



**HERITAGE IMPACT ASSESSMENT—
719-737 DUNDAS STREET,
LONDON, ONTARIO**

FINAL REPORT

September 20, 2019

File: 161413817

Prepared for:

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Executive Summary

The Medallion Corporation (the Proponent) retained Stantec Consulting Ltd. (Stantec) to conduct a Heritage Impact Assessment (HIA) for the properties located at 719-737 Dundas Street, in the City of London, Ontario. The Proponent is proposing to redevelop the properties at 729-737 Dundas Street and build a 24-storey high-rise mixed-use tower.

The Study Area includes three properties at 729, 735, and 737 Dundas Street where the development is proposed and the adjacent property at 719-721 Dundas Street that is designated under Part IV of the *Ontario Heritage Act* (OHA). The three properties where the development is proposed include: 737 Dundas Street a multi-unit residential building built in 1903-1904; 735 Dundas Street a commercial building built in 1964-1966; and 729 Dundas Street a commercial building built in 1946-1948. These three properties do not have any existing heritage recognition. The designated property at 719-721 Dundas Street was residence built in 1877 as a duplex and is now home to the Unity Project. .

The purpose of this HIA is to respond to policy requirements regarding the conservation of cultural heritage resources in the land use planning process. Where a change is proposed within or adjacent to a listed or protected heritage property consideration must be given to the conservation of cultural heritage resources. The objectives of this report are as follows:

- Identify and evaluate the cultural heritage value or interest (CHVI) of properties within the Study Area
- Identify potential direct and indirect impacts to identified heritage attributes
- Identify mitigation measures where impacts to identified heritage attributes are anticipated to address conservation of cultural heritage resources, where applicable

Determination of CHVI for 737 Dundas Street, 735 Dundas Street, and 728 Dundas Street was undertaken according to the criteria outlined in *Ontario Regulation 9/06* made under the OHA. The designating bylaw for 719-721 Dundas Street was used to identify the heritage attributes of the designated property.

The HIA determined that there are direct impacts anticipated to 737 Dundas Street through its removal and potential indirect impacts to 719-721 Dundas Street through its adjacency to the development which could result in vibration effects related to construction activities. Based on the presence of cultural heritage resources which have the potential to be affected by the proposed undertaking, the following mitigation measures are recommended:

737 Dundas Street:

- Should retention of the outbuilding not be considered a feasible alternative due to site constraints associated with the emergency access road, documentation and salvage should be undertaken prior to any change in site conditions
- Documentation in the form of detailed photography should be completed under the direction of a heritage professional in good standing with the Canadian Association of Heritage Professionals



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- Salvage activities should consist of the identification and recovery of re-useable materials by a reputable salvage company or charity
- The results of the documentation and salvage activities should be made available at local libraries for public consumption

719-721 Dundas Street:

- A pre-demolition vibration assessment should be completed to establish a baseline for vibration levels in advance of demolition activities
- Should the building be determined to be within the zone of influence, additional steps should be taken to secure the buildings from experiencing negative vibration effects (i.e. adjustment of machinery or establishment of buffer zones)

The executive summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.



Project Personnel

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Independent Reviewer:	Colin Varley, MA, RPA



1.0 INTRODUCTION

1.1 STUDY PURPOSE

The Medallion Corporation (the Proponent) retained Stantec Consulting Ltd. (Stantec) to prepare a Heritage Impact Assessment (HIA) for a proposed development located at 729-737 Dundas Street in the City of London, Ontario. The Study Area is situated at the northeast intersection of Dundas Street and Hewitt Street (Figure 1 and Figure 2). The proposed development of the site includes the construction of a 23-storey residential high-rise on land presently used for commercial and residential purposes.

The Study Area includes three properties at 729, 735, and 737 Dundas Street where the development is proposed and the adjacent property at 719-721 Dundas that is designated under Part IV of the *Ontario Heritage Act* (OHA). The three properties where the development is proposed include: 737 Dundas Street a multi-unit residential building built in 1903-1904; 735 Dundas Street a commercial building built in 1964-1966; and 729 Dundas Street a commercial building built in 1946-1948. These three properties do not have any existing heritage recognition. The designated property at 719-721 Dundas Street was built as a duplex in 1877.

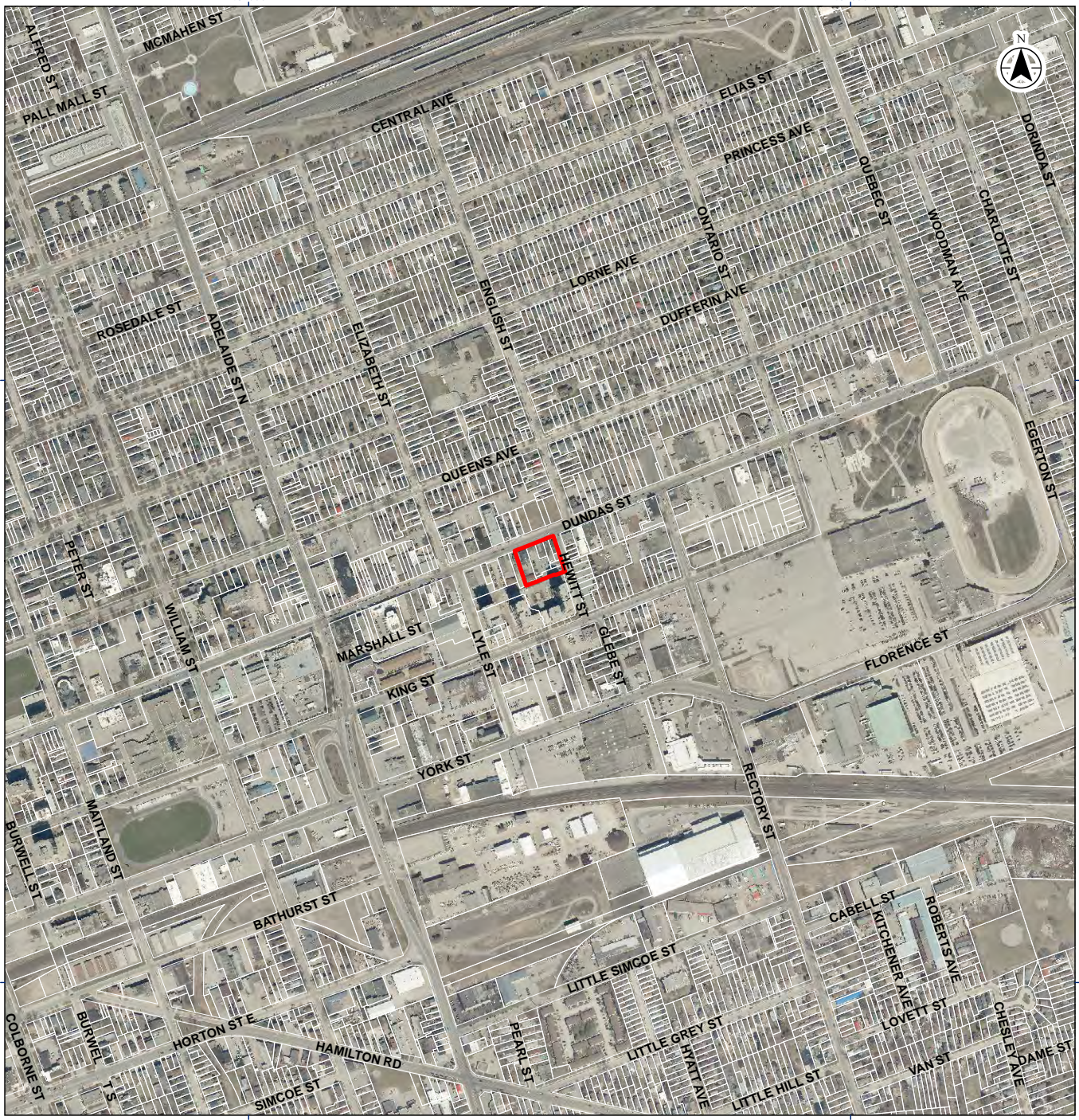
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- Identify and evaluate the cultural heritage value or interest (CHVI) of properties within the Study Area
- Identify potential direct and indirect impacts to identified heritage attributes
- Identify mitigation measures where impacts to identified heritage attributes are anticipated to address conservation of cultural heritage resources, where applicable

To meet these objectives, this HIA contains the following content:

- Summary of project methodology
- Review of background history of the Study Area and historical context
- Evaluation of CHVI of resources within, and adjacent to, the Study Area
- Description of the proposed site alteration
- Assessment of impacts of the proposed site alterations on cultural heritage resources
- Review of development alternatives or mitigation measures where impacts are anticipated
- Recommendations for the preferred mitigation measures





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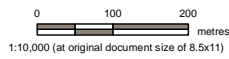
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Study Area



Project Location
City of London

161413817 REVA
Prepared by KDB on 2019-05-08

Client/Project
MEDALLION CORP.
HERITAGE IMPACT ASSESSMENT
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Figure No.
1

Title
Project Area

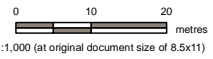
- Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Contains information licensed under City of London Open Data Terms of Use.
 3. Parcels used under license with the City of London, 2016.

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Study Area



Project Location: City of London
 Client/Project: MEDALLION CORP.
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- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
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Figure No. **2**

Title
Study Area

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2.0 METHODOLOGY

2.1 POLICY FRAMEWORK

2.1.1 Planning Act

The *Planning Act* provides a framework for land use planning in Ontario, integrating matters of provincial interest in municipal and planning decisions. Part I of the *Planning Act* identifies that the Minister, municipal councils, local boards, planning boards, and the Municipal Board shall have regard for provincial interests, including:

(d) The conservation of features of significant architectural, cultural, historical or scientific interest

(Government of Ontario 1990)

2.1.2 The 2014 Provincial Policy Statement

The Provincial Policy Statement (PPS) was updated in 2014 and is intended to provide policy direction for land use planning and development with regard to matters of provincial interest. Cultural heritage is one of many interests contained within the PPS. Section 2.6.1 of the PPS states that, “significant built heritage resources and cultural heritage landscapes shall be conserved”.

Under the PPS definition, 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.

Under the PPS definition, significant means:

In regard to cultural heritage and archaeology, resources that have been 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.

The PPS also stipulates that development adjacent to protected heritage properties must be considered, in policy 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.



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Under the PPS, “protected heritage property” is defined as follows:

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.

(Government of Ontario 2014)

2.1.3 City of London Official Plan

The property at 719-721 Dundas Street is designated under Part IV of the OHA.

The City’s Official Plan, *The London Plan*, contains the following policy with regard to development within or adjacent to designated and listed heritage properties:

586_ The City shall not permit development and site alteration on adjacent lands to heritage designated properties or properties listed on the Register 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 or properties listed on the Register will be conserved.

The London Plan also contains the following general objectives with regard to cultural heritage resources:

1. Promote, celebrate, and raise awareness and appreciation of London’s cultural heritage resources.
2. Conserve London’s cultural heritage resources so they can be passed on to our future generations.
3. Ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources.

(City of London 2016)

2.2 BACKGROUND HISTORY

Background history for this project was obtained through review of aerial photography, fire insurance plans, city directories, and secondary sources. Research was conducted at Western University and the London Public Library.

To familiarize the study team with the Study Area, historical mapping, fire insurance plans and aerial photographs were consulted to identify the presence of structures, and other potential cultural heritage resources in the vicinity. Specifically, material reviewed of the Study Area included Fire Insurance Plans of 1888, 1907, 1915, 1922, 1940, 1949, and 1958 and aerial photography of the Study Area from 1955 and 1967.



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2.3 FIELD PROGRAM

A site assessment was undertaken on March 19, 2019 by Frank Smith, Cultural Heritage Specialist, and Kurt Kostuk, Material Culture Analyst, both with Stantec. The weather conditions were sunny and calm. The site visit consisted of visually assessing and photographing the Study Area from the publicly accessible municipal right-of way to identify heritage attributes.

2.4 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

2.4.1 Ontario Regulation 9/06

The criteria for determining CHVI is defined by *Ontario Regulation (O. Reg.) 9/06*. Each potential cultural heritage resource was considered both as an individual structure and as cultural landscape. Where CHVI was identified the property was determined to contain a cultural heritage resource.

In order to identify CHVI at least one of the following criteria must be met:

1. *The property has design value or physical value because it:*
 - a. *is a rare, unique, representative or early example of a style, type, expression, material or construction method*
 - b. *displays a high degree of craftsmanship or artistic merit*
 - c. *demonstrates a high degree of technical or scientific achievement*
2. *The property has historical value or associative value because it:*
 - a. *has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community*
 - b. *yields, or has the potential to yield, information that contributes to an understanding of a community or culture*
 - c. *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:*
 - a. *is important in defining, maintaining or supporting the character of an area*
 - b. *is physically, functionally, visually or historically linked to its surroundings*
 - c. *is a landmark*

(Government of Ontario 2006a)

2.4.2 Assessment of Impacts

The assessment of impacts on cultural heritage resources is based on the impacts defined in the Ministry of Tourism, Culture and Sport (MTCS) *Infosheet #5 Heritage Impact Assessments and Conservation Plans (Infosheet #5)* (Government of Ontario 2006b). Impacts to cultural heritage resources may be direct or indirect. Direct impacts include:



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- Destruction of any, or part of any, significant heritage attributes or features
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance

Indirect impacts do not result in the direct destruction or alteration of the feature or its heritage attributes, but may indirectly affect the CHVI of a property by causing:

- 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
- 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
- Land disturbances such as a change in grade that alters soil and drainage patterns that adversely affect an archaeological resource

In addition to direct impacts related to destruction, this HIA also evaluated the potential for indirect impacts resulting from the vibrations of construction and the transportation of project components and personnel. This was categorized together with land disturbance. Although the effect of traffic and construction vibrations on historic period structures is not fully understood, vibrations may be perceptible in buildings with a setback of less than 40 metres from the curbside (Crispino and D'Apuzzo 2001; Ellis 1987; Rainer 1982; Wiss 1981). The proximity of the proposed development to cultural heritage resources was considered in this assessment.



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3.0 SITE HISTORY

3.1 INTRODUCTION

The Study Area is located on part of Lot 12, Concession C, in the former Township of London, now City of London. The Study Area is located at the northeast corner of Hewitt Street (formerly Glebe Street) and Dundas Street, on Plan 229 and includes properties with the municipal addresses 719-721 Dundas Street, 737 Dundas Street, 735 Dundas Street, and 729 Dundas Street (Figure 2). The following sections outline the historical development of the Study Area from the time of Euro-Canadian settlement to the present day.

3.2 PHYSIOGRAPHY

The Study Area is located in the Caradoc Sand Plain and London Annex physiographic regions. Both regions are flat sand plains extending from east London to the Strathroy area in the southwest. In its entirety, the region comprises approximately 482 square kilometres in southwestern Ontario. The land is generally flat with a few rolling hills. The soil in the area consists of three types: Fox fine sandy loam, which appears on the finer soils which are deep and well drained; Berrien sandy loam, a shallow layer of sand over clay, with wet subsoil; and Oshtemo sand, which appears on sand hills and dunes (Chapman and Putnam 1984: 146).

The City of London is located along the Thames River. The well-defined river channel runs through a shallow valley. This is demonstrated through a history of critical flooding in the City as it was developed on land that, in physiographical terms, belongs to the river. This watershed area has proven from its land use history to be rich soil for agriculture development (Chapman and Putnam 1984: 139). London itself developed into the commercial centre for Southwestern Ontario because of its position along the river as an early travel route and the high alluvial terrace which offered good building sites (Chapman and Putnam 1984: 146).

3.3 HISTORICAL DEVELOPMENT

3.3.1 Survey and Settlement

During the 17th century and until 1763, southwestern Ontario was part of France's vast colonial holdings in North America called New France. In 1763, the Seven Years war concluded with the signing of the Treaty of Paris, and France relinquished nearly all of its colonial holdings in North America to Great Britain and Spain. The Thirteen British colonies along the Atlantic seaboard eagerly participated in the Seven Years War and believed that dislodging France from the continent's interior would open land west of the Appalachian Mountains to settlement by the burgeoning colonies. Instead the British *Proclamation of 1763* closed most of former New France to settlement to appease Indigenous allies and protect the fur trade. In 1774, the Quebec Act transferred the Ohio Valley and southwestern Ontario to the Province of Quebec. The Quebec Act enflamed tensions with the increasingly restless Thirteen Colonies and was a



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contributing factor to the American Revolution, which culminated with the recognition of the independence of the Thirteen Colonies as the United States in 1783 (Craig 1963: 2 and Phelps 1989: 1).

Approximately one quarter of the population of the former Thirteen Colonies were Loyalists to the British Crown and about 50,000 people left the United States for Great Britain or other colonies, including Canada (Craig 1963: 3). Between 1778 and 1786, the Province of Quebec was governed by Frederick Haldimand. Initially, Haldimand wished to settle present-day Ontario with mostly First Nations allies of the Crown, but upon hearing of the favourable agricultural conditions throughout much of the region, he soon changed his mind. Haldimand also realized that settling the area with Loyalists would provide a bulwark against further aggression by the United States. Writing to Lord North, Prime Minister of Great Britain, Haldimand argued that the settlers would be “attached to the interests of Great Britain and capable of being useful upon many occasions” (Craig 1963: 4-5). To facilitate settlement, southern Ontario was divided into four districts, with present-day London being located in the Hesse District (Archives of Ontario 2015).

The Loyalist population wished to live under the customs and common law they were familiar with in Great Britain and the former Thirteen Colonies, instead of the French civil law practiced in Quebec as part of the *Quebec Act of 1774*. To accommodate the Loyalists, the British parliament passed the *Constitutional Act of 1791*, which divided Quebec into Upper and Lower Canada. The division was both geographic and cultural; French laws would be preserved in Lower Canada, while the British constitution and laws would rule in Upper Canada (Craig 1963: 17). John Graves Simcoe was selected as Lieutenant Governor of the newly created province. Simcoe was a veteran of the American Revolution, having served in the Queens Rangers, and eagerly planned to build a model British society in Upper Canada. He wrote of his desire to “inculcate British customs, manners, and principles in the most trivial as well as serious matters” in the new colony (Craig 1963: 20-21). In 1792, Simcoe renamed the Hesse District the Western District (Archives of Ontario 2015).

While studying maps of Upper Canada, Simcoe decided the provincial capital should be named London and located in the southwest at the confluence of the north and south branches of the river called La Tranche by the French (Finkelstein 2006). Simcoe renamed the river the Thames to match his plan for a capital city called London. He believed this strategic location would be too far inland for American forces to easily attack in the event of renewed war. Despite Simcoe’s wishes, London was still considered too remote and inaccessible a location to be a capital city. Instead, the capital was moved to York (present-day Toronto) (Armstrong 1986: 21) However, in 1793 Simcoe ordered a military road constructed by the Queen’s Rangers from York to the Thames River and named the road Dundas Street after his friend and British Secretary of State, Henry Dundas (Craig 1963: 35). The Study Area is bounded on the north by Dundas Street.

The first surveyor in the region, Abraham Iredell, reported the agricultural conditions in Southwestern Ontario to be among the finest in North America. In 1800, the Western District was divided roughly in half and the London District and Middlesex County were created (Archives of Ontario 2015). Middlesex County was further divided into townships, London Township being the largest at 12 square miles (approximately 31 square kilometres) and encompassing 96,000 acres.



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The first settler in London Township was Joshua Applegarth, who arrived in 1807, and attempted to cultivate hemp before switching to other crops (Page 1878: 5). However, London Township remained almost entirely unsettled until 1810 when Thomas Talbot returned, along with surveyor Mahlon Burwell, to develop the township. Talbot would eventually be instrumental in the settlement of 29 townships in southwestern Ontario (London Township History Book Committee 2001: 12). Burwell's survey was interrupted by the War of 1812 and he completed the work in 1818. (Page 1878: 5). The first Township meeting was held in January 1819 at Joshua Applegarth's home (Armstrong 1986: 29).

3.3.2 19th Century Development

In November 1825, the London District courthouse and jail at Vittoria in Norfolk County was damaged by fire. District authorities, including Thomas Talbot, decided to move the district capital to a more central location, instead of rebuilding at Vittoria (Miller 1992: 7). In January 1826, the District Town for the London District was transferred from Vittoria to the Crown Reserve Land in London Township set aside for Simcoe's envisioned capital. The townsite for London was surveyed in May and June of 1826 by Burwell (Armstrong 1986: 33 and Miller 1992: 7).

The village continued to grow and in 1840, the Town of London was incorporated (Brock 2011: 23). When the Town of London was incorporated the boundaries of the town were extended north to present-day Huron Street and east to present-day Adelaide Street (Armstrong 1986: 67). The new town had a population of 1,716 (Armstrong 1986: 63).

As the Town of London began to develop, residents began to clamor for access to a railway. As early as 1831, merchants and farmers of London and London Township had proposed constructing a railway through the community. In the 1840s, planning began on a line that would run from Niagara to Detroit. The planned route would run through London and many prominent Londoners helped finance the project. The Great Western Railway was chartered in 1845 and construction on the London portion of the line began in October 1847. The ground-breaking ceremony in London was led by Thomas Talbot, who was then 77 years old and still deeply involved in the development of London. In December 1853, the first train pulled into London. The train had travelled from Hamilton and arrived in six hours at an average speed of 25 mph (40 km/h) (Armstrong 1986: 82-83). In 1882, the Great Western Railway became part of the Grand Trunk Railway.

In 1857, oil was discovered in Lambton County and London's location on the railway and already established population made the City an attractive choice for refining operations. However, the noxious fumes associated with refining led the City Council to ban refining operations within City limits. Many of the refineries moved just outside of city limits to the area east of Adelaide Street (Armstrong 1986: 120-121). Soon other businesses and industries moved to the area including railway car shops and stables for the City's horse drawn streetcars. Industries were attracted to London Township's low assessment rate, plethora of available land, and proximity to the city's workforce (Stantec 2004: 7). As industries developed in the area, developers began to offer one quarter to half acre lots for sale for residential construction. These subdivisions attracted the industrial workers of the area, many of whom were employed as skilled laborers, carpenters, builders, plasters, and painters (Stantec 2004: 9).



