



**Heritage Overview—954
Gainsborough Road, London,
Ontario**

FINAL REPORT

July 6, 2020

File: 160940719

Prepared for:

Royal Premier Homes
425 509 Commissioners Road West
London, Ontario N6J 1Y5

Prepared by:

Stantec Consulting Ltd.
600-171 Queens Avenue
London, Ontario N6A 5J7



Table of Contents

EXECUTIVE SUMMARY	I
PROJECT PERSONNEL.....	III
1.0 STUDY PURPOSE	1.1
2.0 METHODOLOGY.....	2.1
2.1 POLICY FRAMEWORK	2.1
2.1.1 Planning Act	2.1
2.1.2 The 2020 Provincial Policy Statement.....	2.1
2.1.3 City of London Official Plan	2.2
2.2 BACKGROUND HISTORY	2.2
2.3 FIELD PROGRAM	2.2
2.4 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST	2.3
2.4.1 Ontario Regulation 9/06.....	2.3
2.5 ASSESSMENT OF IMPACTS.....	2.3
2.6 MITIGATION OPTIONS	2.4
3.0 SITE HISTORY	3.1
3.1 INTRODUCTION.....	3.1
3.2 PHYSIOGRAPHY	3.1
3.3 TOWNSHIP OF LONDON	3.1
3.3.1 Survey and Settlement	3.1
3.3.2 19 th Century Development.....	3.2
3.3.3 20 th Century Development.....	3.4
3.4 PROPERTY HISTORY	3.5
4.0 SITE DESCRIPTION.....	4.1
4.1 INTRODUCTION.....	4.1
4.2 LANDSCAPE SETTING.....	4.1
4.3 RESIDENCE	4.4
4.4 BARN	4.6
4.4.1 Exterior	4.6
4.4.2 Interior	4.9
5.0 COMPARATIVE ANALYSIS	5.1
6.0 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST	6.1
6.1 INTRODUCTION.....	6.1
6.2 DESIGN OR PHYSICAL VALUE	6.1
6.3 HISTORIC OR ASSOCIATIVE VALUE	6.2
6.4 CONTEXTUAL VALUE	6.3
6.5 SUMMARY OF EVALUATION	6.3



6.6	STATEMENT OF CULTURAL HERITAGE VALUE	6.4
6.6.1	Description of Property	6.4
6.6.2	Cultural Heritage Value	6.4
6.6.3	Heritage Attributes	6.4
7.0	IMPACT ASSESSMENT	7.1
7.1	DESCRIPTION OF PROPOSED UNDERTAKING	7.1
7.2	ASSESSMENT OF IMPACTS	7.1
7.3	MITIGATION OPTIONS	7.2
7.3.1	Commemoration	7.2
8.0	RECOMMENDATIONS	8.1
8.1	BLENDED COMMEMORATION APPROACH	8.1
8.2	DEPOSIT COPIES	8.1
8.3	CLOSING	8.1
9.0	CLOSURE	9.1
10.0	REFERENCES	10.1

LIST OF TABLES

Table 1:	Evaluation of 954 Gainsborough Road According to <i>Ontario Regulation 9/06</i>	6.3
----------	---	-----

LIST OF FIGURES

Figure 1:	Study Area	1.2
-----------	------------------	-----



Executive Summary

Royal Premier Homes (the Proponent) retained Stantec Consulting Ltd. (Stantec) to prepare a Heritage Overview for the property located 954 Gainsborough Road, in the City of London, Ontario. The Proponent is proposing to redevelop and change the land use of the property from a small agricultural property with a residence and outbuildings to four multi-family residential buildings. The Study Area includes the property at 954 Gainsborough Road, where the development is proposed. The property is listed on the City of London's *Register of Cultural Heritage Resources*.

The purpose of the Heritage Overview is to evaluate the cultural heritage value or interest (CHV) of the property and identify any direct or indirect impacts to identified heritage attributes. Where impacts are identified, mitigation measures are prepared to address the conservation of cultural heritage resources, where applicable. Evaluation of CHVI of 954 Gainsborough Road was undertaken according to the criteria outlined in *Ontario Regulation 9/06* under the *Ontario Heritage Act*.

The Heritage Overview determined that 954 Gainsborough Road satisfied one criteria of *Ontario Regulation 9/06* and therefore has CHVI. Historic value was identified through its association with the *Veterans Land Act*, an important program that helped to settle Second World War veterans on small farms to supplement their income. Although the property is associated with the *Veterans Land Act*, the residence and barn are not directly associated with the *Veterans Land Act*, as they were both constructed prior to the property's association with the act.

Given the identification of historic value, an impact assessment was completed to understand the effect of the proposed change to the property on the CHVI identified. The proposed redevelopment of the property was determined to have an indirect impact on the Study Area. Specifically, a change in land use for 954 Gainsborough Road from agricultural and single family residential to multi-family residences.

The preferred approach to mitigating the impacts identified was determined to include commemoration that incorporates an interpretive approach to commemoration focused on communicating the historical significance of the property to the general public. Therefore, it is recommended that the commemorative approach incorporates at least one of the following options: the creation of interpretive panels, building or development naming, incorporation of building materials, creation of a commemorative garden or landscaping element, and photographic documentation. While not all must be adopted, the goal with a blended commemoration approach is to capture an acceptable level of commemorative activity.

Although the commemorative feature will be located on private property, if possible, the commemorative feature should be located in a publicly visible location along Gainsborough Road. If the commemorative option selected does not include a physical component such as a garden or display of salvaged materials, at minimum interpretive panels should be erected adjacent to the public sidewalk on Gainsborough Road. The commemoration approach should be finalized, in consultation with City staff, prior to Site Plan Approval so that consideration of the history of the property is included in the Site Plan.



HERITAGE OVERVIEW—954 GAINSBOROUGH ROAD, LONDON, ONTARIO

Based on the evaluation of CHVI, the heritage attributes identified, and the recommendations presented within this Heritage Overview, should the recommendations be executed as proposed it has been determined that the heritage attributes associated with 954 Gainsborough Road will be conserved. Furthermore, this represents an enhancement of the heritage attributes to increase public awareness of this important initiative in local history.

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



Project Personnel

Project Manager:	Lashia Jones, MA, CAHP
Heritage Consultant:	Meaghan Rivard, MA, CAHP
Report Writers:	Frank Smith, MA
Geographic Information Specialist:	Brian Cowper
Office Assistant:	Priscilla Kwan
Quality Review:	Meaghan Rivard, MA, CAHP
Independent Review:	Colin Varley, MA, RPA



HERITAGE OVERVIEW—954 GAINSBOROUGH ROAD, LONDON, ONTARIO

Study Purpose
July 6, 2020

1.0 STUDY PURPOSE

Royal Premier Homes (the Proponent) retained Stantec Consulting Ltd. (Stantec) to prepare a Heritage Overview for the property located at 954 Gainsborough Road, in the City of London, Ontario (Figure 1). In accordance with Section 27(1) of the *Ontario Heritage Act* (OHA), the City of London (the City) maintains a register of properties that are of potential cultural heritage value or interest (CHVI). The City's 2019 *Register of Cultural Heritage Properties* (the Register) identifies the property at 954 Gainsborough Road as an "1870 Ontario Farmhouse". The listed property was added to the Register on March 26, 2007 and is 5.25 acres in size.

