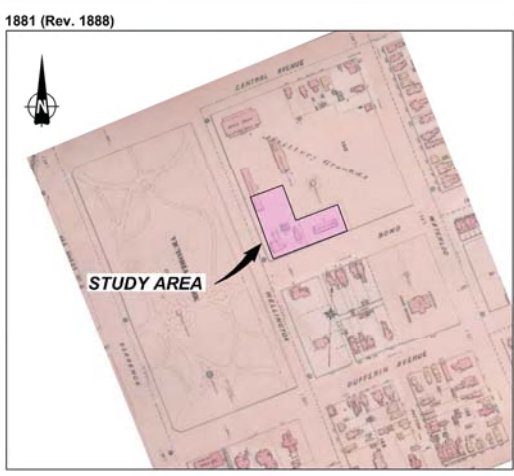
CRAIG, THOMAS, 1846, PLAN OF THE TOWN OF LONDON, SCOBIE & BALFOUR TORONTO LITHOGRAPHY, TORONTO, ONTARIO.
 PETERS, SAMUEL, 1856, MAP OF THE CITY OF LONDON, GEORGE RAILTON, LONDON, ONTARIO.
 ANONYMOUS, 1865, LONDON, UNIDENTIFIED PUBLISHER AND PLACE OF PUBLICATION.
 GLOVER, E. S., 1872, BIRD'S EYE VIEW OF LONDON, ONTARIO, CANADA, 1872. SMALLMAN & INGRAM, LONDON, ONTARIO.

NOTES

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

PROJECT		HERITAGE IMPACT ASSESSMENT 556 WELLINGTON STREET CITY OF LONDON, ONTARIO	
TITLE		HISTORICAL MAPS CRAIG 1946, PETERS 1856, ANONYMOUS 1965 AND GLOVER 1972	
GOLDER		PROJECT No. 19116445	FILE No. 19116445-RC1003
CARD	ZB/MS	Apr 12/19	SCALE NTS/REV.
CHECK			FIGURE 3

Client: GDL Realty Advisors Inc.
 Original Format: A Tabloid 279mm x 432mm
 Drawing File: 1911645-01004.dwg
 Apr 12, 2016 - 2:36pm
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LEGEND

APPROXIMATE LOCATION OF STUDY AREA

REFERENCE

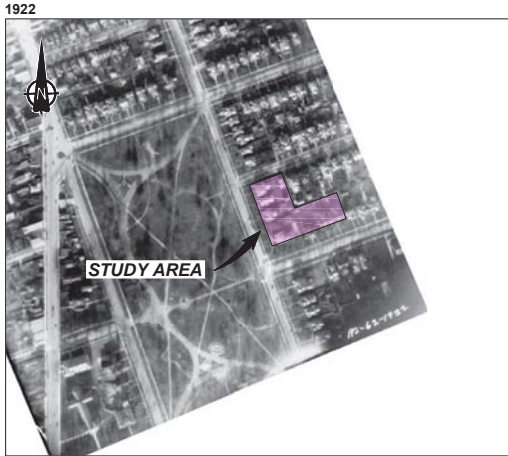
GOAD, CHARLES E.
 1881, INSURANCE PLAN OF LONDON 1881 (REV. 1888),
 ONTARIO, CHARLES E. GOAD CO., MONTREAL, QC.
 1892, INSURANCE PLAN OF THE CITY OF LONDON 1892 (REV. 1907),
 ONTARIO, CHARLES E. GOAD CO., MONTREAL, QC.
 1912, INSURANCE PLAN OF THE CITY OF LONDON 1912 (REV. 1915),
 ONTARIO, CHARLES E. GOAD CO., MONTREAL, QC.
 1912, INSURANCE PLAN OF THE CITY OF LONDON 1892 (REV. 1922),
 ONTARIO, CHARLES E. GOAD CO., MONTREAL, QC.

NOTES

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 ALL LOCATIONS ARE APPROXIMATE.

PROJECT	HERITAGE IMPACT ASSESSMENT 556 WELLINGTON STREET CITY OF LONDON, ONTARIO		
TITLE	GOAD'S FIRE INSURANCE PLANS OF THE CITY OF LONDON 1881 (REV. 1888), 1892 (REV. 1907), 1912 (REV. 1915), AND 1912 (REV. 1922)		
	PROJECT No.	19116445	FILE No.
	SCALE	N.T.S.	
GOLDER	CHECKED	ZB/MS	Apr 12/16
	DRAWN		
			FIGURE 4

Client: CNL Realty Advisors Inc.
 Original Format: In Tabloid 279mm x 432mm
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LEGEND

APPROXIMATE LOCATION OF STUDY AREA

REFERENCE

WESTERN UNIVERSITY, 2019. CITY OF LONDON AERIAL PHOTOGRAPHY. ELECTRONIC RESOURCE: [HTTPS://WWW.LIB.UWO.CA/MADGIC/AIRPHOTOS.HTML](https://www.lib.uwo.ca/madgic/airphotos.html)

NOTES

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

PROJECT		HERITAGE IMPACT ASSESSMENT 556 WELLINGTON STREET CITY OF LONDON, ONTARIO		
TITLE		AERIAL MAPS 1922, 1945 AND 1965		
	PROJECT No.	19116445	FILE No.	19116445-R01005
	CADD	ZJB	SCALE	NTS REV.
	CHECK		Apr 10/19	

FIGURE 5



WELLINGTON STREET, EAST SIDE OF VICTORIA PARK, 1867.
 Review of 53rd Regiment (now 1st Shropshire King's Own Light Infantry), Confederation Day, 1st of July, 1867.
 VIEW TAKEN FROM CRICKET SQUARE (NOW VICTORIA PARK). FOR 1897 VIEW, SEE BELOW.

Figure 6: Wellington Street circa 1867 (Source: The London Printing & Lithography Company 1900).



WELLINGTON STREET, EAST SIDE VICTORIA PARK.

Figure 7: East side of Wellington Street (Source: The London Printing & Lithographing Company 1900).

4.2.3 Victoria Park

Victoria Park is bound by Central Avenue, Clarence Street, Dufferin Avenue and Wellington Street. The 62,500 square metre park was established in 1878, having been previously used for British military purposes.

The British military occupied the site as early as 1838, when they constructed framed infantry barracks and associated support buildings on the site (Canada’s Historic Places 2019). The original barracks burned down around 1869 and in 1874, following the dissolution of the barracks, the City was granted the land. In 1878, agronomist William Saunders presented plans for the park to City Council and shortly after the park was designed by famed American landscape architect, Charles H. Miller (Canada’s Historic Places 2019). Miller served as the Chief Gardener for the Bureau of Horticulture in the late 19th century and is also known for preparing the site plan for the Ontario Agriculture College in Guelph in 1882.

The new park included old parade grounds which was also used as a cricket pitch in the 1860s (City of London 2007). By the turn of the century, Victoria Park was well-established (Figure 8), and the surrounding area quickly attracted some of the wealthiest residents who began to build mansions along the park's perimeter.

Several monuments have been incorporated into the park throughout the 20th century. A Boer War Soldiers Monument was added in 1912, a bandshell built in 1950 (and rebuilt in 1989) and the London Women's Movement Memorial was relocated to the park in 1994. More recently, the Veterans Memorial Garden and Carillon was added in 2006 (Canada's Historic Places 2019).



Figure 8: Bird's Eye View of Victoria Park from present day Wellington Street and Dufferin Avenue intersection (Source: The London Printing & Lithographing Company 1900).

5.0 EXISTING CONDITIONS

5.1 Setting

The setting of the property can be characterized as urban, typified by a mix of building styles, types and height. Victoria Park is located to the immediate west of the property (Figure 9). Traffic on Wellington Street is two lanes heading north and one lane heading south. A treed boulevard separates the road from the sidewalk on either side. The property is zoned DA1(1): Downtown Area Zone. The DA1 zone allows for a variety of building uses, 100% lot coverage and a maximum height of 90 m.

The property's topography is flat (252 above sea level; a.s.l.), rising slightly towards the foundations of neighbouring buildings. Mature and semi-mature vegetation lines the street and to the west at Victoria Park. The property is approximately 740 m to the east of Thames River.

There are two access driveways to the 'Civic Square Parking Garage' along the east side of Wellington Street (Figure 10 to Figure 12). Aside from a small median between the sidewalk and the parking lot and a few trees, there is no greenery on the property. The property lot is L-shaped and measures approximately 100 m north-to-south by 80 m east-to-west. A chain link fence separates the parking lot from the neighbouring property at 295 Wolfe Street. It is in the west portion of the West Woodfield HCD with designated Part IV property Victoria Park to the immediate west. A laneway runs to the immediate east, connecting Wolfe Street to Waterloo Street. As there are currently no structures on the property, there is a clear view of 295 Wolfe Street and 302 Princess Avenue from Wellington Street. Many of the properties on Wolfe Street between Wellington Street and Waterloo Street have been converted into multi-unit dwellings and offices. The backyards and driveways of several properties have been altered to add parking and access facilities to support the converted buildings uses.



Figure 9: Wellington Street, facing north. Victoria Park is visible to the left with 556 Wellington Street to the right (March 18, 2019).



Figure 10: View of 556 Wellington Street from the west side of Wellington Street (March 18, 2019).



Figure 11: 556 Wellington Street, facing northeast (March 18, 2019).



Figure 12: 556 Wellington Street, facing east (March 18, 2019).



5.2 Built Environment



The property is currently a parking lot with no built structures. It is located within the West Woodfield HCD, it and all surrounding properties are protected heritage properties.



Table 2 (below) outlines properties near 556 Wellington Street that are within the area expected to experience shadows from the proposed development (see Section 7.2.2 and APPENDIX C). The description for Part IV properties are from the individual property designation by-laws (APPENDIX B). For Part V properties, the brief description has been developed by Golder based on physical features of the built heritage resource.



Part V and Part IV heritage properties are illustrated on Figure 13.


Table 2: Cultural heritage properties near 556 Wellington Street.



Civic Address	Photograph	Description	Cultural Heritage Status
<p>West Woodfield Heritage Conservation District (HCD)</p>	 <p><i>Photo taken March 18, 2019</i></p>	<p>The West Woodfield HCD is recognized for its historical, architectural and contextual value. The area became an enclave of the city's leading merchants, manufacturers and professionals who would continue to build their houses here until WWI. Although some areas have been redeveloped more recently, a large percentage of the 1880-1914 homes constructed in the Queen Anne, Edwardian and Italianate styles have been retained. The streetscape has shady tree-lined streets and picturesque Victoria Park at its core. The streets and lanes reflect traditional patterns of movement and development.</p>	<p>Designated under Part V of the OHA, West Woodfield Heritage Conservation District</p>
<p>300 Princess Avenue</p>	 <p><i>Photo taken March 28, 2019</i></p>	<p>Two-and-a-half storey, brick and stone Queen Anne style residence constructed circa 1893.</p>	<p>Protected heritage property, designated under Part V of the OHA, and Priority 1 listed property</p>

Civic Address	Photograph	Description	Cultural Heritage Status
306 Princess Avenue	 <p data-bbox="415 1058 626 1079"><i>Photo taken March 28, 2019</i></p>	<p data-bbox="776 705 1239 816">Two-and-a-half storey, brick and stone residence with high gable pediment roof and centre round window, two single side right brick chimneys, open veranda and second storey oriel window.</p>	<p data-bbox="1269 705 1528 785">Protected heritage property, designated under Part V of the OHA</p>
308 Princess Avenue	 <p data-bbox="415 1457 626 1478"><i>Photo taken March 18, 2019</i></p>	<p data-bbox="776 1104 1252 1472">Two-and-a-half storey, brick and stone Late Victorian style residence constructed in 1895. The property has historical value for its association with noted London Architect Herbert Matthews. It has design or physical value as a good representation of a Late Victorian eclectic style residential architecture. The building features two-and-a-half storey polygonal turrets, slate mansard roof, rock-faced red sandstone, with detailing of red slate on the west turret and red brick on the east turret. The turrets are connected by a sweeping veranda on the first-storey and semi-circular veranda on the second storey, with a central dormer projecting above.</p>	<p data-bbox="1269 1104 1528 1215">Protected heritage property, designated under Part V of the OHA, and Part IV under By-law 2865-487</p>



Civic Address	Photograph	Description	Cultural Heritage Status
322 Princess Avenue	 <p data-bbox="415 1056 625 1079"><i>Photo taken March 18, 2019</i></p>	<p data-bbox="776 705 1255 1129">Two-and-a-half storey, red brick Queen-Anne style building constructed in 1905, known locally as the 'Rand Property'. The property has historical value as it was first occupied by James R. Shuttleworth, a hat manufacturer. The Shuttleworth family retained ownership of the house until 1928. It has design or physical value for its steeply-pitched roof, ashlar block belt courses, two gables and one dormer, two-storey bay windows, corbelled chimneys and classically-inspired porch with columns, entablature and dentils on a rusticated stone foundation. It has contextual value as part of the streetscape involving 300 to 336 Princess Avenue and 549 to 585 Waterloo Street, and as part of the West Woodfield HCD.</p>	<p data-bbox="1271 705 1528 814">Protected heritage property, designated under Part V of the OHA, and Part IV under By-law 3354-162</p>
334-336 Princess Avenue	 <p data-bbox="415 1507 625 1530"><i>Photo taken March 28, 2019</i></p>	<p data-bbox="776 1157 1255 1524">Two-and-a-half storey, pressed red brick Queen Anne influence double house circa 1898, known locally as the 'Morgan Property'. It has historical value for its associations with Stephen Pocock, an advertising manager for London Shoe Company, who occupied the house from 1913 until at least 1953. The property has design or physical value for its complex roofline and massing, dormers and tall corbeled chimneys and richly decorated face. It includes a two-storey porch and sunroom on the front elevation with tall multi-paned windows. It has contextual value as part of a streetscape involving 300 to 336 Princess Avenue and 549 to 585</p>	<p data-bbox="1271 1157 1528 1266">Protected heritage property, designated under Part V of the OHA, and Part IV under By-law 3355-163</p>