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By the 1870s, the area east of Adelaide Street was commonly referred to as “London East” and had grown into London’s first suburb. In 1874, the area was separated from London Township and incorporated as a separate municipality. However, the budding municipality struggled to provide streetcar service, fire protection, and water supply to the residents and businesses of London East. The need for better fire protection became tragically evident when the Imperial Oil Refinery and Great Western Railway car shops burned down in 1883. In 1885, London East was annexed into the City of London. The annexation was mutually beneficial, the City of London would gain an expanded tax base and London East would attain the services it needed to continue to grow (Armstrong 1986: 128). The City of London grew from a population of 19,941 in 1881 to 30,705 in 1890, an increase partly attributed to the City’s annexation of London East (Miller 1992: 146).

3.3.3 20th Century Development

In 1912, the City of London had a population of 49,102, which would increase to 69,742 in 1929 (Armstrong 1986: 163). During this period, many modern improvements arrived in the City. Main roads in the central part of the City were paved in asphalt, replacing cedar blocks (Armstrong 1986: 133). The Hydro Electric Power Commission (HEPC), under the leadership of Adam Beck, commenced to service London with hydroelectricity from Niagara in 1910 (Armstrong 1986: 136). The Public Utilities Commission was established in 1914 to manage the distribution of electricity, water, and city parks (Armstrong 1986: 168).

Compared to other municipalities in Ontario, London fared relatively well during the Great Depression. Several major building projects were completed in London during the 1930s, including the underpass of Richmond Street under the CNR tracks and construction of the Dominion Public Building on Richmond Street. In 1932, only 8% of the population was unemployed, a much lower number than other cities in southern Ontario like Toronto, Hamilton, and Windsor (Armstrong 1986: 185). Nonetheless, the effects of the Great Depression and Second World War curtailed growth in the City (Curtis 1992: 15).

Infrastructure improvements during the 1960s included new overpasses over the railway at Adelaide Street, Highbury Avenue, and Quebec Street. In the 1970s, Queens Avenue was extended over the Thames River as was Dundas Street and Wonderland Road and Hutton Roads were connected via the new Guy Lombardo Bridge (Armstrong 1986: 213-214). As the population of London shifted to the suburbs during the mid-20th century it was becoming increasingly unnecessary to visit downtown London (Armstrong 1986: 234). By the 1970s, a revitalization plan was needed for the City’s downtown. A cohesive vision for the city core did not develop and a mix of infill and new construction occurred during the 1970s, including the City Centre Complex, the London Centre Arcade, the new City Hall, and new federal building and courthouse (Armstrong 1986: 234, 238).

During the 1980s, the pace of growth in the City steadied. The population of the City in 1980 was 261,841 (Armstrong 1986: 327) and most new growth in London occurred at the south and north ends of the city as subdivision development accelerated (Miller 1992: 229). The City of London is continuing to grow and develop in the 21st century. In 2016, the City of London had a population of 383,822 an increase of 4.8% since 2011 (Statistics Canada 2017).



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3.4 PROPERTY HISTORY

The Study Area is located on part of Lot 12, Concession C, in the former Township of London, now part of the City of London. Lot 12, Concession C was originally set aside as a Clergy Reserve. In each newly surveyed township, one seventh of the land was set aside as Clergy Reserve as per the terms of the *Constitutional Act* which created Upper Canada. The Clergy Reserves were designed to support the Protestant Church in Upper Canada, particularly the Church of England (Craig 1963: 16). The Clergy Reserves quickly became a point of contention between many settlers and the colonial government. Opponents of the reserves believed the lands impeded settlement because they were often left undeveloped and many balked at the idea of funding the Church of England but not other Protestant denominations (Craig 1963: 273). Sales of the Clergy Reserves began in 1827 when colonial administrators allowed one quarter of the total Clergy Reserves to be sold. In 1841, legislation was passed in Britain that authorized the sale of the remaining Clergy Reserves (Fahey 2015).

Based on mapping, in 1856 the Study Area was part of a Clergy Reserve that was leased for a period of 25 years. The land had been subdivided and historical mapping shows much of the modern-day street grid was laid out (Peters 1856; Map of the City of London 1856). It is unclear when the lands within the Study Area were no longer part of a Clergy Reserve. However, the church's role within and adjacent to the Study Area is remembered by the street name, Glebe Street, which currently runs south of the Study Area between King and York Streets. Hewitt Street, the eastern border of the Study Area was formerly part of Glebe Street until the mid-20th century when the name was changed to Hewitt Street. The term "glebe" denotes a piece of land designated to support a parish.

3.4.1 737 Dundas Street

Based on Fire Insurance Plans and City Directories, the residence at 737 Dundas Street was constructed in 1903-04. The first occupant of 737 Dundas Street was Harry Rapsey (Foster 1904: 68). The Census of 1911 lists Harry Rapsey as a 65-year-old railway engineer. He lived with his wife Elizabeth, age 47 (Library and Archives Canada 1911). The Fire Insurance Plan of 1922 shows the residence as a frame structure with a brick exterior (Figure 3). The final year Harry Rapsey was listed as the occupant of 737 Dundas Street was 1944 (Vernon 1944: 708). Rapsey did not spend the final two years of his life at 737 Dundas Street and died in 1946 at the age of 97. Harry is buried at Mount Pleasant cemetery in London with his wife and two children (GenWeb Cemetery Project 2019).

The Directory of 1945 lists the occupants as R.M. Dundas and N.S. Lee (Vernon 1945: 718). In 1946, the occupants were Mrs. Edythe George, the George Radio Service, and John Millar (Vernon 1946: 766). The Fire Insurance Plan of 1949 shows that the present-day addition facing Dundas Street already constructed (Figure 4). Based on the Fire Insurance Plan and City Directories, the addition to the front façade of 737 Dundas Street was likely built between 1945-46. By 1950, commercial operations at 767 Dundas Street expanded to include the Georgina Beauty Shoppe as well as the Radio Service (Vernon 1950: 681). Based on City Directories and Fire Insurance Plans, the rear addition to 737 Dundas Street was constructed between 1951 and 1958. The Fire Insurance Plan of 1958 shows the rear addition present (Figure 5). City Directories between 1950 and 1958 show a fluctuating number of occupants, both people and businesses, at 737 Dundas Street. It is likely the rear addition was already present by 1955



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based on the increase of occupants listed at the address. The 1955 Directory lists the occupants as E. May, Georgina Beauty Shoppe, AlSCO SIs Ltd., Air Way Distributor of Ontario, Mrs. C. Struckett, W. Morley, and J. Wood (Vernon 1955: 600).

The Georgina Beauty Shoppe continued to operate at 737 Dundas Street through the first half of the 1960s. The occupants in 1964 were the Georgina Beauty Shoppe, Universal of Canada, and F. Moore, M. Dixon, E. George, and Adalai Long (Vernon 1964: 605). By 1970, the Georgina Beauty Shoppe and Mrs. E. George remained at the building. The only other non-residential occupant of 737 Dundas Street by this time was the United Lodge of Theosophists. The other occupants were Harry Fullard, and E. Ferguson. One unit was listed as vacant (Vernon 1970: 753). Between 1971 and 1974, the Georgina Beauty Shoppe and Ms. George left 737 Dundas Street. The occupants in 1975 were listed as Gloria's Exclusive Dress Shop, James Mason, Real Estate Broker, and three apartments were occupied, and one was vacant (Vernon 1975: 935). In 1981, occupants included the Accounting Business and Consultants, Inc., Lambert's Camera Repairs, and four apartments (Vernon 1981: 122). By 1990, the commercial occupant of the building was The Buccaneer (Vernon 1990: 135). By 2000, the building was used exclusively for residential space, which it remains today (Vernon 2000: 139).

3.4.2 735 Dundas Street

Based on Fire Insurance Plans, aerial photos, and City of London Directories, the structure at 735 Dundas Street was built between 1964 and 1966. Aerial photography from 1967 shows the present-day structure on 735 Dundas Street constructed (Figure 6). The present-day structure at 735 Dundas Street replaced a frame structure that was one of the last remaining frame structures on Dundas Street in the vicinity of the Study Area. The occupant of the building in 1970 was listed as the Seaboard Fin Company (Vernon 1970: 753). By 1975, the occupant of the building was Canadian Acceptance Corporation Limited (Vernon 1975: 935). The occupant in 1990 was Cortlaw Service Limited (Vernon 1990: 135). Since at least 2000 the building has been occupied by Ever Fresh 2-for-1 Pizza (Vernon 2000: 139).

3.4.3 729 Dundas Street

Based on Fire Insurance Plans and City Directories, the structure at present-day 729 Dundas Street was built between 1946 and 1948. The City Directory of 1946 and Fire Insurance Plan of 1940 have the lot as empty while the 1949 Fire Insurance Plan shows the present-day concrete block building in place. The building housed various commercial operations in the 1950s and 1960s. Since at least 1970, the building has been occupied by U-Need-A-Cab, which remains the present-day occupant (Vernon 1970: 753). U-Need-A-Cab is a taxicab service that began operation in the City of London in 1956 (U-Need-A-Cab 2015).

3.4.4 719-721 Dundas Street

The building at 719-721 Dundas Street was built in 1877 and expanded in 1899 and 1918. The first occupant of the residence was Francis S. Bickley, a machine hand and plumber. The residence was expanded in 1899 and the present-day front façade was built (City of London 2012). In 1904, Dr. Edwin Seaborn moved in 719 Dundas Street. Seaborn was born in 1872 in Quebec and moved to London with



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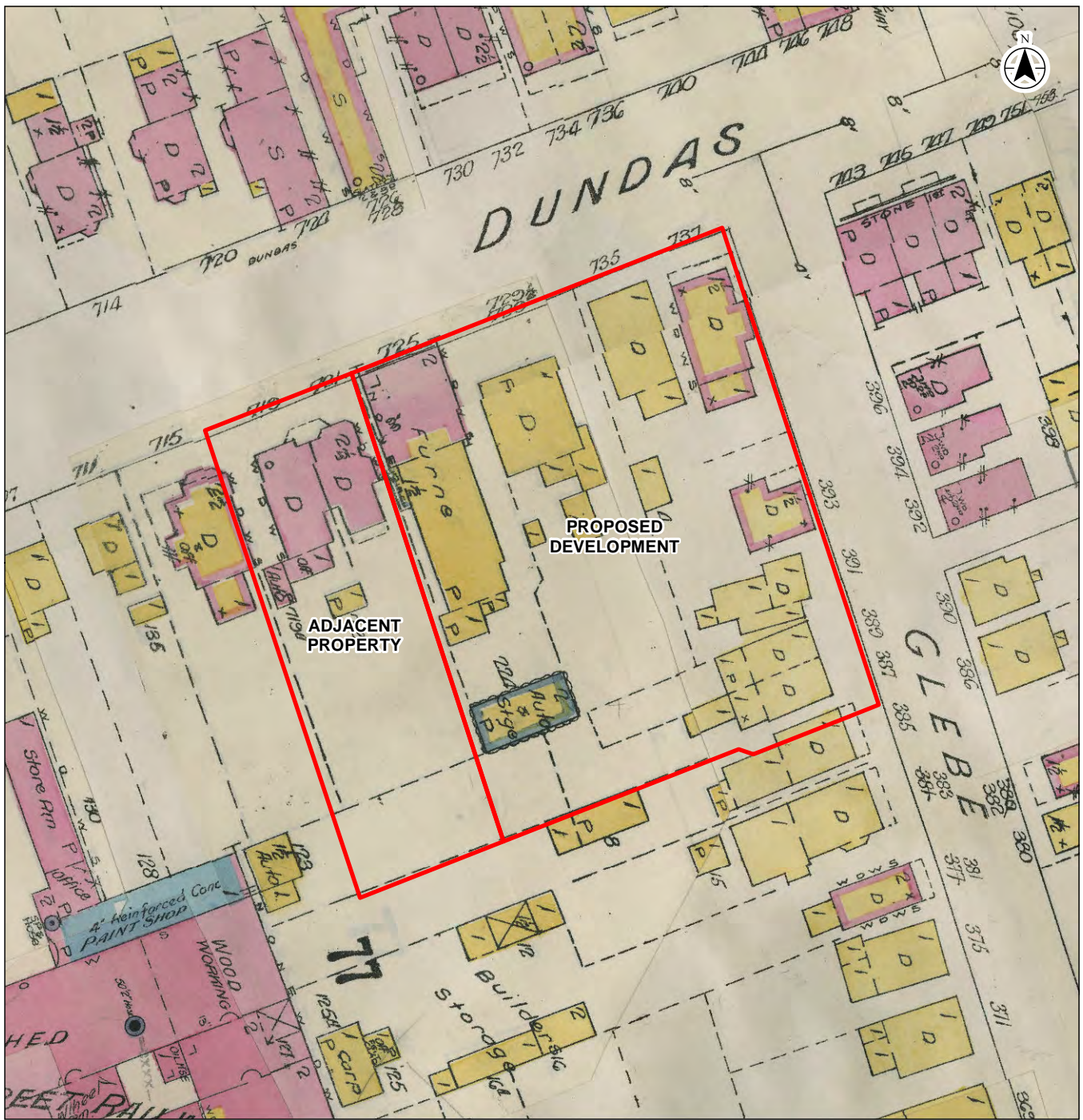
his family in 1879 where he graduated from Western's medical school in 1895. After graduation, he became a professor at Western and was appointed Chair of Anatomy. During the First World War, Seaborn served as an Army Doctor from 1916 until his demobilization in 1919. Seaborn had an interest in local history and served as president of the London Middlesex Historical Society in 1936. He passed away in 1951 (Western Archives n.d.).

Seaborn moved out of 719 Dundas Street by 1910. The residents that year included J.C. Lindsay, a physician at 719 Dundas Street and J.H. Cunningham at 721 Dundas Street (Vernon 1910: 49). The Census of 1911 lists John Lindsay as a 38-year-old doctor. He lived with his wife Isabella, age 35; son Kenneth, age 10; daughter Helen, age 8; son James, age 1, and servant, Grace, age 17. The Census also lists James Cunningham as a 70-year-old not in the work force. He lived with his wife Elizabeth, age 57, and son Oscar, age 30, who was a dentist (Library and Archives Canada 1911). Lindsay remained at 719 Dundas Street as late as 1955, while occupants of 721 Dundas Street changed with more frequency.


By the 1960s, the occupants of 719 Dundas Street had changed to commercial businesses. The City Directory of 1964 listed the occupants of 719 Dundas Street as Fred Fones Construction and Mountsfield Developments. The occupants of 721 Dundas Street were L.H. Barnes and H.L. Scarlett (Vernon 1964: 605). By 1975, both 719 and 721 Dundas Street were commercial in nature with the occupants being Crusade Evangelism International at 719 Dundas Street and Wilfred Webb Real Estate, Riviera Rentals, and Mountsfield Development being the occupants at 721 Dundas Street (Vernon 1975: 935).

The building continued to house commercial businesses and the offices of professionals such as lawyers, accountants, and real estate brokers until it was purchased by the Unity Project. The Unity Project moved into 719-721 Dundas Street in 2005 and named the building the "Unity House." The Unity House is a transitional housing program (Unity Project 2006: 5).





Legend

 Study Area

Notes

- 1. Historic information not to scale.
- 2. Source: Underwriters Survey Bureau. 1922. Key Plan of the City of London, Ontario. Toronto: Underwriters Survey Bureau Limited.



Project Location
City of London

161413817 REVA
Prepared by KDB on 2019-05-08

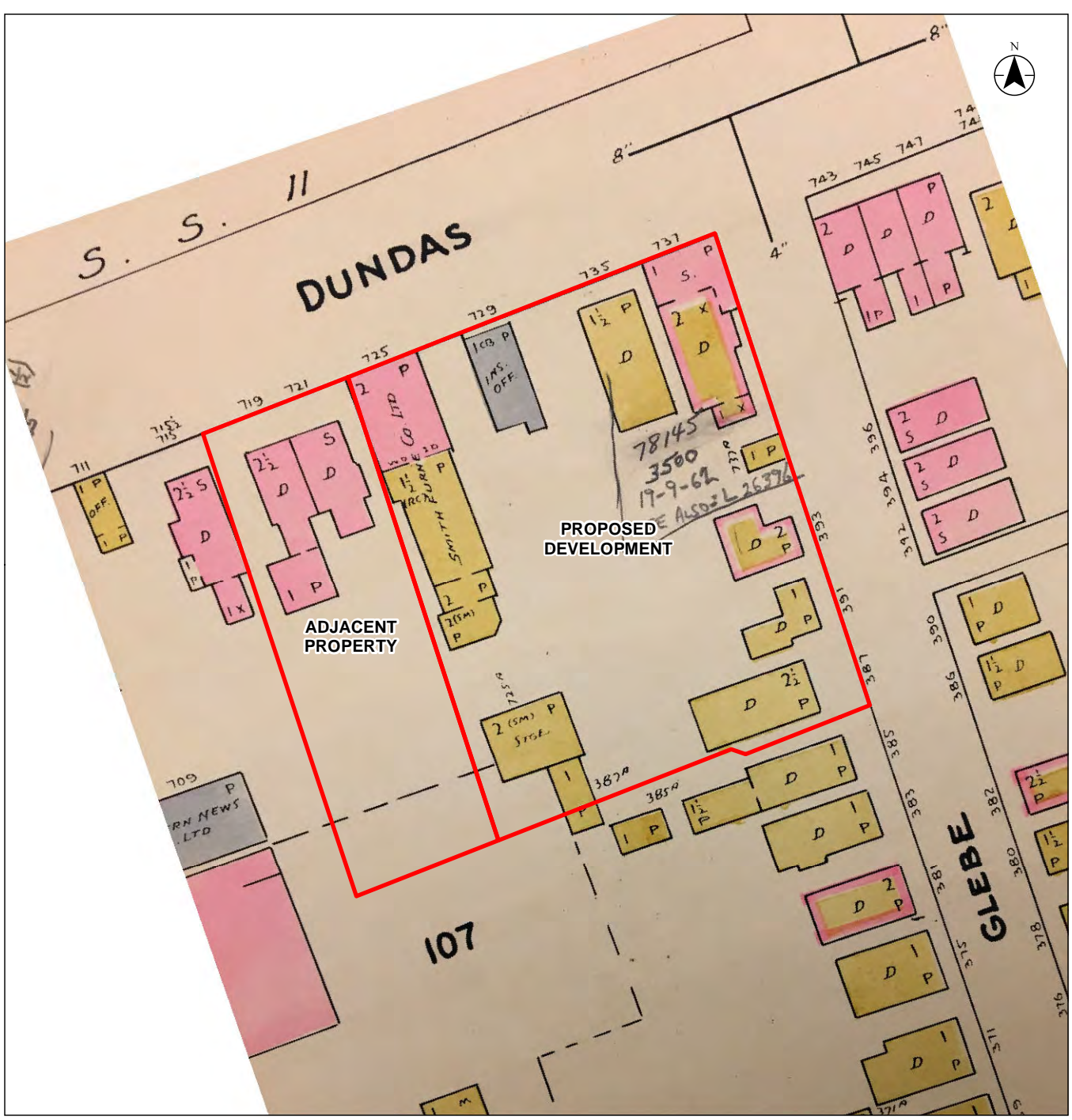
Client/Project
MEDALLION CORP.
HERITAGE IMPACT ASSESSMENT
719-737 DUNDAS STREET, LONDON, ONTARIO

Figure No.

3

Title

1922 Fire Insurance Plan



Legend

Study Area

Notes

1. Historic information not to scale.
2. Source: Lloyd, C.N. 1949. London Ontario, Toronto: C.N. Lloyd.



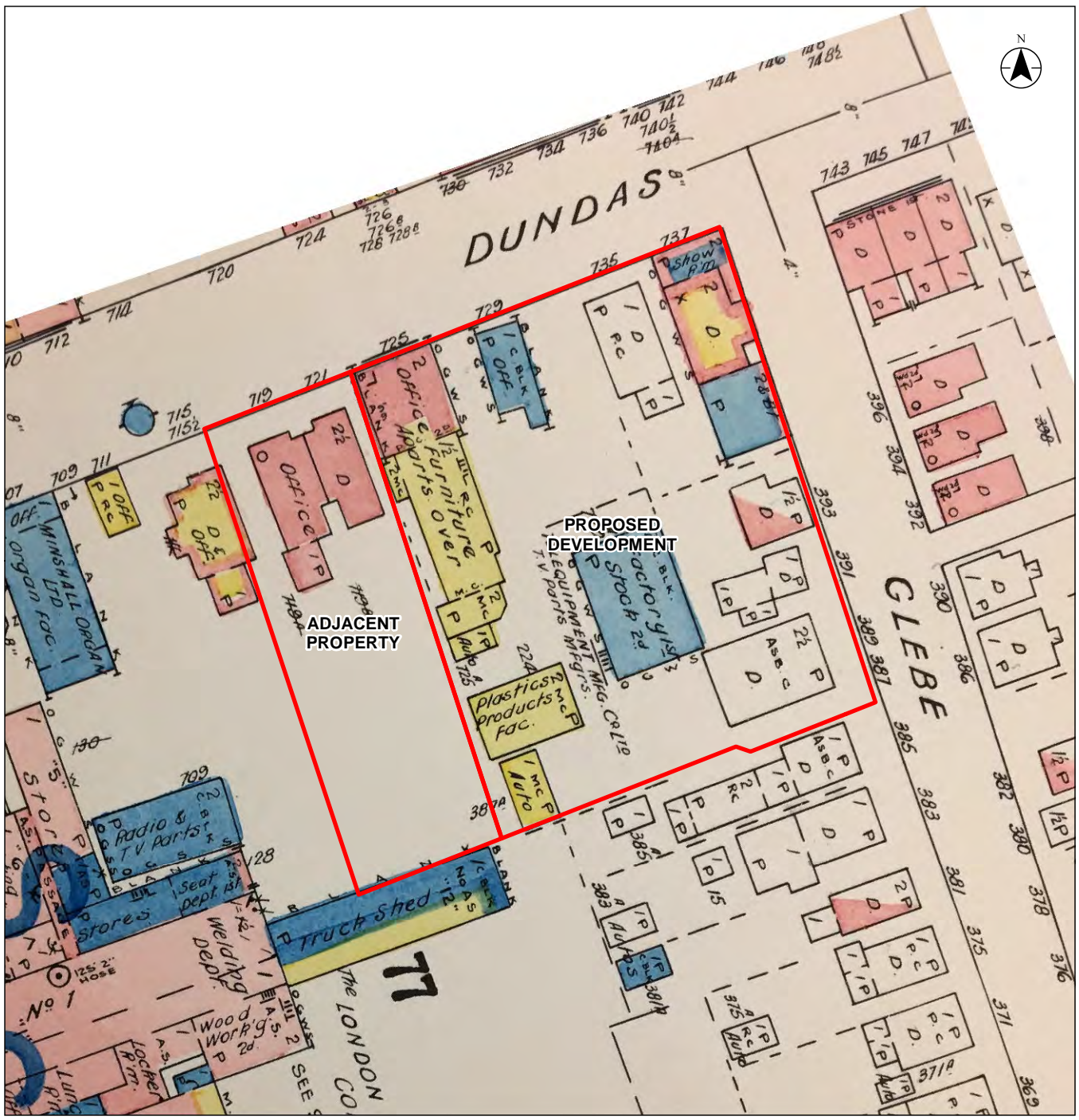
Project Location: City of London
 161413817 REVA
 Prepared by KDB on 2019-05-08

Client/Project: MEDALLION CORP. HERITAGE IMPACT ASSESSMENT
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Figure No. 4

Title: 1949 Fire Insurance Plan

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.