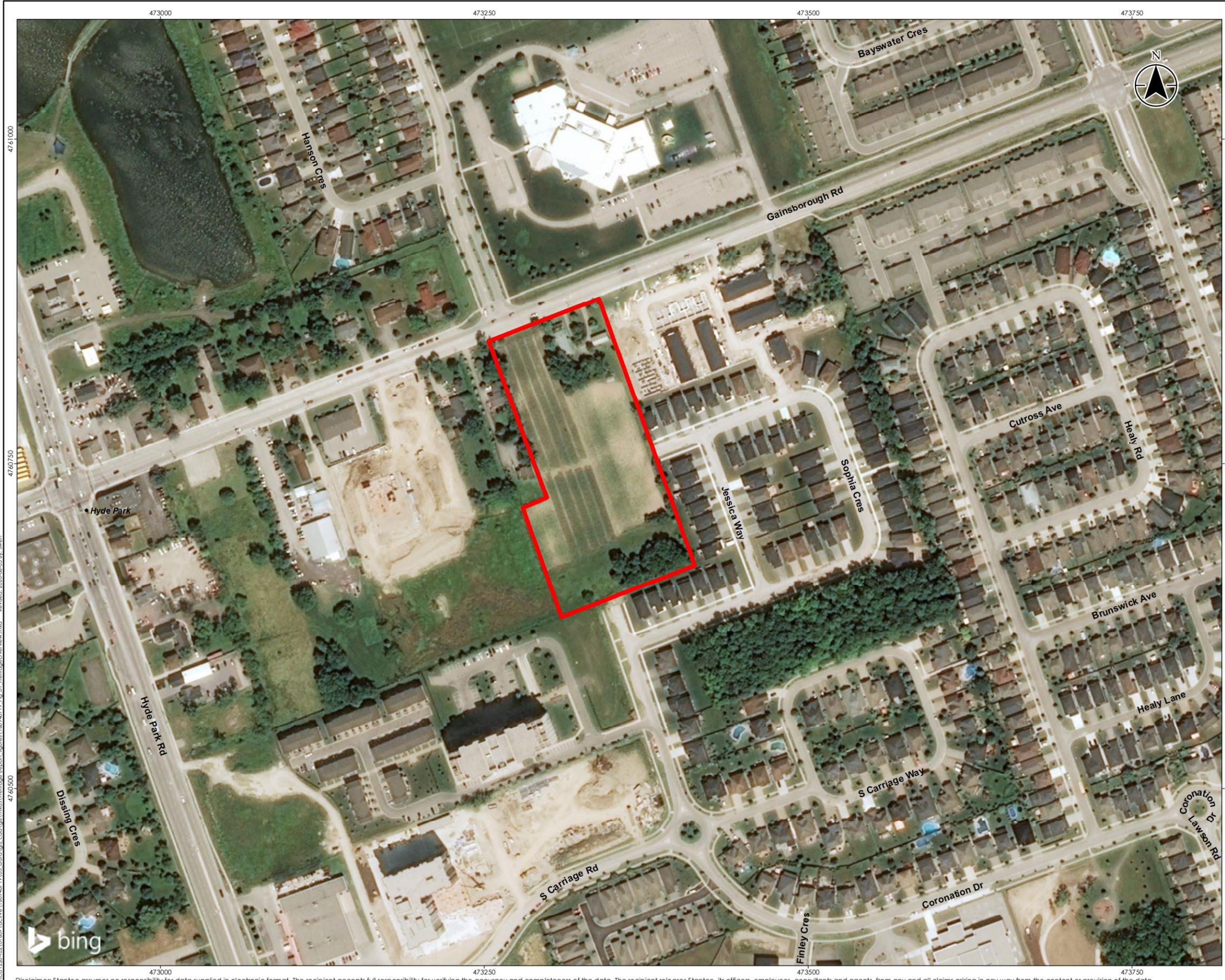
The objectives of this Heritage Overview are as follows:

- Identify and evaluate the CHVI of the Study Area
- Identify potential direct and indirect impacts to cultural heritage resources
- Identify mitigation measures where impacts to cultural heritage resources are anticipated to address the conservation of heritage resources, where applicable

To meet these objectives, this Heritage Overview contains the following content:

- Summary of project methodology
- Review of background history of the Study Area and historical context
- Evaluation of CHVI
- 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





Legend
 Study Area



Notes
 1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2020.
 3. Orthoimagery: © 2020 Microsoft Corporation © 2020 DigitalGlobe © CNES (2020) Distribution Airbus DS



Project Location: City of London
 Project Number: 160940719
 Prepared by SW on 2020-06-05
 Independent Review by ## on 2020-##-##.

Client/Project:
 ROYAL PREMIER HOMES
 HERITAGE OVERVIEW - 954 GAINSBOROUGH ROAD

Figure No.
1

Title
Study Area

\\Cd\1220-102\01_609\active\160940719\03_data\gis\cadd\gis\mxd\Heritage\Report_Figures\160940719_Fig_01_HeritageOverview.mxd
 Revised: 2020-06-05 By: sween

Methodology
July 6, 2020

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 2020 Provincial Policy Statement

The Provincial Policy Statement (PPS) was updated in 2020 and is intended to provide policy direction for land use planning and development regarding 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”.

(Government of Ontario 2020)

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. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted, or adopted by the relevant planning authority and/or decision maker. 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. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.



HERITAGE OVERVIEW—954 GAINSBOROUGH ROAD, LONDON, ONTARIO

Methodology
July 6, 2020

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 2020)

2.1.3 City of London Official Plan

The property at 954 Gainsborough Road is listed on the City’s Register City of London 2019). 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:

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

(City of London 2016)

2.2 BACKGROUND HISTORY

To understand the historical context of the property resources such as land registry records, secondary sources, and online archival databases were consulted. Due to the closure of public research institutions due to the COVID 19 pandemic, research was limited to online sources and the corporate Stantec library.

2.3 FIELD PROGRAM

A site assessment was undertaken on June 4, 2020 by Frank Smith, Cultural Heritage Specialist, and Lashia Jones, Heritage Consultant, both with Stantec. The weather conditions were warm and calm. The site visit included a pedestrian survey of the property including the residence and barn, and property. Interior access was granted to the barn.



Methodology
July 6, 2020

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*. 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)

2.5 ASSESSMENT OF IMPACTS

The assessment of impacts is based on the impacts defined in the Ministry of Heritage, Sport, Tourism, and Culture Industries (MHSTCI) *Infosheet #5 Heritage Impact Assessments and Conservation Plans* (Infosheet #5). Impacts to heritage resources may be direct or indirect.

Direct impacts include:

- 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



HERITAGE OVERVIEW—954 GAINSBOROUGH ROAD, LONDON, ONTARIO

Methodology

July 6, 2020

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 creating:

- Shadows 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

(Government of Ontario 2006b)

2.6 MITIGATION OPTIONS

In addition to providing a framework to assess the impacts of a proposed undertaking, the MHSTCI Infosheet #5 also provide methods to minimize or avoid impacts on cultural heritage resources. These include, but are not limited to:

- Alternative development approaches
- Isolating development and site alteration from significant built and natural features and vistas
- Design guidelines that harmonize mass, setback, setting, and materials
- Limiting height and density
- Allowing only compatible infill and additions
- Reversible alterations
- Buffer zones, site plan control, and other planning mechanisms

(Government of Ontario 2006b)



Site History
July 6, 2020

3.0 SITE HISTORY

3.1 INTRODUCTION

The Study Area is located at 954 Gainsborough Road, between Hyde Park Road and Coronation Drive, in the City of London. Historically, the property is located in the former Township of London, on part of Lot 24, Concession 3. The following sections outline the historical development of the Study Area from the period of Euro-Canadian settlement to the present-day.

3.2 PHYSIOGRAPHY

The Study Area is situated with the Stratford Till Plain physiographic region of southern Ontario in undrumlined till plain landform (Chapman and Putnam 1984). The Stratford Till Plain is a broad clay till plain extending from London to the Grand River Valley. The plain consists of a large ground moraine, interrupted by several terminal moraines. It is divided in its drainage by the Thames River in the centre and southern areas and by the Grand River in the northern area. The plain is included within the Lake Huron lake-effect belt and receives more precipitation than average in southern Ontario. This, combined with the good natural soil fertility, allows it to be one of the most agriculturally productive areas in Ontario (Chapman and Putnam 1984: 133-134).

3.3 TOWNSHIP OF LONDON

3.3.1 Survey and Settlement

Prior to 1763, southwestern Ontario was part of France's sprawling colony of New France. In 1763, following France's loss in the Seven Years War, it ceded nearly all of its colonial possessions in North America to Spain and Great Britain. Britain's Thirteen Colonies clustered along the Atlantic seaboard eagerly participated in the Seven Years War. The colonies believed that removing France from the continent would open new lands west of the Appalachian Mountains to settlement. Instead, the British closed most of former New France to colonization and transferred the Ohio Valley and southwestern Ontario to the Province of Quebec. In 1783, Great Britain recognized the independence of the Thirteen Colonies as the United States of America (Craig 1963: 2)

Approximately one quarter of the population of the Thirteen Colonies were Loyalists to the British Crown and during the conflict and following independence, about 50,000 people emigrated from the United States for Great Britain or other colonies, including Canada (Craig 1963: 3). The Loyalist population in Canada wished to live under the customs and common law they were familiar with in the former Thirteen Colonies and Great Britain. To accommodate this, the *Constitutional Act* divided Quebec into Upper Canada in the south and Lower Canada in the north. French laws and customs would be preserved in Lower Canada while British laws and customs would rule in Upper Canada (Taylor 2007: 2). John Graves Simcoe was appointed Lieutenant Governor of Upper Canada and arrived in June 1792 with ambitious plans to mold the colony into "the very image and transcript of that of Great Britain" (Taylor 2007: 9).