Civic Address	Photograph	Description	Cultural Heritage Status
		Waterloo Street. It is also within the West Woodfield HCD.	
526-528 Waterloo Street	 <p data-bbox="418 1136 626 1157"><i>Photo taken March 28, 2019</i></p>	Two-storey, Italianate style, brick building constructed circa 1873. The property has design or physical value as a vernacular expression of the Italianate style and is an early example of a double house. The Italianate features include a low-pitched hip slate roof with wide eaves, double brackets, central gable with a broken pediment effect and various window details. The white brick construction includes brick quoins at the outer corners and on either side of the central projections. Several of the interior features remain, including ceiling medallions, marble fireplaces and designed staircases.	Protected heritage property, designated under Part V of the OHA, and Part IV under By-law 2863-454
532 Waterloo Street	 <p data-bbox="418 1533 626 1554"><i>Photo taken March 28, 2019</i></p>	Two-storey, vernacular style with Georgian and Italianate influences, white brick building constructed in 1875. The property has design or physical value as a double house, with each residence having a side hall plan and three bays wide. It features double brackets at the eaves, tall corbelled chimneys at either end, brick framed by pilasters and arched windows with voussoirs. It has contextual value as part of the West Woodfield HCD.	Protected heritage property, designated under Part V of the OHA, and Part IV under By-law 3277-53



Civic Address	Photograph	Description	Cultural Heritage Status
538 Waterloo Street	 <p data-bbox="415 1056 626 1077"><i>Photo taken March 28, 2019</i></p>	One storey, brick and stone residence with open porch and half-timbering in the medium gable roof.	Protected heritage property, designated under Part V of the OHA
544 Waterloo Street	 <p data-bbox="415 1455 626 1476"><i>Photo taken March 28, 2019</i></p>	Two storey brick building with two dormers; one with a medium hip roof, and one with a shed roof. Soldier voussoirs decorate the second storey windows.	Protected heritage property, designated under Part V of the OHA



Civic Address	Photograph	Description	Cultural Heritage Status
<p>Waterloo Apartments, 549 Waterloo Street</p>	 <p><i>Photo taken March 18, 2019</i></p>	<p>Three-storey, red brick apartment building constructed in 1912. The property has historical value as it typifies apartment buildings from that time period. It has design or physical value as a good example of apartments built during the period. The building features Tudor style characteristics, such as a tall projecting frontispiece with inset stone diamonds, panels and insets, and capped with a tin cornice defining the flat roof. It has a central bay with inset balconies on all three levels and has original 9/1 and 12/1 windows. The property has contextual value as part of a streetscape involving 300 to 336 Princess Avenue and 549 and 585 Waterloo Street. It is also within the West Woodfield HCD.</p>	<p>Protected heritage property, designated under Part V of the OHA, and Part IV under By-law 3356-164</p>
<p>551-555 Waterloo Street</p>	 <p><i>Photo taken March 28, 2019</i></p>	<p>Two-and-a-half storey yellow brick buildings connected by a second-storey pedway with pediment style medium to high gable roofs and open porches.</p>	<p>Protected heritage property, designated under Part V of the OHA</p>


Civic Address	Photograph	Description	Cultural Heritage Status
294 Wolfe Street	 <p data-bbox="415 1058 626 1079"><i>Photo taken March 28, 2019</i></p>	Two-and-a-half storey, yellow brick building with a medium gable roof and semi-circular window over the open porch.	Protected heritage property, designated under Part V of the OHA
295 Wolfe Street	 <p data-bbox="415 1457 626 1478"><i>Photo taken March 28, 2019</i></p>	Three storey, yellow brick modern building with keystone elements and medium gable roof.	Protected heritage property, designated under Part V of the OHA


Civic Address	Photograph	Description	Cultural Heritage Status
297 Wolfe Street	 <p data-bbox="415 1058 626 1079"><i>Photo taken March 18, 2019</i></p>	<p data-bbox="776 705 1214 789">Two-and-a-half storey, yellow brick building with semi-circular and segmental arch windows and open porch.</p>	<p data-bbox="1271 705 1531 789">Protected heritage property, designated under Part V of the OHA</p>
296-298 Wolfe Street	 <p data-bbox="415 1457 626 1478"><i>Photo taken March 28, 2019</i></p>	<p data-bbox="776 1104 1247 1444">Two-and-one-half storey, High Victorian style, stucco double house constructed in 1893. The property has historical or associative value as it was constructed for Reverend George R. Sanderson. It has design or physical value for its large symmetrical roof with two gable ends with a large window and decorative architraves and shingles. There are single brackets under the eaves, two corbelled brick chimneys and massive brackets. Below the gable are four windows which flank the projecting centre porch, and the main entrance has a single leaf door with sidelights and transom.</p>	<p data-bbox="1271 1104 1531 1213">Protected heritage property, designated under Part V of the OHA, and Part IV under By-law 3278-54</p>

Civic Address	Photograph	Description	Cultural Heritage Status
298 ½ Wolfe Street	 <p data-bbox="415 1058 626 1079"><i>Photo taken March 28, 2019</i></p>	Two-and-a-half storey brick building with open porch and medium gable roof.	Protected heritage property, designated under Part V of the OHA
299 Wolfe Street	 <p data-bbox="415 1457 626 1478"><i>Photo taken March 28, 2019</i></p>	Two and a half storey brick building with open veranda and decorative posts.	Protected heritage property, designated under Part V of the OHA

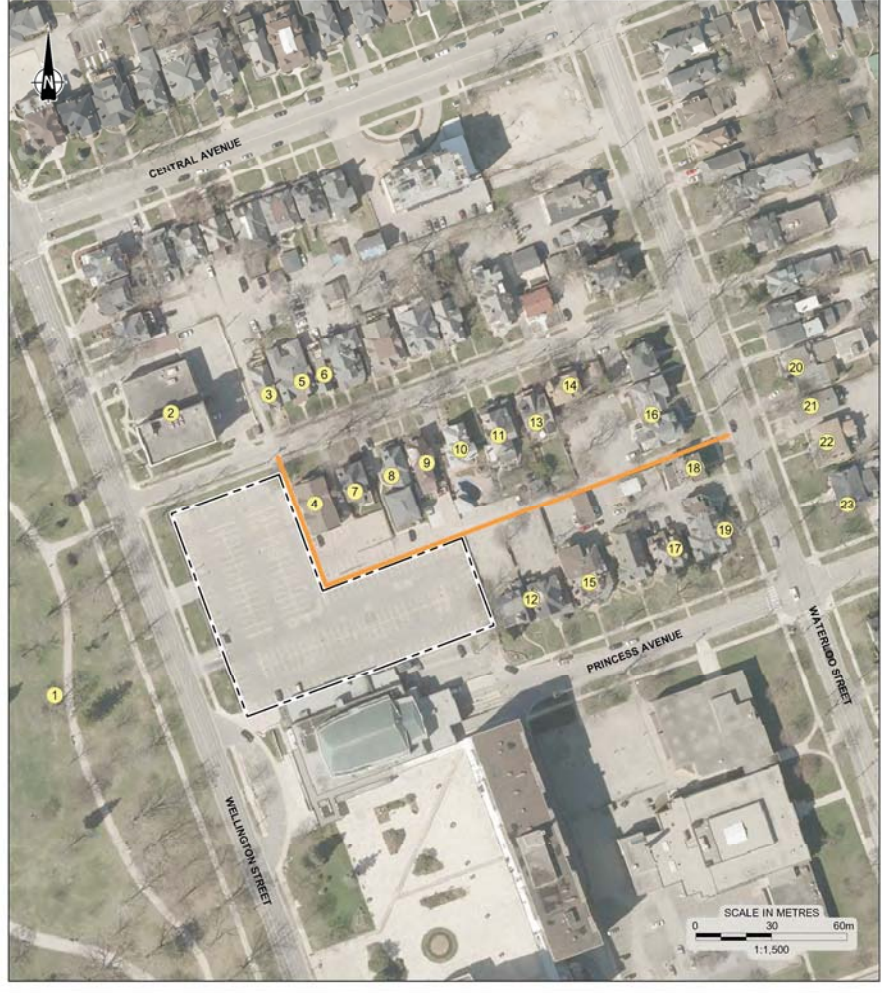
Civic Address	Photograph	Description	Cultural Heritage Status
303 Wolfe Street	 <p data-bbox="415 1041 625 1062"><i>Photo taken March 28, 2019</i></p>	Two-and-a-half storey, painted brick building with open veranda and decorative posts.	Protected heritage property, designated under Part V of the OHA
307 Wolfe Street	 <p data-bbox="415 1476 625 1497"><i>Photo taken March 28, 2019</i></p>	Two-and-a-half storey yellow brick building with segmental arch and flat headed windows, medium gable roof and open porch.	Protected heritage property, designated under Part V of the OHA

Civic Address	Photograph	Description	Cultural Heritage Status
311 Wolfe Street	 <p style="text-align: center;"><i>Photo taken March 28, 2019</i></p>	Two-and-a-half storey, yellow brick and stone building with medium gable roof and open veranda.	Protected heritage property, designated under Part V of the OHA
315 Wolfe Street	 <p style="text-align: center;"><i>Photo taken March 28, 2019</i></p>	Two-and-a-half storey, Late Victorian style red brick house with screen porch constructed in 1908. The property has historical or associative value as it was built for Walter Simson, an executive with John Marshall and Co., manufacturers of hats, caps and furs. Simson lived in the house until 1924. Since then, the building has been home to a variety of well-to-do residents. The property has design or physical value as a red brick late Victorian structure with Stick and Romanesque influences. The roof is slate with a large chimney, a gable with a large oval window and recessed porch, limestone piers and wood columns and balustrades. An arched doorway is enlivened with egg and dart terra cotta mouldings and all windows have limestone headers. A bay	Protected heritage property, designated under Part V of the OHA, and Part IV under By-law 3244-688

Civic Address	Photograph	Description	Cultural Heritage Status
		<p>window is located on the east façade. Wolfe Street has contextual value as an intact Victorian street. Construction of the houses began in 1888 after the site was vacated by the military.</p>	
<p>317 Wolfe Street</p>	 <p><i>Photo taken March 28, 2019</i></p>	<p>Two-and-a-half storey Queen Anne style white brick house constructed in 1902. The property has historical or associative value as it was built for William J. Legg, a carriage maker. It has design or physical value for its asymmetrical façade with varied windows, double entrance door with original hardware and stained glass transom and deep-arched voussoirs accented by a narrow band of decorative brick work. The neoclassical veranda has columns on rusticated bases and an open balustrade. The porch gable is supported by brackets and has a raised diamond pattern. The square tower is set diagonally on the northwest corner with a pyramidal roof.</p>	<p>Protected heritage property, designated under Part V of the OHA, and Part IV under By-law 3357-211</p>

Civic Address	Photograph	Description	Cultural Heritage Status
<p>Victoria Park, bound by Dufferin Avenue, Clarence Street, Central Avenue and Wellington Street</p>	 <p><i>Photo taken March 18, 2019</i></p>	<p>The 6.25 hectare Victoria Park has been a gathering place for Londoners since 1874. Victoria Park is significant in five main areas:</p> <ul style="list-style-type: none"> ■ As a registered archaeological site; ■ For its connection to military history; ■ As a designed landscape; ■ As a place of public gathering and celebration; and, ■ For the monuments within the park. 	<p>Protected heritage property, designated under Part V of the OHA, and Part IV under By-law 3311-283</p>
<p>560-62 Wellington Street</p>	 <p><i>Photo taken March 18, 2019</i></p>	<p>Five-storey, red brick apartment building with flat windows.</p>	<p>Protected heritage property, designated under Part V of the OHA</p>

Drawing File: 19116445-801013.dwg Apr 12, 2018 - 2:35pm
 Original Format: In Tabloid 279mm x 432mm
 Client: GDL Realty Advisors Inc.



ID	Description
1	Victoria Park (Part IV and V)
2	560-562 Wellington Street (Part V)
3	294 Wolfe Street (Part V)
4	295 Wolfe Street (Part V)
5	296-298 Wolfe Street (Part IV and V)
6	298 1/2 Wolfe Street (Part V)
7	297 Wolfe Street (Part V)
8	299 Wolfe Street (Part V)
9	303 Wolfe Street (Part V)
10	307 Wolfe Street (Part V)
11	309 Wolfe Street (Part V)
12	300-306 Princess Avenue (Part V)
13	315 Wolfe Street (Part V)
14	317 Wolfe Street (Part V)
15	308 Princess Avenue (Part IV and V)
16	551-555 Waterloo Street (Part V)
17	322 Princess Avenue (Part IV and V)
18	549 Waterloo Street (Part IV and V)
19	334-336 Princess Avenue (Part IV and V)
20	544 Waterloo Street (Part V)
21	538 Waterloo Street (Part V)
22	532 Waterloo Street (Part IV and V)
23	526-528 Waterloo Street (Part IV and V)



KEY PLAN

- LEGEND**
- APPROXIMATE STUDY AREA
 - WEST WOODFIELD HCD BOUNDARY
 - LANEWAY EASEMENT TO THE EAST OF 566 WELLINGTON STREET, CONNECTING WOLFE STREET TO WATERLOO STREET (PART V)

REFERENCE
 DRAWING BASED ON CITY OF LONDON OPEN DATA SET 2017, AND WEST WOODFIELD HERITAGE CONSERVATION DISTRICT STUDY, STANTEC, OCTOBER 2007.