Legend

Study Area

Notes
 1. Historic information not to scale.
 2. Source: Underwriters Survey Bureau. 1958. Insurance Plan of the City of London. Toronto: Underwriters Survey Bureau.



Project Location: City of London
 161413817 REVA
 Prepared by KDB on 2019-05-08


Client/Project: MEDALLION CORP.
 HERITAGE IMPACT ASSESSMENT
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Figure No. 5

Title: 1958 Fire Insurance Plan



Legend

 Study Area

- Notes
1. Historic information not to scale.
 2. Source: Lockwood Survey Corp. 1967. London 1967. Photo 102, Line 3.



Project Location
City of London

161413817 REVA
Prepared by KDB on 2019-06-14

Client/Project
MEDALLION CORP.
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Figure No.

6

Title

1967 Aerial Photo

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4.0 SITE DESCRIPTION

4.1 INTRODUCTION

As outlined in Section 2.3, a site visit was conducted on March 19, 2019 by Frank Smith, Cultural Heritage Specialist, and Kurt Kostuk, Material Culture Analyst, with Stantec. The weather conditions were sunny, calm, and seasonable. The site visit included a pedestrian survey of the buildings.

4.2 LANDSCAPE SETTING

The Study Area consists of the property at 737 Dundas Street, 735 Dundas Street, 729 Dundas Street, and 719-721 Dundas Street. The property at 737 Dundas Street is a late 19th century residence that has been heavily modified with mid-20th century additions on the south and north façades. The properties at 735 Dundas Street and 729 Dundas Street contain mid-20th century commercial buildings. The property at 719-721 Dundas Street contains a late 19th century Queen Anne style residence that has been converted into an emergency/temporary shelter. Adjacent properties include lower density residential and commercial buildings and the high rise apartments that are part of the Revo complex. Adjacent to the Study Area are parking surfaces and empty lots.

Hewitt Street adjacent to the Study Area is a two-lane road paved with asphalt that is approximately 145 metres in length running in a north-south direction (Plate 1 and Plate 2). Hewitt Street has concrete sidewalks and wooden utility poles with municipal LED streetlighting. The structures on Hewitt Street are residential, including three one and one half storey late 19th to early 20th century residences (392-396 Hewitt Street), the Revo residential highrises (fronting King Street), an asphalt parking surface, and 737 Dundas Street, part of the Study Area, which is a late 19th century residence converted into apartments (Plate 3 and Plate 4).

Dundas Street adjacent to the Study Area is a two-lane road paved with asphalt running in a east-west direction (Plate 5 and Plate 6). Street parking is prohibited within the Study Area. Dundas Street has wide concrete sidewalks and mid-20th century streetlighting fixtures that have a fluted base, brackets for banners, and a bracket supported curved mast with a LED luminaire (Plate 7). The streetlights also carry medium voltage wiring. Within and adjacent to the Study Area most buildings are one to three storey residential and commercial structures dating to the late 19th century to mid-20th century (Plate 8). Within the Study Area there is one empty lot (725 Dundas Street) and adjacent to the Study Area is another empty lot (726-748 Dundas Street) (Plate 9 and Plate 10).



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Plate 1: Looking north on Hewitt Street



Plate 2: Looking south on Hewitt Street from Dundas Street



Plate 3: Residences on east side of Hewitt Street, looking south



Plate 4: Revo high rise apartment building, looking south



Plate 5: Looking east on Dundas Street



Plate 6: Looking west on Dundas Street



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Plate 7: Streetlight, looking east



Plate 8: Varied streetscape of Dundas Street within and adjacent to Study Area, looking east



Plate 9: Empty lot, 725 Dundas Street, looking south

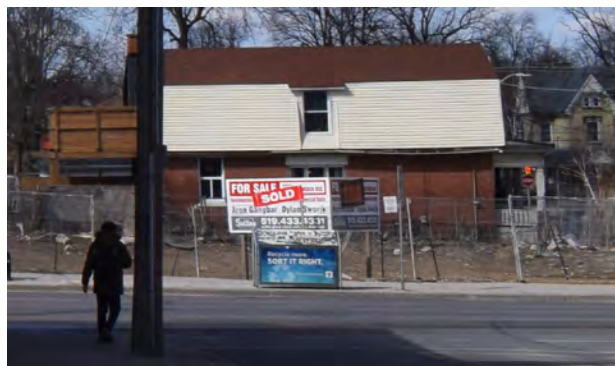


Plate 10: Empty lot, 726-748 Dundas Street, looking north

4.3 737 DUNDAS STREET

The structure at 737 Dundas Street is an early 20th century structure that has been heavily modified into a multi-unit residential building through construction of additions on the north and south façades (Plate 11).

The original portion of the structure is a one-and one-half storey Ontario vernacular residence. The residence contains elements of the Queen Anne style, popular in Ontario from about 1880 to 1910 (Blumenson 1990: 102). The Queen Anne elements of the residence are expressed by the intricate bargeboard present in the gable peaks on the north and east façades. The original residence has a medium-pitched side gable roof, brick chimney, concrete block chimney, shed roof dormers on the west and east façades, and a roof clad in asphalt shingles (Plate 12). The east façade of the original portion contains a projecting gable bay with bargeboard. The exterior of the east façade of the original portion is red brick. The original portion of the residence has a rusticated concrete block foundation (Plate 13).



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The exterior of the front (north) façade that is visible from the street contains bargeboard painted white within a gable peak. The east façade of the original portion contains bargeboard within the gable peak and modern 1/1 windows with concrete sills. The windows and entrance on the first storey are not original and the bricked over portions of the former openings can be seen as well as brick voussoirs (Plate 14). The first storey is accessed via concrete steps and the basement is accessed via concrete steps. No original portion of the residence is visible from the south façade. The original portion of the west façade has a buff brick exterior painted gray. The façade has modern 1/1 windows that are not in their original openings, evidenced by the brick lintels located about half a metre above the windows. The windows have concrete sills. The residence formerly had basement windows with brick lintels, but these have been blocked (Plate 15).

The front façade of the north addition is a two storey structure with a flat roof and red brick exterior with a stretcher bond (Plate 16). The second storey has modern 1/1 windows with concrete sills. Between the first and second storey is a decorative concrete band. The first storey of the front façade addition has an offset entrance with a composite door and stone door surround with keystone (Plate 17). The windows are modern 1/1 and modern 6/6 windows with concrete sills. Along the top of the window line is a decorative brick band. Located at the lower corners is decorative stonework. The poured concrete foundation of the addition is visible.

The east façade of the north addition has a red brick exterior with a decorative brick band on the first storey and decorative stonework at the northeast corner of the first storey (Plate 18). The addition has 1/1 windows with concrete sills on the second storey and a horizontal sliding window with concrete sill on the first storey. The south addition east façade has a red brick exterior. The second and first storeys have modern fixed windows flanked by modern 1/1 windows and concrete sills. The first storey had a centre entrance with a wood door. The basement level contains horizontal sliding windows with brick lintels. The poured concrete foundation is visible from this façade (Plate 19).

The south façade has a concrete block exterior and shed roof addition with a parged concrete exterior. The south façade contains an offset entrance and a single modern 1/1 window with concrete sill on the second storey (Plate 20).

The west façade of the north addition has a concrete block exterior (Plate 21). The second storey has 1/1 windows with concrete sills and a small balcony. The first storey has 1/1 windows and an entrance door. The west façade of the south addition had a red brick exterior. Part of this façade is clad in concrete block and has a decorative brick band just above the first storey (Plate 22). This section of the façade has a single modern 1/1 window with a concrete sill (Plate 23).



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Plate 11: Front (north) façade of 737 Dundas Street, looking south



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Plate 12: Original portion of 737 Dundas Street, looking west



Plate 13: Rusticated concrete block foundation, looking east



Plate 14: Replacement window and door openings, looking west



Plate 15: Original portion of west façade, looking north



Plate 16: Front façade of northern addition, looking south



Plate 17: Stone door surround, looking south



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Plate 18: East façade of north addition, looking west



Plate 19: East façade of rear addition, looking west



Plate 20: South façade, looking north



Plate 21: West façade of rear addition, looking east



Plate 22: West façade of north addition, looking east

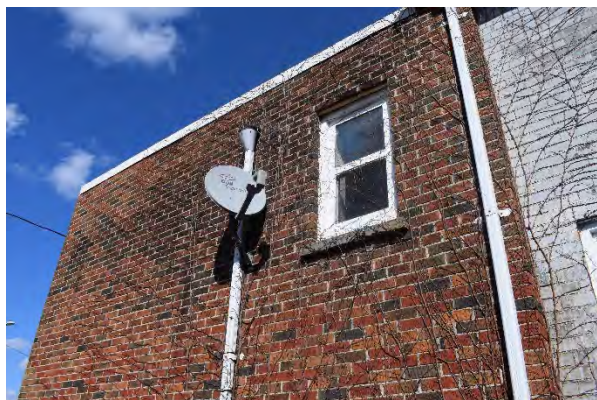


Plate 23: West façade of north addition showing window, looking east



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4.4 735 DUNDAS STREET

The structure at the address 735 Dundas Street is a one storey commercial building with a flat roof and three metal chimneys. The structure has a poured concrete foundation. The current occupant is “Everfresh 2 for 1 Pizza and Wings.” The façade gently slopes downwards towards Dundas Street, resulting in the rear (south) façade entrance being accessed via stairs but the front (north) façade entrance being at street level. The front façade is clad in red brick with a stretcher bond and decorative brick band visible just above the address number but obscured on the rest of the front façade by signage. The front façade contains an offset entrance with a metal and glass door, flat-headed fixed windows, and signage (Plate 24).



Plate 24: Front façade of 735 Dundas Street, looking south

The west façade is concrete block painted white (Plate 25). The rear façade is unpainted concrete block and contains a boarded-up window, an entrance accessed via concrete steps, and an awning (Plate 26). The east façade is unpainted concrete block and contains one boarded-up window, a casement window, utility connection, and a metal pipe. The property is landscaped with a lawn shared with 737 Dundas Street that gently slopes downward towards Dundas Street and a metal fence shared with 737 Dundas Street (Plate 27). The property has an asphalt parking lot, shed, wood fence, and a mature maple tree (Plate 28).



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Plate 25: West façade of 735 Dundas Street, looking east



Plate 26: South façade of 735 Dundas Street, looking north



Plate 27: East façade of 735 Dundas Street, looking south



Plate 28: Shed and maple tree, looking west



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4.5 729 DUNDAS STREET

The structure at the address 729 Dundas Street is a one storey commercial building with a flat roof and brick chimney. The structure has a poured concrete foundation. The current occupant is “U-Need-A Cab.” The façade of the property gently slopes downwards towards Dundas Street. The front (north) façade is clad in red brick with a stretcher bond. The front façade contains an offset recessed entrance with a metal and glass door and two fixed flat-headed windows with concrete sills (Plate 29). The west façade is clad in red brick and stucco and contains four 1/1 windows with concrete sills, and two light fixtures (Plate 30). The rear (south) façade is L-shaped and is clad in stucco. This façade contains a gutter with downspouts, two 1/1 windows, utility connections, and a composite door (Plate 31). The east façade is clad in stucco and contains two light fixtures (Plate 32). The property contains asphalt driveways and an asphalt parking lot (Plate 33).



Plate 29: Front (north) façade of 729 Dundas Street, looking south



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Plate 30: West façade of 729 Dundas Street, looking east



Plate 31: East façade of 729 Dundas Street, looking west



Plate 32: Rear (south) façade of 729 Dundas Street, looking north



Plate 33: Asphalt parking lot, looking north

4.6 719-721 DUNDAS STREET

The structure at 719-721 Dundas Street is a two and one half storey structure with a steeply-pitched hip roof with gable dormers, brick chimneys, and asphalt shingles (Plate 34). The building is in the Queen-Anne style, which was popular throughout North America in the late 19th century. The front (north) façade contains two front-facing projecting gables that each have decorative woodwork and bargeboard with modern windows. The exterior of the front façade is clad in red brick with a stretcher bond. The first storey has a central entrance with two entrance doors with rectangular transoms. The entrance is covered by a partial porch with classically styled columns resting on rusticated concrete blocks and top with cast-iron cresting. Flanking the central entrance are two bay windows with modern single-pane fixed and 1/1 windows with modern transoms. The front facing portion of each bay window has a semi-circular arched transom window with stone voussoirs and stone keystones. All of the windows on the first storey have stone sills. The second storey contains six modern 1/1 windows with stone lintels, drip moulds, and stone



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sills. The centre two windows are smaller and have transoms. Between the first and second storey is a decorative stone band. The foundation is rusticated concrete block.



Plate 34: 719-721 Dundas Street, front façade and west façade, looking south

The west façade is clad in buff brick and contains a brick quoin about midway between the second storey windows. The second storey has two modern 1/1 windows with stone sills and the first storey has two modern windows with stone lintels and stone sills. The first storey also contains an entrance with a modern composite door (Plate 35). Attached to the west façade is a small red brick addition with an entrance or window closed with buff brick and a decorative wood band with dentils. The east façade is clad in buff brick and has a central projecting bay. The façade has modern 1/1 windows with brick voussoirs and stone sills. The rear (south) façade is clad in buff brick and contains three projecting bays, modern 1/1 windows with brick voussoirs, blind windows with brick voussoirs, and a central flat roof addition clad in buff brick (Plate 36). Located south of the main building is a two storey modern structure with a hip roof. The structure is clad in modern siding (Plate 37). The property is landscaped with a small garden on the northeast corner and a sign for the “Unity Project” (Plate 38).



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Plate 35: East façade, looking west



Plate 36: Rear (south) façade, looking north

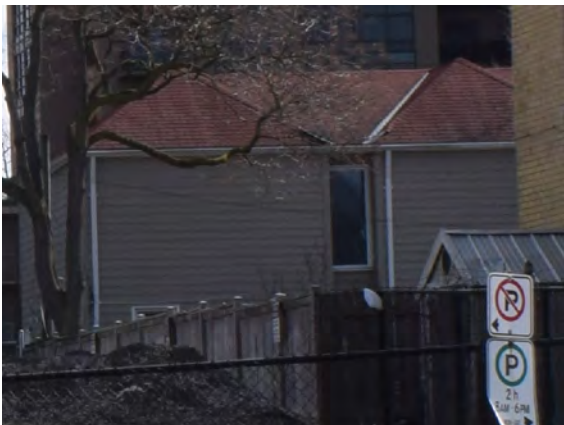


Plate 37: Partial view of modern building on property, looking south



Plate 38: Garden area, looking south



5.0 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

5.1 INTRODUCTION

The criteria for determining CHVI is defined by O. Reg. 9/06 (see Section 2.4.1). If a property meets one or more of the criteria it is determined to contain, or represent, a cultural heritage resource. A summary statement of cultural heritage value has been prepared, and a list of heritage attributes which define the CHVI identified. Where a cultural heritage resource is identified, consideration should be given to the effects of a proposed change on the heritage attributes of that property. The evaluation of each property according to O. Reg. 9/06 is provided in subsequent sections below.

The property at 719-721 Dundas Street is designated under Part IV of the OHA and was not evaluated as part of the HIA. The heritage attributes of 719-721 Dundas Street identified in the municipal designating bylaw are listed.

5.2 HERITAGE EVALUATION

5.2.1 737 Dundas Street

5.2.1.1 Evaluation

Design/Physical Value

The structure at 737 Dundas Street is a one and one half storey residence that has been heavily modified into a multi-unit residential building through mid-20th century two storey additions on the north and south façades. The original exterior portions of the residence retain design value as a representative Ontario vernacular residence with elements of the Queen Anne design style. The Queen Anne elements of the residence are expressed by the intricately decorated bargeboard contained within the gable peaks on the north and east façades of the residence.

The original portion of the residence and the two storey additions are not rare or unique. Although the residence contains intricate wood bargeboard, it does not display a high degree of craftsmanship or artistic merit and bargeboard of a similar quality of craftsmanship is common in southern Ontario. The original residence and additions do not display a high level of technical or scientific achievement and were constructed of common materials and built using standard early and mid-20th century practices.

Based on the above discussion, the residence at 737 Dundas Street meets the criteria of Section 1i of the O. Reg. 9/06 as a representative Ontario vernacular residence with Queen Anne influence.

Historic/Associative Value

The original portion of the residence was built between 1903 and 1904. The first occupant was Harry Rapsey, a railway engineer. Many of the early 20th century residents of East London and Old East Village worked for the railway companies. Harry Rapsey and 737 Dundas Street is not directly associated with a



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theme, event, belief, person, activity, or organization significant to the City of London. The residence does not have the potential to yield information that contributes to an understanding of a community or culture and does not demonstrate the ideas of an architect or builder significant to the community.

Based on the above discussion, the residence at 737 Dundas Street does not meet the criteria of Section 2 of O. Reg. 9/06.

Contextual Value

The structure at 737 Dundas Street is set in a mixed streetscape that includes late 19th and early 20th century structures, vacant lots, mid-20th century structures, and structures of varying height and massing. The structures on this portion of Dundas Street do not form a street wall and aside from being of between one to three storeys in height do not contribute to forming a cohesive character of the area. The portion of the residence along Hewitt Street is also in a mixed streetscape. To the east of the residence are other early 20th century structures and views to the south prominently feature the high rise Revo Apartment Complex. Therefore, the structure at 737 Dundas Street is not important to defining, maintaining, or supporting the character of the area. The structure at 737 Dundas Street is a heavily modified early 20th century residence set in an area of mixed residential and commercial character of varying dates of construction, style, and massing. Therefore, the structure is not physically, functionally, visually, or historically linked to its surroundings. The structure is not particularly memorable or notable along Dundas Street and is not a landmark.

Based on the above discussion, the residence at 737 Dundas Street does not meet the criteria of Section 3 of O. Reg. 9/06.

Summary

Table 1 provided below summarizes the findings of the evaluation of CHVI.

Table 1: Evaluation of 737 Dundas Street According to O. Reg. 9/06

Criteria of O. Reg. 9.06	Y/N	Comments
Design or Physical Value		
Is a rare, unique, representative or early example of a style, type, expression, material or construction method	Yes	The residence at 737 Dundas Street has been heavily modified but maintains representative features of an early 20 th century Ontario vernacular residence with elements of the Queen Anne style expressed through the intricate bargeboard contains in the gable peaks on the north and east façades.
Displays a high degree of craftsmanship or artistic merit	No	The structure is a typical mid-20 th century commercial building that utilizes common building materials and does not display a high degree of craftsmanship or artistic merit.
Demonstrates a high degree of technical or scientific achievement	No	The structure does not display a high degree of technical or scientific achievement.
Historical or Associative Value		
Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	No	The building has been occupied by various local businesses over the years. These businesses do not have direct associations with a theme, event, belief, person, activity, or organization that is significant to the community.



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Criteria of O. Reg. 9.06	Y/N	Comments
Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	The structure does not provide evidence of notable or influential aspects of the community or contribute in a meaningful way to comparative analysis of similar properties. The structure does not yield information that contributes to an understanding of a community or culture.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No	The architect of the structure is not known.
Contextual Value		
Is important in defining, maintaining or supporting the character of an area	No	The property is set on Dundas Street in an area of mixed commercial and residential character. The surrounding structures are of varying dates of construction, style, and massing. Therefore, the structure does not define, maintain, or support the character of an area.
Is physically, functionally, visually or historically linked to its surroundings	No	The structure is a typical mid-20 th century commercial structure set in an area of mixed residential and commercial character of varying dates of construction, style, and massing. Therefore, the structure is not physically, functionally, visually, or historically linked to its surroundings.
Is a landmark	No	The structure and property are not landmarks.

5.2.1.2 Draft Statement of Significance

The property at 737 Dundas Street contains a heavily modified early 20th century residence. The residence was built between 1903 and 1904. The residence is a representative example of an early 20th century Ontario vernacular structure with elements of the Queen Anne style expressed through the intricate bargeboard contained on the north and east façades of the residence. The first occupant of the residence was Harry Rapsey, a railway engineer. The residence remained in the Rapsey family until 1944 when it was sold. In 1946 an addition was added to the front façade containing commercial businesses. A further addition was added in the 1950s which was home to businesses and rental units. The residence is currently a multi-unit residential building.