HERITAGE OVERVIEW—954 GAINSBOROUGH ROAD, LONDON, ONTARIO

Site History
July 6, 2020

Part of Simcoe's transformative plan for Upper Canada included the forks of the river called La Tranche by the French. Simcoe selected it as the site for the capital of Upper Canada in 1791 and renamed La Tranche to the Thames River and named the envisioned capital London. Merchants in Upper Canada, as well as Guy Carleton, Governor of Canada, objected to the proposed site because of its inaccessibility. The capital never moved to London and was eventually transferred from Niagara-on-the-Lake to York (later Toronto) (Armstrong 1986: 21). 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).

Despite Simcoe's vision, the entire Township of London remained largely unsettled until after the War of 1812. The first land patent in the township occurred in 1812 when John Hale was granted land. In 1813, several lots were granted to Mahlon Burwell, as part payment to formally survey the township (Page 1878: 9).

Burwell had arrived in London Township with Colonel Thomas Talbot in 1810 with plans to develop the township and much of southwestern Ontario. Talbot would eventually be instrumental in the development of 29 townships. Burwell began his survey of London Township just prior to the War of 1812. Before the outbreak of hostilities, he surveyed Concessions 1 through 6. After the war, Burwell resumed his work and completed the remainder of the survey by 1818 (London Township History Book Committee (LTHBC) 2001a: 12). London Township was the largest township in Middlesex County, containing over 96,000 acres of land on 12 square miles (Page 1878: 9). The first township meeting was held on January 4, 1819, in Joshua Applegarth's house (Armstrong 1986: 29).

3.3.2 19th Century Development

Settlement progressed steadily during the first decades of the 19th century under the stewardship of Colonel Talbot. In 1818, he recommended his relative, Richard Talbot, settle about 25 new families in London Township. These settlers had come from Ireland. In 1819, the population further increased when Colonel Talbot settled an additional 98 immigrants in London Township (LTHBC 2001a: 14).

The population of London Township was recorded as 2,677 in 1839. The township assessment recorded 15,446 acres of cultivated land. Nearly all the residences in the township were still constructed out of logs or frame, showing that despite the rapid growth the township experienced, it remained a frontier settlement at the time (Rosser 1975: 18).

By 1850, the population of London Township had increased to 6,034 and contained five grist mills and four sawmills. The township was known for fertile soil and the main crops grown in the township included wheat, oat, peas, and turnips. Livestock raised included sheep and cows, with the township's farmers producing 32,000 pounds of wool and 28,000 pounds of butter in 1849 (Godspeed 1889: 515). While the agricultural prosperity grew, the settlement of London at the forks of the Thames River also grew. In 1840, London was incorporated as a Town with a population of 1,716 (Armstrong 1986: 63).



HERITAGE OVERVIEW—954 GAINSBOROUGH ROAD, LONDON, ONTARIO

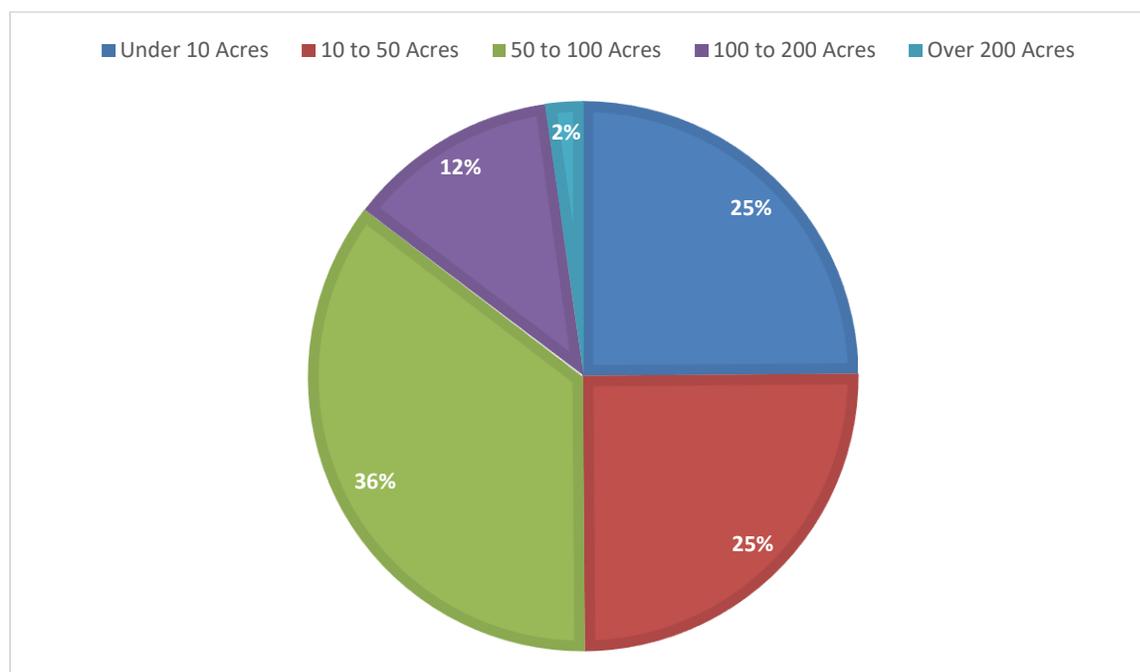
Site History

July 6, 2020

Development was bolstered in 1853 when the Great Western Railway was built through Middlesex County. The rapid growth of the Town of London following the arrival of the railway led to its incorporation as a City in 1855 (Armstrong 1986: 68). In 1870, the London, Huron, and Bruce Railway was chartered to build a railway from London to Bruce County (Cooper 2017). The railway began in the third concession of London Township at the intersection of present-day of Sarnia Road and Hyde Park Road.

In 1871, the population of London Township reached 10,991, the highest it would attain in the 19th century (Dominion Bureau of Statistics 1953). That year, the township contained 1,443 occupiers of land, 1,180 of which owned their land, and 255 of which were tenant farmers. The farms were of various sizes and included 359 which were 10 acres and under, 361 farms 10 to 50 acres, 512 farms 50 to 100 acres, 179 farms 100 to 200 acres, and 32 farms over 200 acres (Chart 1) . The total area occupied was 100,598 acres. Of that amount, 47,007 acres was under crops, 19,120 acres were in pasture, and 2,278 acres were orchards or gardens (Census of Canada 1871).

Chart 1: Farm Size in London Township (1871)



By the end of the 19th century, London Township contained several rural hamlets, including Arva, Birr, Elginfield, Denton, Ilderton, Vanneck, Bryanstaon, Kingston, and Hyde Park Corner. Hyde Park Corner developed just northeast of the intersection of the Grand Western (later Grand Trunk) Railway and the London, Huron, and Bruce Railway. By 1888, the population of the community was 490. The hamlet contained a post office, sawmill, hotel, doctor, butchers, schoolhouse, and a carriage builder (Godspeed 1889: 518).



HERITAGE OVERVIEW—954 GAINSBOROUGH ROAD, LONDON, ONTARIO

Site History
July 6, 2020

In addition to rural hamlets, suburbs adjacent to the City developed in London Township. During the end of the 19th century, the London suburbs of London East and London West were briefly incorporated before being annexed in the City in 1885 and 1898, respectively (Armstrong 1986: 128-129). In 1891, as a result of annexations and growth, the City of London contained a population of 30,062 while the population of London Township had declined to 8,934 (Dominion Bureau of Statistics 1953).

3.3.3 20th Century Development

At the start of the 20th century, the population of London Township further declined to 8,878 while the City of London increased to 37,976 (Dominion Bureau of Statistics 1953). The contraction of population in the Township and growth of the City was part of a broader trend of urbanization in the late 19th and early 20th centuries. The emergence of industrialization and urbanization increased the number of wage workers required in cities and towns. At the same time, improvements in farm equipment and the mechanization of farming meant that less labour was required on a farm (Sampson 2012). This encouraged out-migration from rural areas to the burgeoning cities of Ontario (Drummond 1987: 30).