NOTES
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 ALL LOCATIONS ARE APPROXIMATE.

<p>PROJECT</p> <p style="text-align: center;">HERITAGE IMPACT ASSESSMENT 566 WELLINGTON STREET CITY OF LONDON, ONTARIO</p>	<p>FILE</p> <p style="text-align: center;">IDENTIFIED CULTURAL HERITAGE RESOURCES NEARBY</p>												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">PROJECT NO.</td> <td style="width: 30%;">19116445</td> <td style="width: 30%;">FILE NO.</td> <td style="width: 10%;">19116445-801013</td> </tr> <tr> <td>CHECKED</td> <td>AMS</td> <td>DATE</td> <td>Apr 12/18</td> </tr> <tr> <td>DESIGN</td> <td></td> <td></td> <td></td> </tr> </table>	PROJECT NO.	19116445	FILE NO.	19116445-801013	CHECKED	AMS	DATE	Apr 12/18	DESIGN				<p>SCALE: AS SHOWN</p> <p>FIGURE 13</p>
PROJECT NO.	19116445	FILE NO.	19116445-801013										
CHECKED	AMS	DATE	Apr 12/18										
DESIGN													

6.0 UNDERSTANDING OF CULTURAL HERITAGE VALUE OR INTEREST

6.1 West Woodfield HCD

As identified in Section 3.3.4, the West Woodfield HCD Plan outlines the historical, architectural and contextual justifications for the creation of the HCD. The district was historically home to a cross section of middle and upper class Londoners and institutions, illustrated through the variety of homes and churches. Several of the large 19th century houses in the area were designed by leading architectural firms in London. Among the large homes are smaller late 19th to early 20th century homes and apartment buildings. The historical character of the district shows the evolution and success of residential London as the city moved to the national stage in terms of manufacturing and wholesaling.

The architectural character of the HCD lies in the large number of well-crafted original buildings that have been retained, mainly in the Queen Anne, Edwardian and Italianate style. The area also contains several groupings of Queen Anne style, storey-and-a-half gabled front houses. Collectively, there is a visual consistency to the HCD where some features such as front porches, decorative gables, projecting bays and recurring window forms and details are found throughout the area. Some older buildings have been converted from residential to office use.

The streetscape character of the district is intimate and gives a sense of history through the large mature trees lining the streets. These trees provide a canopy that spans the streets along with a smaller scale to streets and lanes in a grid pattern found in older neighbourhoods convey a sense of age to the area.

Section 4 of the HCD Plan outlines policies for the district which indicates additional elements in the district that are considered important. The area was primarily a single family residential area and setbacks on the streets are relatively uniform, as is the scale and height of buildings on a street (Section 4.1). The character of the HCD is supported by building setbacks, spacing between buildings and overall scale of buildings on a street that are relatively consistent throughout the district.

6.2 Victoria Park

Victoria Park was designated under Part IV of the *Ontario Heritage Act* in 1999 under by-law L.S.P.-3311-283, *A by-law to designate Victoria Park to be of historical and architectural value*. This understanding of the cultural heritage value of Victoria Park is derived from By-law L.S.P.-3311-283 and the Victoria Park listing on the Canada's Historic Places Register. The park is a significant for its historical and architectural value and as a cultural heritage landscape.

Victoria Park is significant in five main areas:

- As a registered archaeological site;
- For its connection to military history;
- As a designed landscape;
- As a place of public gathering and celebration; and,
- For the monuments within the park.

The park is valued as an Indigenous archaeological site and an archaeological site related to the historic British military use of the land for infantry barracks. It is a designed cultural heritage landscape, characterized by its double row of maple trees surrounding the grounds which existed prior to the park becoming a public space.

Victoria Park was designed by American landscape architect Charles Miller in 1878. The layout was reminiscent of an English parkland with drives and tree lined walks, fountains, floral areas and a bandstand. The landscape has evolved over time and reflect changes in ideals in terms of park design, society and conventions around public space, and the City's fiscal and management history over time. The park is valued as a pleasure ground, a venue for horticultural and artistic expression, a recreational place and a civic space for public events.

Several monuments commemorating past military events and civilian movements have been added to Victoria Park over the years and are considered heritage attributes. These monuments including, three Crimean War canons, the Boer War Soldiers monument, the Cenotaph, the "Holy Roller" tank, the veterans memorial garden and the London Women's Movement memorial are valued components of the park. Character-defining elements of Victoria Park as outlined on the Canadian Register also includes the entrance gates displaying the name "Victoria Park" and a bronze interpretive plaque about the British military garrison as valued parts of the park.

Additional heritage attributes of Victoria Park as outlined in By-law L.S.P.- 3311-283 and the Canadian Heritage Register include:

- Archaeological remains of the Framed Infantry Barracks;
- The entrance gates displaying the name "Victoria Park";
- Potential archaeological deposits, both historic and Pre-Contact Indigenous;
- Remaining elements of the English parkland layout including drives; tree lined walks; fountains; floral areas; and, a bandstand;
- The 1912 Boer War Soldiers Monument
- The 1934 Cenotaph;
- The three military cannons from the Crimean War;
- The Holy Roller Tank;
- The Veterans Memorial Gardens and Carillon;
- The London Women's Movement Memorial;
- The bandshell with viewing space in front;
- A bronze interpretive plaque detailing the British Military Garrison history of the site; and,
- Remnants of the double row of maple trees that surround the park.

The extant trees in the park are considered a special characteristic of the landscape and part of the evolution of the park since 1878.

7.0 IMPACT ASSESSMENT

7.1 Proposed Development

As currently proposed. GWL intends to:

- Construct a 36,470 m² mixed-use retail/residential development (see Figure 14 to Figure 19) with:
 - 18-storey (mixed-use) and 12-storey (5 storey parking and 7 storey residential) towers;
 - 405 residential units, with 220 1 bedroom and 1 bedroom plus den units and 185 2 – 3 bedroom units;
 - 332.8 m² of indoor amenity space;
 - 1,386 m² of retail space on the ground floor;
 - 2 levels of underground parking and five-storey above ground parking garage totaling 547 parking spaces.

GWL is proposing to construct two separate buildings on the 6,134.1 m² lot for a mixed-use development. The west building has a split 2 and 3 storey podium base with several levels above at various set backs. The east building will include five stories of parking garage topped with seven stories of residential units. Commercial space will be located in the west building facing Wellington Street. Indoor amenity space is provided to the rear of the west building, and no outdoor amenity space is proposed.

The two buildings are separated by an asphalt driveway which provides access to the loading zone for the west building, five levels of above ground parking and main entrance of the east building. The west building includes mainly 1 bedroom, while the east building provides 2+ bedrooms. The buildings are built to the property lines with minimal separation between the west building and Centennial Hall. A 70 degree angular setback plane has been incorporated into the design of the west building.

The full set of renderings can be found in APPENDIX B. A Shadow Impact Study can be found in APPENDIX C, and an Urban Design Brief can be found in APPENDIX D.



Figure 14: View looking north along Wellington Street at the proposed development.



Figure 15: Bird's Eye view looking north at the proposed development.



Figure 16: View looking south along Wellington Street at the proposed development.



Figure 17: Bird's eye view looking southeast at the proposed development.



Figure 18: View looking southwest along Wolfe Street at the proposed development¹.



Figure 19: View west of the proposed development along Princess Avenue from Waterloo Street.

¹ The white boxes in Figure 18 and Figure 19 are representations of other buildings along the streets.

7.2 Impact Assessment

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

- Direct impacts
 - *Destruction* of any, or part of any, significant heritage attributes, or features; and
 - *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 impacts associated with the undertaking may also be considered. Historic 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. Like any structure, they are also threatened by collisions with heavy machinery or subsidence from utility line failures (Randl 2001:3-6).

An assessment of impacts resulting from the proposed development on the heritage attributes of the West Woodfield HCD and Victoria Park is presented in Table 3.

Table 3: Assessment of direct & indirect impacts.

Potential direct and indirect impact	Analysis of Impact	Recommended Mitigation Measures
<p><i>Destruction of any, or part of any, significant heritage attributes, or features</i></p>	<p>As the site is currently a surface parking lot, no demolition is proposed.</p> <p>The construction activity, use of heavy equipment, and excavation on the property has potential to cause limited and temporary vibration impacts to several of the neighbouring properties within the West Woodfield HCD, such as 550 and 560 Wellington Street, 300 Princess Avenue and 295 Wolfe Street. These impacts can be mitigated through site controls and vibration monitoring.</p> <p>None of the heritage attributes of Victoria Park are expected to be directly impacted due to destruction as a result of the proposed development.</p>	<ul style="list-style-type: none"> ■ Establish site controls & communication. The impacted properties should be clearly marked on project mapping and communicated to all project personnel for avoidance during design, construction and subsequent operation. ■ Create a physical barrier. Temporary fencing should be erected at the east, north and south property line to ensure that all excavation, installation and associated vehicle traffic during construction or subsequent operational work will not encroach on the protected heritage properties. ■ Monitor for potential impacts from construction activities, such as vibration that will occur during construction of the proposed development as per the City's Development and Construction Standards.
<p><i>Alteration that is not sympathetic or is incompatible, with the historic fabric and appearance</i></p>	<p>The proposed development will result in the construction of a 36,470 m², 18 storey mixed-use retail/residential development plus two levels of underground parking which will be a significant alteration to the existing character of the HCD. It will have direct and indirect impacts on the neighbourhood. The proposed development will be an alteration to and will impart change to the West Woodfield neighbourhood.</p> <p>The property is vacant and zoned for development and change is expected in the context of the <i>West Woodfield HCD Plan and Guidelines</i>. The building has been designed with setbacks that align with adjacent buildings and incorporates a podium base that is in scale with the surrounding buildings. It also uses materials similar to those found throughout the HCD. A decorative cornice has been designed</p>	<ul style="list-style-type: none"> ■ Design guidelines that harmonize mass, setback, setting and materials (See Section 7.3).

Potential direct and indirect impact	Analysis of Impact	Recommended Mitigation Measures
	<p>as part of the second and fifth storey on the podium base that is compatible with the heritage character of the HCD. The development abides to the City's zoning by-law height limit of 90 m, which has been in effect since July 1993. The second floor cornice in the podium is at a similar height to the first and second floor transition on the adjacent Centennial Hall and the cornice at the top of the podium is close to the height of 560 Wellington Street. The windows are similar to those found on Centennial Hall, and the symmetry and arrangement is consistent with those found in surrounding late 19th and early 20th commercial buildings.</p> <p>The proposed development was assessed for compatibility against the design guidelines of the West Woodfield HCD Plan (see Section 7.2.1). Screening the five levels of above ground parking in the east building will improve that building's compatibility with the surrounding neighbourhood. Final design may need to further evolve to best meet these criteria.</p> <p>The proposed development will not result in any direct alteration to the heritage attributes of Victoria Park.</p>	
<p>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden.</p>	<p>The shadows resulting from the proposed development have been thoroughly assessed by Turner Fleischer in their report dated January 18, 2019 (APPENDIX C).</p> <p>The study indicated that the shadows would extend up to 100 m, covering a small part of the northeast corner of Victoria Park, during spring and fall equinox. The shadow would be minimal on Victoria Park on the longest day of the year (June 21).</p>	<ul style="list-style-type: none"> ■ Design guidelines that harmonize mass, setback, setting and materials (See Section 7.3).

Potential direct and indirect impact	Analysis of Impact	Recommended Mitigation Measures
	<p>295 Wolfe Street will be shadowed during spring and fall equinox. In the evenings of the spring and fall equinox, shadows will extend as far as 532-538 Waterloo Street and cover some of Princess Avenue (302-322).</p> <p>Shadows will have the least impact during summer solstice, covering 295 Wolfe Street and 302-306 Princess Avenue later in the day. Shadows are unlikely to be sustained long enough throughout the day over Victoria Park to impact the treed streetscape or any of the natural heritage and cultural heritage attributes of the HCD or Victoria Park.</p>	
<p><i>Isolation of a heritage attribute from its surrounding environment, context or a significant relationship</i></p>	<p>The proposed development will not isolate any heritage attributes of the West Woodfield HCD, of Victoria Park or of adjacent properties from their surrounding environment, context or significant relationship.</p>	<ul style="list-style-type: none"> ■ No impacts.
<p><i>Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features</i></p>	<p>The visual connections between each built heritage resource on Wellington Street, Waterloo Street, Wolfe Street and Princess Avenue are not considered significant to the development of each property or the properties in their entirety.</p> <p>Any development on the site will result in obstruction of views of Victoria Park, however, the viewscape across the property has not been identified in City documents or plans as being significant. Furthermore, these are development lands and City planning documents including <i>The London Plan</i>, the Zoning By-Law and the <i>West Woodfield HCD Plan and Guidelines</i> envision development on</p>	<ul style="list-style-type: none"> ■ Design guidelines that harmonize mass, setback, setting and materials (See Section 7.3).