5.2.1.3 Heritage Attributes

- One and one half storey residence
- Medium-pitched side gable roof with steeply-pitched gable peaks on north and east façades
- Red brick exterior with stretcher bond
- Bargeboard
- Brick voussoirs
- Rusticated concrete block foundation



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5.2.2 735 Dundas Street

5.2.2.1 Evaluation

Design/Physical Value

The structure at 735 Dundas Street is a one storey commercial building with a flat roof and has an exterior of red brick and concrete block. It was constructed in the mid-20th century. The structure is not rare, unique, an early example, or representative of a particular building style, type, expression, material or construction method. The structure utilized readily available and common building materials in the mid-20th century and does not display a high degree of craftsmanship or artistic merit. The building does not demonstrate a high degree of technical or scientific achievement.

Based on the above discussion, the commercial building at 735 Dundas Street does not meet the criteria of Section 1 of O. Reg. 9/06.

Historic/Associative Value

The structure at 735 Dundas Street is not directly associated with a theme, event, belief, person, activity, organization or institution that is significant to the community. The occupants of the building over the years have been several local businesses, none of which played a significant role in the community. The structure does not have the potential to yield information that contributes to an understanding of a community or culture and does not demonstrate the work of a particular architect.

Based on the above discussion, the commercial building at 735 Dundas Street does not meet the criteria of Section 2 of O. Reg. 9/06.

Contextual Value

The structure at 735 Dundas Street is set in a mixed streetscape that includes late 19th and early 20th century structures, vacant lots, mid-20th century structures, and structures of varying height and massing. The structures on this portion of Dundas Street do not form a street wall and besides being of between one to three storeys in height do not contribute to forming a cohesive character of the area. Therefore, the structure at 735 Dundas Street is not important to defining, maintaining, or supporting the character of the area. The structure at 735 Dundas Street is a typical mid-20th century commercial structure set in an area of mixed residential and commercial character of varying dates of construction, style, and massing. Therefore, the structure is not physically, functionally, visually, or historically linked to its surroundings. The structure is not particularly memorable or notable along Dundas Street and is not a landmark.

Based on the above discussion, the commercial building at 735 Dundas Street does not meet the criteria of Section 3 of O. Reg. 9/06.

Summary

Table 2 provided below summarizes the findings of the evaluation of CHVI.



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Table 2: Evaluation of 735 Dundas Street According to O. Reg. 9/06

Criteria of O. Reg. 9.06	Y/N	Comments
Design or Physical Value		
Is a rare, unique, representative or early example of a style, type, expression, material or construction method	No	The structure is a typical mid-20 th century commercial building and is not representative of a style, type, expression material or construction method.
Displays a high degree of craftsmanship or artistic merit	No	The structure is a typical mid-20 th century commercial building that utilizes common building materials and does not display a high degree of craftsmanship or artistic merit.
Demonstrates a high degree of technical or scientific achievement	No	The structure does not display a high degree of technical or scientific achievement.
Historical or Associative Value		
Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	No	The building has been occupied by various local businesses over the years. These businesses do not have direct associations with a theme, event, belief, person, activity, or organization that is significant to the community.
Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	The structure does not provide evidence of notable or influential aspects of the community or contribute in a meaningful way to comparative analysis of similar properties. The structure does not yield information that contributes to an understanding of a community or culture.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No	The architect of the structure is not known.
Contextual Value		
Is important in defining, maintaining or supporting the character of an area	No	The property is set on Dundas Street in an area of mixed commercial and residential character. The surrounding structures are of varying dates of construction, style, and massing. Therefore, the structure does not define, maintain, or support the character of an area.
Is physically, functionally, visually or historically linked to its surroundings	No	The structure is a typical mid-20 th century commercial structure set in an area of mixed residential and commercial character of varying dates of construction, style, and massing. Therefore, the structure is not physically, functionally, visually, or historically linked to its surroundings.
Is a landmark	No	The structure and property are not landmarks.

Based on the above discussion, the property at 735 Dundas Street does not meet any of the criteria of O. Reg. 9/06 and no heritage attributes were identified. Therefore, no statement of significance or identification of heritage attributes are included.



5.2.3 729 Dundas Street

5.2.3.1 Evaluation

Design/Physical Value

The structure at 729 Dundas Street is a one storey commercial building with a flat roof and an exterior of red brick and stucco. It was constructed in the mid-20th century and the stucco cladding was likely added in a more recent renovation. The structure is not rare, unique, an early example, or representative of a particular building style, type, expression, material or construction method. The structure utilizes readily available and common building materials and does not display a high degree of craftsmanship or artistic merit. The building does not demonstrate a high degree of technical or scientific achievement.

Based on the above discussion, the commercial building at 729 Dundas Street does not meet the criteria of Section 1 of O. Reg. 9/06.

Historic/Associative Value

The structure at 729 Dundas Street is associated with U-Need-A Cab, which has operated from 729 Dundas Street since the 1970s. The company is one of several taxi businesses within the City of London and the company has not played a significant role in the community. The structure does not have the potential to yield information that contributes to an understanding of a community or culture and does not demonstrate the work of a particular architect.

Based on the above discussion, the commercial building at 729 Dundas Street does not meet the criteria of Section 2 of O. Reg. 9/06.

Contextual Value

The structure at 729 Dundas Street is set in a mixed streetscape that includes late 19th and early 20th century structures, vacant lots, mid-20th century structures, and structures of varying height and massing. The structures on this portion of Dundas Street do not form a street wall and besides being of between one to three storeys in height do not contribute to forming a cohesive character of the area. Therefore, the structure at 729 Dundas Street is not important to defining, maintaining, or supporting the character of the area. The structure at 729 Dundas Street is a typical mid-20th century commercial structure set in an area of mixed residential and commercial character of varying dates of construction, style, and massing. Therefore, the structure is not physically, functionally, visually, or historically linked to its surroundings. The structure is not particularly memorable or notable along Dundas Street and is not a landmark.

Based on the above discussion, the commercial building at 729 Dundas Street does not meet the criteria of Section 2 of O. Reg. 9/06.

Summary

Table 3 provided below summarizes the findings of the evaluation of CHVI.



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Table 3: Evaluation of 729 Dundas Street According to O. Reg. 9/06

Criteria of O. Reg. 9.06	Y/N	Comments
Design or Physical Value		
Is a rare, unique, representative or early example of a style, type, expression, material or construction method	No	The structure is a typical mid-20 th century commercial building and is not representative of a style, type, expression material or construction method.
Displays a high degree of craftsmanship or artistic merit	No	The structure is a typical mid-20 th century commercial building that utilizes common building materials and does not display a high degree of craftsmanship or artistic merit.
Demonstrates a high degree of technical or scientific achievement	No	The structure does not display a high degree of technical or scientific achievement.
Historical or Associative Value		
Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	No	The building has been occupied by various local businesses over the years. These businesses do not have direct associations with a theme, event, belief, person, activity, or organization that is significant to the community.
Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	The structure does not provide evidence of notable or influential aspects of the community or contribute in a meaningful way to comparative analysis of similar properties. The structure does not yield information that contributes to an understanding of a community or culture.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No	The architect of the structure is not known.
Contextual Value		
Is important in defining, maintaining or supporting the character of an area	No	The property is set on Dundas Street in an area of mixed commercial and residential character. The surrounding structures are of varying dates of construction, style, and massing. Therefore, the structure does not define, maintain, or support the character of an area.
Is physically, functionally, visually or historically linked to its surroundings	No	The structure is a typical mid-20 th century commercial structure set in an area of mixed residential and commercial character of varying dates of construction, style, and massing. Therefore, the structure is not physically, functionally, visually, or historically linked to its surroundings.
Is a landmark	No	The structure and property are not landmarks.

Based on the above discussion, the property at 729 Dundas Street does not meet any of the criteria of O. Reg. 9/06 and no heritage attributes were identified. Therefore, no statement of significance or identification of heritage attributes are included.

5.2.4 719-721 Dundas Street

The property at 719-721 Dundas Street is designated under Part IV of the OHA under By-law No. L.S.P. 3416-121 (City of London 2012). Therefore, the property was not evaluated under O. Reg. 9/06 and the heritage attributes of the property as defined within the designating bylaw are listed below:



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- A high-pitched hip roof matched on either side by two elaborately decorated gables each crowning a two storey projection
- A large, elaborately detailed roof dormer centred over the recess between the two projections
- An elaborately decorated shallow porch crowned by cast-iron cresting and supported by classical columns resting on stone block piers which serves to connect the two front projections and to shelter the front doors in the recess between the two projections thereby unifying the balanced elements of the design.
- Two ground story round headed windows in the front projections either side of the porch which are outlined by large rusticated stone block voussoirs, which each radiate from a central keystone.
- Rusticated stone block coursing which extends from the voussoirs and raps around to overlap a small length of the side façades.
- Rusticated stone labels over the windows of the second story; over the single windows either side of the first story doors for 719 and 721I and over the single windows set in the angled corners
- Rounded corners on the second story meet the earlier buff brick quoins of the side façade of 719 and the side façade wall of 721.
- Rounded corners are also present on the inside corners of the second story projections
- The corner quoins on the side façade of 719 where they meet the 1899 front façade; they provide evidence of the earlier structure
- Several stained glass windows; in the transoms over the two centre windows in the recess of the second story; in the semi-circular transom over the large first story window of 721; over the windows in the diagonally cut sections of the wall at the corners that angle away on both side of the first stories of the two front projections; over the door of 721 which incorporates the 721 address (the stained glass transoms over the large first story window and the door of 719 have been removed)



6.0 IMPACT ASSESSMENT

6.1 DESCRIPTION OF PROPOSED UNDERTAKING

The Proponent is proposing a new mixed-use 24 storey building at 737 Dundas Street, 735 Dundas Street, and 729 Dundas Street. The development will be located north of Phases 1 and 2 of the existing rental development “Revo” in Old East Village. This infill project will provide retail space along Dundas Street and include wide pedestrian sidewalks. As part of this development, the existing structures at 737 Dundas Street, 735 Dundas Street, and 729 Dundas Street will be removed.

Zedd Architecture has created a proposed layout for the development (Appendix A). The plan includes a residential tower with, composed of 24 bachelor units, 154 one-bedroom units (including one bedroom plus den units), and 100 two-bedroom units (including two bedrooms plus den units). The parking areas include 207 standard spaces, 36 tandem-compact spaces, and 16 compact spaces.

The new development includes design features in its concept plans that speak to design sensitivities related to the construction of a large new structure on the streetscape. Design features include:

- The inclusion of a podium with generous setbacks from the Dundas Street and Lyle Street frontages
- Design of the building that continues the established street line along both street frontages
- The inclusion of active ground floor uses (commercial along Dundas Street and lobby and amenity space along Lyle Street)
- The inclusion of units in the above the ground floor commercial spaces that screen the parking podium
- Location of parking within the structure (underground and within the podium)

6.2 ASSESSMENT OF IMPACTS

Table 4 provides an outline the potential impacts on 737 Dundas Street and 719-721 Dundas Street. Where impacts are anticipated, ‘A’ is listed in the column. Where there may be potential for indirect impacts, ‘P’ is listed in the column. Where no impacts to heritage attributes are anticipated, ‘N’ is listed in the column. Many of the impact categories are not applicable given the scope of the proposed undertaking and the position of the identified heritage attributes. Where this is the case, ‘N/A’ is entered in the table. Further discussion is found in subsequent sections.



Table 4: Potential Impacts to Identified Cultural Heritage Resources

Property	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
737 Dundas Street	A	N/A	N/A	N/A	N/A	N/A	N/A	<p>Direct Impacts are anticipated to 737 Dundas Street. These impacts are related to the proposed demolition of the structure as part of the proposed development. The heritage attributes identified are limited entirely to the structure and will be directly impacted by the destruction of the structure. As the single criterion of CHVI identified for the property is related to the structure itself, no impacts related to alteration are anticipated.</p> <p>Indirect impacts are not anticipated to 737 Dundas Street related to the proposed demolition of the structure. As the heritage attributes of the property are limited to the structure itself, the demolition will remove all heritage attributes. Therefore, the property will not be indirectly impacted by shadows, isolation, or obstruction.</p> <p>Therefore, mitigation measures must be prepared to mitigate direct impacts.</p>
719-721 Dundas Street	N	N	N	N	N	N	P	<p>The residence is situated directly adjacent to the proposed development. The position of identified heritage attributes within 50 metres of the project activities has the potential for indirect impacts resulting from land disturbance during construction activities.</p> <p>Therefore, measures must be prepared to mitigate potential indirect impacts.</p>

6.3 DISCUSSION OF IMPACTS

Both direct and indirect impacts are anticipated as a result of the proposed development. Direct impacts are anticipated to 737 Dundas Street as the structure will be removed as part of the new development on the property. Indirect impacts are anticipated to 719-721 Dundas Street, which is situated directly adjacent to the proposed development. As outlined in Section 2.4.2, while impacts of vibration on heritage buildings are not well understood, studies have shown that impacts may be perceptible in buildings 50 metres from project activities including demolition of the existing structures, road traffic, and construction of the new



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development. If left unaddressed, these could result in longer-term issues for the maintenance, continued use, and conservation of the buildings.

While the proposed development is likely to cause shadows where they may not currently exist, shadow impacts are considered according to the MTCS criteria where they will alter a heritage attribute. In the case of adjacent properties, heritage attributes relate to building fabric, form, materials and architectural details. As shadowing on these attributes is not anticipated to be permanent, alteration or destruction of the attributes is not anticipated.

Views at the Study Area or the surrounding streetscape were not identified as heritage attributes through the evaluation component of this HIA. As such, significant views will not be obstructed by the proposed development.



7.0 MITIGATION, IMPLEMENTATION AND MONITORING

7.1 POTENTIAL MITIGATION MEASURES

The proposed development has the potential to result in indirect impacts to adjacent cultural heritage resources and, as such, mitigation measures are required. Table 5 lists proposed mitigation measures for potentially impacted cultural heritage resources identified in Section 6.3.

Table 5: Proposed Mitigation Measures

Address	Impact Identified	Proposed Mitigation Measure(s)
737 Dundas Street	Direct destruction impacts with the removal of the structure as part of the new development.	Documentation of existing conditions and salvage of historic materials.
719-721 Dundas Street	Potential land disturbances from vibration caused by construction activities.	Vibration monitoring during construction to prohibit adverse effects to this resource resulting from project related construction activities.

7.2 MITIGATION DISCUSSION

7.2.1 737 Dundas Street

The structure at 737 Dundas Street was determined to have CHVI as it meets one criterion set out in O. Reg. 9/06 of the OHA. Specifically, the CHVI of the property relates to its design value as an example as an Ontario vernacular residence with elements of the Queen Anne style representative of late 19th to early 20th century construction. As identified in Tables 4 and 5, the proposed development will have an adverse impact on the CHVI of this property as it will remove the heritage attributes which define its significance. Accordingly, three mitigation options are presented, including:

- Retention of the structure on site
- Relocation of the structure
- Removal

Consideration for each option is given both for the appropriateness of the mitigation in the context of the CHVI identified and the feasibility of the mitigation option. Also considered is an understanding of the surrounding context within which the property is located.

7.2.1.1 Retention

Generally, retention *in situ* is the preferred option when addressing any structure where CHVI has been identified, even if limited. However, the benefits of retaining a structure, or structures, must be balanced with site-specific considerations. The heritage integrity and level of CHVI must be considered, as well as the structural condition of the cultural heritage resource, the site development plan and the context within which the structure, or structures, would be retained.



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In the case of 737 Dundas Street, retention of the structure does not appear feasible given the proposed undertaking. While retention is always the preferred mitigation option, the structure would remain isolated in a different environment, surrounded by high rises to the south and west. Retention must also be considered from not just a viability perspective, but also from a merit perspective. The structure at 737 Dundas Street has been extensively modified. Although the structure retains design value, according to the *City of London Inventory of Heritage Resources*, the Queen Anne style is common in the City of London. Within the City of London, there are examples of vernacular residences with Queen Anne influence that retain more design value and have not been heavily modified. Accordingly, other mitigation options are explored in the following sections.

7.2.1.2 Relocation

Where retention *in situ* is not feasible or preferred, relocation is often the next option considered to mitigate the loss of cultural heritage resources. As with retention, relocation of a structure or structures must be balanced with the CHVI identified. Relocation removes the resource from its contextual setting but allows for the preservation of noteworthy heritage attributes, particularly those identified to be of design or physical value, to be retained in a different context.

In the case of 737 Dundas Street it may be possible to move the structure, but it would remove it from its historic context and disrupt the understanding of the building within the larger community. The residence has also been extensively modified and the additions have not been identified to contain design value. Relocation of the structure would include removing the additions. It is unclear how much of the original façades remain and if removal of the additions would affect the integrity of the original structure. Therefore, relocation is not a preferred mitigative alternative for the site.

7.2.1.3 Removal

Removal of a cultural heritage resource is typically considered when the alternative development approaches outlined previously, are determined not to be feasible. Additional mitigation measures must accompany removal of a cultural heritage resource.

Detailed documentation of existing conditions and salvage of historic materials is often the preferred mitigation strategy where retention or relocation is not feasible or warranted. Documentation creates a public record of the property and structure which provides researchers and the general public with a land use history, construction details, and photographic record of the resource. Through the selective salvage of identified heritage attributes and other materials, the CHVI of the property can be retained, if in a different context. Documentation and salvage acknowledges the heritage attributes in their current context and, where feasible, allows for reuse or commemoration.

While removal of the site heritage attributes is not a preferred alternative, mitigation with documentation and salvage is an appropriate strategy if retention *in situ*, and relocation are not feasible options. In the case of 737 Dundas Street, retention *in situ* and relocation were considered not to be feasible or warranted given the CHVI identified in the context of the proposed development. Documentation would allow for the exterior and interior of the structure to be fully recorded and supplement the information



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contained within the HIA, resulting in a full record of the structure, its history, evolution, and local context. Salvage would allow for retention of some heritage attributes of the Queen Anne design of the structure to be possibly integrated into the proposed development in a commemorative way or be made available to the City.

7.2.2 719-721 Dundas Street

As 719-721 Dundas Street is situated directly adjacent to the proposed development with demolition and construction activities occurring within five metres of the residence and identified heritage attributes indirect vibration impacts are anticipated. Where construction activities are anticipated within close proximity to cultural heritage resources, monitoring activities can gauge whether construction activities exceed maximum acceptable vibration levels, or peak particle velocity levels, as determined by a qualified engineer. A typical approach to mitigating the potential for vibration effects is twofold. First, a pre-demolition vibration assessment can be completed to determine acceptable levels of vibration given the site-specific conditions (including soil conditions, equipment proposed to be used, and building characteristics). Second, depending on the outcome of the assessment, further action may be required in the form of site plan controls, site activity monitoring, or avoidance. For the purposes of this HIA, completing a pre-demolition vibration assessment will determine the need for additional assessment which should be considered prior to any site activity.



8.0 RECOMMENDATIONS

An assessment of impacts resulting from the redevelopment of 729-737 Dundas Street has determined that the proposed development would result in direct impacts to 737 Dundas Street through demolition and potential indirect impacts to 719-721 Dundas Street through its adjacency to the development.

Based on the impacts identified to these cultural heritage resources and the proposed undertaking, the following mitigation measures are recommended:

737 Dundas Street:

- Should retention of the outbuilding not be considered a feasible alternative due to site constraints associated with the emergency access road, documentation and salvage should be undertaken prior to any change in site conditions
 - Documentation in the form of detailed photography should be completed under the direction of a heritage professional in good standing with the Canadian Association of Heritage Professionals
 - Salvage activities should consist of the identification and recovery of re-useable materials by a reputable salvage company or charity
 - The results of the documentation and salvage activities should be made available at local libraries for public consumption

719-722 Dundas Street:

- A pre-demolition vibration assessment should be completed to establish a baseline for vibration levels in advance of demolition activities
- Should any properties within the study area be determined to be within the zone of influence, additional steps should be taken to secure the buildings from experiencing negative vibration effects (i.e. adjustment of machinery or establishment of buffer zones)

8.1 DEPOSIT COPIES

In order to further retention of historic information, copies of this report should be deposited with a local repository of historic material. Therefore, it is recommended that this report be deposited at the following location.

London Public Library Ivey Family London Room
251 Dundas Street
London, Ontario N6A 6H9



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9.0 CLOSING

This report has been prepared for the sole benefit of Medallion Corporation and may not be used by any third party without the express written consent of Stantec Consulting Ltd. Any use which a third party makes of this report is the responsibility of such third party.

We trust this report meets your current requirements. Please do not hesitate to contact us should you require further information or have additional questions about any facet of this report.