The Census of 1921 shows that the population of London Township further decreased to 7,201, the lowest the population would reach between Confederation and the Second World War (Dominion Bureau of Statistics 1953). In 1921, the township had 1,244 occupiers of land, 1,024 of which were owned and 156 were tenant farmers. The amount of occupied land in the Township was 96,337 acres. Of that amount, 43,822 acres were under crops, 23,911 acres were pasture, and 918 acres were orchards (Census of Canada 1921).

The City of London halted annexation from surrounding townships in the first decades of the 20th century as the effects of the First World War, the Great Depression, and the Second World War curtailed demand for new development (Curtis 1992: 15). However, the population of the City grew from 46,300 in 1911 to 60,959 in 1921 (Dominion Bureau of Statistics 1953).

Like much of North America, London and Middlesex County experienced rapid development and growth in the post-war era. By the 1950s, the City of London was almost fully developed and needed new land to continue to grow. As demand for housing in the post-war era grew, London and Westminster Townships began to see significant development along their borders with the City of London. Between 1951 and 1956, the population of London Township increased 66% (Meligrana 2000: 8). In 1958, the City began the process of annexing 57,000 acres of land in London, West Nissouri, Westminster, and North Dorchester Townships.

Some township residents opposed annexation and believed their taxes would increase with little in return from the City. Township officials claimed businesses chose to locate themselves in the township and should not be forced into the City. In May 1960, the Ontario Municipal Board ruled in favour of annexation and awarded 30,000 acres of land in London Township to the City. The annexation became effective in 1961 (Globe and Mail 1960: 10).



HERITAGE OVERVIEW—954 GAINSBOROUGH ROAD, LONDON, ONTARIO

Site History

July 6, 2020

The Study Area remained in London Township until London's next major annexation of surrounding land in 1993, which deducted 84,014 acres from the Township, and annexed the Study Area and hamlet of Hyde Park into the City of London (LTHBC 2001a:36). The remainder of London Township amalgamated with Lobo Township and Delaware Township on December 31, 1997 to create the Municipality of Middlesex Centre (LTHBC 2001a: 37). In the years following annexation, the community of Hyde Park and adjacent lands began to transition from rural and agricultural to suburban.

The City of London is continuing to grow and develop in the 21st century. In 2016, the City had a population of 383,822 an increase of 4.8% since 2011 (Statistics Canada 2017).

3.4 PROPERTY HISTORY

The Study Area is located in the North Half of Lot 24, Concession 3, which was granted by The Crown to Truman Hull in 1848 (ONLand 2020). Hull was granted this lot as part of Colonel Talbot's superintendence of London Township (Rosser 1975: 201). However, it is likely that Hull occupied the north half of the lot prior to 1848. Hull is recorded as residing in the Township as early as the 1820s in a list of cattle marks used in the Township (Godspeed 1972: 510). In addition, Colonel Talbot had largely ended his direct involvement in the settlement of southwestern Ontario by the 1840s (Brunger 1985).

Settlers in Talbot's lands were required to perform settlement duties before the land was officially patented to them. These duties included establishing farms and clearing a specified amount of acreage. In addition, Talbot was known to be a haphazard record keeper and sometimes up to three decades passed between the initial settlement of a lot and the issue of a land patent (Brunger 1985). Therefore, it is likely Hull resided on the lot beginning in the early 1820s. The south half of the lot was granted to William McMillan in 1849 (ONLand 2020a).

In 1856, William Smith purchased 49 and a half acres of the lot from the beneficiaries of the will of Truman Hull. Later that year, Smith sold eight acres of land to Lawrence Deginaw and his wife. This portion of land is defined in land registry records as "13 chains and 65 links¹ east of the northwest corner of the lot and then south 10 chains and 85 links and then east 7 chains and 30 links" (ONLand 2020c). These measurements align with the present-day municipal addresses of 954 Gainsborough Road (the Study Area), 968 Gainsborough Road, 976 Gainsborough Road, and a small portion of the east part of 978 Gainsborough Road, which are properties adjacent to the Study Area.

Farms under 10 acres in size were not uncommon in 19th century London Township or other townships adjacent to the City of London. The Agricultural Census of 1871 lists 359 farms under 10 acres in size in London Township and 139 farms under 10 acres in size in Westminster Township. For comparison, townships further away from the City of London, such as Lobo Township, had only 56 farms under 10 acres in size (Library and Archives Canada 1871).

¹ A chain is an imperial unit of measurement equal to 20.11 metres or 66 feet and a link is an imperial unit equal to 20.12 centimetres or 7.92 inches.



HERITAGE OVERVIEW—954 GAINSBOROUGH ROAD, LONDON, ONTARIO

Site History
July 6, 2020

In 1857, Deginaw sold the eight acres to Angus Fraser and his wife (ONLand 2020a). That same year Fraser took out two mortgages on the property; one with Deginaw and a second with the London Building Society (ONLand 2020a). Angus Fraser was a tailor, and later a postmaster in Hyde Park Corner (McEvoy 1869: 679). Fraser was the fourth postmaster of the Hyde Park post office, serving from July 1, 1868 to November 9, 1872 (Library and Archives Canada 2014).

The Census of 1861 lists Angus Fraser as a 36-year-old tailor living in a one storey frame house. He lived with his wife Margaret, age 37; daughter Ann, age 12; daughter Jane, age 8; daughter Mary, age 5; and son James, age 3. Angus, his wife, and eldest daughter were born in Scotland, and Anne, their second oldest was born in the United States (Library and Archives Canada 1861). It is likely that the original frame residence at 954 Gainsborough was built during this time with a mortgage from the London Building Society (ONLand 2020b). In 1867, Angus Fraser and his wife took out another mortgage on the property with the Huron & Erie Savings Society. The Province of Ontario Gazetteer of 1869 lists Angus Fraser as the Postmaster of Hyde Park Corner and a tailor (McEvoy 1869: 679).

The Census of 1871 lists Angus Fraser as a 47-year-old Postmaster. He lived with his wife Margaret, age 49; daughter Eliza, age 21; daughter Anne, age 18; daughter Jane, age 15; daughter Mary, age 13; son John, age 11, son Abraham Lincoln, age 9; and daughter Margaret, age 7. The Fraser family maintained a lingering affinity for the United States, naming their second youngest child Abraham Lincoln in 1862 (Library and Archives Canada 1871).

In 1875, Angus Fraser and his wife sold the property to Charles Woods. That same year, Woods sold the property to Donald McMillan. The Census of 1881 lists Donald McMillan as a 40-year-old bank manager born in Ontario. He lived with his wife Elizabeth, age 38; and son William, age 7 (Library and Archives Canada 1881). It is unclear if Donald McMillan was related to William McMillan. Donald McMillan and his wife remained the owner of the property until 1911, when it was sold to Angus Graham (ONLand 2020c). In 1918, Graham sold the property to Arthur Roberts who the next year sold the property to Austin Winter.

Between 1923 and 1927 Winter subdivided the property into two additional parcels, which are present-day 968 and 976 Gainsborough Road. In 1927, the widow of Winter sold 954 Gainsborough Road to Frederick Cook. In 1940, the Cook family sold 954 Gainsborough Road property to Chester and Gladys Axford, who sold it the next year (ONLand 2020c). Between 1940 and 1944 the property went through three different owners before being sold in 1944 to John and Gertrude Ball. In 1950, they sold the property to the *Veterans Land Act* (ONLand 2020c). Several other parts of Lot 24, Concession 3 were sold to the *Veterans Land Act* around the same time. *The Veterans Land Act* was formed during the Second World War to settle veterans on small farms. These small farms would serve to supplement the income of veterans (Harris and Shulist 2001). The *Veterans Land Act* owned the property until 1974, when it was sold to John and Mary Holden (ONLand 2020c).



Site Description
July 6, 2020

4.0 SITE DESCRIPTION

4.1 INTRODUCTION

As outlined in Section 2.3, A site assessment was undertaken on June 4, 2020 by Frank Smith, Cultural Heritage Specialist, and Lashia Jones, Heritage Consultant, both with Stantec. The weather conditions were warm and calm. The site visit included a pedestrian survey of the property including the residence and barn, and property. Interior access was granted to the barn.