Potential direct and indirect impact	Analysis of Impact	Recommended Mitigation Measures
	<p>this site. Views across the property are not considered important for the heritage character of the area. Any proposed development will result in altered views.</p> <p>Views of the skyline over the HCD from Victoria Park will be changed, although impact will be minimal due to obstruction by existing mature trees in the park.</p>	
<p>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</p>	<p>The proposed development is a change in land use from a surface parking lot to a mixed-use development and will not involve the demolition or alteration of an existing heritage resource on the property. This is consistent with <i>The London Plan</i>, the zoning by-law for the property, and land uses in the surrounding HCD. The scale of the proposed development is larger and taller than the surrounding HCD. This scale is the outcome of careful adherence to zoning by-law requirements.</p> <p>The property is currently zoned DA1(1): Downtown Area Zone which allows for a variety of uses, including retail and residential. Rezoning is not required as the current zone allows for a 90 m development, and the proposed development will provide density on what is currently an underutilized vacant lot.</p> <p>The property at 556 Wellington Street has no specific heritage attributes that will be impacted by the change in land use resulting from the proposed development.</p> <p>The heritage attributes of Victoria Park will not be impacted by the change in land use resulting from the proposed development.</p>	<p>■ No impacts.</p>

Potential direct and indirect impact	Analysis of Impact	Recommended Mitigation Measures
<p>Land disturbances such as a change in grade that alters soils, and drainage patterns that may affect a cultural heritage resource.</p>	<p>Land disturbances will occur when the proposed development proceeds. Two levels of underground parking are proposed which will require excavation. Careful adherence to appropriate construction methodologies should prevent any undue impacts on nearby properties and will be limited to the construction phase.</p>	<ul style="list-style-type: none"> ■ Monitor for possible construction impacts such as vibrations which will occur during the construction of the proposed development as per the City's Development and Construction Standards.

7.2.1 Design Assessment

The information in Table 4 provides a design assessment of the proposed development at 556 Wellington Street. The proposed development was assessed for compatibility with *West Woodfield Heritage Conservation District Plan* (2008). For each section, only policies applicable to the proposed development are presented. Text in the right side column of the table in **black** is a discussion of areas where the proposed development is compatible with the HCD Plan and Guidelines, text in **red** includes discussion where the proposed development is incompatible with the HCD Plan and Guidelines.

As identified in the plan, the intent of the HCD designation is “not to cripple desirable improvements in the area or force the area to stagnate economically. On the contrary, many forms of growth and change are not only inevitable, but desirable to keep the area viable and vibrant” (City of London 2008; Section 8.1).

Table 4: Design Assessment of 556 Wellington Street.

CITY HCD DESIGN GUIDELINE	PROPOSED CONSTRUCTION
8.2 DESIGN GUIDELINES	
8.2.3 NEW BUILDINGS – Residential	
Match setback, footprint, size and massing patterns of the neighbourhood, particularly to the immediately adjacent neighbours.	<p>The largest extant building footprint in this block of Wellington Street is 50 m x 70 m (3,500 m²). The tallest building is 11 storeys plus mechanical. The proposed development has a building footprint of 84.20 m x 30.70 m and 58.70 m x 36.0 m (2, 585 m² and 2,113 m²) and is 18 storeys plus mechanical and 11 storeys plus mechanical. The proposed development meets the zoning for the property which allows for a maximum 90 m.</p> <p>The first four floors of the Wellington Street facing building (the base), share a setback and massing pattern that is compatible with that of neighbouring buildings (i.e. 560 Wellington Street and Centennial Hall).</p> <p>The step back on Wellington Street between the first floor and second floor is a similar height to the step back between the first and second floors of Centennial Hall to the south.</p> <p>The massing of the base building on the Wellington Street façade is divided into distinct segments through variations in setbacks and materials. These segments of the facade are similar in scale to the facades of nearby buildings.</p>
Setbacks of new development should be consistent with adjacent buildings. Where setbacks are not generally uniform, the new building should be aligned with the building that	The setback of the proposed development measures approximately 10.55 m. Most of the buildings in this block of Wellington Street have a moderate setback ranging from 7 to 23 m. The closest properties on Wolfe Street have setbacks

CITY HCD DESIGN GUIDELINE	PROPOSED CONSTRUCTION
is most similar to the predominant setback on the street.	approximately 11m from the street. The setback of the proposed development is consistent with building setbacks of adjacent properties.
New buildings and entrances must be oriented to the street and are encouraged to have architectural interest to contribute to the visual appeal of the neighbourhood.	<p>The east building/parking garage is not oriented to any street. Additional screening will be addressed in more detail through the Site Plan Approval process.</p> <p>The Wellington Street façade includes a main entrance in the centre of the building and the commercial units on the first floor will have entrances and awnings oriented to the street.</p>
Respond to unique conditions or location, such as corner properties, by providing architectural interest and details on both street facing facades.	The corner of Wolfe Street and Wellington Street will have ground floor commercial units with floor to ceiling windows and patio amenity areas which promotes a pedestrian friendly streetscape.
Use roof shapes and major design elements that are complementary to surrounding buildings and heritage patterns.	The proposed development incorporates a brick split podium (base), with defined cornices at each step back and recesses and piers which are complementary to surrounding buildings.
Size, shape, proportion, number and placement of windows and doors should reflect common building patterns and styles of other buildings in the immediate area.	<p>Given the size of the proposed development, it has many more windows than neighbouring buildings. However, the windows are of a similar shape, size and design as those used at Centennial Hall. The building is divided into smaller bays by brick and other cladding material colour and within each bay the windows are arranged in symmetrical sets of two, four or five windows. The arrangement of windows in each bay is similar to arrangements common on late 19th and early 20th century commercial buildings throughout Ontario. The arrangement and symmetry in each bay is consistent with the façade of 560 Wellington Street and several commercial buildings nearby in downtown London.</p> <p>Overall the window size, shape and placement does reflect the style of Centennial Hall and is partly compatible with at least one building in the immediate area.</p>
Use materials and colours that represent the texture and palette of the West Woodfield Neighbourhood.	The proposed development includes the use of red and brown brick on the base of the west building. Buildings of red and brown brick are found throughout the HCD including

CITY HCD DESIGN GUIDELINE	PROPOSED CONSTRUCTION
	<p>across Wolfe Street at 560 Wellington Street. Yellow or buff and grey brick are more common for houses close to the property. The use of red and brown brick is compatible with the guidance from the HCD.</p> <p>The west building as illustrated in proposed renderings also includes the use of precast concrete that are white stone, white concrete, dark gray concrete and red brick. The building cladding includes metal cladding and exterior insulation and finish systems (EIFS) panels as the main cladding material on higher floors of the building. These materials are not common in the HCD –which is dominated by brick buildings—however, these materials are found on several large buildings close to the property including London City Hall, Centennial Hall, London Central Secondary School and the apartment building at 520 Wellington Street. The proposed materials are planned to be high quality and will compliment the surrounding heritage properties instead of replicating them.</p>
<p>Where appropriate, incorporate in a contemporary way some of the traditional details that are standard elements in the principal facades of properties in the West Woodfield Neighbourhood. Such details as transoms and sidelights at doors and windows, covered porches, divided light windows and decorative details to articulate plain and flat surfaces, add character that complements the original appearance of the neighbourhood and add value to the individual property.</p>	<p>These design elements (i.e. transoms, covered porches, decorative details) may not be appropriate for the style of building proposed. It is not inspired by Queen Anne, Italianate or Edwardian architectural styles found throughout the HCD. However, the podium base building is designed with materials, symmetry and decorative elements consistent with early 20th century practice.</p>
<p>Front drive garages are strongly discouraged. Garages should be located in the rear yard whenever possible.</p>	<p>As identified in the Urban Design Brief (APPENDIX D), all parking is internalized within the building and vehicular access is away from the Wellington Street and Wolfe Street intersection.</p>
<p>Where zoning permits higher buildings, studies on shading, loss of view, increase traffic, noise and parking congestion should be conducted and measures taken to mitigate the potential effects.</p>	<p>A shadow study has been conducted (see APPENDIX C). Golder was also provided with a draft Urban Design Brief (APPENDIX D). A Transportation Impact Assessment dated April 2019 was prepared by LEA Consulting Ltd. The report</p>

CITY HCD DESIGN GUIDELINE	PROPOSED CONSTRUCTION
	states an acceptable traffic impact is forecasted to be introduced by the proposed development.
8.2.4 COMMERCIAL/OFFICE BUILDINGS	
Avoid the use of backlit, fluorescent signs as these are not consistent with the age, style and character of the West Woodfield Heritage Conservation District. Preferred sign options include painted, stained or carved wood or materials with similar appearance with lettering styles that reflect the traditional, historic character of the community. The preferred type of sign illumination is shielded, incandescent lighting at the top or side of signs.	Unknown, specific plans for signs have not been provided to Golder at the time of writing. Renderings of the proposed development illustrate signs for the commercial units on the ground floor that are shielded.
Signs should be respectful of the architectural form of the building.	Rendering of the proposed development illustrates signage that complements and does not distract from the architectural form of the building.
The size and scale of signs should correspond to the building. Signs which obscure architectural details are discouraged. Freestanding signs as landscape elements in front of the building avoid potential conflict with building style and details.	Renderings of the proposed development illustrates signage that is complementary to the proposed development and does not obscure architectural details. No freestanding signs are currently proposed according to the renderings.
Any additional parking requirements that may be necessary to meet business needs or zoning regulations should be located at the rear of the building or appropriately screened by landscaping and/or fencing from the street and adjacent neighbours.	Parking for the development should be screened by landscaping and/or fencing. Any appropriate additional screening of the east building from Princess Avenue and neighbouring heritage properties will be addressed in more detail through the Site Plan Approval process.
8.2.7.3 Vacant Sites	
Where redevelopment is proposed on vacant or underutilized sites, new development shall be sensitive to and compatible with adjacent	The proposed development is taller than adjacent heritage properties, however, zoning allows for a maximum 90 m for that site. The podium building is compatible with adjacent heritage resources as it is a similar height to 560 Wellington Street. The Wolfe Street façade and each of the main bays

CITY HCD DESIGN GUIDELINE	PROPOSED CONSTRUCTION
heritage resources on the street with respect to height, massing, built form and materials.	<p>on the Wellington Street façade have a scale similar to 560 Wellington Street.</p> <p>The first floor cornice and elements of the windows of the proposed development are similar to those on Centennial Hall.</p>
When development is to occur on these sites, the policies and guidelines of this plan shall be applied.	Acknowledged.
Properties should be maintained using the criteria for property standards as issued by the City.	Acknowledged. It is assumed that the property will be maintained regularly to meet City standards.
9.0 STREETScape DESIGN GUIDELINES	
9.3.4 Vehicle Parking	
Views of vehicles while parked on site should be screened through the use of fencing or hedging.	<p>The proposed development includes five levels of above ground parking which should be screened through the use of fencing or hedging. Any potential screening of the above ground parking will be addressed in more detail through the Site Plan Approval process.</p>
The use of large, monotonous expanses of one hardscape material is discouraged. Where possible, permeable paving should be utilized, and appropriate patterning should be employed to visually break up spaces.	Paving in front of the west building appears to be permeable and two types are proposed. The driveway between the two buildings appears to be one hardscape material, however, this will largely be out of view from the street.
In commercial applications, corner lots shall, where possible, locate parking away from the street frontage.	Access to the parking area is accessible from Wolfe Street at the rear of the west building. Section 5.10.2 of the HCD Plan suggests that development on the property direct traffic to Wellington Street.
9.3.5 BUILDING SIGNAGE	
Wall-mounted signs should not exceed the height of the building cornice.	According to proposal drawings the signage will not exceed the height of the building cornice.

CITY HCD DESIGN GUIDELINE	PROPOSED CONSTRUCTION
Freestanding signs should not be of a design and size so as to impede views to the building.	None proposed.
Signage materials should be complementary or compatible with those of the building. Painted wood and metal are particularly encouraged because of their historic use as signage materials.	<p>Specific signage details are unknown at the time of writing.</p> <p>Specific signage details will be addressed in more detail through the Site Plan Approval process and as governed by the sign by-law.</p>
Ideally, sign designs will be based upon design that is contemporary with the building itself.	Proposal drawings illustrate signs that are contemporary with the proposed development.
The use of internally lit, neon or plastic signage is strongly discouraged.	<p>Specific signage details are unknown at the time of writing.</p> <p>Specific signage details will be addressed in more detail through the Site Plan Approval process and as governed by the sign by-law.</p>
Spotlighting that enhances the visibility of the sign, as well as the architectural character of the building is encouraged.	<p>Details of building sign lighting is unknown at the time of writing.</p> <p>Specific signage details will be addressed in more detail through the Site Plan Approval process and as governed by the sign by-law.</p>
No vending machines dispensing food or drinks should be permitted on the exterior of buildings.	None proposed.
Sandwich-board style signs that are put out onto the sidewalks during the day and removed after hours should also be complementary to the building itself. Signs should not be of a size that impedes pedestrian traffic or visual sightlines along the street	None proposed.

7.2.2 Shadow Impact Assessment

Despite including the criteria for shadow in its assessment guidance, the MTCS does not identify methods to measure this impact, nor provide guidance on what are acceptable thresholds for heritage properties. Similarly, national guidance such as *the Standards and Guidelines for the Conservation of Historic Places in Canada* does not address how to determine impact from shadow. Only recently has the subject been explored in other jurisdictions, notably by Historic England (2015) and the City of Toronto (2013a) and London, UK (Mayor of London 2012), but these too do not offer any clear methods or measures and the most widely used approach is to integrate the heritage assessment with more general shadow studies (Short 2007).

For the proposed development, a general shadow study was conducted by Turner Fleisher, who modelled a sample of days and hours during the spring equinox (March 21), summer solstice (June 21) and fall equinox (September 21; APPENDIX C). From this it is possible to estimate the percentage of new shadow effect on the surrounding designated or inventoried heritage properties. The results of this analysis are presented in Table 5.

Table 5: Results from analysis of the Turner Fleisher Shadow Study for impacts to adjacent heritage properties.

