

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee

From: George Kotsifas, Deputy City Manager, Planning and Economic Development

Subject: Designation, Health Services Building and War Memorial Children's Hospital, 370 South Street, under Section 29 of the *Ontario Heritage Act*

Date: Monday November 22, 2021

Recommendation

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, with respect to the designation of the property at 370 South Street, that the following actions **BE TAKEN**:

- a) Notice **BE GIVEN** under the provisions of Section 29(3) of the Ontario Heritage Act, R.S.O 1990, c.O. 18, of Municipal Council's intention to designate the property to be of cultural heritage value or interest for the reasons outlined in Appendix D and Appendix E of this report; and,
- b) Should no objection to Municipal Council's notice of intention to designate be received, a by-law to designate the property at 370 South Street to be of cultural heritage value or interest for the reasons outlined in Appendix D and Appendix E of this report **BE INTRODUCED** at a future meeting of Municipal Council within 90 days of the end of the objection period.

IT BEING NOTED that should an objection to Municipal Council's notice of intention to designate be received, a subsequent staff report will be prepared.

IT BEING FURTHER NOTED that should an appeal to the passage of the by-law be received, the City Clerk will refer the appeal to the Ontario Land Tribunal.

Executive Summary

In 2013, the London Health Sciences Centre (LHSC) moved the last of its medical programs out of the hospital facilities located on South Street, also known as the Old Victoria Hospital Lands (OVHL). The *Old Victoria Hospital Lands Secondary Plan* was approved by City Council on June 24, 2014 providing a policy framework to guide the evolution of the former Old Victoria Hospital property, and adjacent lands, into a vibrant residential community which incorporates elements of sustainability, cultural and natural heritage, mixed used development, walkability and high-quality urban design. The retention of as much of the identified cultural heritage resources as possible is one of the principles of the Secondary Plan.

In 2015, Municipal Council resolved that the Colborne Building, the 1922 portion of the War Memorial Children's Hospital and the Health Services Building be retained, and that Civic Administration be directed to work with proponents regarding the designation of the Colborne Building, the 1922 portion of the War Memorial Children's Hospital, and the Health Services Building so that they can be repurposed.

As a part of the proposed redevelopment of the Old Victoria Hospital Lands at 370 South Street, the applicant is proposing to adaptively re-use the existing Health Services Building and War Memorial Children's Hospital for residential uses. As a commitment to the conservation of these significant buildings, the applicant has agreed to designate the property pursuant to Part IV of the *Ontario Heritage Act*.

The evaluation of the property at 370 South Street determined that the property meets the criteria for designation under Section 29 of the Ontario Heritage Act. The Health Services Building and the War Memorial Children's Hospital are significant cultural

heritage resources valued for their physical/design values, historical/associative values, and contextual values. The property at 370 South Street should be designated pursuant to Section 29 of the *Ontario Heritage Act* to protect and conserve its cultural heritage value.

Linkage to the Corporate Strategic Plan

This recommendation supports the following 2019-2023 Strategic Plan area of focus:

- Strengthening Our Community:
 - Continuing to conserve London's heritage properties and archaeological resources.

Analysis

1.0 Background Information

1.1 Property Location

The property at 370 South Street is bound by Hill Street to the north, Colborne Street to the east, South Street to the south, and Waterloo Street to the west (Appendix A). The property forms a portion of the Old Victoria Hospital Lands and includes the two extant buildings including the War Memorial Children's Hospital and the Health Services Building.

1.2 Cultural Heritage Status

The property at 370 South Street is a heritage listed property, included on the Register of Cultural Heritage Resources. The property is considered to be of potential cultural heritage value. The listing of the property on the Register of Cultural Heritage Resources came into force and effect on March 26, 2007.

1.3 Description

Built in 1921, the Health Services Building is located on the north side of South Street east of the intersection of Waterloo Street. The Health Services Building is a two-storey hospital building of red tapestry brick designed in the collegiate architecture style. Designed by the London firm of Watt & Blackwell, the building's form is characteristic of early-20th century collegiate architecture to serve its original function as the former University of Western Ontario's Medical School. The building was designed in an E-shape with wings extending towards the rear. The main (south) façade includes rows of large windows clustered into groups on the first and second storeys that extend the length of the elevation. The first-storeys windows also include a soldier course of tapestry brick that act as lintels for the window groupings. In between the window groupings are tapestry brick pilasters that are set on stone bases of Indiana limestone. The pilasters also include stone capitals with geometric designs. A stone cornice extends along the south, east, and west facades, and the tapestry brick parapet includes a series of deco-inspired stone blocks and diamonds that form a pattern around each elevation. The frontispiece on the main façade is constructed of stone and rises through the cornice to the parapet, where a cartouche is centered.