4.2 LANDSCAPE SETTING

The Study Area consists of the property at 954 Gainsborough Road, located approximately 330 metres east of the intersection of Hyde Park Road and Gainsborough Road. Gainsborough Road, within and adjacent to the Study Area, is a two-lane asphalt paved road with dedicated turning lanes. The south side of the road contains concrete sidewalks and municipal streetlighting on freestanding aluminum poles with LED luminaires. The north side of the road contains a wide grass median, concrete sidewalks, utility poles with municipal streetlighting with LED luminaires, and municipal streetlighting on freestanding aluminum poles with LED luminaires (Plate 1 and Plate 2).

To the north of the Study Area, Gainsborough Road intersects with Coronation Drive. The streetscape of Gainsborough Road within and adjacent to the Study Area consists of a mix of residential and commercial structures, including a modern church on the north side of Gainsborough Road (Plate 3). The structures along Gainsborough Road adjacent to the Study Area are of varying ages, ranging from late 19th century residences to contemporary residences, some of which are still under construction (Plate 4).

While a collection of older homes remains on the north side of Gainsborough Road, along the south side where the Study Area is positioned, the context is much more modern. The size of the property also differs from the collection of older homes on the north side that were parceled to include individual residences while the Study Area is physically removed from this residential setting given the size of the property. Immediately east, north, and south are modern buildings and developments.



HERITAGE OVERVIEW—954 GAINSBOROUGH ROAD, LONDON, ONTARIO

Site Description
July 6, 2020



Plate 1: Looking west on Gainsborough Road



Plate 2: Looking east on Gainsborough Road



Plate 3: Looking north towards church on Gainsborough Road



Plate 4: New construction on Gainsborough Road, looking east

The landscape of the property at 954 Gainsborough Road includes an agricultural field, landscaped yard with mature trees and a concrete patio, gravel driveway, a small two-bay style barn, and two small outbuildings. The agricultural field is located to the south and west of the residence (Plate 5). The yard contains a lawn, ornamental plantings, fruit trees, and deciduous and coniferous trees (Plate 6). The trees include cedars, Silver maple, and Sugar maple (Plate 7 and Plate 8). The property contains a horseshoe shaped gravel driveway located between the residence and small barn (Plate 9). To the south of the residence and two-bay barn are two small barns (Plate 10).



HERITAGE OVERVIEW—954 GAINSBOROUGH ROAD, LONDON, ONTARIO

Site Description
July 6, 2020



Plate 5: Agricultural field, looking south



Plate 6: Fruit trees, looking east



Plate 7: Mature trees, looking west



Plate 8: Mature trees, looking north



Plate 9: Gravel horseshoe shaped driveway, looking north



Plate 10: Two small outbuildings, looking west



Site Description

July 6, 2020

4.3 RESIDENCE

The residence at 954 Gainsborough Road is a one and one half storey vernacular style dwelling built between approximately 1862 and 1875 with elements of Gothic Revival influence including a centre gable dormer, lancet window, and symmetrical front façade. The residence has a medium-pitched intersecting gable roof. The residence contains a modern addition on the south façade with a medium-pitched hip roof. The roof of the residence is clad in asphalt shingles and contains a brick chimney and gable dormer located on the front façade. The exterior of the residence is clad in modern siding. The residence has modern windows and wooden soffits and fascia on the original portion of the residence. The foundation of the original part of the residence is buff brick and the addition has a poured concrete foundation.

The front (north) façade of the residence contains a full-width front porch with wood columns, a wood railing, and modern recessed lighting. The first storey of the front façade contains a centred main entrance with a modern door. To the left and right of the entrance are two modern 1/1 windows with modern shutters (Plate 11). The upper storey contains a centre gable dormer with a modern lancet window (Plate 12).

The original part of the east façade contains modern 1/1 windows with modern shutters (Plate 13). This façade contains a side entrance to the house with a partial concrete porch with wood columns and a pediment clad in modern siding with a wood fascia (Plate 14). The part of the east façade that contains the addition has modern casement windows with modern shutters (Plate 15).

The west façade of the residence contains a modern 1/1 window with shutters on the first storey and a bay window (Plate 16). The bay window is clad in modern siding and contains modern 1/1 windows with modern shutters (Plate 17). The upper storey of the west façade contains a modern 1/1 window with shutters. The transition from the buff brick foundation of the original part of the residence to the poured concrete foundation on the addition is clearly visible along this façade (Plate 18). The part of the west façade that contains the addition has modern casement windows with shutters and a horizontal sliding basement window (Plate 19).

The south façade contains modern casement windows, horizontal sliding basement windows, and a modern entrance door. The door leads out to a concrete patio in the backyard (Plate 20).



HERITAGE OVERVIEW—954 GAINSBOROUGH ROAD, LONDON, ONTARIO

Site Description
July 6, 2020



Plate 11: Front façade of residence, looking south



Plate 12: Modern lancet window and gable dormer, looking south



Plate 13: East façade, looking west



Plate 14: East façade and side entrance, looking west



Plate 15: East façade of the addition, looking west



Plate 16: West façade, looking east



HERITAGE OVERVIEW—954 GAINSBOROUGH ROAD, LONDON, ONTARIO

Site Description

July 6, 2020



Plate 17: Bay window, looking east



Plate 18: Foundation transition, looking east



Plate 19: West façade of modern addition, looking east



Plate 20: South façade, looking north

4.4 BARN

4.4.1 Exterior

The barn is a small two-bay timber structure with a side gable roof clad in metal (Plate 21). The shape and layout of the barn resemble the two-bay barns that were common in Ontario during the 19th century. However, the size and date of construction of the barn preclude its classification as a true two-bay barn, which are typically larger in size and constructed in the 19th century.

The exterior of the barn is clad in board and batten siding (Plate 22). The foundation of the outbuilding is poured concrete, visually consistent with its date of construction (Plate 23). The barn was formerly painted red, then white, indicated by the presence of faded paint on all four façades. The use of poured concrete and the presence of wire nails indicate the structure was built in the early to mid-20th century (Plate 24). This is corroborated by the present owner of the property, who indicated that the barn was built in the 1940s after the previous outbuilding collapsed.



HERITAGE OVERVIEW—954 GAINSBOROUGH ROAD, LONDON, ONTARIO

Site Description

July 6, 2020

The north façade of the barn contains a double board and batten entrance door that opens to the threshing floor (Plate 25). The doors are fastened to the outbuilding by metal hinges. A hayloft door is located north of the main double doors (Plate 26). The hayloft door is fastened by metal hinges. The west façade contains two three pane wood surround windows and a modern electrical conduit (Plate 27 and Plate 28).

The south façade contains a wooden double entrance door that leads to the threshing floor (Plate 29). The doors are fastened by metal hinges (Plate 30). Above these doors are two small board and batten doors fastened by metal hinges. To the north of the double doors is a three-pane wood surround glass window and a Dutch door which provides access to the stable (Plate 31). Above this door is metal light fixture with a missing luminaire. To the east of the double doors are two boarded window openings and a wooden door which leads to the storage area. The east façade of the outbuilding contains two boarded window openings (Plate 32).



Plate 21: North façade showing side gable roof clad in metal, looking south



Plate 22: Board and batten siding, looking south



HERITAGE OVERVIEW—954 GAINSBOROUGH ROAD, LONDON, ONTARIO

Site Description
July 6, 2020



Plate 23: Concrete foundation, looking south

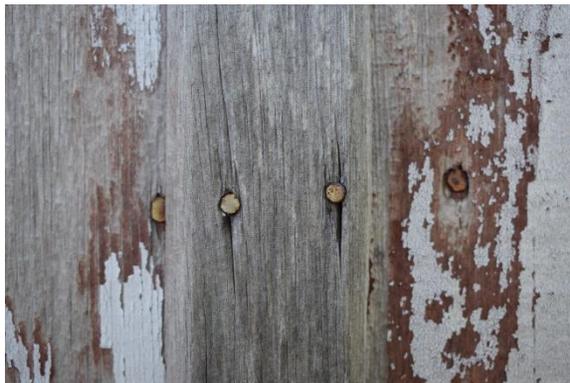


Plate 24: Wire cut nails, looking south



Plate 25: Doors on north façade, looking south



Plate 26: Hay loft door, looking south



Plate 27: West façade, looking east



Plate 28: Three pane window, looking east



HERITAGE OVERVIEW—954 GAINSBOROUGH ROAD, LONDON, ONTARIO

Site Description

July 6, 2020



Plate 29: South façade, looking north



Plate 30: Metal hinge on door, looking north



Plate 31: Dutch door and boarded windows, looking north



Plate 32: East façade, looking north

4.4.2 Interior

The interior of the barn is divided into a stable, threshing floor, and storage area. The interior contains machine cut beams (Plate 33). The stable area is located on the western most side of the outbuilding and contains two stalls (Plate 34). The threshing floor is located in the middle of the barn and can be accessed by the sets of double doors on the south and north façades. The threshing floor also contains a wooden staircase leading to the loft area (Plate 35). Because of structural concerns, the loft area was not accessed. The storage area of the barn is located on the east end of the structure (Plate 36).