Simulated date (from shadow study)	Simulated time (from shadow study)	Impacted listed or designated property of CHVI	Percentage of listed or designated property of CHVI impacted by shadow (estimate)	New shadow impact
March 21 (spring equinox)	10:00 am	295 Wolfe Street 299-303 Wolfe Street	75% Less than 5%	Impact to principal façade No impact
	12:00 pm	295-303 Wolfe Street 560 Wellington Street 562 Wellington Street	90-100% 50% 95%	Impact to principal façade Impact to principal façade Impact to principal façade
	2:00 pm	294 Wolfe Street 295 Wolfe Street 299 Wolfe Street	10% 50% 40%	Impact to principal façade Impact to principal façade No impact – will not affect principal façade
	4:00 pm	295-303 Wolfe Street 300 Princess Avenue	100% 50%	Impact to principal façades No impact – will not affect principal façade
	6:00 pm	295-303 Wolfe Street 307-315 Wolfe Street 300-322 Princess Avenue 532-538 Waterloo Street 528 & 544 Waterloo Street	100% 50% 100% 100% 25%	Impact to principal façades No impact – will not affect principal façade Impact to principal façades Impact to principal façades Impact to principal façades
June 21 (summer solstice)	10:00 am	Victoria Park	Less than 5%	No impact
	12:00 pm	No properties	0%	No impact
	2:00 pm	No properties	0%	No impact
	4:00 pm	295 Wolfe Street 300 Princess Avenue	90% 90%	Impact to principal façade Impact to principal façade

Simulated date (from shadow study)	Simulated time (from shadow study)	Impacted listed or designated property of CHVI	Percentage of listed or designated property of CHVI impacted by shadow (estimate)	New shadow impact
	6:00 pm	295 Wolfe Street 300-306 Princess Avenue 308 Princess Avenue 299-303 Wolfe Street	75% 100% 45% Less than 5%	Impact to principal façade Impact to principal façades Impact to principal façade No impact – will not affect principal façades
September 21 (fall equinox)	10:00 am	Victoria Park 295 Wolfe Street 299-303 Wolfe Street	Less than 5% 75% Less than 5%	No impact Impact to principal façade No impact – will not affect principal façades
	12:00 pm	295-303 Wolfe Street 560 Wellington Street	50% 85%	No impact – will not affect principal façades No impact – will not affect principal façade
	2:00 pm	294-298 Wolfe Street 295 Wolfe Street 303 Wolfe Street 300 Princess Avenue	Less than 5% 95% 40% Less than 5%	Impact to principal façades Impact to principal façade No impact – will not affect principal façade No impact – will not affect principal façade
	4:00 pm	295-303 Wolfe Street 307 Wolfe Street 300 Princess Avenue 306 Princess Avenue	100% 50% 50% Less than 5%	Impact to principal façades Impact to principal façade No impact – will not affect principal façade No impact – will not affect principal façade
	6:00 pm	295-303 Wolfe Street 295-315 Wolfe Street 551-549 Waterloo Street	95-100% 50% 100%	Impact to principal façades No impact – will not affect principal façades

Simulated date (from shadow study)	Simulated time (from shadow study)	Impacted listed or designated property of CHVI	Percentage of listed or designated property of CHVI impacted by shadow (estimate)	New shadow impact
		528-532 Waterloo Street 300-322 Princess Avenue	95-100% 100%	Impact to principal façades Impact to principal façades Impact to principal façades

7.2.3 Summary and Assessment of Cumulative Impacts

It is understood that the proposed development will be an alteration to and will impart change to the setting of the West Woodfield HCD. The property is vacant but has been zoned for redevelopment, thus change is inevitable. The proposed development is larger than the surrounding neighbourhood and will have direct and indirect impacts as a result of its scale, massing, creation of shadows and land disturbance during construction. However, the proposed development has been designed to minimize impacts while ensuring compatibility with the City's zoning by-law. The podium base of the building has been designed to complement the heritage character of the HCD.

Shadows from the building will have a small indirect impact on the surrounding properties in the HCD but the shadow study has indicated that the shadows will not be continuous during the day or at all times of the year. Land disturbances during construction will have an impact on the HCD but are not expected to impact Victoria Park or adjacent properties if mitigation measures are implemented. The base of the west building is compatible with the HCD Plan in terms of materials, massing, setback and height. The east building contains five-levels of above-ground parking which should be screened from neighbouring heritage structures on Princess Avenue and Wolfe Street.

7.3 Considerations of Alternatives, Mitigations & Conservation Methods

Best practice for heritage conservation generally prefers *minimal intervention*; that is, maintaining a historic property in as close to its extant condition as possible. However, economic, policy and/or technical site considerations may require changes to a property. Cultural heritage conservation and mitigation efforts are required to conserve the values of a structure or property with cultural heritage value or interest.

The preceding Impact Assessment (Section 7.2) has demonstrated that the proposed development at 556 Wellington Street will have direct and indirect impacts on the West Woodfield HCD and Victoria Park. In particular, the proposed development will result in:

- Land disturbances limited to the construction phase;
- Alteration to the setting of the West Woodfield HCD through the addition of a large building; and,
- Shadowing the surrounding properties that varies to season and time of day.

To mitigate these impacts, Golder has considered four potential alternative development options below. These options are general concepts to address cultural heritage concerns related to new development in the West Woodfield HCD. The alternative development options considered include:

- Option 1: Maintain the property as-is;
- Option 2: Develop the property with two slightly taller and narrower towers;
- Option 3: Develop the property with shorter 12-storey tower on Wellington Street;
- Option 4: Develop the property with buildings up to 8-10 storeys high.

An analysis for each mitigation option is provided below.

7.3.1 Option 1: Maintain the property as-is

This option involves maintaining the property and continuing its current use as a parking lot.

Advantages: This is generally the least impactful conservation option since – through the principle of minimal intervention – it will involve the least amount of change to the HCD and will have no impact on any of the heritage values of the HCD or on the adjacent Victoria Park.

Disadvantages: The London Plan identifies that surface accessory parking lots should not be permitted in the Downtown, and that extensions of established surface commercial parking lots which have been in place for an extended period of time should be discouraged where there is an adequate supply of parking in the vicinity of the subject lot. Several planning documents by the City, including the *London Plan* and West Woodfield HCD Plan, envision development on 556 Wellington Street (identified as the vacant lot at corner of Wellington and Wolfe).

7.3.2 Option 2: Develop with taller towers

This option would involve development of the property with buildings that include a podium base and two tall narrow tower exceeding 18 storeys. Tall building guidance suggests that a base consistent with nearby buildings with a narrow tower or with additional levels stepped back on a 45-degree angular plane to the 12th storey and a narrow tower above may be a suitable design for taller buildings in a downtown urban area (City of Toronto 2013b:70). Guidance also suggests a setback of 12.5 m or greater from the base (Figure 20).

Advantages: This option would retain a base that is compatible with planning policy of the West Woodfield HCD and follow design guidance for tall buildings that would have a smaller impact on adjacent heritage properties in terms of shadow intensity, scale and massing. The taller narrower building will allow greater separation between the proposed development and the adjacent low scale neighbourhood (Figure 21). The development would have the same density as proposed but would appear to have less mass and volume from vantage points within the surrounding HCD and Victoria Park. Narrower buildings above the podium may mitigate wind tunnel or downdraft effects better than the proposed building (City of Toronto 2013:61). Zoning By-law No. Z-1 allows for a maximum 90 m for height, which provides flexibility to add additional height on this property.

Disadvantages: The height of the tower would still exceed the height of neighbouring heritage properties and there will be impacts such as long shadows and alteration to the character of the West Woodfield HCD setting and there would be longer shadows cast on a public space (Figure 22). However, zoning does allow for up to 90 m. This design option is not achievable given the existing Zoning regulation, specifically with respect to setbacks to height ratios. While this option has inherent compatibility issues the advantages noted make it worthy of consideration.

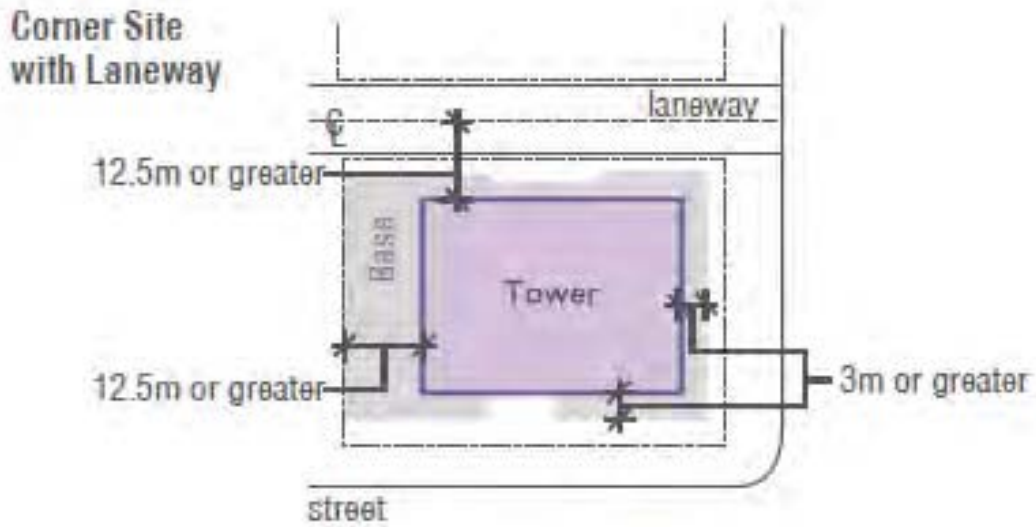


Figure 20: Illustration showing setbacks from base to tower at a corner site with laneway (City of Toronto 2013b: 51).

When a tall building abuts a lower scale neighbourhood area:

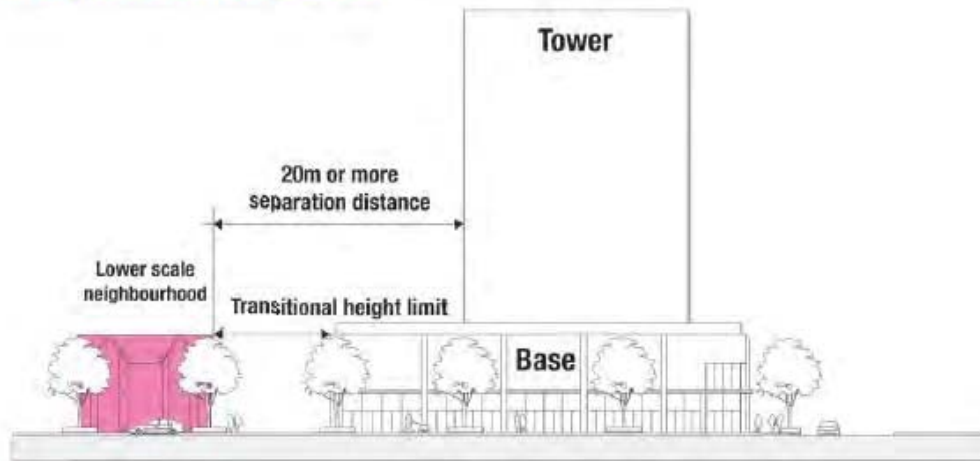


Figure 21: Illustration showing transition between tower and lower scale neighbourhood (City of Toronto 2013a: 10).

Locate and design tall buildings to not cast new net shadows on:



Figure 22: New towers should be constructed to not cast shadows on public spaces and parks (City of Toronto 2013a: 11).

7.3.3 Option 3: Develop with one 12-storey tower

This option involves the development of the property with a base to match nearby heritage buildings such as 560 Wellington Street (6 storeys) and setbacks for additional stories along a 45-degree angular plane up to 12-stories—which would be of a similar height to City Hall approximately 150m south of the proposed development.

Advantages: The 12-storey height may lessen the impacts from shadows and scale. This option is more in keeping with the West Woodfield HCD Plan City Hall Precinct policy, which suggests three stories adjacent to the houses on Wolfe Street and Princess Avenue, rising to 8 to 10 stories facing Wellington Street.

Disadvantages: The construction of a smaller development of 12-storeys will still have a larger scale and massing than the mainly one to two storey houses in the West Woodfield HCD. A lower-scale base along Wolfe Street and Princess Avenue would need to be considered to provide a transition in height. A 12-storey development will be less dense than the proposed development and could be financially challenging to execute particularly given the desire to incorporate high quality design elements. 12-stories would still have a larger scale than most of the HCD and would require similar mitigation measures.

7.3.4 Option 4: Develop at 8-10 stories

This option would involve the development of the property with one building facing Wellington Street and an east building. Both of these buildings would be in the 8-10 storey height range and include a base.

Advantages: This option would also be consistent with the development envisioned in Section 5.10.2 of the HCD Plan.

Disadvantages: A development at 8-10 stories would have some of the issues with scale that a larger development would have without the advantages of increased density and economic viability. The construction of a smaller development would be less dense than the proposed development. The property is in the urban growth boundary and Central London area, which is slated for infill and intensification. Zoning allows up to 90m in height

and while a shorter 8-10 storey development would be consistent with what was envisioned –but not specified—in the HCD Plan, the height difference between the zoning and HCD Plan is a significant discrepancy in City planning documents. In addition, this could be financially challenging to execute particularly given the desire to incorporate high quality design elements.

7.4 Summary of Results & Additional Considerations

The preceding assessment has determined that the proposed development is an alteration in the West Woodfield HCD. This development is not consistent with development envisioned for this property in the HCD Plan and Guidelines, however there is a discrepancy between approved zoning for this property and building height envisioned in the HCD Plan. The proposed development of the property will result in direct and indirect impacts to the heritage attributes of West Woodfield HCD.

Impacts to the heritage character of the HCD and Victoria Park are direct and indirect. The development is an alteration to the area that is not entirely consistent with the objectives of the West Woodfield HCD Plan. This development is larger and has a scale that is not consistent from the low density residential and small office character of the overall HCD. The proposed development will also cast shadows that will have some impact on the neighbouring area and will involve land disturbance during construction. However, this impact assessment found that the proposed development will meet high quality design standards and include quality and appropriate materials that are compatible with the character of the HCD. The design of the podium of the building is compatible with the design guidance in the HCD Plan.