The War Memorial Children's Hospital opened in 1922 and is a three storey hospital building, also constructed of red tapestry brick and is inspired by the Neo-Classical designs. Also designed by Watt & Blackwell, the building was designed specifically to express a commemorative function to memorialize those who lost their lives during the First World War, while also serving as a hospital for the living. The main (south) façade includes a wide main façade, with an exterior of red tapestry brick set on an ashlar stone foundation. The frontispiece includes an all stone facing entranceway at the first floor entrance which includes stone pilasters and a broken pediment that acts as a base for a flagpole over the central door. Above the entranceway, a set of four stone pilasters frame the frontispiece, as they rise above the entrance. Triumphant wreaths are carved into the stone that forms blind transoms over the second floor windows. The commemorative naming of the building can be observed in the carved stone frieze, with

the lettering “WAR MEMORIAL CHILDRENS HOSPITAL” flanked by a poppy on either side of the lettering. Four commemorative urns rise above the building’s parapet. The six windows that are included within the central bay consist of double-hung wood sash, eight-over-eight windows with a divided light transom located above the window units. The windows on rest of this elevation are double hung wood sash one-over-one windows.

1.4 Property History

1.4.1 Old Victoria Hospital Lands

The Old Victoria Hospital Lands, which are more broadly defined as the lands located along the north side of the Thames Valley Corridor, between Waterloo and Colborne Streets and south of Hill Street, has long been associated with medical practices and uses within London. The facilities first originated in 1866 when the City of London purchased the lands for the purposes of building a hospital for the City. Throughout the 20th century, the Old Victoria Hospital Lands continued to be the site of various medical buildings associated with Western University, and the London Health Sciences Centre, which continued to operate programs and facilities on the lands until 2013 when the last of their programs were relocated.

A comprehensive history of the Old Victoria Hospital Lands and the respective buildings that were located on the lands was previously documented in the Cultural Heritage Assessment (Tausky, 2011) prepared for the lands. Published secondary sources also address the history of the South Street complex as a whole, including *Growing to Serve: A History of Victoria Hospital, London, Ontario* (Sullivan and Ball, 1985), and *So Long South Street* (Craven, 2017).

1.4.2 Health Services Building

The Health Services Building first opened in 1921 to house the Medical School for the University of Western Ontario. The Faculty of Medicine became associated with the University in 1882, and prior to its location on the South Street campus, was housed in a building located on St. James Street, originally constructed in the 1860s to house the Hellmuth Boy’s College. Although associated with the University of Western Ontario, the medical school was owned at the time by its professors. By 1888, the professors erected a new building at the northeast corner of York Street and Waterloo Street. The new building housed the medical school for the next three decades. During this time, under pressure from the Province of Ontario, the medical school became publicly owned and officially became a part of the University in 1913. Dr. H.A. McCallum accepted his appointment as the new Dean of Medicine under the condition that a new building be constructed to house the medical school.

The search for a new location and a new building for the medical school began in 1917. The location of a new building on the hospital grounds was considered by the medical school faculty to be of importance to eliminate student travel time between the hospital and the medical school, to accommodate growing class size and technology, to attract more students and funding from the provincial government, and lastly to improve the medical school’s rating among others in North America and Britain. A better-equipped and more aesthetically impressive building was considered of importance for the medical school’s new facilities.

Designed by the London architectural firm of Watt & Blackwell, the building was designed in a form that is characteristic of collegiate architecture in the early-20th century. The large groupings of windows were designed to reduce the amount of artificial light required and was commonly used in contemporary school buildings. The medical school occupied the building for 44 years, between 1921 and 1965. During the medical school’s occupancy of the building, research and medical improvements became a major function of the medical faculty. The discovery of insulin by Sir Frederick Banting in 1921 resulted in increased government funding, research, and clinical trials. In addition, the medical school became known during this time for its associations with the artificial kidney machine, the Cobalt Bomb, research projects concerning

carbohydrate metabolism, and important technological advancements such as the development of an electrocardiograph, a heart amplifier, and a heart-lung machine.

By 1965, the medical school was moved to a new building on the main campus of the University, where the program would continue to expand. The medical school building was sold to Victoria Hospital, who operated it as a “health services building” providing research space for the hospital and housed the Middlesex-London District Health Unit.