Yours truly,

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HERITAGE IMPACT ASSESSMENT—719-737 DUNDAS STREET, LONDON, ONTARIO

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September 20, 2019

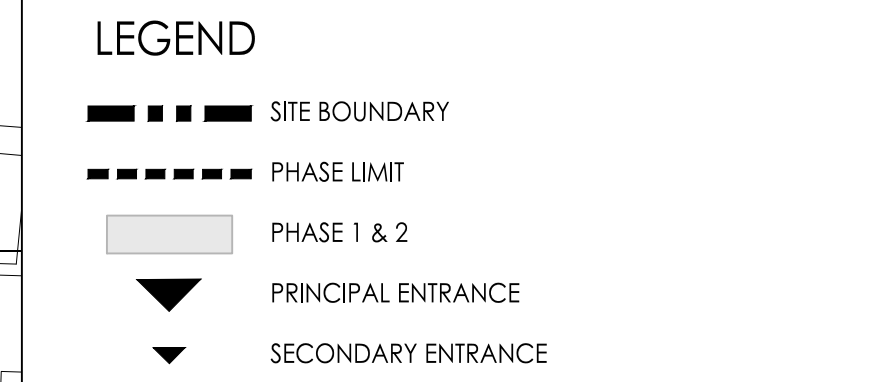
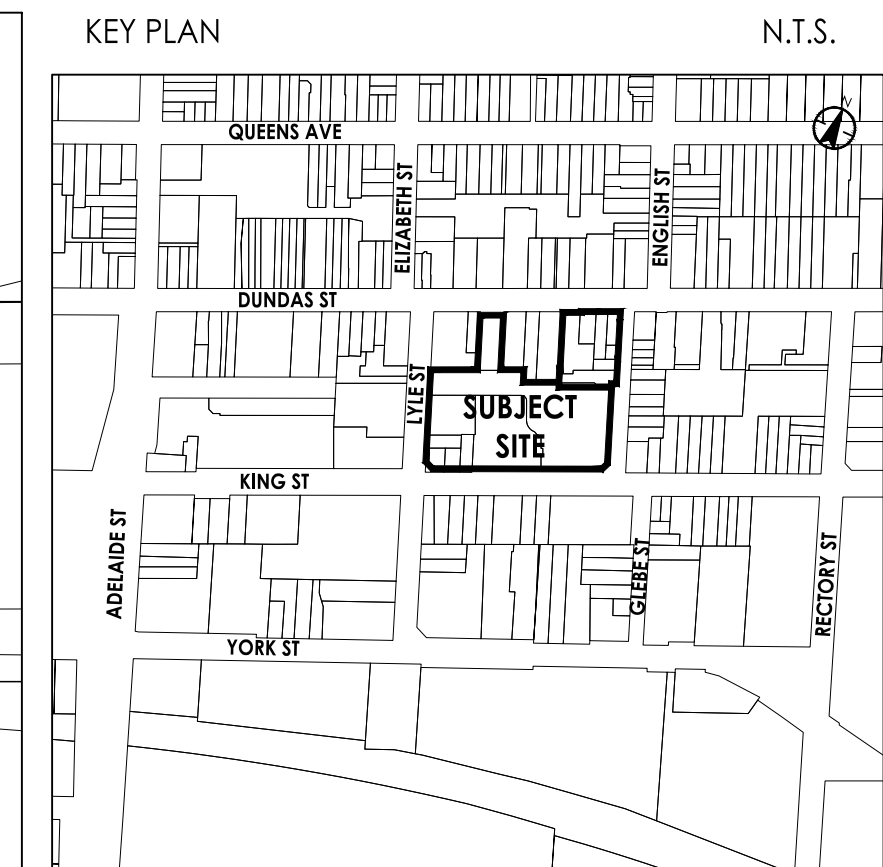
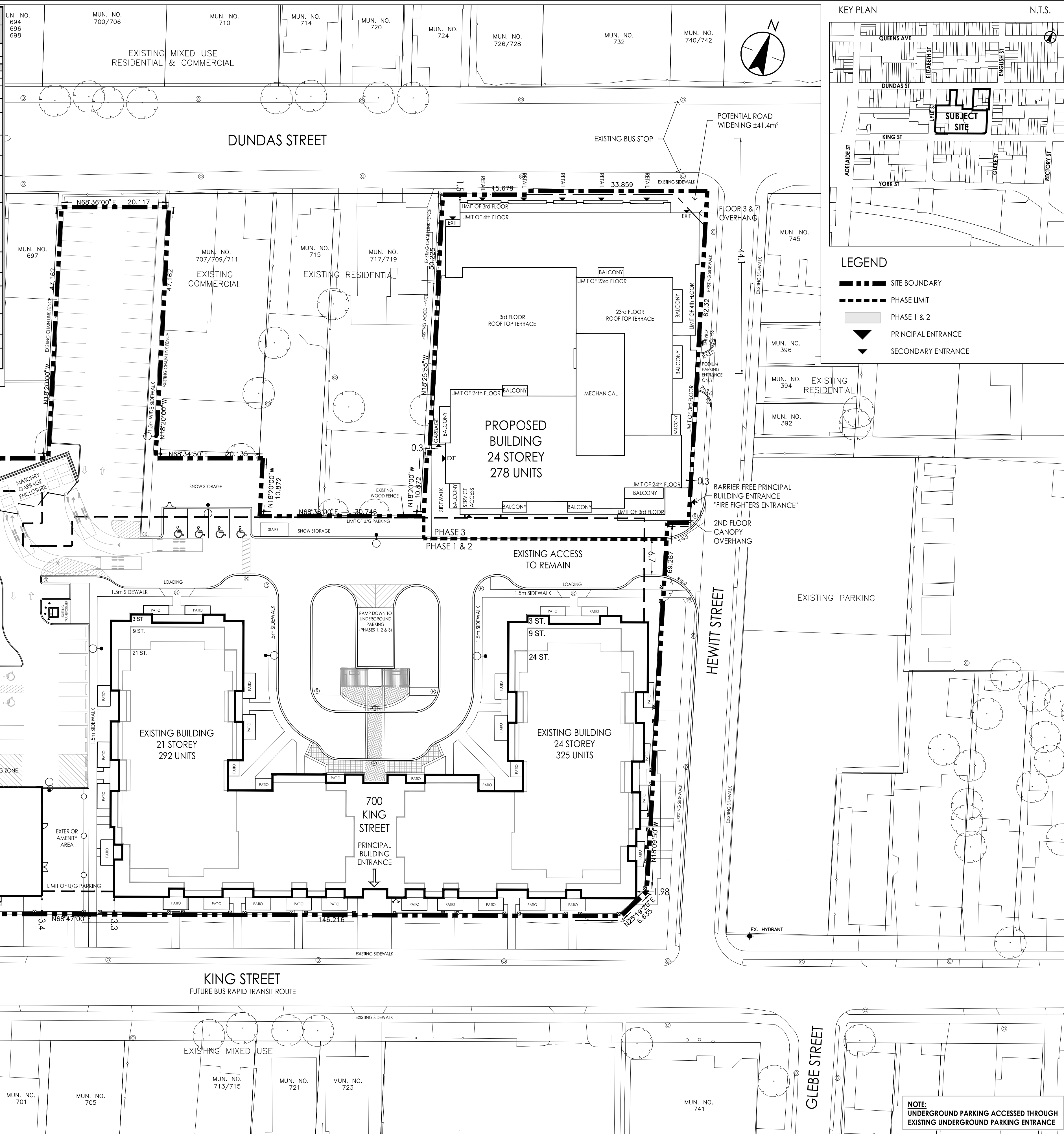
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Appendix A

Proposed Drawings

EXISTING ZONE	Existing Phase I & II Zoning By-law Z-1		Proposed Phase III Zoning By-law Z-1		Total Proposed (Combined)		Special Provisions Requested (Combined)	
	700 King St. & 400 Lyle St. (Approved Site Plan)	729, 735, 737 Dundas St. & 393 Hewitt St. (Fourth Floor)	700 King St. & 400 Lyle St. & Phase III	700 King St. & 400 Lyle St. & Phase III	700 King St. & 400 Lyle St. & Phase III	700 King St. & 400 Lyle St. & Phase III	700 King St. & 400 Lyle St. & Phase III	700 King St. & 400 Lyle St. & Phase III
8DC(24)/D160/H36/R-32	8DC(24)/D160/H36/R-32	8DC(24)/D160/H36/R-32	8DC(24)/D160/H36/R-32	8DC(24)/D160/H36/R-32	8DC(24)/D160/H36/R-32	8DC(24)/D160/H36/R-32	8DC(24)/D160/H36/R-32	8DC(24)/D160/H36/R-32
1,551 ha	1,551 ha	1,551 ha	1,551 ha	1,551 ha	1,551 ha	1,551 ha	1,551 ha	1,551 ha
796 Units	796 Units	796 Units	796 Units	796 Units	796 Units	796 Units	796 Units	796 Units
Apartment Building	Apartment Building	Apartment Building/Commercial	Apartment Building/Commercial	Apartment Building/Commercial	Apartment Building/Commercial	Apartment Building/Commercial	Apartment Building/Commercial	Apartment Building/Commercial
8.0m	146.2 m = King St	49.4 m = Dundas St	49.4 m = Dundas St	49.4 m = Dundas St	49.4 m = Dundas St	49.4 m = Dundas St	49.4 m = Dundas St	49.4 m = Dundas St
4.5m MAX (2-1-152397)	n/a = Dundas St	1.5 m = Dundas St	1.5 m = Dundas St	1.5 m = Dundas St	1.5 m = Dundas St	1.5 m = Dundas St	1.5 m = Dundas St	1.5 m = Dundas St
0.3m MIN (2-1-152397)	3.3 m = King St	0.3 m = Hewitt St	0.3 m = Hewitt St	0.3 m = Hewitt St	0.3 m = Hewitt St	0.3 m = Hewitt St	0.3 m = Hewitt St	0.3 m = Hewitt St
See Below	See Below	See Below	See Below	See Below	See Below	See Below	See Below	See Below
3.0 m plus 1.2 m for each 3.0 m of building height or part thereof above the first 3.0 m.	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
0 m MIN	n/a	0.3 m	0.3 m	0.3 m	0.3 m	0.3 m	0.3 m	0.3 m
70%	36.1% (5,600 m ²)	2,784 m ² Additional Coverage	50.7%	50.7%	50.7%	50.7%	50.7%	50.7%
80.0 m (2-1-152397)	80.0 m	78.2 m	80.0 m	80.0 m	80.0 m	80.0 m	80.0 m	80.0 m
400 uph (2-1-152397)	590 uph	278 Additional Residential Units	728 uph**	728 uph**	728 uph**	728 uph**	728 uph**	728 uph**
555 Spaces (2-1-152397)	73 = Surface 485 = Underground	259 = Surface/Removal 259 = Underground/Podium	45 = Surface 750 = Underground/Podium	790	790	790	790	790
280 Spaces (2-1-152397)	280 Spaces	85 Spaces	365 Spaces**	365	365	365	365	365
1.5m Provided that the projection is no closer than 1.5m to the lot line.	1.5m Provided that the projection is no closer than 1.5m to the lot line.	1.5m Provided that the projection is no closer than 1.5m to the lot line.	1.5m Provided that the projection is no closer than 1.5m to the lot line.	1.5m Provided that the projection is no closer than 1.5m to the lot line.	1.5m Provided that the projection is no closer than 1.5m to the lot line.	1.5m Provided that the projection is no closer than 1.5m to the lot line.	1.5m Provided that the projection is no closer than 1.5m to the lot line.	1.5m Provided that the projection is no closer than 1.5m to the lot line.



Revision	By	Appd.	YY.MM.DD
1. ZOR ZBA APPLICATION Issued	AB	BB	19.06.19
File Name: 161413817.dwg	AB	BB	19.04.18
Permit-Seal	Dwn.	Chkd.	AB YY.MM.DD

Client/Project
East Village Holdings Limited

Phase 3 - 400 Lyle St & 700 King St
729, 735, 737 Dundas St & 393 Hewitt St
London, ON Canada

Title
Conceptual Site Plan
October 18, 2019

Project No. 161413817
Drawing No. 1

Scale
HORZ - 1 : 400
4 0 8m

Sheet 1 of 1
Revision 0

Medallion Residential Tower

Dundas - Hewitt

18-023

2019.08.16



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ARCHITECTURE | DESIGN | PLANNING

zedd architecture inc 363 horton street east london ontario N6B 1L6 519 518 9333 www.zeddarchitecture.com info@zeddarchitecture.com

Residential Units (Total)							
L2 - L24 Floor Levels							
Level	No Of Floors	Unit Type					Total No Of Units
		STUD	1BR	1BR+D	2BR	2BR+D	
L2	1	1	3	0	0	1	5
L3	1	1	3	0	0	1	5
L4	1	2	9	1	3	1	16
L5-22	18	1x18	6x18	1x18	4x18	1x18	13x18 = 234
L23-24	2	1x2	5x2	1x2	1x2	1x2	9x2 = 18
Grand Total	23	24	133	21	77	23	278

Total Floor Area				
P2 - L24 Floor Levels				
Level	No Of Floors	Total Floor Area-SQ.FT.	Type	Comment
P2	1	27,390.00	Parking	
P1	1	27,390.00	Parking	
L1	1	26,298.00	Retail/ Services	Including 9,366 SF Retail
L2	1	29,051.00	Prking/ Residential	Including 6,348SF Residential
L3	1	29,051.00	Prking/ Residential	Including 6,348SF Residential
L4	1	19,432.00	Residential/ Rooftop	Residential: 5,832.00 Sq.Ft. Residential(Tower): 11,265.00 Sq.Ft. Amenity Area: 2,335.00 Sq.Ft.
L5-22	18	239,706.00	Residential	
L23-24	2	17,206.00	Residential	
Grand Total	26	379,273.00		

Parking Spaces In P1 & P2:

- a)Standard: 102 Spaces(51/Floor)
- b)Tandem: 24 Spaces(12/Floor)
- c)Compact: 8 Spaces (4/Floor)

Parking Spaces In L1:

- a)Standard: 9 Spaces

Parking Spaces In L2 & L3:

- a)Standard: 96 Spaces(L2:47 & L3:49)
- b)Tandem-Compact: 12 Spaces(5/Floor)
- c)Compact: 8 Spaces (4/Floor)

Total Number Of Parking Spaces In All Floors:

- a)Standard: 207 Spaces
- b)Tandem: 36 Spaces
- c)Compact: 16Spaces

Scale : As indicated

18-023

Medallion Residential Tower

Dundas - Hewitt

Project Statistics

2019.06.06

SK-001

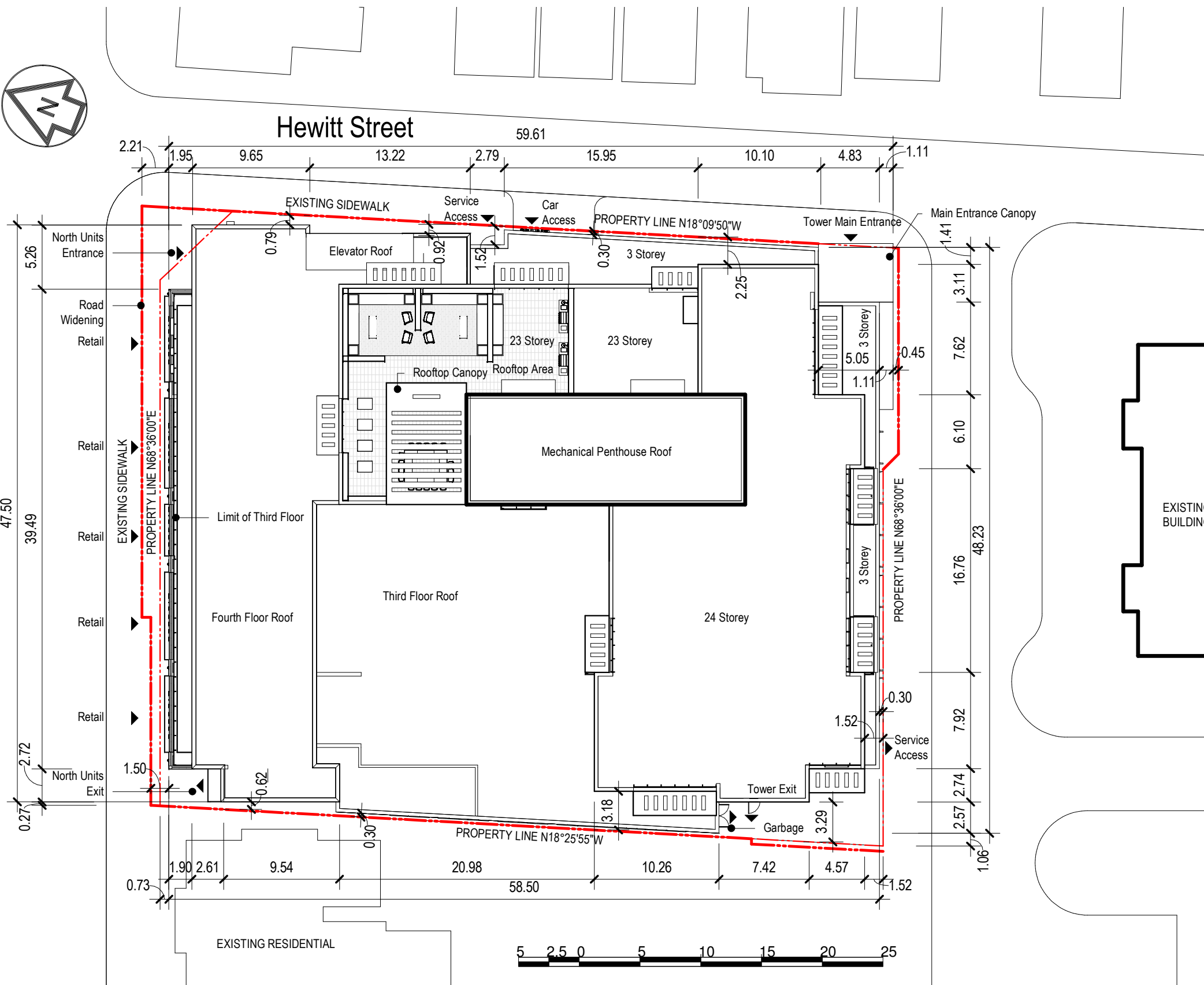
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Key Map

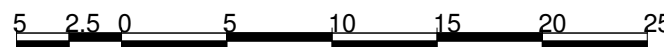
Dundas Street
47.50
39.49



EXISTING BUILDING

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Scale : As indicated



PROPOSED PHASE III ZONING BY-LAW Z-1 729,735,737 Dundas Street. & 393 Hewitt Street - Fourth Tower Existing Zone: BDC(19) D250 H46 & BDC(24) D160 H36 B-32		
Proposed Zone: BDC(24) D160 H36 B-32		
ZONING	REQ'D	PROPOSED
SITE (LOT) AREA:(min.)	- m ²	0.120ha=Additional Area
No Of UNITS		278 UNITS & 875m ² COMMERCIAL
PERMITTED USES	APARTMENT	APARTMENT
LOT FRONTAGE (min.)	8.0 m	49.4m=DUNDAS ST
FRONT YARD (min.)	4.5m MAX *(Z-1-152397)	1.5m = DUNDAS ST
SETBACK FROM HEWITT ST	0 m MIN *(Z-1-152397)	0.30 m=HEWITT ST
EXTERIOR YARD E (min.)	0 m	0.30 m
INTERIOR SIDE & REAR YARD DEPTH MIN.	SEE BELOW	SEE BELOW
ABUTTING A NON RESIDENTIAL ZONE	0 m MIN	0.30 m
EXTERIOR YARD S (min.)	0 m	0.30 m
FRONT YARD DEPTH (min.)	39.4m	62.27m
LOT COVERAGE (max.)	70%	2.784m ² ADDITIONAL COVERAGE
BUILDING HEIGHT (max.)	80.0m *(Z-1-152397)	78.2m
OFF-STREET PARKING:		28=SURFACE REMOVED 259=UNDERGROUND/PODIUM 231=TOTAL NET SPACES
BICYCLE PARKING	SECURED =280 *(Z-1-152397)	85 SPACES
BALCONY ENCROACHMENT IN ALL YARDS	1.5m PROVIDED THAT THE PROJECTION IS NO CLOSER THAN 1.5m TO THE LOT LINE	1.5m PROVIDED THAT THE PROJECTION IS NO CLOSER THAN 1.5m TO THE LOT LINE



Total P1 Level Floor Area: 27,390.00 Sq.Ft. (Each Floor)
Total P1&P2 Area: 54,780.00 Sq.Ft.
Parking Spaces In P1 & P2:
 a)Standard: 102 Spaces(51/Floor)
 b)Tandem: 24 Spaces(12/Floor)
 c)Compact: 8 Spaces (4/Floor)

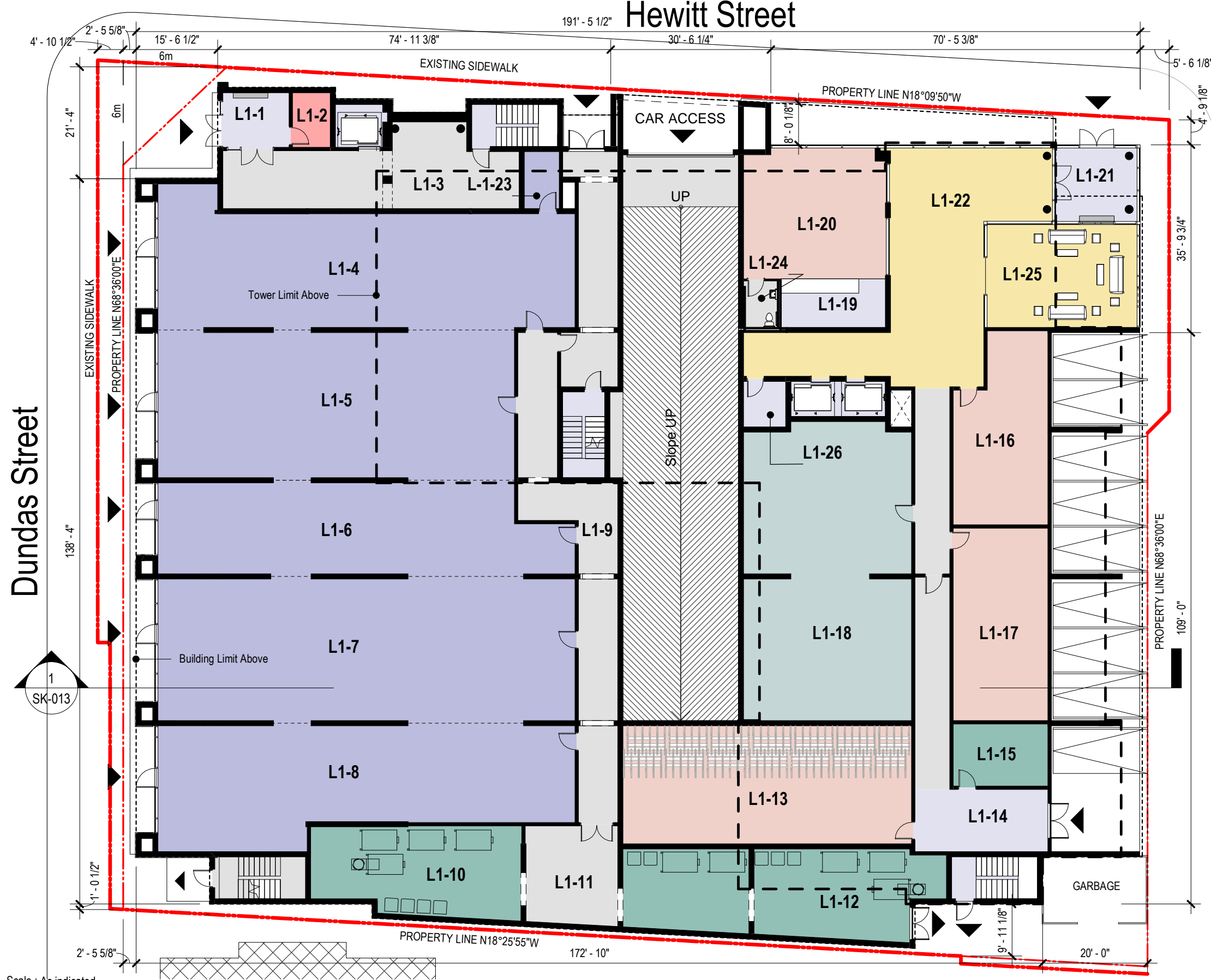
P1 & P2-Space Legend

Sym	Room	Description
	P1-1	M&E 145.00 SQ.FT
	P1-2	Stair Vestibule 66.00 SQ.FT
	P1-3	Lobby 398.00 SQ.FT
	P1-4	M&E 465.00 SQ.FT
	P1-5	Stair Vestibule 100.00 SQ.FT
	P1-6	M&E 323.00 SQ.FT
	P1-7	Electrical RM 90.00 SQ.FT
	P1-8	Elevator Lobby 156.00 SQ.FT
	P1-9	Elevator Vestibule 40.00 SQ.FT
	P1-10	Elevator Machine Room 40.00 SQ.FT
	P1-11	Stair Vestibule 30.00 SQ.FT