The design assessment found that some elements of the proposed development are not consistent with the *HCD Plan* including:

- The height of the proposed development;
- Architectural interest of the parking structure part of the rear building; and,
- Parking for the proposed development is directed onto Wolfe Street which is not what the HCD Plan envisioned for this area.

Several of the areas where the proposed development is not compliant with the HCD Plan or where it has the potential for impacts in the HCD can be mitigated.

Mitigation measures can include:

- Changing the massing, scale and height of the building. Section 7.3 outlines options for this, none of which completely solve the problem.
- Enhancements to the design to address the architectural interest of the parking structure, such as screening of the five levels of parking with an architecturally interesting cladding/screening to improve views of the building from Princess Avenue.

However, this HIA finds that many elements of the proposed development are compatible with the *HCD Plan and Guidelines* such as:

- The proposed high-quality design and materials;
- The podium base of the proposed development is in scale with surrounding buildings;

- The podium base includes a decorative cornice at the second and fifth storey that is compatible with the heritage character of the HCD; and,
- The massing and materials of the podium are consistent with nearby heritage buildings.

From Golder's consideration of alternatives, Option 1 involves the least change to the HCD but allows surface parking which is not compliant with planning guidance for the area, including guidance from the HCD Plan. Option 2 would create longer shadows, but the overall visual impact of the development would be decreased. This option would require rezoning. Options 3 or 4 in theory would most closely reflect the existing heritage planning policy and guidance as outlined in the *West Woodfield HCD Plan and Guidelines*. However, it does not adequately address other planning considerations such as what is allowed under the Zoning By-law and what is envisioned for the area in terms of permitted height and density and compliance with other relevant City planning and development goals and objectives. Planning considerations not related to the cultural heritage of the area must be considered equally with the heritage policy guiding development in this area.

This HIA finds that each of the considered alternatives and the proposed development are not fully responsive to the heritage character of the HCD. However, the proposed development provides a compromise between the existing planning permissions and the heritage guidance for the area, while allowing for densification of a currently underutilized site. The podium base of the west building is compatible with the design guidance of the HCD Plan with perhaps some modification to address screening of the parking garage in the east building.

8.0 SUMMARY STATEMENT & CONSERVATION RECOMMENDATIONS

In February 2019, GWL retained Golder to conduct a Heritage Impact Assessment (HIA) for the proposed development at 556 Wellington Street in the City of London, Ontario (“the property”). The 0.6-hectare property is currently being used as a parking lot and is located within the West Woodfield Heritage Conservation District (HCD).

GWL intends to develop the property with two buildings; one 18-storeys (‘west building’) and the other 12-storeys (‘east building’). The buildings will total 36,470 m² of mixed-use retail/residential space with 405 residential units, 1,386 m² of retail space, two levels of underground parking and five-level above ground parking garage totaling 547 parking spaces. Since the property is located within the West Woodfield HCD and near protected heritage properties, the City of London (“the City”) required a HIA be conducted as part of the site application for the proposed development.

Following guidelines provided by the Ministry of Tourism, Culture and Sport (MTCS), the City, and Canada’s Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this HIA identifies the heritage policies applicable to new development, summarizes the property’s geography and history, and provides an inventory of the property’s built and landscape features and assessment of potential impacts to the heritage attributes of neighbouring heritage properties. Golder’s assessment also included determining compatibility of the proposed development with the City’s *West Woodfield Heritage Conservation District Plan*.

Based on the results of historical and policy research, field investigation and design and impact assessments, this HIA has determined that the proposed development at 556 Wellington Street will include many elements that are compatible with the *HCD Plan and Guidelines* in terms of high quality design and materials. The Urban Design Brief compiled by Zelinka Primo Ltd. indicates that the development is intended to meet high design standards (Zelinka Priamo 2019:3). The building has been designed with setbacks that align with adjacent buildings and incorporates a podium base that is in scale with the surrounding buildings. The architectural expression of the building is designed to achieve a notable balance between existing heritage buildings while maintaining a contemporary feel. It also uses materials similar to those found throughout the HCD. A decorative cornice has been designed as part of the second and fifth storey on the podium base that is compatible with the heritage character of the HCD. The development abides to the City’s zoning by-law height limit of 90 m, which has been in effect since July 1993.

The proposed development will have direct and indirect impacts on the West Woodfield HCD in terms of alterations, land disturbance and shadows. The proposed development is of a larger scale than the low-density residential and commercial character of the HCD. It will cast shadows and cause land disturbance during construction. However, the design of the proposed development has been developed to mitigate these impacts and is the outcome of adherence to zoning by-law requirements. The building’s massing is divided into three sections (podium, midsection and upper) to minimize visual impact of the overall building mass. Further to the layering strategy the building façade is broken vertically replicating the rhythm of the existing streetscape, allowing the overall building to feel more in tune with the scale of buildings in the neighbourhood. Shadows are expected to have a negligible impact and are not anticipated to affect the heritage attributes of the West Woodfield HCD or Victoria Park. The progressively stepped upper floors of the building allow for penetration of daylight into the streetscapes minimising additional shadows to the adjacent neighbourhood. The project will involve land disturbance during construction which could have an impact on nearby heritage properties, but any impact can be mitigated through required construction mitigation practices.

In sum, it is challenging to reconcile conformity with all aspects of the requirements of the *West Woodfield HCD Plan and Guidelines* and the City's Zoning By-Law. However, design modifications to the proposed development have attempted to balance the two pieces of legislation and any direct and indirect impacts from the proposed development on the HCD can be mitigated.

Golder therefore recommends to:

- ***Monitor for construction vibration at the property boundaries as per the City's Development and Construction Standards.***

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Signature Page

Golder Associates Ltd.



Benjamin Holthof, M.Pl., M.M.A., CAHP
Cultural Heritage Specialist



Bradley Drouin, M.A.
Associate, Senior Archaeologist

BH/HC/BD/cr

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APPENDIX A

**Ontario Heritage Act
Part IV By-Laws**



An agency of the Government of Ontario



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

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CITY OF LONDON BY-LAW CERTIFICATION RECORD

I, G. A. McInnis, Assistant City Clerk

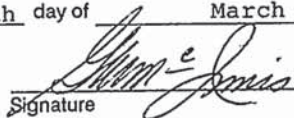
of the Corporation of the City of London, hereby certify that the By-law hereunder is a true

copy of By-law No. L.S.P.-3278-54

of the City of London, passed on March 3 19 97.

DATED at London, Ontario this 10th day of March 19 97.

Signature



FORM NO. 0920

Bill No. 83
1997

By-law No. L.S.P.-3278-54

A by-law to designate 296-298 Wolfe Street (north side between Wellington Street and Waterloo Street) to be of architectural, historical and contextual 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 296-298 Wolfe Street (north side between Wellington Street and Waterloo Street) has been duly published and served and no notice of objection to such designation has been received;

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

1. There is designated as being of architectural, historical and contextual value or interest, the real property at 296-298 Wolfe 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 March 3, 1997.



Dianne Haskett
Mayor



Jeff A. Malpass
Acting City Clerk

First reading - March 3, 1997
Second reading - March 3, 1997
Third reading - March 3, 1997

SCHEDULE "A"

To By-law No. L.S.P.-3278-54

Part Lots 31 and 32, Plan 225(E); Pts 2 and 3, 33R4618; S/T and T/W in the City of London and County of Middlesex as in Instrument No. 587986 being all of PIN 08266-0017.

SCHEDULE "B"

To By-law No. L.S.P.-3278-54

296-298 Wolfe Street (north side between Wellington and Waterloo Streets)

Historical Reasons

Constructed around 1893 for Reverend George R. Sanderson this house at 296-298 Wolfe Street is an integral part of this 19th century Victorian streetscape. The house was modified in 1954 to serve as apartments.

Architectural Reasons

This two and one half storey, stucco finish, high Victorian double house has a large symmetrical roof with two gable ends on its façade. Within each gable is a large window with decorative architraves. Both gable ends are covered with decorative shingles. There are single brackets under the eaves and two corbelled brick chimneys complete the roof line. Massive brackets tie the gables to the main wall of the house. Below the gable are four windows which flank the projecting centre porch. Each front entrance has a single leaf door with sidelights and transom.



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

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THE CORPORATION OF THE CITY OF LONDON

Middlesex.

P.C. McNORGAN
City Clerk



TELEPHONE
(519) 679-4530

DEPARTMENT OF THE CITY CLERK

December 17, 1985

REGISTERED MAIL

Ministry of Citizenship & Culture
Heritage Branch
7th Floor
77 Bloor Street West
Toronto, Ontario
M7A 2R9

Re: Designation of: 526 - 528 Waterloo Street
308 Princess Avenue
The Ontario Heritage Act, R.S.O. 1980, c. 337

Please find enclosed a certified copy of the by-law designating each of the above mentioned properties, passed by the Municipal Council of The Corporation of the City of London on October 21, 1985 and November 25, 1985 respectively.

R. J. Tolmie
Secretary - Board of Control

/wr
encl.

REGISTERED

DEC 13 1985

By-law No. L.S.P.- 2865-487

Instrument No. 719015

A by-law to designate 308 Princess Avenue of 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 308 Princess Avenue having been duly published and served, no notice of objection was received to such designation;

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

1. There is designated as being of architectural value or interest the real property, more particularly described in Schedule "A" hereto, at 308 Princess Avenue, 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 25, 1985.

M. A. Gleeson
Mayor

P. C. McNorgan
City Clerk

First reading - November 25, 1985
Second reading - November 25, 1985
Third reading - November 25, 1985

I, P. C. McNorgan, City Clerk of the Corporation of the City of London, hereby certify the above to be a true copy of	
By-Law No. <u>L.S.P.-2865-487</u> of the City of London, passed on	
<u>November 25</u>	19 <u>85</u> London, Ont.
<u>December 17/85</u>	 (City Clerk)
Date	

SCHEDULE "A"

to By-law No. L.S.P.- 2865-487

ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of London, in the County of Middlesex, and being composed of all of Lot 4 and the westerly 11 feet of Lot Number 3, on the north side of Princess Avenue, in the said City of London, according to Registered Plan Number 225 and more particularly described as follows:

COMMENCING at a point in the southerly limit of said Lot Number 3, a distance of 43 feet westerly there along from the south-east angle of said Lot 3;

THENCE Northerly and parallel to the westerly limit of said Lot Number 3, a distance of 150 feet to a point in the northerly limit of said Lot Number 3, a distance of 43 feet westerly from the north-east angle of said Lot Number 3;

THENCE westerly along the northern limits of Lots Number 3 and 4, a distance of 65 feet to the north-west angle of Lot 4;

THENCE Southerly along the westerly limit of said Lot 4, a distance of 150 feet to the south-west angle of Lot 4;

THENCE Easterly along the southerly limits of Lots 4 and 3, a distance of 65 feet to the point of commencement as in Instrument Number 655757.

SCHEDULE "B"

to By-law No. L.S.P.- 2865-487

Architectural Reasons:

The particular architectural merit of 308 Princess Avenue lies in its successful combination of a great variety of building materials into a harmonious whole. Unity is lent to the design through a consistent application of similar decorative detail. Designed by Herbert Matthews, the architecture of this large, two-and-one-half storey dwelling can best be described as Late Victorian Eclectic. The front elevation is balanced by two substantial polygonal turrets. The facing materials vary from rock-faced sandstone blocks and red coloured slate for the west turret to rock-faced red sandstone blocks and red brick for the east turret. A bank of red brick and bracketed coursing separates the first and second storeys of the west turret.

A wall of rock-faced red sandstone surrounds the main central doorway and connects the west and east turrets. Two tall, decorated red brick chimneys rise above the roofline. The red slate of the dormers stand out against the grey slate of the roof. A decorative frieze accentuates the cornice line. The turrets are filled with large panes of glass; the transoms of the first storey windows are filled with stained glass. A small, oval stained glass window also appears in the west turret. A sweeping classical verandah, supported on a base of rock-faced red sandstone blocks, extends from the west turret around the east turret. In later years, the verandah was filled in partially by an enclosed two storey sun porch. Entrance is gained by ascending wide stone steps through a columned portico, the pediment of which is decorated with a swag motif (several of the columns have been replaced discreetly by squared posts).

The spindles of the verandah railing are particularly delicate. On the second storey, a semi-circular porch, the cresting of which has been removed, extends out from the house over the verandah. This small porch is supported by slender, elegant pillars. The spindles of the porch frieze match the railing spindles of the verandah below; the porch railing spindles are larger and heavier. The porch formerly shaded a Palladian window. The window was removed when the original interior staircase was replaced by an enclosed apartment staircase. The main double leaf door (the originals of which are in storage) is capped by a heavy entablature. The door is framed by textured and bevelled leaded glass sidelights and transom.

The side elevations are faced with red brick supported by rock-faced red sandstone block foundations. The grey slate roof and decorative frieze continues from the front elevation. A two storey bay graces the west elevation as does a single bay (with four stained glass transoms) the east elevation.

The interior has three rooms of particular note. The original dining room, now the living room, features a coved and panelled ceiling bordered with heavy molding. The room is encircled with high panelled wainscoting; the door frames are also deeply molded and have mitred corners. The massive carved wood fireplace, with its fluted Ionic columns and tiled hearth and surround, is particularly striking. The bay window, flanked by fluted pilasters, contains four tall windows capped by stained glass transoms; interior shutters fold into the reveals. The sitting room ceiling has an intricate border of low relief work and a centre medallion. A pierced coved cornice, decorated with foliage relief, proceeds around the entire room. Another massive carved wood fireplace, with an inset bevelled mirror above the mantel shelf, dominates the room. The moldings around the doors and windows are similar to those in the former dining room and compliment the deep baseboard molding. Interior shutters fold into window reveals. A five panelled door links this room to the former dining room. With the exception of a black marble fireplace (now in the second storey study), the parlour repeats the same features as the sitting room.