1.4.3 War Memorial Children’s Hospital

The War Memorial Children’s Hospital first opened in 1922. Prior to that, a Children’s Pavilion was included in the 1899 Victoria Hospital (see Tausky, 2011). The Children’s Pavilion became increasingly overcrowded and by 1919 the London Municipal Chapter of the Imperial Order of the Daughters of the Empire (I.O.D.E.) spearheaded efforts to building a new children’s hospital as a memorial to those who lost their lives during the First World War. The Victoria Hospital Trust accepted the I.O.D.E. proposal, and plans for the new children’s hospital began. A design was prepared, again by Watt & Blackwell, however, the bids for the construction of the building were estimated at two-and-a-half times the estimated price. An aggressive fund-raising campaign took place, led by the local branch of the National Council of Women (NCW), who approached nineteenth other branches of the NCW in southwestern Ontario, aiming to raise the \$250,000. Inflation raised the costs again to another \$50,000 which was raised by 54 charitable associations in the area including many Mother’s Club’s, Women’s Institutes, Shriners, Masons, and Rotarians.

The funds were successfully raised, and in October, 1922 the War Memorial Children’s Hospital opened. In Dr. H.A. McCallum’s address to the Rotary Club on the symbolic importance of the building, he noted that the hospital was “Not only a memorial to the brave dead, but a life-saving measure for sick children” (Tausky, 2011). In 1945, an addition was constructed on the north side of the building, and was dedicated to those who served during the Second World War.

In addition to its commemorative importance, the War Memorial Children’s Hospital also played an important role in the advancement of cancer treatment in Canada in the mid-20th century. The facility became the first place in the world to use the Cobalt-60 Beam Therapy Unit (the Cobalt Bomb) to treat a cancer patient, in October 1951. The Cobalt Bomb allowed gamma rays to be focussed directly on cancer cells during treatment commencing the use of radiation therapy in the treatment of cancer. The London Cancer Clinic was located in the Main Hospital, however, a special installation was required to hold the Cobalt Bomb equipment, and a room in the basement of the War Memorial Children’s Hospital was made available for the installation of the unit. In 2001, the 50th anniversary of the unit’s first medical use, the development of the Cobalt-60 Beam Therapy Unit was designated as a National Historic Event by the National Historic Sites and Monuments Boards of Canada.

2.0 Discussion and Considerations

2.1 Legislative and Policy Framework

Cultural heritage resources are recognized for the value and contributions that they make to our quality of life, sense of place, and tangible link to our shared past. Cultural heritage resources are to be conserved as per the fundamental policies in the *Provincial Policy Statement (2020)*, the *Ontario Heritage Act*, *The London Plan*. It is important to recognize, protect, and celebrate our cultural heritage resources for future generations.

2.1.1 Provincial Policy Statement

Section 2.6.1 of the *Provincial Policy Statement (2020)* directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved.” “Significant” is defined in the *Provincial Policy Statement (2014)* as, in regards 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, and event, or a people.”

2.1.2 Ontario Heritage Act

Section 29 of the *Ontario Heritage Act* enables municipalities to designate properties to be of cultural heritage value or interest. Section 29 of the *Ontario Heritage Act* also establishes consultation, notification, and process requirements, as well as a process to object to a Notice of Intention to Designate (NOID) and to appeal the passing of a by-law to designate a property pursuant to Section 29 of the *Ontario Heritage Act*. Objections to a Notice of Intention to Designate are referred back to Municipal Council. Appeals to the passing of a by-law to designate a property pursuant to the *Ontario Heritage Act* are referred to the Ontario Land Tribunal (OLT).

To determine eligibility for designation under Section 29 of the *Ontario Heritage Act*, properties are evaluated using the mandated criteria of Ontario Regulation 9/06.

2.1.2.1 Ontario Regulation 9/06

The criteria of *Ontario Heritage Act* Regulation 9/06 establishes criteria for determining the cultural heritage value or interest of individual properties. These criteria are reinforced by Policy 573_ of *The London Plan*. These criteria are:

1. Physical or design value:
 - i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - ii. Displays a high degree of craftsmanship or artistic merit; or,
 - iii. Demonstrates a high degree of technical or scientific achievement.
2. Historical or associative value:
 - i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
 - ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or,
 - iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. Contextual value:
 - i. Is important in defining, maintaining or supporting the character of an area;
 - ii. Is physically, functionally, visually or historically linked to its surroundings; or,
 - iii. Is a landmark.

A property is required to meet one or more of the abovementioned criteria to merit protection under Section 29 of the *Ontario Heritage Act*.

2.1.2.2 Ontario Regulation 385/21

Ontario Regulation 385/21 was proclaimed on July 1, 2021. This regulation prescribes certain requirements for a heritage designating by-law. The following information is a prescribed requirement of a heritage designating by-law, per Section 3(1), O. Reg. 385/21:

1. The by-law must identify the property by,
 - i. The municipal address of the property, if it exists;
 - ii. The legal description of the property, including the property identifier number that relates to the property; and,
 - iii. A general description of where the property is located within the municipality, for example, the name of the neighbourhood in which the property is located and the nearest major intersection to the property.
2. The by-law must contain one or more of the following that identifies each area of the property that has cultural heritage value or interest:
 - i. A site plan.
 - ii. A scale drawing.
 - iii. A description in writing.
3. The statement explaining the cultural heritage value or interest of the property must identify which of the criteria set out in subsection 1(2) of Ontario Regulation 9/06 (Criteria for Determining Cultural Heritage Value or Interest) made under the Act are met and must explain how each criterion is met.