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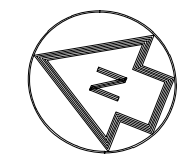
Scale : As indicated

Hewitt Street



Total First Floor Area : 26,298.00 Sq.Ft.
(Including 9,366.00 sq.ft Retail Spaces)
Parking Spaces:
 a)Standard: 9 Spaces

Level 1-Space Legend					
Sym	Room	Description	Sym	Room	Description
[Light Blue]	L1-1	Vestibule 134.00 SQ.FT	[Light Blue]	L1-14	Moving Lobby 300.00SQ.FT
[Red]	L1-2	Mail 75.00SQ.FT	[Green]	L1-15	Temp. Moving Waste 215.00 SQ.FT
[Light Grey]	L1-3	Lobby/ Lounge 695.00 SQ.FT	[Light Orange]	L1-16	Laundry 594.00 SQ.FT
[Purple]	L1-4	Retail 1,895.00 SQ.FT	[Light Orange]	L1-17	GYM 662.00 SQ.FT
[Light Blue]	L1-5	Retail 2,011.00 SQ.FT	[Light Green]	L1-18	M&E 1,692.00 SQ.FT
[Light Blue]	L1-6	Retail 1,382.00 SQ.FT	[Light Blue]	L1-19	Kitchenette 183.00 SQ.FT
[Light Blue]	L1-7	Retail 2,286.00 SQ.FT	[Red]	L1-20	Multipurpose 668.00 SQ.FT
[Light Blue]	L1-8	Retail 1,720.00SQ.FT	[Light Blue]	L1-21	Vestibule 232.00 SQ.FT
[Light Grey]	L1-9	Service Corridor	[Yellow]	L1-22	Lobby 1,245.00 SQ.FT
[Green]	L1-10	Garbage 650.00 SQ.FT	[Purple]	L1-23	Storage 72.00 SQ.FT
[Light Grey]	L1-11	Garbage Lobby 327.00 SQ.FT	[Light Green]	L1-24	Washroom 53.00 SQ.FT
[Green]	L1-12	Garbage 872.00 SQ.FT	[Yellow]	L1-25	Lounge 580.00 SQ.FT
[Light Orange]	L1-13	Bike Storage 1,238.00 SQ.FT	[Light Blue]	L1-26	Storage 70.00 SQ.FT



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Second & Third Floor Levels:
Residential: 6,348.00 Sq.Ft. (Each Floor)
Parking: 22,703.00 Sq.Ft. (Each Floor)
Total Floor Area : 29,051.00 Sq.Ft. (Each Floor)
Total Area: 58,102.00 Sq.Ft. (Total 2 Floors)
Parking Spaces In L2 & L3:
 a)Standard: 96 Spaces(L2:47 & L3:49)
 b)Tandem-Compact: 12 Spaces(6/Floor)
 c)Compact: 8 Spaces (4/Floor)

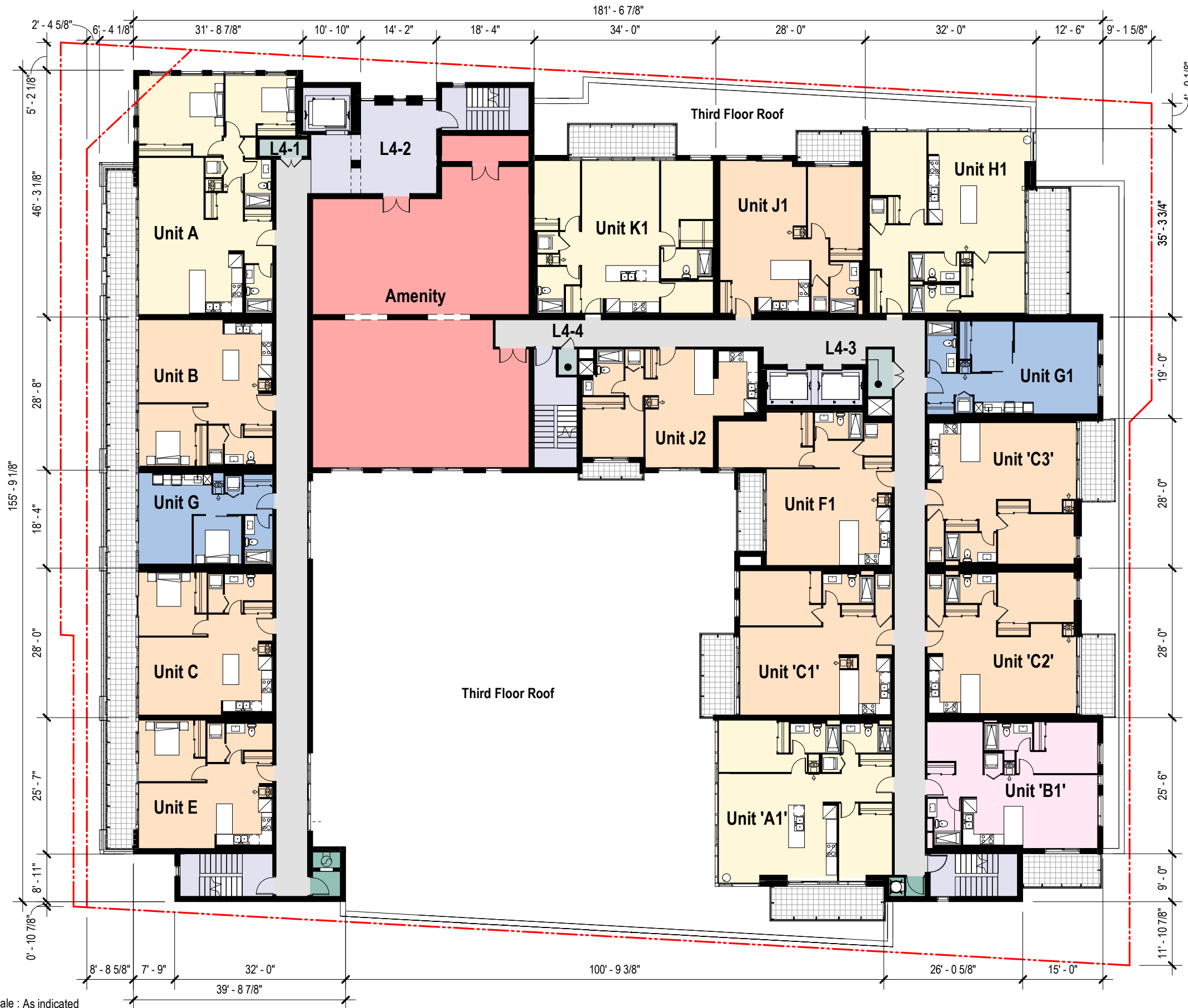
Total Number of Units (2nd &3rd): 10 Units (5/ Floor)
(1, 2BR+Den, 3, 1 BR & 1, Studio Each Floor)

Levels 2&3-Space Legend					
Sym.	Room	Description	Sym.	Room	Description
[Yellow]	Unit A	2-BR +Den 977.00SQ.FT	[Light Blue]	L2-3	Vestibule 30.00SQ.FT
[Orange]	Unit B	1-BR 680.00SQ.FT	[Light Blue]	L2-4	Vestibule 66.00SQ.FT
[Orange]	Unit C	1-BR 671.00 SQ.FT	[Light Green]	L2-5	Services 113.00 SQ.FT
[Orange]	Unit E	1-BR 596.00 SQ.FT	[Light Green]	L2-6	Laundry 487.00 SQ.FT
[Blue]	Unit G	Studio 428.00 SQ.FT	[Light Blue]	L2-7	Vestibule 50.00 SQ.FT
[Light Green]	L2-1	Electrical 28.00 SQ.FT	[Light Blue]	L2-8	Elevator Lobby 155.00 SQ.FT
[Light Blue]	L2-2	Elev. Lobby 335.00 SQ.FT	[Light Green]	L2-9	Electrical 41.00 SQ.FT
			[Light Green]	L2-10	Services 70.00 SQ.FT



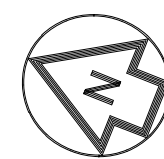
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Scale : As indicated



4th Floor :
Residential: 5,832.00 Sq.Ft.
Residential(Tower): 11,265.00 Sq.Ft.
Amenity Area: 2,335.00 Sq.Ft.
Total Area: 19,432.00 Sq.Ft.
Total Number of Units (4th Floor): 16 Units
(1, 2BR+Den, 3, 2BR, 1, 1BR+Den, 9, 1BR & 2 Studio)

Level 4-Space Legend					
Sym	Room	Description	Sym	Room	Description
[Yellow]	Unit A	2-BR +Den 1,156.00SQ.FT	[Light Orange]	Unit C3	1-BR 759.00 SQ.FT
[Light Orange]	Unit B	1-BR 700.00SQ.FT	[Light Orange]	Unit F1	1-BR 748.00 SQ.FT
[Light Orange]	Unit C	1-BR 684.00 SQ.FT	[Blue]	Unit G1	Studio 577.00 SQ.FT
[Light Orange]	Unit E	1-BR 607.00 SQ.FT	[Yellow]	Unit H1	2-BR 975.00SQ.FT
[Blue]	Unit G	Studio 436.00 SQ.FT	[Light Orange]	Unit J1	1-BR 750.00 SQ.FT
[Pink]	Amen.	Amenity 2,335.00SQ.FT	[Light Orange]	Unit J2	1-BR 620.00 SQ.FT
[Yellow]	Unit A1	2-BR 960.00 SQ.FT	[Yellow]	Unit K1	2-BR 947.00 SQ.FT
[Light Orange]	Unit B1	1-BR +Den 735.00 SQ.FT	[Light Blue]	L4-1	Electrical 28.00 SQ.FT
[Light Orange]	Unit C1	1-BR 759.00 SQ.FT	[Light Blue]	L4-2	Lobby 334.00 SQ.FT
[Light Orange]	Unit C2	1-BR 759.00 SQ.FT	[Light Blue]	L4-3	Electrical 40.00 SQ.FT
			[Light Blue]	L4-4	Electrical 20.00 SQ.FT



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Scale : As indicated

18-023 Medallion Residential Tower

Dundas - Hewitt

Fourth Floor Plan

2019.06.06 SK-006

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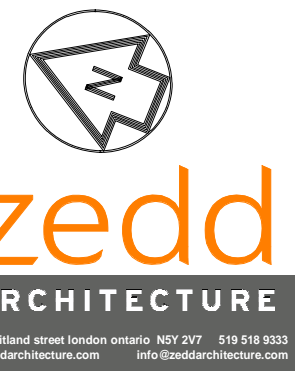


5th Floor :
Residential(Tower): 13,317.00 Sq.Ft.
Total Number of Units (5th Floor): 13 Units
(1, 2BR+Den, 4, 2BR, 1, 1BR+Den, 6, 1BR & 1 Studio)

L5-Space Legend					
Sym	Room	Description	Sym	Room	Description
[Yellow]	Unit A1	2-BR 960.00 SQ.FT	[Yellow]	Unit H1	2-BR 975.00SQ.FT
[Pink]	Unit B1	1-BR +Den 735.00 SQ.FT	[Orange]	Unit J1	1-BR 750.00 SQ.FT
[Orange]	Unit C1	1-BR 759.00 SQ.FT	[Orange]	Unit J2	1-BR 620.00 SQ.FT
[Orange]	Unit C2	1-BR 759.00 SQ.FT	[Yellow]	Unit K	2-BR 915.00 SQ.FT
[Orange]	Unit C3	1-BR 759.00 SQ.FT	[Yellow]	Unit K1	2-BR 947.00 SQ.FT
[Orange]	Unit F1	1-BR 748.00 SQ.FT	[Yellow]	Unit L1	2-BR 860.00 SQ.FT
[Blue]	Unit G1	Studio 577.00 SQ.FT	[Grey]	L5-1	Electrical 40.00 SQ.FT
			[Grey]	L5-2	Electrical 20.00 SQ.FT

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 2019-06-15 4:35:55 PM

Scale : As indicated



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1
SK-013



Typical Floor (6th-22nd) :
Residential(Tower): 13,317.00 Sq.Ft. (Each Floor)
Total Area: 226,389.00 Sq.Ft. (Total: 17 Floors)

Total Number of Units (6th to 22nd Floor):
13 Units x 17 = 221 Units(Total: 17 Floors)
(1, 2BR+Den, 4, 2BR, 1, 1BR+Den, 6, 1BR & 1 Studio
Each Floor)
Total :(17, 2BR+Den, 68, 2BR, 17, 1BR+Den, 102, 1BR
& 17 Studio in 17 Floors)

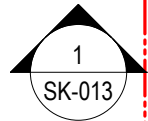
Typical (6 to 22)-Space Legend

Room	Description	Sym.	Room	Description
Unit A1	2-BR 960.00 SQ.FT	[Yellow]	Unit H1	2-BR 975.00SQ.FT
Unit B1	1-BR +Den 735.00 SQ.FT	[Pink]	Unit J1	1-BR 750.00 SQ.FT
Unit C1	1-BR 759.00 SQ.FT	[Orange]	Unit J2	1-BR 664.00 SQ.FT
Unit C2	1-BR 759.00 SQ.FT	[Orange]	Unit K	2-BR 915.00 SQ.FT
Unit C3	1-BR 759.00 SQ.FT	[Orange]	Unit K1	2-BR 947.00 SQ.FT
Unit F1	1-BR 748.00 SQ.FT	[Orange]	Unit L1	2-BR 860.00 SQ.FT
Unit G1	Studio 577.00 SQ.FT	[Blue]	L6-1	Electrical 40.00 SQ.FT
			L6-2	Electrical 20.00 SQ.FT

Scale : As indicated



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Scale : As indicated



Typical Floor (23rd-24th) :
Residential(Tower): 9,502.00 Sq.Ft. (Each Floor)
Total Area: 19,004.00 Sq.Ft. (Total: 2 Floors)
Total Number of Units (23rd to 24th Floor):
9 Units x 2 = 18 Units
(1, 2BR+Den, 1, 2BR, 1, 1BR+Den, 5, 1BR, & 1 Studio
Each Floor)
Total: (2, 2BR+Den, 2, 2BR, 2, 1BR+Den, 10, 1BR & 2
Studio)

Typical (23 to 24)-Space Legend

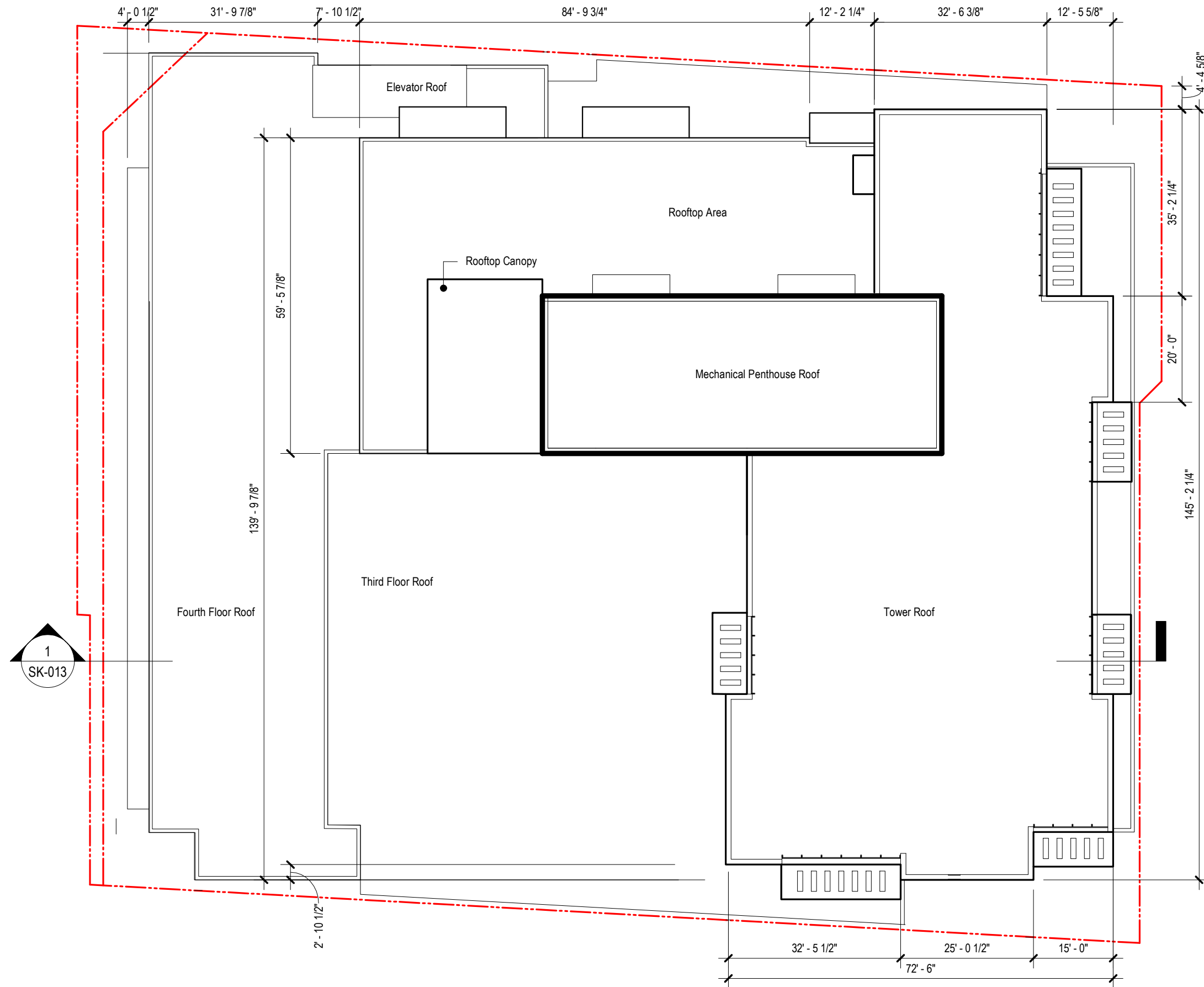
	Room	Description	Sym.	Room	Description
	Unit A1	2-BR 960.00 SQ.FT		Unit G1	Studio 577.00 SQ.FT
	Unit B1	1-BR +Den 735.00 SQ.FT		Unit H1	2-BR 975.00SQ.FT
	Unit C1	1-BR 759.00 SQ.FT		Unit J2	1-BR 664.00 SQ.FT
	Unit C2	1-BR 759.00 SQ.FT		L6-1	Electrical 40.00 SQ.FT
	Unit C3	1-BR 759.00 SQ.FT		L6-2	Electrical 20.00 SQ.FT
	Unit F1	1-BR 748.00 SQ.FT			



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1
SK-013

Scale : 1" = 20'-0"