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

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Middlesex

THE CORPORATION OF THE CITY OF LONDON



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

October 4, 1994

[Redacted]
[Redacted]
315 Wolfe Street
London ON N6B 2C4

I hereby certify that the Municipal Council, at its session held on October 3, 1994 resolved:

4. That, on the recommendation of the Local Architectural Conservation Advisory Committee, notice of Council's intentions to designate the property at **315 Wolfe Street** to be of architectural, historical and contextual value or interest **BE GIVEN** for the attached reasons under the provisions of section 29(3) of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18; it being pointed out that the owners have concurred in the above recommendation on the understanding that the land to be included in the designation will be as shown on the assessment roll. (4/19/PC)

[Handwritten signature]
K. W. Sadler
City Clerk
/hap

- cc . Ontario Heritage Foundation, 7th Fl.-77 Bloor St. W., Toronto, M7A 2R9
- Chair & Members, Local Architectural Conservation Advisory Committee
- V. A. Cote, Director of Planning & Development
- R. Cerminara, Director of Building Controls
- H. A. Pulver, Planning Administrator - Community Improvement
- M. Gladysz, Heritage Planner
- *Clerk Processing



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London
CANADA

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

Middleberry



REGISTERED

September 30, 2003

██████████
317 Wolfe Street
London, ON N6B 2C4

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

Re: Designation of 317 Wolfe Street
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.-3357-211, entitled "A by-law to designate 317 Wolfe Street to be of historical and contextual value or interest", passed by the Municipal Council of the Corporation of the City of London on September 02, 2003 and registered as Instrument No. ER245122 on September 17, 2003.

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 historic and contextual value.

Kevin Bain

Kevin Bain
City Clerk
/pwp

Enclosure

cc: C. Nelson, Planning Division, Room 603
L. Fisher, Committee Secretary - LACH, Room 308
R. Cerminara, Building Division, Room 710

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

REC. / 03/05/05

Bill No. 332
2003

By-law No. L.S.P.-3357-211

A by-law to designate 317 Wolfe Street to be of historical and contextual value or interest.

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

AND WHEREAS notice of intention to so designate the property known as 317 Wolfe 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 contextual value or interest, the real property at the 317 Wolfe 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 September 2, 2003.

Anne Marie DeCicco
Mayor

Kevin Bain
City Clerk



London
CANADA

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

First Reading - September 2, 2003
Second Reading - September 2, 2003
Third Reading - September 2, 2003

I, Kevin Bain, City Clerk 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.- 3357-211 of the City of London, passed September 02, 2003.

Dated at London, Ontario, this 30th day of September 2003.

Kevin Bain, City Clerk

SCHEDULE "A"
To By-law No. L.S.P.- 3357-211

Part of Lot 22 on Registered Plan 225(E) in the City of London and County of Middlesex as in Instrument 668448 being all of PIN 08266-0036

SCHEDULE "B"
To By-law No. L.S.P.- 3357-211

Reasons for Designation

317 Wolfe Street

Historical and Contextual Reasons

Built in 1902 for William J. Legg, a carriage maker whose business was located on Talbot Street, this two and a half story Queen Anne style house is set in a very attractive streetscape. The very similar house on the next lot (on the corner of Wolfe and Waterloo Streets) was clearly by the same builder.

Architectural Reasons

There are a number of significant features. The façade is restrained and asymmetrical. Windows vary in size and shape. London white brick is used throughout. The double entrance door is heavily carved and has original hardware with a transom of stained glass. Except for those on the third floor, the windows have either shallow or deep-arched voussoirs accented by a narrow band of decorative brick work. The large windows on the second floor at the front have stained glass in the upper pane. The extended neoclassical verandah has columns on rusticated bases and an open balustrade. The porch gable is supported by brackets and has a raised diamond pattern. The ends of the verandah roof are similar but with a square pattern. The square tower is set diagonally on the northwest corner and has a pyramidal roof. The dentil moulding under the eaves of the tower is repeated under the attic gable.



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

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London
CANADA

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

Nicholas

RECEIVED
SEP 2 - 2003
CONSERVATION REVIEW
BOARD

REC'D/RECEIVED
25-08-2003

REGISTERED

August 21, 2003



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

Re: Designation of 322 Princess Avenue
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.-3354-162, entitled "A by-law to designate 322 Princess Avenue to be of historical and contextual value or interest", passed by the Municipal Council of the Corporation of the City of London on July 7, 2003 and registered as Instrument No. ER232434 on July 16, 2003.

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 historic and contextual value.

Kevin Bain

Kevin Bain
City Clerk
/pwp

Enclosure

cc: C. Nelson, Planning Division, Room 603
L. Fisher, Committee Secretary - LACH, Room 308
R. Cerminara, Building Division, Room 710

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

04/05/05

Bill No. 258
2003

By-law No. L.S.P.-3354-162

A by-law to designate 322 Princess Avenue to be of historical and contextual value or interest.

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


AND WHEREAS notice of intention to so designate the property known as 322 Princess Avenue has been duly published and served and no notice of objection to such designation has been received;

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

1. There is designated as being of historical and contextual value or interest, the real property at the 322 Princess Avenue, 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 July 7, 2003.


W.R. Monteith
Deputy Mayor


Linda M. Rowe
Manager of Legislative Services



London
CANADA

CITY OF LONDON
BY-LAW CERTIFICATION RECORD

I, Kevin Bain, City Clerk 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.-3354-162 of the City of London, passed July 7, 2003.

Dated at London, Ontario, this 21st day of August 2003.


Kevin Bain, City Clerk

First Reading - July 7, 2003
Second Reading - July 7, 2003
Third Reading - July 7, 2003

SCHEDULE "A"
To By-law No. L.S.P.- 3354-162

All of Lot 2 on Registered Plan 225(E) in the City of London and County of Middlesex being all of PIN 08266-0044.

SCHEDULE "B"
To By-law No. L.S.P.- 3354-162

Reasons for Designation

322 Princess Ave

(revised 5 December 2002)

Historical Reasons

322 Princess was built later, in 1905, and was first occupied by James R. Shuttlesworth, a hat manufacturer who owned J.R. Shuttlesworth & Son. The Shuttlesworth family remained in the house until 1928.

Architectural Reasons

322 Princess Avenue

This house is a red brick two and a half storey Queen Anne style. The façade is broken horizontally by ashlar block belt courses and is enlivened by two gables and one dormer. The house has a very steeply-pitched roof with metal flashings and three tall, corbeled chimneys. A classically-inspired porch with columns, entablature and dentils rests on a rusticated stone foundation. The gables surmount two-storey bay windows, each flanked by brackets (4 in all) just below the gables. At the rear, there are two gables with shingle roofs.

Contextual Reasons

This group of buildings is part of a streetscape involving 300 to 336 Princess Avenue and 549 to 585 Waterloo Street. It is also within the potential West Woodfield Conservation District.



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

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London
CANADA

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

✓
Addresses

RECEIVED
SEP 2 - 2003
CONSERVATION REVIEW
BOARD

REGISTERED

August 21, 2003



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

**Re: Designation of 334 and 336 Princess Avenue
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.-3355-163, entitled "A by-law to designate 334 and 336 Princess Avenue to be of historical and contextual value or interest", passed by the Municipal Council of the Corporation of the City of London on July 7, 2003 and registered as Instrument No. ER232435 on July 16, 2003.

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 historic and contextual value.

Kevin Bain
City Clerk
/pwp

Enclosure

cc: C. Nelson, Planning Division, Room 603
L. Fisher, Committee Secretary - LACH, Room 308
R. Cerminara, Building Division, Room 710

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

✓
04/05/05
[Signature]

Bill No. 259
2003

By-law No. L.S.P.-3355-163

A by-law to designate 334 and 336 Princess Avenue to be of historical and contextual value or interest.

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

AND WHEREAS notice of intention to so designate the property known as 334 and 336 Princess Avenue has been duly published and served and no notice of objection to such designation has been received;

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

1. There is designated as being of historical and contextual value or interest, the real property at the 334 and 336 Princess Avenue, 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 July 7, 2003.


W.R. Monteith
Deputy Mayor


Linda M. Rowe
Manager of Legislative Services



London
CANADA

CITY OF LONDON
BY-LAW CERTIFICATION RECORD

I, Kevin Bain, City Clerk 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.-3355-163 of the City of London, passed July 7, 2003.

Dated at London, Ontario, this 21st day of August 2003.


Kevin Bain, City Clerk

First Reading - July 7, 2003
Second Reading - July 7, 2003
Third Reading - July 7, 2003

SCHEDULE "A"
To By-law No. L.S.P.- 3355-163

Part of Lot 1 on Registered Plan 225(E) in the City of London and County of Middlesex designated as Parts 4, 5 and 6 on Reference Plan 33R-14881 being all of PIN 08266-0061.

Part of Lot 1 on Registered Plan 225(E) in the City of London and County of Middlesex designated as Parts 7, 8 and 9 on Reference Plan 33R-14881 being all of PIN 08266-0062.

SCHEDULE "B"
To By-law No. L.S.P.- 3355-163

Reasons for Designation
334/336 Princess Ave

(revised 5 December 2002)

Historical Reasons

The Princess Avenue houses were constructed at different times around the turn of the 20th century. The double house at 334/336 was built first, completed in 1898, and was occupied by an assortment of residents. In 1913 it was occupied by Stephen Pocock and his family. Mr Pocock was advertising manager for London Shoe Company and he remained in the house with his family until after 1953.

Architectural Reasons

334/336 Princess Avenue

This elaborate two and a half storey Queen Anne influence double house, pressed red brick on a brown sandstone foundation, occupies a prominent corner location. It possess a complex roofline and massing, many dormers and tall corbeled chimneys. Overall, the front elevation presents a richly decorated and detailed face. A significant feature of the house is the two-storey porch and sunroom on the front elevation. The sunroom is a wood pavilion facing south with four sets of three, tall multi-paned windows (6/12) separated by pilasters and surmounted by a five-sided dormer. The roof has a decorative ridge flashing and crenelated elements on the topmost ridge.

Each side of the house has a slightly-projecting façade completed by a highly decorated gable, each with a Palladian window and half-timbering. The wide cornice with brackets which delineates the main body of the house is particularly noticeable. The porch which supports the sunroom runs the full length of the front façade and has a tongue and groove ceiling and floor and is divided by a curved wood barrier. A decorative entablature below the sunroom includes festoons and bulls-eyes. The simple shed porch roof, on either side, is supported by columns (originally all the columns were round) which rest on a rusticated stone foundation with carved stone supports heavily decorated with vines and acanthus leaves.

The paired front doors have a leaded glass transom in a semi-ellipse pattern, with dentil trim. There are three dormers on the east elevation and a side entrance. Both east and west sides have a window unit with a large stained glass transom above three windows separated by pilasters.

Contextual Reasons

This group of buildings is part of a streetscape involving 300 to 336 Princess Avenue and 549 to 585 Waterloo Street. It is also within the potential West Woodfield Conservation District.



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

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THE CORPORATION OF THE CITY OF LONDON

Middlesex.

P.C. McNORGAN
City Clerk



TELEPHONE
(519) 679-4530

DEPARTMENT OF THE CITY CLERK

December 17, 1985

REGISTERED MAIL

Ministry of Citizenship & Culture
Heritage Branch
7th Floor
77 Bloor Street West
Toronto, Ontario
M7A 2R9

Re: Designation of: 526 - 528 Waterloo Street
308 Princess Avenue
The Ontario Heritage Act, R.S.O. 1980, c. 337

Please find enclosed a certified copy of the by-law designating each of the above mentioned properties, passed by the Municipal Council of The Corporation of the City of London on October 21, 1985 and November 25, 1985 respectively.

R. J. Tolmie
Secretary - Board of Control

/wr
encl.

REGISTERED

DEC-5 1985

By-law No. L.S.P.-2863-454

Instrument No. 718382

A by-law to designate 526-528 Waterloo Street of 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 at 426-428 Waterloo Street having been duly published and served, no notice of objection was received to such designation;

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

1. There is designated as being of architectural value or interest the real property, more particularly described in Schedule "A" hereto, at 426-428 Waterloo 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 October 21, 1985.

M. A. Gleeson

M. A. Gleeson
Mayor

P. C. McNorgan

P. C. McNorgan
City Clerk

First reading - October 21, 1985
Second reading - October 21, 1985
Third reading - October 21, 1985

I, P. C. McNorgan, City Clerk of the Corporation of the City of London, hereby certify the above to be a true copy of	
By-Law No. <u>L.S.P.-2863-454</u> of the City of London, passed on	
<u>October 21</u>	19 <u>85</u> London, Ont.
<u>December 17/85</u>	<i>P. C. McNorgan</i>
Date	(City Clerk)

SCHEDULE "A"

to By-law No. L.S.P.-2863-454

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of London, in the County of Middlesex and being composed of Part of Lot Number Four (4), on the East side of Waterloo Street, according to Registered Plan Number 173, and more particularly described as follows:

COMMENCING at the Southwest angle of Lot Number Four (4), Plan 173,

THENCE Easterly along the Southerly limit of the said Lot, One Hundred and Twenty Feet (120') to a point;

THENCE Northerly parallel with the Westerly limit of the said Lot, Sixty-six Feet (66'),

THENCE Westerly along the Northerly limit of the said Lot, One Hundred and Twenty Feet (120') to the Westerly limit of the Lot,

THENCE Southerly along the Westerly limit of the Lot, Sixty-six Feet (66') to the point of commencement.