HERITAGE OVERVIEW—954 GAINSBOROUGH ROAD, LONDON, ONTARIO

Site Description

July 6, 2020



Plate 33: Joists and beams, looking north



Plate 34: Stable, looking east



Plate 35: Threshing floor, looking north



Plate 36: Storage area, looking north



5.0 COMPARATIVE ANALYSIS

The property at 954 Gainsborough Road is listed on the City’s Register as an “Ontario farmhouse.” The property is one of 60 properties with the architectural style listed as “Ontario farmhouse.” The Ontario Farmhouse is “a specific term within the City of London, referring to a centre hall plan building with an end-gable roof and a central gable above the front entry, generally with a usable upper storey” (City of London 2019). These types of residences are also referred to as Ontario vernacular structures or Gothic cottages. The occurrence of these types of residences is widespread throughout the City, existing in both urban and rural settings. Based on the site investigation, the residence at 954 Gainsborough Road meets the definition of an Ontario Farmhouse.

However, the historical integrity of the residence has been diminished by the modern siding, a modern porch, modern windows, and lack of elements commonly seen with gothic cottages such as bargeboard and finials. Furthermore, there are better examples of the “Ontario Farmhouse” style within London with more integrity than that identified at 954 Gainsborough Road.



6.0 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

6.1 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 will be prepared, and a list of heritage attributes which define the CHVI identified. Given the identification of a cultural heritage resource, 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.

6.2 DESIGN OR PHYSICAL VALUE

The residence at 954 Gainsborough Road is an Ontario vernacular residence with Gothic Revival design elements such as its centre gable dormer, lancet window opening, and symmetrical front façade. Based on census and land registry records, the residence was likely constructed between 1862 and 1875 by Angus Fraser. The residence is a one and one half storey frame structure with a buff brick foundation. These one and one half storey structures with side gable roofs, centre gable dormers, and lancet windows were popularized by periodicals circulating through Canada, including *The Canada Farmer*. These residences were popular because they were affordable, relatively easy to construct, and used Gothic Revival elements popular in Britain and the United States such as bargeboard and finials, which are not present at 954 Gainsborough Road (Plate 37). The versatility of this vernacular design with Gothic Revival elements resulted in its widespread adoption in Ontario. These types of residences were built in rural communities, farms, and cities throughout the province (Mace 2013: 36).

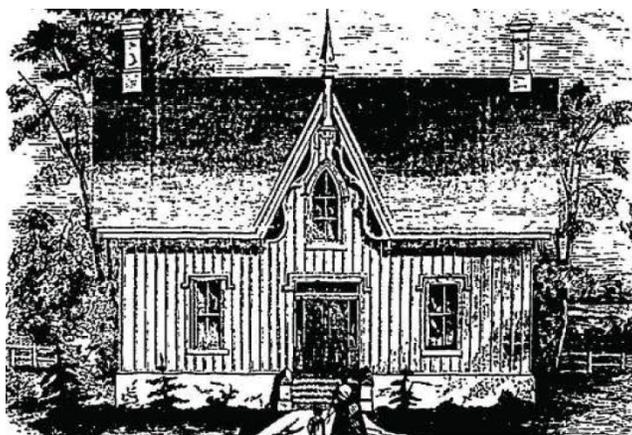


Plate 37: A “cheap farm house” from *The Canada Farmer* (Mace 2013)



HERITAGE OVERVIEW—954 GAINSBOROUGH ROAD, LONDON, ONTARIO

Evaluation of Cultural Heritage Value or Interest

July 6, 2020

However, the residence at 954 Gainsborough Road has been heavily modified by modern siding, a modern porch, and modern windows. This has diminished the historical integrity of the residence. The vernacular style does not employ a high degree of craftsmanship or artistic merit nor does it demonstrate a high degree of technical or scientific achievement

The barn at 954 Gainsborough Road is a small two bay gable structure built in the mid-20th century. The relatively small size of the two-bay outbuilding is reflective of the small size of the farm on the property. Historical owners of the property typically used the farm as a secondary source of income, this is reflected in census records and the use of the property by the *Veterans Land Act* program. The *Veterans Land Act* program was designed for veterans to farm small plots of land as a supplemental income source. The size of the barn is smaller than typical two bay barns, which are typically 60 to 80 feet long and 30 to 40 feet in width (Ennals 1972: 258). Therefore, the barn is not a representative example of a two-bay barn. The barn uses common building materials and construction methods such as machine cut wood beams and wire cut nails and is not unique or rare. The barn does not display a high degree of craftsmanship or artistic merit, nor does it demonstrate a high degree of technical or scientific achievement given its common design and construction materials.

6.3 HISTORIC OR ASSOCIATIVE VALUE

The property is historically associated with Angus Fraser, Donald McMillan, and the *Veterans Land Act*. Angus Fraser was born in Scotland and immigrated to North America, settling first in the United States, and then in Canada. Fraser was part of a mid-19th century wave of migration from the British Isles. Fraser was a tailor and from 1868 to 1872 the postmaster of the hamlet of Hyde Park Corner. While the job of postmaster is an important role in a community, there is no evidence that Angus Fraser contributed to the development or settlement of Hyde Park Corner or London Township. Fraser was the fourth postmaster of the hamlet and his tenure of service, four years, is within the average range of other 19th century postmasters of Hyde Park Corner. The average tenure of a 19th century postmaster in Hyde Park Corner was just under three years (Library and Archives Canada 2014).

Donald McMillan was a bank manager and resident of Hyde Park Corner. Research has not indicated that Donald McMillan or his family were directly associated with a theme, event, belief, person, activity, organization, or institution significant to the community.

After the Second World War, the property was acquired by the *Veterans Land Act* program, an organization significant to postwar veterans' affairs in Canada. The *Veterans Land Act* was passed during the Second World War to settle veterans on small farms. These small farms would serve to supplement the income of veterans. Although the property is associated with the *Veterans Land Act* program, the residence and barn are not directly associated with the *Veterans Land Act*, as they were both constructed prior to the property's association with the program.

The property does not provide evidence of notable or influential aspects of the history of a particular culture or contribute in a meaningful way to a comparative analysis of similar properties. The property does not yield information that contributes to an understanding of a community or culture. The builder of the residence and barn is unknown.



Evaluation of Cultural Heritage Value or Interest
July 6, 2020

6.4 CONTEXTUAL VALUE

The property is set within the former rural hamlet of Hyde Park. Since annexation into the City of London, new suburban development has changed the character of the area from rural to suburban. Therefore, the property does not define, maintain, or support the character of the area along Gainsborough Road. The property is a remnant landscape and not linked to its surroundings and few tangible signs remain connecting the property to the hamlet. The property is not considered a landmark.

6.5 SUMMARY OF EVALUATION

Table 1 provides a summary of the findings of CHVI based on an evaluation according to O. Reg. 9/06.

Table 1: Evaluation of 954 Gainsborough Road According to Ontario Regulation 9/06

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	No	The residence has been heavily modified by the addition of modern siding, modern windows, and a modern porch.
Displays a high degree of craftsmanship or artistic merit	No	The residence and barn were constructed with widely available materials and exhibit a level of craftsmanship standard at the time of construction.
Demonstrates a high degree of technical or scientific achievement	No	The residence and barn do not demonstrate a high degree of technical or scientific achievement as they are standard structures.
Historical or Associative Value		
Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	The property is historically associated with the <i>Veterans Land Act</i> , an important program that assisted veterans of the Second World War. Although the property is associated with the <i>Veterans Land Act</i> , the residence and barn are not directly associated with the <i>Veterans Land Act</i> , as they were constructed prior to the property's association with the act.
Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	The property 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, builder, or designer of the residence and barn is not known.
Contextual Value		
Is important in defining, maintaining, or supporting the character of an area	No	The property is a remnant rural and agricultural landscape in an area that has transitioned to a suburban landscape.
Is physically, functionally, visually, or historically linked to its surroundings	No	The property is a remnant landscape and not linked to its surroundings and few tangible signs remain connecting the property to the hamlet.
Is a landmark	No	The property is not considered a landmark.