18-023

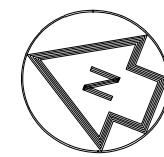
Medallion Residential Tower

Dundas - Hewitt

Roof Plan

2019.06.06

SK-010



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






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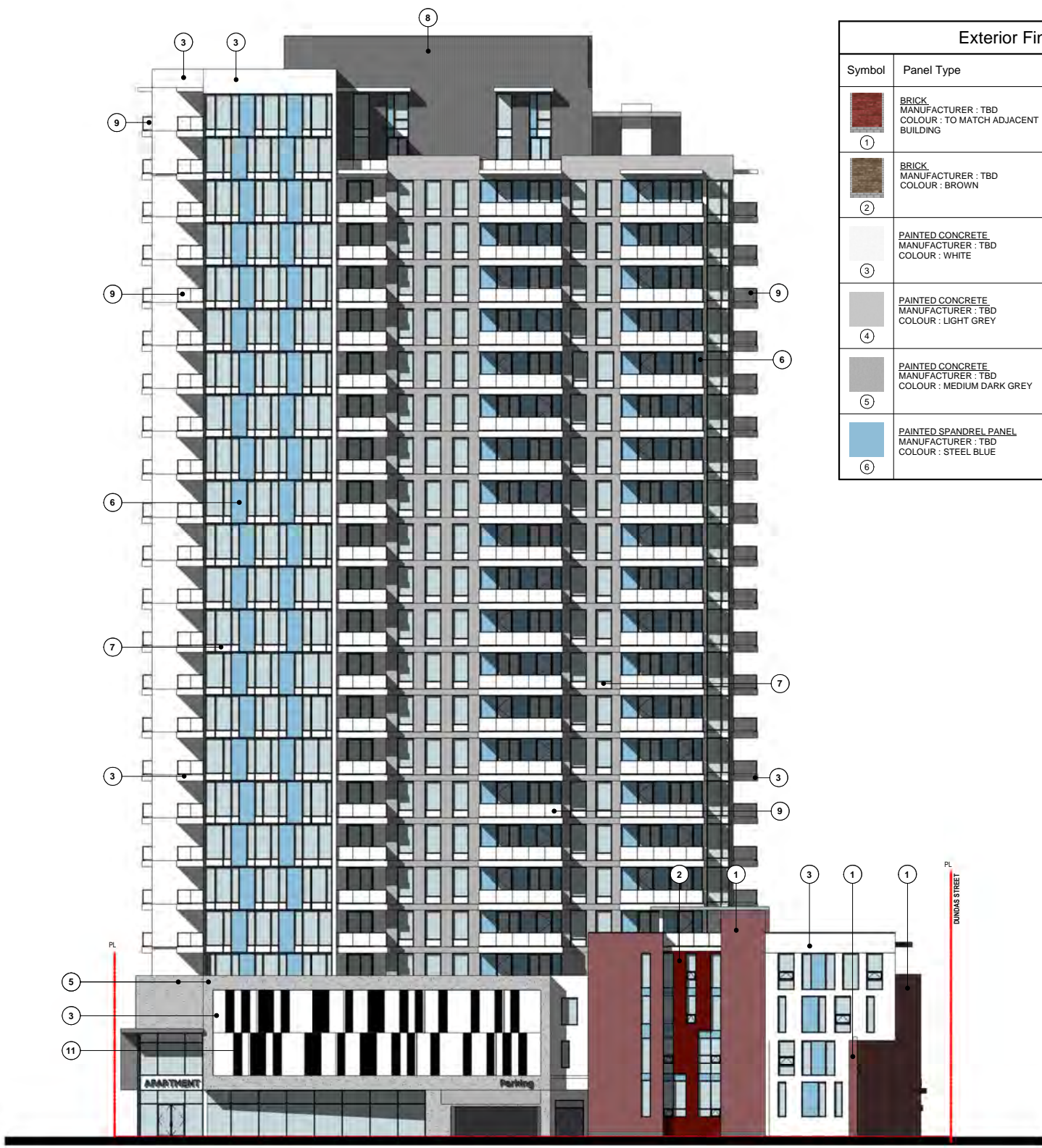
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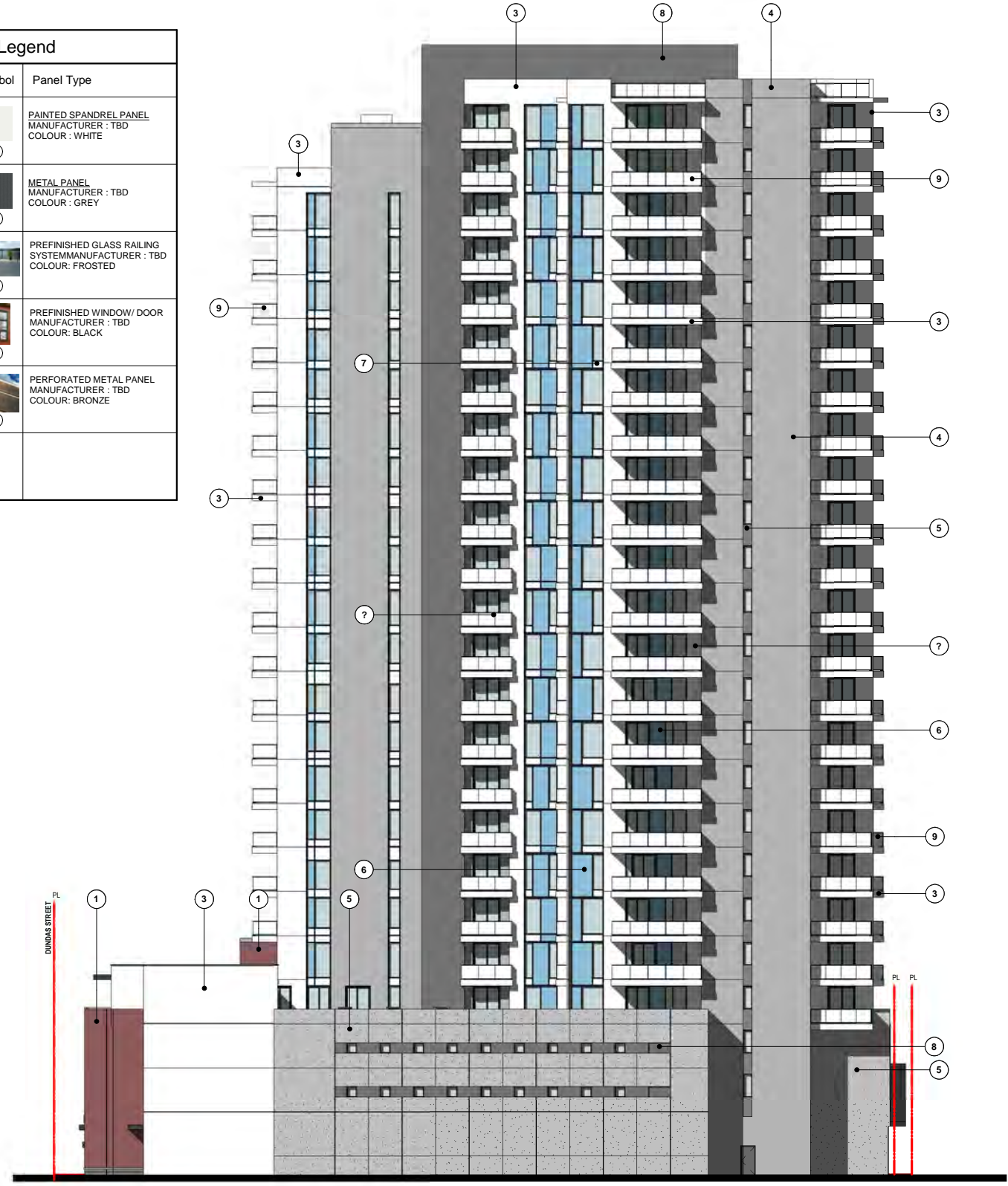
2019-06-15 4:35:58 PM

File: C:\Users\mmjzou\Documents\18-023_Dundas Hewitt - Submission_mmmjzou.rvt

Exterior Finish Legend			
Symbol	Panel Type	Symbol	Panel Type
	BRICK MANUFACTURER : TBD COLOUR : TO MATCH ADJACENT BUILDING		PAINTED SPANDREL PANEL MANUFACTURER : TBD COLOUR : WHITE
	BRICK MANUFACTURER : TBD COLOUR : BROWN		METAL PANEL MANUFACTURER : TBD COLOUR : GREY
	PAINTED CONCRETE MANUFACTURER : TBD COLOUR : WHITE		PREFINISHED GLASS RAILING SYSTEM MANUFACTURER : TBD COLOUR : FROSTED
	PAINTED CONCRETE MANUFACTURER : TBD COLOUR : LIGHT GREY		PREFINISHED WINDOW/ DOOR MANUFACTURER : TBD COLOUR : BLACK
	PAINTED CONCRETE MANUFACTURER : TBD COLOUR : MEDIUM DARK GREY		PERFORATED METAL PANEL MANUFACTURER : TBD COLOUR : BRONZE
	PAINTED SPANDREL PANEL MANUFACTURER : TBD COLOUR : STEEL BLUE		



East Elevation














West Elevation

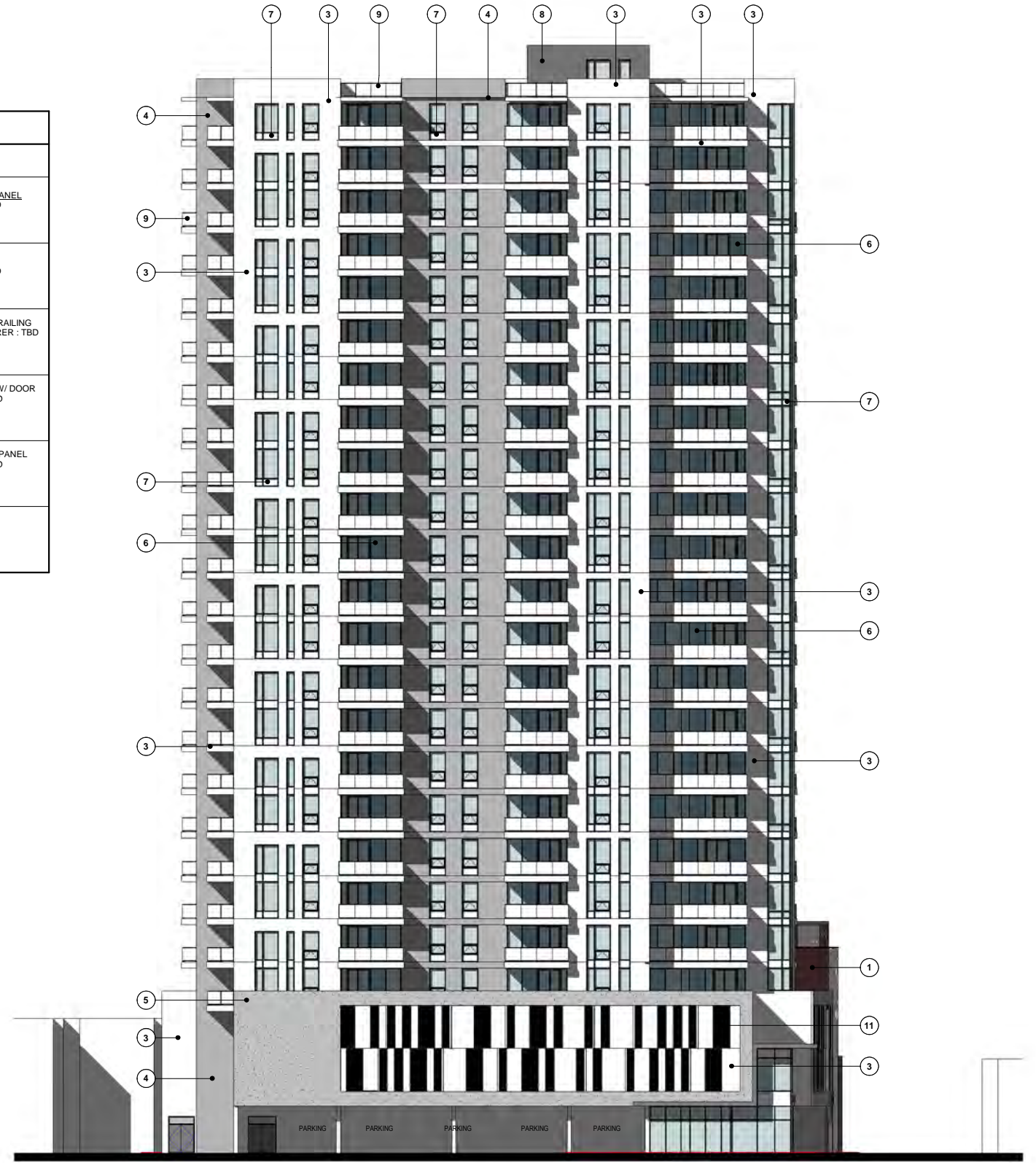
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North Elevation

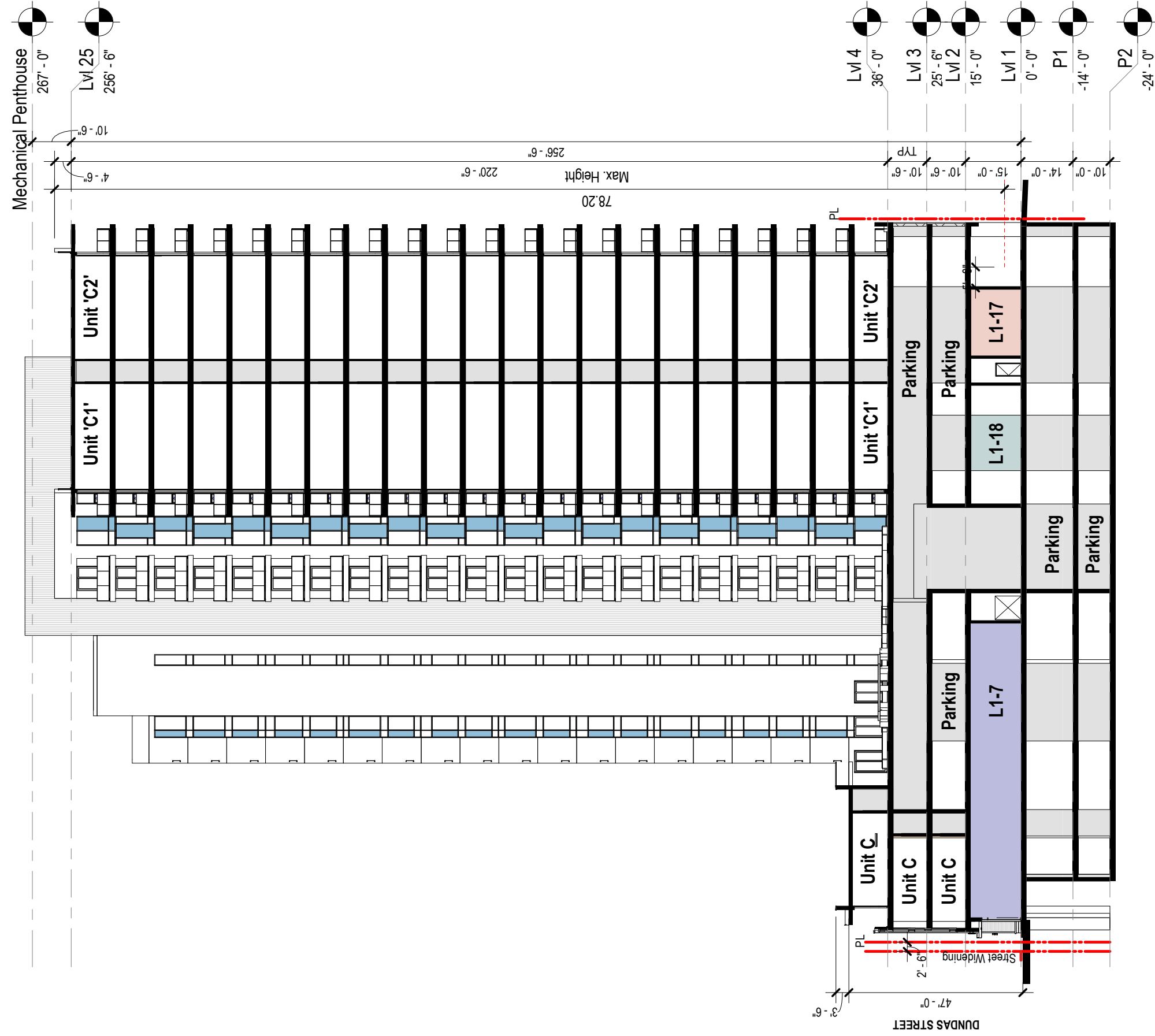
Exterior Finish Legend			
Symbol	Panel Type	Symbol	Panel Type
 ①	BRICK MANUFACTURER : TBD COLOUR : TO MATCH ADJACENT BUILDING	 ⑦	PAINTED SPANDREL PANEL MANUFACTURER : TBD COLOUR : WHITE
 ②	BRICK MANUFACTURER : TBD COLOUR : BROWN	 ⑧	METAL PANEL MANUFACTURER : TBD COLOUR : GREY
 ③	PAINTED CONCRETE MANUFACTURER : TBD COLOUR : WHITE	 ⑨	PREFINISHED GLASS RAILING SYSTEM MANUFACTURER : TBD COLOUR : FROSTED
 ④	PAINTED CONCRETE MANUFACTURER : TBD COLOUR : LIGHT GREY	 ⑩	PREFINISHED WINDOW/ DOOR MANUFACTURER : TBD COLOUR: BLACK
 ⑤	PAINTED CONCRETE MANUFACTURER : TBD COLOUR : MEDIUM DARK GREY	 ⑪	PERFORATED METAL PANEL MANUFACTURER : TBD COLOUR: BRONZE
 ⑥	PAINTED SPANDREL PANEL MANUFACTURER : TBD COLOUR : STEEL BLUE		



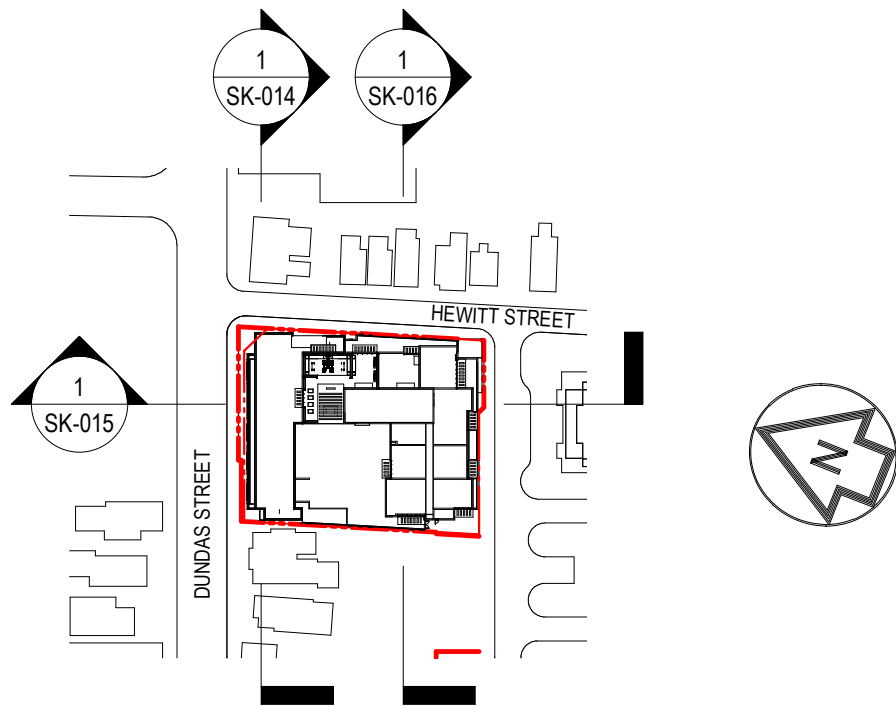
South Elevation

Typical (23 to 24)-Space Legend

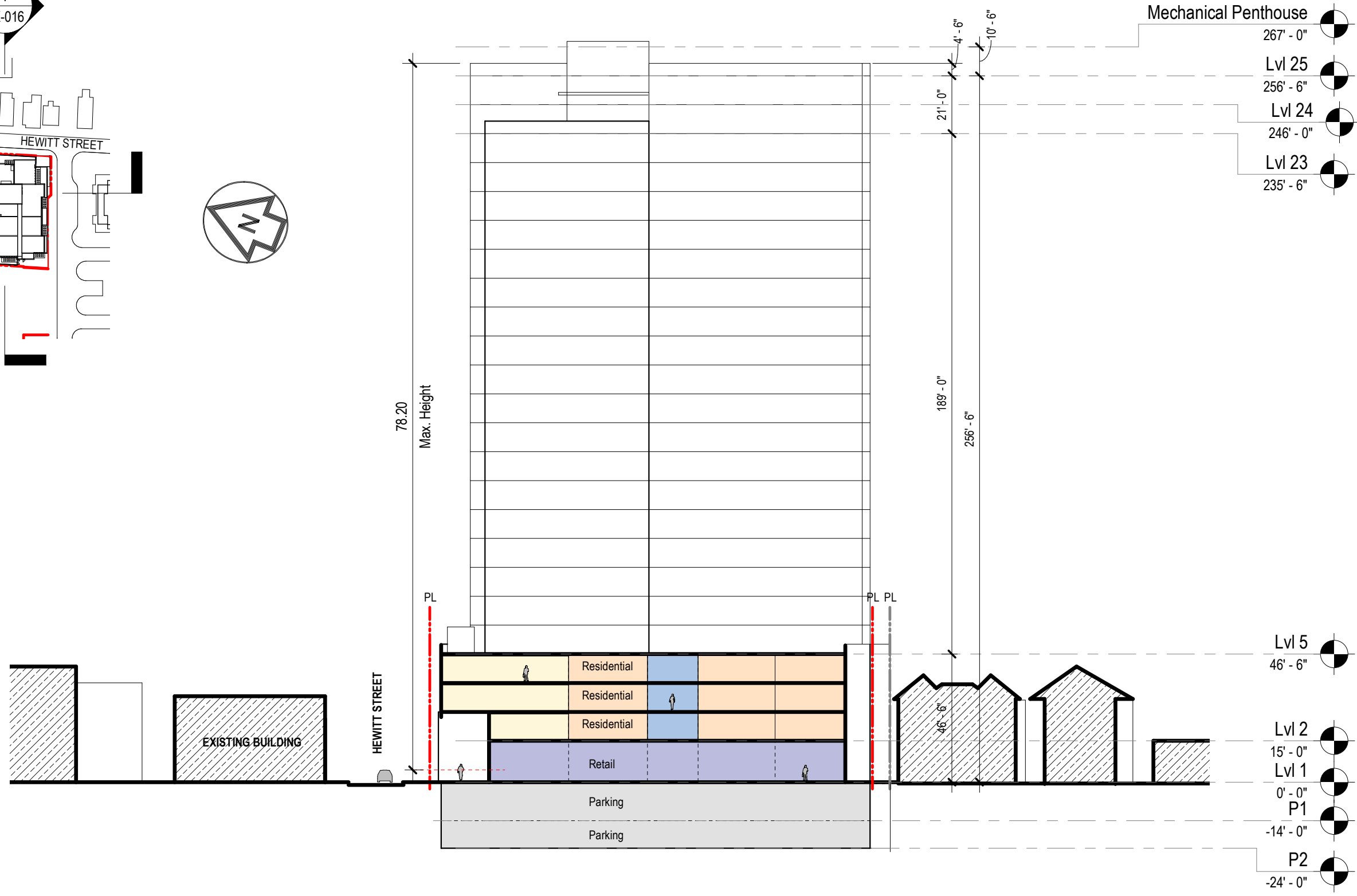
Room Description	Sym	Room Description
1-BR 671.00 SQ.FT		L1-17 GYM 662.00 SQ.FT
1-BR 759.00 SQ.FT		L1-18 M&E 1,692.00 SQ.FT
Studio 759.00 SQ.FT		PARKING
Retail 2,286.00 SQ.FT		