SCHEDULE "B"

to By-law No. L.S.P.-2863-454

Architectural Reasons

The two-storey dwelling on the corner lot at 526-528 Waterloo Street is an early example of a double house, circa 1873. The design represents a vernacular interpretation of the Italianate style of architecture, completely symmetrical and extremely well proportioned. The Italianate features include a low-pitched hip slate roof with wide eaves, richly scrolled double brackets a frieze below the eaves, a broad central gable with a broken pediment effect, and various window details. Window shapes range from small rectangular windows on the side elevations to segmental headed and large arch-headed windows with decorative mullions on the second storey, to a small arched window on the third floor. The headings of most windows are supported by brackets. The two entrance doors are flanked by bay windows, a later alteration to the original house. The white brick construction features brick quoins at the outer corners as well as on either side of the central projections of the front elevation.

Although the interior has been modified to provide for two small apartments and a dentist's office in addition to the principal dwelling unit, several of the original features remain. Ceiling medallions, marble fireplaces, and two handsomely designed staircases provide much of the late 19th century charm and dignity of an upper middle-class residence.



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

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

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By-law No. L.S.P.-3277-53

A by-law to designate 532 Waterloo Street (east side between Princess Avenue and Central Avenue) to be of architectural and contextual 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 532 Waterloo Street (east side between Princess Avenue and Central Avenue) has been duly published and served and no notice of objection to such designation has been received;

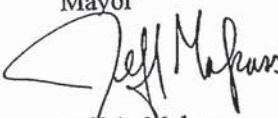
The Municipal Council of The Corporation of the City of London enacts as follows:

1. There is designated as being of architectural and contextual value or interest, the real property at 532 Waterloo Street, more particularly described in Schedule "A" hereto, for the reasons set out in Schedule "B" hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in the London Free Press, and to enter the description of the aforesaid property, the name and address of its registered owner, and short reasons for its designation in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on March 3, 1997.



Dianne Haskett
Mayor



Jeff A. Malpass
Acting City Clerk

First reading - March 3, 1997
Second reading - March 3, 1997
Third reading - March 3, 1997

SCHEDULE "A"

To By-law No. L.S.P.-3277-53

Part Lot 6, Plan 173(E), S/T & T/W in the City of London and County of Middlesex as in Instrument No. 625926 being all of PIN 08270-0092.

SCHEDULE "B"

To By-law No. L.S.P.-3277-53

532 Waterloo Street (east side between Princess and Central)

Architectural Reasons

Built circa 1875 this two storey vernacular building has both Georgian and Italianate influences. It was originally built as a double house, each residence having a side hall plan and three bays wide. Though not uncommon at the time, the six bay width gives this simple domestic structure an uncharacteristic monumentality. Constructed of white brick the house has many features typical of London architecture of the late 19th century including the double brackets at the eaves, tall corbelled chimneys at either end (only two extant - south elevation), brick framed by pilasters and arched windows with voussoirs. The eaves trough is copper and the original roof material was probably slate. There has been an alteration to the front entry, having combined the two entries into one entrance and built outward incorporating period brick and one of the original doorframes.

Contextual Reasons

Identified as part of the proposed West Woodfield Heritage Conservation District.



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

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

Ce document est tiré du registre 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**.



London
CANADA

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

M. Haddles

RECEIVED
SEP 2 - 2003
CONSERVATION REVIEW
BOARD

REC'D / RECEIVED
25 -08- 2003

REGISTERED

August 21, 2003



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

Re: Designation of 549 Waterloo Street
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.-3356-164, entitled "A by-law to designate 549 Waterloo Street to be of historical and contextual value or interest", passed by the Municipal Council of the Corporation of the City of London on July 7, 2003 and registered as Instrument No. ER232436 on July 16, 2003.

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 historic and contextual value.

Kevin Bain
Kevin Bain
City Clerk
/pwp

Enclosure

cc: C. Nelson, Planning Division, Room 603
L. Fisher, Committee Secretary - LACH, Room 308
R. Cerminara, Building Division, Room 710

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

04/06/05
RC

Bill No. 260
2003

By-law No. L.S.P.-3356-164

A by-law to designate 549 Waterloo Street to be of historical and contextual value or interest.

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


AND WHEREAS notice of intention to so designate the property known as 549 Waterloo 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 contextual value or interest, the real property at the 549 Waterloo Street, more particularly described in Schedule "A" hereto, for the reasons set out in Schedule "B" hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in the London Free Press, and to enter the description of the aforesaid property, the name and address of its registered owner, and short reasons for its designation in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on July 7, 2003.


W.R. Monteith
Deputy Mayor


Linda M. Rowe
Manager of Legislative Services



London
CANADA

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

First Reading - July 7, 2003
Second Reading - July 7, 2003
Third Reading - July 7, 2003

I, Kevin Bain, City Clerk 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.-3356-164 of the City of London, passed July 7, 2003.

Dated at London, Ontario, this 21st day of August 2003.


Kevin Bain, City Clerk

SCHEDULE "A"
To By-law No. L.S.P.- 3356-164

Part of Lot 1 on Registered Plan 225(E) in the City of London and County of Middlesex designated as Part 3 on Reference Plan 33R-14881 being all of PIN 08266-0063.

SCHEDULE "B"
To By-law No. L.S.P.- 3356-164

Reasons for Designation

549 Waterloo St.

(revised 5 December 2002)

Historical Reasons

The building at 549 Waterloo Street was built later still, in 1912. It was originally known as the Waterloo Apartments and typifies apartment buildings that were built in the period.

Architectural Reasons

549 Waterloo Street

This three storey red brick building is a good example of apartments built during the period. Tudor characteristics are mainly conveyed in the tall projecting frontispiece with inset stone diamonds, panels and insets, and capped with a tin cornice defining the flat roof. The central bay is balanced by an apartment unit on either side, with inset balconies on all three levels. The balconies are defined by columns and balustrades. The original 9/1 and 12/1 windows are noteworthy.

Contextual Reasons

This group of buildings is part of a streetscape involving 300 to 336 Princess Avenue and 549 to 585 Waterloo Street. It is also within the potential West Woodfield Conservation District.



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

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

Ce document est tiré du registre 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**.

The Corporation of the City of London
Corporate Services Department



Middlesex

JEFF MALPASS
Deputy City Manager

REGISTERED

November 23, 1999

RECEIVED
NOV 23 1999
Heritage and Libraries Branch
Heritage Operations

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

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

Please find enclosed, a certified copy of By-law No. L.S.P.-3311-283, entitled "A by-law to designate Victoria Park to be of historical and architectural value.", passed by the Municipal Council of The Corporation of the City of London on November 15, 1999 and registered as Instrument ER40128 on November 19, 1999.

for *C Geraghty*
Jeff A. Malpass
Deputy City Manager
/crg

Encl.

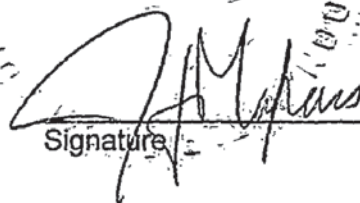
✓ RR



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

I, Jeff A. Malpass, 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.-3311-283 of the City of London, passed on November 15, 1999.

Dated at London, Ontario, this 23rd day of November, 1999.


Signature

Bill No. 444
1999

By-law No. L.S.P.-3311-283

A by-law to designate Victoria Park 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 Victoria Park 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 Victoria Park, 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 15, 1999.



Anne Marie DeCicco
Deputy Mayor



Jeff A. Malpass
City Clerk

First reading - November 15, 1999
Second reading - November 15, 1999
Third reading - November 15, 1999

SCHEDULE "A"

To By-law No. L.S.P.-3311-283

Victoria Park is bounded by Central Avenue, Clarence Street, Dufferin Avenue and Wellington Street including part of Princess Avenue (formerly known as Bond Street) closed by By-law registered as Instrument GD34133 in the City of London and County of Middlesex being all of PIN 08266-0001.

SCHEDULE "B"

To By-law No. L.S.P.-3311-283

REASONS FOR DESIGNATION - VICTORIA PARK

(The Block bounded by Dufferin Avenue, Clarence Street, Central Avenue, and Wellington Street)

Historical Reason

Victoria Park represents a unique combination of beauty, amenity and heritage in the City of London. The 6.25 hectare park has been a gathering place for Londoners since 1874. Victoria Park is of significant historic, architectural and cultural heritage landscape importance in five key areas:

- (a) As a registered archaeological site;
- (b) Military history;
- (c) A designed landscape;
- (d) A place of public gathering and celebration; and
- (e) Monuments

Victoria Park is a significant resource for archaeology in London, exhibiting three critical layers of historic importance. Prehistoric remains from the native occupation of the area can be found below ground, as well as, remains from the British Military occupation. The Framed Infantry Barracks which covered the northern two-thirds of the park property in the period circa 1838-1873 represents the largest and best preserved historic site in the City of London. Victoria Park is also the City's most celebrated designed landscape from the 19th Century, created by American landscape architect Charles Miller 1878. The layout of the landscape was reminiscent of an English parkland with drives and tree lined walks, fountains, floral areas and bandstand. Limited remains for this grand parkland era remain today. Victoria Park, from its conception, has continually evolved in its role and relationship to London. Its development must be seen in conjunction to the history of design, society and conventions, and the City's fiscal and management considerations of various periods. To date the park has been idealized as a pleasure ground, a venue of horticultural and artistic expression, a recreational facility and most recently a civic space for special events.

Archaeological investigations of Victoria Park indicate that the property represents the single largest and best preserved historic archaeological site in the City of London. It is arguably the most important historic archaeological site in the City by virtue of its significance to the history of the region and to the development of the municipality. Altogether, these remains represent some of the most important complex issues for future management within the property.

Archaeological assessment indicates a number of components within the park including evidence of prehistoric Iroquoian occupation sometime within the period 800-1550 AD.

Historic research has determined that the Framed Infantry Barracks covered an area of some 10 acres including the entire norther two-thirds of Victoria Park; the southern third was used as the drill ground and cricket ground. This Barracks formed an integral part of the British Military Reserve established in London following the Rebellion of 1827. The British Garrison was based in London from 1838 to 1853, when troops were withdrawn to be sent to the Crimean War, and again from 1861 to 1869. During the mid to late 1850s , the complex served as a refugee camp for escaped slaves from the United States and as the site of a racially integrated school. The barracks survived until the early 1870s, when a fire destroyed the officers' quarters, and the remainder of the structures were cleared in preparation for the creation of Victoria Park.

The barracks complex included several dozen structures surrounded by a stockade with projecting bastions. The major structures centred around a parade square. It was bounded by the soldiers' quarters to the north, the officers quarters to the south, the hospital compound to the west, and the canteen, cells, defaulters room and powder magazine to the east.

When the British Government saw no reason to retain the garrison lands, the drive to have the land become a public park began. The Municipal Council began to initiate civic improvements such as street beautification in 1871 and the establishment of a standing committee on Public parks in 1873. It was not until 1878 that London received the deed for Victoria Park. It was a this time that William Saunders presented to City Council plans for the park prepared by American Landscape Architect Charles H. Miller. In March 1878 Charles Miller came to London with the layout plans for the park. The plans were adopted, and park development proceeded as per Millers plan.

Charles Miller (1829-1902) gained prominence when he became the chief gardener for the Bureau of Horticulture for the Centennial Exhibition in 1876 in Philadelphia. Miller is known to have done two projects in Southwestern Ontario, both seemingly instigated by William Saunders. The first was Victoria Park in 1878 followed by the commission to prepare a landscape and site plan for the Ontario Agricultural College, Guelph in 1882. Through various documents and letters it is known that Miller made several visits to Canada during this period of time. He was recognized as being a leading landscape designer and horticulturalist in his day.

By the end of 1879 the first phase of the parks development was completed. A total of 331 trees and 72 shrubs were added to the double row of maple trees which already surrounded the grounds. In addition walks, drives and a bandshell were installed. The final feature added at this time was the famed fountain topped with a cupid which was installed in the centre of the park along with three military guns from the Battle of Sebastopol which had been donated by sir John Carling.

Victoria Park evolved as it assumed its role as the "jewel of the parks system". In 1912 the park was placed under the responsibility of the Board of Water Commission (later Public Utilities Commission). Recreational activities became increasingly important with the introduction of the skating rink in 1914. By the 1920s a great number of the park's original elements such as iron benches, urns, fencing, had been removed due to age and condition and others were replaced with a single level illuminated one. From this time on, the park began a slow, inexorable decline. By the late 1950s and into the 1960s the residential character along the north and eastern edge was changing with the loss of residential uses, buildings not being oriented to the park, and parking lots.

An important aspect of the park's history are traditions that have evolved over time. Skating has been a part of the park since 1914. Public concerts have been associated with the site since the period of the British Garrison. The first bandstand was erected in the park in 1876. With the bandstand City Council established a fund for free weekly concerts and encouraged local bands. The Salvation Army held Sunday afternoon services in the park for many years. In recent years a bandshell was built in 1950 with funds donated by the Kiwanis Club; and the present bandshell was built in 1989, again with funds from the Kiwanis Club. A very strong tradition of festivals and special events continues in the park to the present day, with over 30 events occurring annually, most notably the Festival of Lights/Winterfest, Home County Folk Festival, and Remembrance Day Services.

Architectural Reasons

Several Monuments have become important features of Victoria Park. The Boer War Soldiers' Monument was added to the park in 1912. The sculpture was commissioned by veterans of the Boer War from Montreal sculptor George W. Hill. On November 10, 1934 the Cenotaph was dedicated. It is a replica of the cenotaph that Sir Edwin Lutyens had designed for Whitehall in London, England. This monument was commissioned by the I.O.D.E. and dedicated to "The Glorious Dead".