6.6 STATEMENT OF CULTURAL HERITAGE VALUE

6.6.1 Description of Property

The property at 954 Gainsborough Road is located on the south side of Gainsborough Road approximately 330 metres east of the intersection of Hyde Park Road and Gainsborough Road. The property contains a mid to late 19th century Ontario vernacular residence with Gothic Revival design elements, a small two bay style barn, other smaller outbuildings, agricultural field, and mature deciduous and coniferous trees.

6.6.2 Cultural Heritage Value

The property at 954 Gainsborough Road demonstrates historic and associative value for its association with the *Veterans Land Act*, an program important to the settlement of veterans during and following the Second World War. The *Veterans Land Act* was formed during the Second World War to settle veterans on small farms. These small farms would serve to supplement the income of veterans.

6.6.3 Heritage Attributes

Historical association with the *Veterans Land Act*.



7.0 IMPACT ASSESSMENT

7.1 DESCRIPTION OF PROPOSED UNDERTAKING

The Proponent is proposing to subdivide the property and construct four multi-family residential buildings ranging from three and one half storeys to six storeys in height and containing between eight and 107 units. The residences will include surface parking spaces. As part of the development, the existing Coronation Drive and Sophia Crescent would be extended into the Study Area. In addition, the existing structures and agricultural field at 954 Gainsborough Road will be removed. A draft site plan used to inform this assessment was prepared by Zelinka Priamo Ltd and dated September 2019.

7.2 ASSESSMENT OF IMPACTS

The property at 954 Gainsborough Road has CHVI as it satisfies one criterion of O. Reg. 9/06 (see Section 6.0). Accordingly, the assessment of potential impacts is focused on the identified heritage attribute of the property, which is its historical association with the *Veterans Land Act*. Impacts are defined by InfoSheet #5, as discussed in Section 2.6.

Based on InfoSheet #5, the property is not at risk of direct impacts resulting from demolition or alteration, as the identified CHVI of the property does not include physical structures located on the property. Rather, the heritage attribute identified is the property's historical association with the *Veterans Land Act*. As the heritage attribute of the property is limited to its historical association, the property is not at risk of indirect impacts arising from shadows, isolation, obstruction, or land disturbance. However, indirect impacts are anticipated through the clearing of the land as further discussed below. The identified indirect impact is a "change of land use" described as the following:

- *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*

(Government of Ontario 2006b)

The proposed undertaking will result in the property changing from an agricultural and single-family residential use to a higher density multi-family use. Additionally, the proposed undertaking will result in the end of agricultural activity on the property. Therefore, this will alter the historical understanding of the property and obscure its association with the *Veterans Land Act*, which was created to provide small farms to veterans to supplement their income. **Therefore, mitigation measures are required to address this indirect impact.**



7.3 MITIGATION OPTIONS

As discussed in Section 2.6, where impacts are identified to cultural heritage resources, mitigation measures must be prepared to eliminate or lessen those impacts. A change of land use was identified for 954 Gainsborough Road, resulting in indirect impacts to the property's association with the *Veterans Land Act*. The change of land use will obscure the relationship between the property and the *Veterans Land Act*.

To mitigate this indirect impact, commemoration and documentation have been considered as mitigation measures. Commemoration options will provide the opportunity to maintain the property's historical association with the *Veterans Land Act* and interpret the program's significance in postwar London specifically and Canada more broadly.

7.3.1 Commemoration

The rationale for commemorating the property as part of the *Veterans Land Act* is to acknowledge the historical role of the property and its significance to the community. A plan to commemorate the property finds opportunities for storytelling so that the public understands the history of the place.

There are a wide variety of commemoration programs that may be considered for the property and/or the future development to conserve the heritage value related to its role in the *Veterans Land Act*. As the structures on the property do not contain cultural heritage value, the conservation of heritage resources on the property should not focus on the physical form of the property but instead recognize its historical value.

The following are potential commemoration opportunities that may be appropriate for the property at 954 Gainsborough Road. These approaches have been incorporated into various types of developments and act as a means to commemorate cultural heritage resources and/or events.

7.3.1.1 Interpretive Panels

Interpretive panels are a commemoration option that contain interpretive text and images to provide the reader with a succinct and memorable overview of the cultural heritage significance of a site or property. Interpretive panels are often located in conjunction with an additional commemorative feature such as the use of salvaged materials or a landscaping feature.

In the case of 954 Gainsborough Road, interpretive panels would be an appropriate commemorative feature given the density anticipated and the opportunity for public consumption. The panels could outline the history of the *Veterans Land Act* and provide more information on the program's impact in the City of London. It is important to note that additional research on the *Veterans Land Act* and its impact within the City and Canada should be undertaken.



HERITAGE OVERVIEW—954 GAINSBOROUGH ROAD, LONDON, ONTARIO

Impact Assessment

July 6, 2020

7.3.1.2 Building or Development Names

Naming a road, development, or building(s) in relation to the historical significance of the property is a tangible way to connect a site's past with its current use. Many buildings, roads, and places within the City of London have been named to commemorate or honour notable people or events that have taken place in the City of London or the wider area.

In the case of 954 Gainsborough Road, it is understood that the new road construction to take place within 954 Gainsborough Road is limited to an extension of Coronation Drive and Sophia Crescent. Therefore, it may not be feasible to commemorate the *Veterans Land Act* through a road name. However, the new buildings to be constructed or the development itself could be named to commemorate the place of the *Veterans Land Act* in the City's history. A naming scheme could include the names of people who occupied 954 Gainsborough Road while it was part of the *Veterans Land Act* or names associated with military service or the Second World War.

7.3.1.3 Incorporation of Building Materials

Incorporation of building materials from the present residence and barn may be an option for commemorating the historical significance of the property. Although the residence and barn were found not to contain CHVI, the building materials, especially in the case of the barn, typify agricultural construction and provide a link to the fact that the property was a farm. Select materials from the barn could be incorporated into a display inside or outside the new buildings. Consideration may also be given to any original materials noted during the demolition of the residence. These materials would commemorate the historical agricultural character of the property and directly link it with the goal of the *Veterans Land Act*, which was settling veterans on small scale farms.

7.3.1.4 Commemorative Garden or Landscaping Elements

A commemorative garden or landscaping component is an effective way to acknowledge the historical significance of a property and to provide an attractive focal point or feature that can be embraced by the public. Many communities contain gardens or landscape elements that commemorate veterans or military service using specific planting materials or design techniques. While the goal of a commemorative garden or landscape element at 954 Gainsborough Road is not to commemorate veterans in general, these types of designs could be instructive. A commemorative garden and landscape elements at 954 Gainsborough Road could include a garden with flowers such as poppies and flagpoles including the Canadian national flag and flags of military branches whose veterans benefited from the *Veterans Land Act*. When accompanied by interpretive material, this space could enhance the public's awareness of the history of the property specifically and the *Veterans Land Act* more broadly.



HERITAGE OVERVIEW—954 GAINSBOROUGH ROAD, LONDON, ONTARIO

Impact Assessment

July 6, 2020

7.3.1.5 Photographic Documentation

Prior to redeveloping 954 Gainsborough Road, photographic documentation would assist in creating a record of the existing conditions on the property. Documentation typically includes a photo log and descriptive text of the existing conditions to assist in the retention of historical information and to inform commemorative activities. Documentation is most effective when it supplements historical research and is executed by a heritage professional. When the results are deposited at a local repository of historical information this allows the public access to not only the site history but also an accurate and detailed record of it prior to change. It helps retain the story of the site for future generations to study, understand, and appreciate.



8.0 RECOMMENDATIONS

An assessment of impacts resulting from the redevelopment of 954 Gainsborough Road has determined that the proposed undertaking would result in indirect impacts to 954 Gainsborough Road through a change in land use. Based on the impacts identified and an understanding of the proposed undertaking, the following mitigation measures are recommended.