Scale : As indicated



KEY MAP



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Scale : As indicated

18-023 Medallion Residential Tower

Dundas - Hewitt

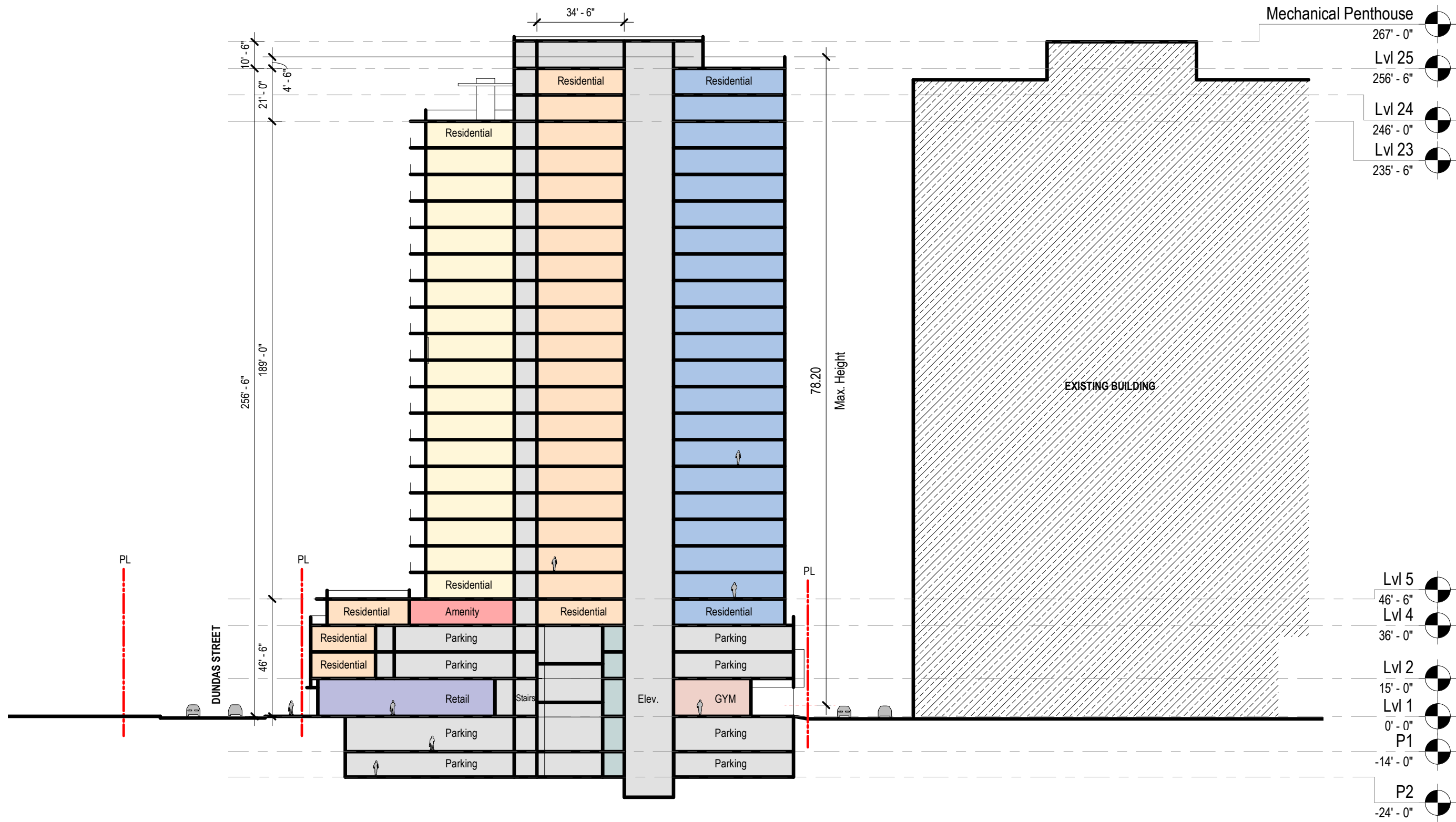
Section B-B

06/11/19 SK-014

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Scale : 1" = 40'-0"

18-023 Medallion Residential Tower

Dundas - Hewitt

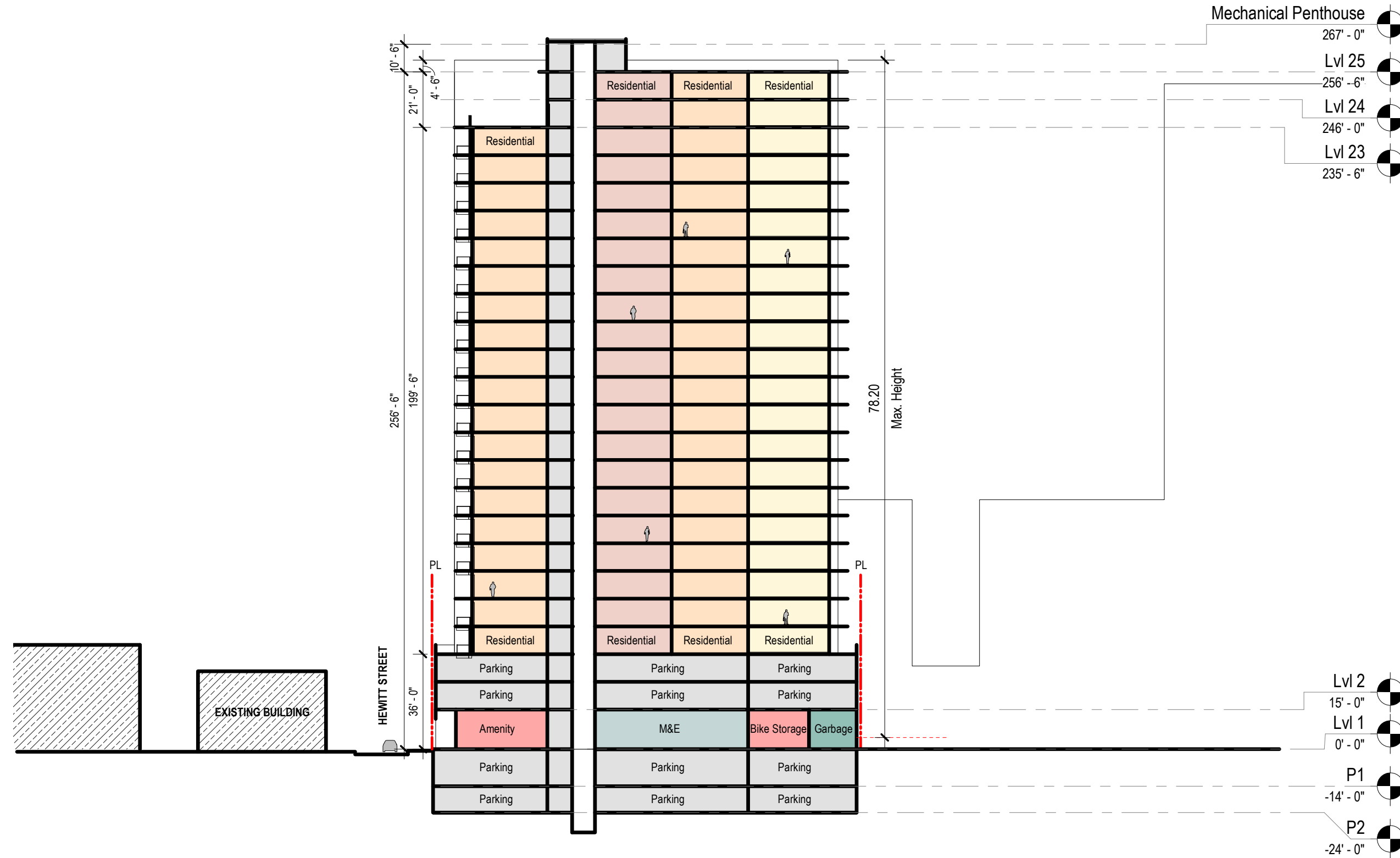
Section C-C

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Scale : 1" = 40'-0"

18-023 Medallion Residential Tower

Dundas - Hewitt

Section D-D

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Scale :

18-023

Medallion Residential Tower

Dundas - Hewitt

NorthEast Corner Rendering

2019.06.06

SK-017

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Scale :

18-023

Medallion Residential Tower

Dundas - Hewitt

NorthWest Corner Rendering

2019.06.06

SK-018

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Scale :

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Medallion Residential Tower

Dundas - Hewitt

North View Rendering

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Scale :

18-023

Medallion Residential Tower

Dundas - Hewitt

NorthEast Corner Rendering

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SK-020

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Scale :

18-023

Medallion Residential Tower

Dundas - Hewitt

EastView Rendering

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Scale :

18-023

Medallion Residential Tower

Dundas - Hewitt

SouthEast Corner Rendering

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Scale :

18-023

Medallion Residential Tower

Dundas - Hewitt

Aerial View Rendering

2019.06.06

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Scale :

18-023

Medallion Residential Tower

Dundas - Hewitt

NorthEast Corner Aerial View Rendering

2019.06.06

SK-024

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Scale :

18-023

Medallion Residential Tower

Dundas - Hewitt

NorthEast Corner Street View Rendering

2019.06.06

SK-025

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Scale :

18-023

Medallion Residential Tower

Dundas - Hewitt

NorthWest Corner Rendering

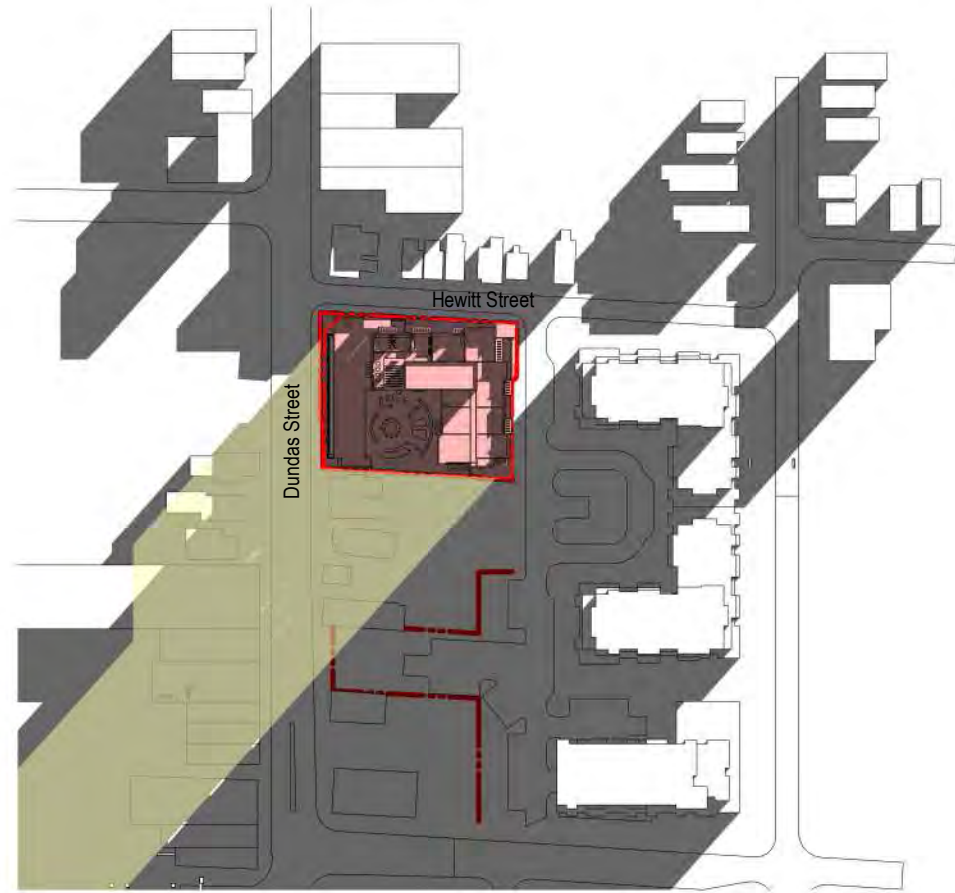
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SK-026

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MARCH



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3:00 PM

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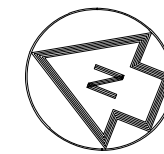
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18-023 Medallion Residential Tower

Dundas - Hewitt

Shadow Study - March

06/06/19 SK-027



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Scale : 1" = 200'-0"

18-023

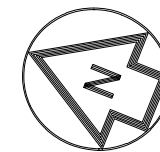
Medallion Residential Tower

Dundas - Hewitt

Shadow Study - June

06/06/19

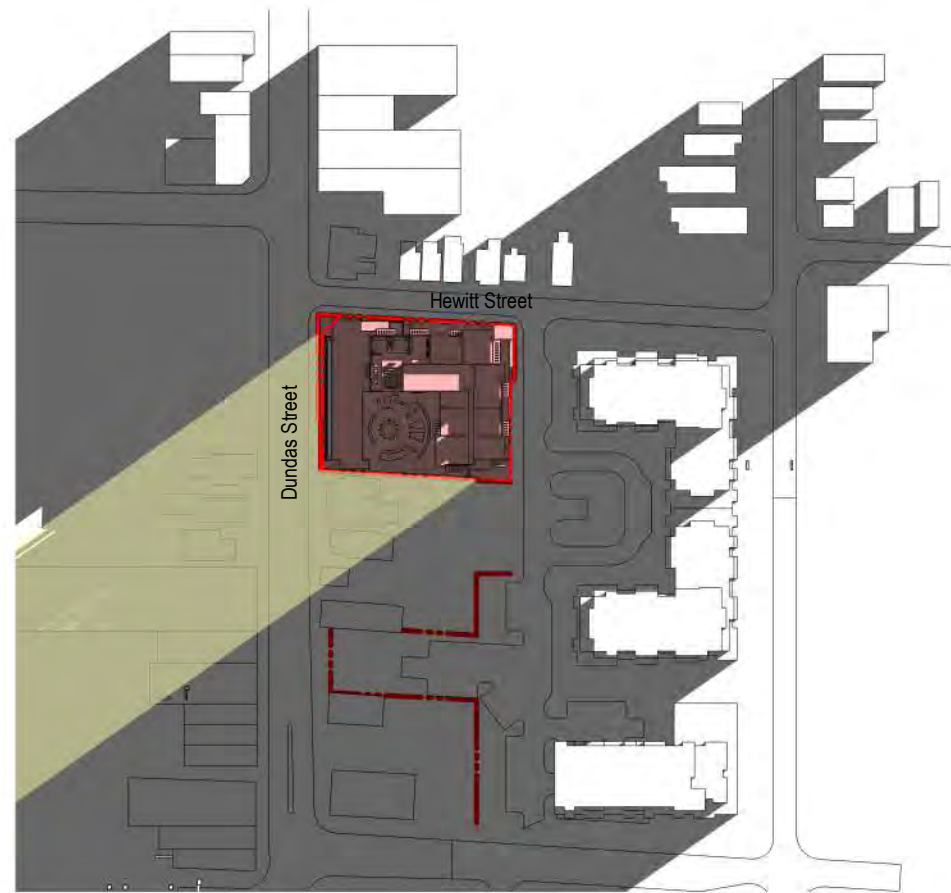
SK-028



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DECEMBER



9:00 AM



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Scale : 1" = 200'-0"

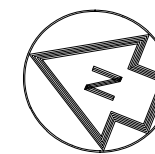
18-023 Medallion Residential Tower

Dundas - Hewitt

Shadow Study - December

06/06/19

SK-029



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Appendix B
Designation Bylaw for 719-721
Dundas Street



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**.



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

London
CANADA

REGISTERED

July 25, 2012

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

Unity Project for Relief of
Homelessness in London
719-721 Dundas Street
London ON

ONTARIO HERITAGE TRUST

JUL 27 2012

REGISTERED

**Re: Designation of 719-721 Dundas 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.-3416-121, entitled "A by-law to designate 719-721 Dundas Street to be of Historical and Cultural value", passed by the Municipal Council of the Corporation of The City of London on April 11, 2012 and registered as Instrument No. ER822836 on May 10, 2012.

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

Catharine Saunders
City Clerk

/rs

Encl.

cc : D. Menard, Planning Division

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

Bill No. 160
2012

By-law No. L.S.P.-3416-121

A by-law to designate 719-721 Dundas St to be of historical and contextual value or interest.

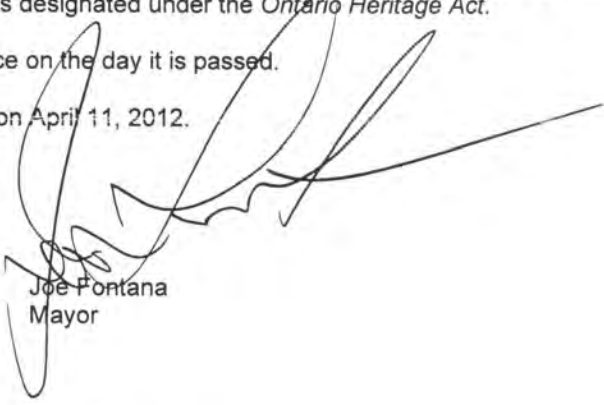
WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic and contextual value or interest;


AND WHEREAS notice of intention to so designate the property known as 719-721 Dundas St 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 719-721 Dundas St, 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 April 11, 2012.


Joe Fontana
Mayor


Catharine Saunders
City Clerk

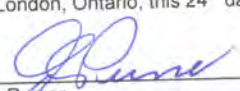


London
CANADA

CITY OF LONDON

I, James C. Purser, Manager of Records Information 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.-3416-121 passed by Municipal Council on April 11, 2012.

Dated at London, Ontario, this 24th day of July, 2012.


James C. Purser
Manager of Records Information

First Reading – April 11, 2012
Second Reading – April 11, 2012
Third Reading – April 11, 2012

SCHEDULE "A"

To By-law No. L.S.P.- 3416-121

"Part of Lots 5 and 6, South of Dundas Street and Part of Lot A, West of Glebe Street on Registered Plan 229(3) in the City of London and County of Middlesex."

SCHEDULE "B"

To By-law No. L.S.P.- 3416-121

Statement of Significance of 719-721 Dundas Street

Legal Description of Property

719-721 Dundas Street is a two and one half story red and buff brick duplex residence on Part of Lots 5 & 6, S/S Dundas Street and Part Lot A W/S Glebe Street. (The structure at the municipal address of 717 Dundas is not included in this statement of significance.)

Statement of Cultural Heritage Interest

The semi-detached, two and one half story residence located at 719-721 Dundas Street is recommended for designation under Part IV of the Ontario Heritage Act as a building of cultural heritage value.

The building has architectural value as an interesting example of the Queen Anne style applied to an earlier building. It is significant as a physical reminder of the former residential nature of this section of Dundas Street now greatly encroached by commercial uses.

The building has an extremely unusual architectural history. Superficially, from a cursory observation of the Queen Anne architecture of the front elevation, the assumed date of construction would be the mid to late 1890s. A close examination of the entire fabric of the building, however, most especially the side elevations together with the archival resources, reveals that the 719 half was built much earlier. City Directory research indicates that 719 Dundas Street was erected in 1877 and that its first occupant was Francis S. Bickley, listed as a "machine hand" later a "plumber" among other occupations. The 1881 updated to 1888 London fire insurance plan clearly depicts a single family house. From the evidence provided by the two sets of corner quoins of the west elevation, the original two story building was probably designed in the prevailing Italianate style. In 1899, the house was doubled in size with the side and rear elevations of the new 721 duplicating the white brick, and the number of stories increased to two-and-one-half from two. Interestingly, the original façade of 719 Dundas Street was demolished and unified with 721 by means of new façade built of red brick (now painted yellow) with gray stone block trim and a new roof. A building permit was issued by the City of London in 1918 allowing a one story, white brick addition to the rear wing of 719, which functioned as a doctor's office until 1954.

From 1899, the building served as residences, 719 until 1945, 721 until 1937. Thereafter, both sides accommodated various commercial and professional functions including real estate and chartered accountant offices, a hair stylist and a law office among many other uses. Both addresses were the location of the residence and office of several doctors most particularly for Dr. Edwin Seaborn at 721 for the years 1904-07. Seaborn authored *The March of Medicine in Western Ontario* and was a long-time member of The University of Western Ontario's Faculty of Medicine.

Description of Heritage Attributes

The residence was designed in the Queen Anne style with Romanesque Revival influences that are worthy of preservation. The important architectural features comprise (limited to the front elevation):

- a high pitched hip roof matched on either side by two elaborately decorated gables each crowning a two story projection
- a large elaborately detailed roof dormer centred over the recess between the two projections
- an elaborately decorated shallow porch crowned by cast-iron cresting and supported by classical columns resting on stone block piers which serves to connect the two front projections and to shelter the front doors in the recess between the two projections thereby unifying the balanced elements of the design
- two ground story round headed windows in the front projections either side of the porch which are outlined by large rusticated stone block voussoirs, which each radiate from a central keystone
- rusticated stone block coursing which extends from the voussoirs and raps around to overlap a small length of the side elevations
- rusticated stone labels over the windows of the second story; over the single windows either side of the first story doors for 719 and 721; and over the single windows set in the angled corners
- rounded corners on the second story meet the earlier buff brick quoins of the side elevation of 719 and the side elevation wall of 721
- rounded corners are also present on the inside corners of the second story projections
- the corner quoins of the side elevation of 719 where they meet the 1899 front elevation; they provide evidence of the earlier structure

- several stained glass windows: in the transoms over the two centre windows in the recess of the second story; in the semi-circular transom over the large first story window of 721; over the windows in the diagonally cut sections of the wall at the corners that angle away on both sides of the first stories of the two front projections; over the door of 721 which incorporates the 721 address (the stained glass transoms over the large first story window and door of 719 have been removed)
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