8.1 BLENDED COMMEMORATION APPROACH

The preferred approach to mitigating the impacts resulting from the redevelopment of 954 Gainsborough Road is commemoration that incorporates at least one of the options presented in Section 7.3.1. These options include the creation of interpretive panels, building or development naming, incorporation of building materials, creation of a commemorative garden or landscaping element, and photographic documentation. While not all must be adopted, the goal with a blended commemoration approach is to capture an acceptable level of commemorative activity.

Through the application of a commemorative approach, the historical significance of the property can be interpreted for the general public. Although the commemorative feature will be located on private property, if possible the commemorative feature should be located in a publicly visible location along Gainsborough Road. If the commemorative option selected does not include a physical component such as a garden or display of salvaged materials, at minimum interpretive panels should be erected adjacent to the public sidewalk on Gainsborough Road. The commemoration approach should be a condition of site plan approval so that consideration of the history of the property is included in the Site Plan.

8.2 DEPOSIT COPIES

In order to further the retention of historical information, copies of this report should be deposited with a local repository of historical 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, ON N6A 6H9

8.3 CLOSING

Based on the evaluation of CHVI, the heritage attributes identified, and the recommendations presented within this Heritage Overview, should the recommendations be executed as proposed it has been determined that the heritage attributes associated with 954 Gainsborough Road will be conserved. Furthermore, this represents an enhancement of the heritage attributes to increase public awareness of this important initiative in the City's history.



Closure
July 6, 2020

9.0 CLOSURE

This report has been prepared for the sole benefit of Royal Premier Homes 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.

Stantec Consulting Ltd.



Meaghan Rivard MA, CAHP
Senior Heritage Consultant
Tel: (226) 268-9025
Cell: (226) 268-9025
meaghan.rivard@stantec.com



Colin Varley MA, RPA
Senior Associate
Tel: (613) 738-6087
Cell: (613) 293-3035
colin.varley@stantec.com



References
July 6, 2020

10.0 REFERENCES

- Armstrong, Frederick H. 1986. *The Forest City: An Illustrated History of London, Canada*. Windsor: Windsor Publications.
- Brunger, Alan G. 1985. Talbot, Thomas. In *Dictionary of Canadian Biography, Volume VIII*. Toronto: University of Toronto
- Chapman, L.J., and D.F. Putnam. 1984. *The Physiography of Southern Ontario, Third Edition*. Toronto: Ontario Ministry of Natural Resources.
- City of London. 2016. *The London Plan*. Electronic Document: <https://www.london.ca/business/Planning-Development/Official-Plan/Documents/2019-London-Plan/The-London-Plan-Policies-Effect-Nov18-2019.pdf>. Last Accessed: June 26, 2020.
- City of London. 2019. *Register of Cultural Heritage Resources*. Electronic Document: <https://www.london.ca/About-London/heritage/Documents/Register/Register-2019-AODA.pdf>. Last Accessed: June 26, 2020.
- Cooper. Charles. 2017. *London, Huron & Bruce Railway*. Electronic Document: https://s3.amazonaws.com/content.sitezoogole.com/u/131959/9575371f8709ea05eed212bbec138b8f413c8b78/original/22d-london-bruce-huron-railway.pdf?response-content-type=application%2Fpdf&X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIAJUKM2ICUMTYS6ISA%2F20200601%2Fus-east-1%2Fs3%2Faws4_request&X-Amz-Date=20200601T142523Z&X-Amz-Expires=604800&X-Amz-SignedHeaders=host&X-Amz-Signature=788c5e108a1141df1e3cb2ed010db295b7849494ed33cf910f3126620015dc66. Last Accessed: June 1, 2020.
- Craig, Gerald R. 1963. *Upper Canada: The Formative Years*. Don Mills: University of Toronto Press.
- Curtis, Bruce E. 1992. *The Boundary Adjustment Process: The Case of Arbitration in the Greater London Area*. Electronic Resource: http://localgovernment.uwo.ca/resources/docs/research_papers/1992/Curtis,%20Bruce%20-%201992.pdf. Last Accessed: June 8, 2020.
- Dominion Bureau of Statistics. 1953. *Ninth Census of Canada, 1951, Volume 1—Population*. Ottawa: Edmond Cloutier.
- Drummond, Ian M. 1987. *Progress without Planning: The Economic History of Ontario from Confederation to the Second World War*. Toronto: University of Toronto Press.
- Ennals, Peter. 1972. Nineteenth-Century Barns in Southern Ontario. In *Canadian Geographer*, XVI, 3.
- Godspeed, Charles and Weston. 1889. *History of the County of Middlesex, Canada*. (1972 Reprint) Belleville: Mike Studio.



HERITAGE OVERVIEW—954 GAINSBOROUGH ROAD, LONDON, ONTARIO

References

July 6, 2020

- Government of Ontario. 1990. Planning Act, R.S.O. 1990, c. P. 13. Electronic Document: <https://www.ontario.ca/laws/statute/90p13>. Last accessed: June 26, 2020.
- Government of Ontario. 2006a. *Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest, Under the Ontario Heritage Act*. Electronic document: <https://www.ontario.ca/laws/regulation/060009>. Last accessed: June 8, 2020.
- Government of Ontario. 2006b. InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005*. Ministry of Heritage, Sport, Tourism, and Culture Industries Toronto: Queen's Printer for Ontario.
- Government of Ontario. 2020. *Provincial Policy Statement, 2020*. Electronic Document: <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>. Last Accessed: June 26, 2020.
- Harris, Richard and Shulist, Tricia. 2001. Canada's Reluctant Housing Program: The Veterans Land Act, 1942-75. In *Canadian Historical Review*, 82, 2, pp. 253-282.
- Library and Archives Canada. 1861. *Census of Canada, 1861*. District Middlesex, Subdistrict London, Reel C-1050-51.
- Library and Archives Canada. 1871. *Census of Canada, 1871*. District 9, Subdistrict C, Reel C-9905.
- Library and Archives Canada. 1881. *Census of Canada, 1881*. District 167, Subdistrict C, Reel C-13268.
- Library and Archives Canada. 2014. *Post Offices and Postmasters, Item 15446*. Electronic Document: <https://www.bac-lac.gc.ca/eng/discover/postal-heritage-philately/post-offices-postmasters/Pages/item.aspx?ldNumber=15446&>. Last Accessed: June 5, 2020.
- London Township History Book Committee. 2001a. *London Township: Volume 1: A Rich Heritage 1796-1997*. Aylmer, Ontario: London Township History Book Committee.
- Mace, Jessica. 2013. Beautifying the Countryside: Rural and Vernacular Gothic in Late Nineteenth-Century Ontario. In *Journal of the Society for the Study of Architecture in Canada*, 38, 1, pp. 29-36.
- McEvoy, H. 1869. *The Province of Ontario Gazetteer and Directory*. Toronto: Robertson & Cook.
- Meligrana, John F. 2000. The Politics of Municipal Annexation: The Case of the City of London's Territorial Ambitions during the 1950s and 1960s. In *Urban History Review* 291: 3-20.
- ONLand. 2020a. *Middlesex County (33), London, Book 3*. Electronic Document: <https://www.onland.ca/ui/33/books/59091/>. Last Accessed: June 1, 2020.
- ONLand. 2020b. *Middlesex County (33), London, Book 14, Concession 3*. Electronic Document: <https://www.onland.ca/ui/33/books/49023/>. Last Accessed: June 1, 2020.



HERITAGE OVERVIEW—954 GAINSBOROUGH ROAD, LONDON, ONTARIO

References

July 6, 2020

ONLand. 2020c. *Middlesex County (33), London, Book 7*. Electronic Document:

<https://www.onland.ca/ui/33/books/49014>. Last Accessed: June 2, 2020.

Page, H.R. & Co. 1878. *Illustrated Historical Atlas of the County of Middlesex*: Toronto, Ontario:

Correll, Craig & Co. Lith. Toronto.

Rosser, Frederick. 1975. *London Township Pioneers*. Belleville: Mika Publishing Company.

Sampson, Daniel. 2012. Rural Canada in an Urban Century. In *Canadian History: Post-Confederation*.

Electronic Document: <https://opentextbc.ca/postconfederation/chapter/9-14-rural-canada-in-an-urban-century/>. Last Accessed: August 28, 2019.

Taylor, Alan. 2007. "The Late Loyalists: Northern Reflections of the Early American Republic." In *Society for Historians of the Early American Republic, Volume 27, Spring 2007*.