4. The description of the heritage attributes of the property must explain how each heritage attribute contributes to the cultural heritage value or interest of the property.

2.2 The London Plan

The Cultural Heritage chapter of *The London Plan* recognizes that our cultural heritage resources define our City’s unique identity and contribute to its continuing prosperity. It notes, “The quality and diversity of these resources are important in distinguishing London from other cities and make London a place that is more attractive for people to visit, live or invest in.” Policies 572_ and 573_ of *The London Plan* enable the designation of individual properties under Section 29 of the *Ontario Heritage Act*, as well as the criteria by which individual properties will be evaluated.

3.0 Financial Impact/Considerations

None

4.0 Key Issues and Considerations

4.1. Designation

In 2011, Nancy Tausky, Heritage Consultant, was retained by the City of London to complete a Cultural Heritage Assessment of the buildings on the Old Victoria Hospital Lands. The report was prepared to evaluate the cultural heritage value of the property, including a prioritization of buildings to be preserved.

In 2013, the London Health Sciences Centre (LHSC) moved the last of its medical programs out of the hospital facilities located on South Street, also known as the Old Victoria Hospital Lands (OVHL). The *Old Victoria Hospital Lands Secondary Plan* was approved by City Council on June 24, 2014. The purpose of the Secondary Plan is to establish a more specific land use policy framework to guide the evolution of the former Old Victoria Hospital property, and adjacent lands, into a vibrant residential community which incorporates elements of sustainability, cultural and natural heritage, mixed used development, walkability and high-quality urban design. The retention of as much of the identified cultural heritage resources as possible is a one of the principles of the Secondary Plan.

In 2015, Municipal Council resolved that the Colborne Building, the 1922 portion of the War Memorial Children’s Hospital and the Health Services Building be retained, and that Civic Administration be directed to work with proponents regarding the designation of the Colborne Building, the 1922 portion of the War Memorial Children’s Hospital, and the Health Services Building so that they can be repurposed. Municipal Council also consented to the demolition of the 1945 and later additions to the War Memorial Children’s Hospital, the Gartshore Nurses Residence as well as the building located at 385, 373, and 351 Hill Street and the buildings located at the southeast corner of Hill Street and Waterloo Street.

As a part of the proposed redevelopment of the Old Victoria Hospital Lands at 370 South Street, the applicant is proposing to adaptively re-use the existing Health Services Building and War Memorial Children’s Hospital for residential uses. As a commitment to the conservation of these significant buildings, the applicant has agreed to designate the property pursuant to Part IV of the *Ontario Heritage Act*.

4.2 Cultural Heritage Evaluation – Health Services Building

The Health Services Building was evaluated using the criteria of O.Reg. 9/06 (see Section 2.1.2.1 above). The evaluation is included below.

Table 1: Evaluation of the Health Services Building using the criteria of O.Reg. 9/06.

| Cultural Heritage Value | Criteria | Evaluation |
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| <p>The property has design value or physical value because it,</p> | <p>Is a rare, unique, representative or early type, expression, material, or construction method</p> | <p>The Health Services Building located on the Old Victoria Hospital Lands property is a representative example of the collegiate architectural style that typifies institutional buildings in the early-20th century. The building's "E" shape with three wings extending to the rear, as well as its rows of large windows clustered into groups and its pavilion massing of its broad south façade contributes to its representative qualities of the collegiate architectural style. Although conventional in form, its proportions and refinements elevate it as a representative example of its style. The building's design details are also influenced by various styles including the Neoclassical style.</p> |
| | <p>Displays a high degree of craftsmanship or artistic merit</p> | <p>Although the property is a representative example of collegiate architecture and the Health Services Building is consistent with the anticipated degree of craftsmanship and artistic merit for its style, the property does not demonstrate a high degree of craftsmanship or artistic merit beyond conventional construction details of the period.</p> |
| | <p>Demonstrates a high degree of technical or scientific achievement</p> | <p>The Health Services Building was originally designed as the new home of the University of Western Ontario's Medical School. Built in 1921 as a purpose-built facility, the building was designed to be a start-of-the-art facility as a school and a centre for medical research. The building included an auditorium, a library, facilities dedicated to the study of embryology and pathology, physiology, anatomy, and pharmacology. The Health Services Building was considered to be a state-of-the-art facility and a new centre of medical research for the University of Western Ontario's Medical School, demonstrating a high degree of technical and scientific achievement.</p> |
| <p>The property has historical value or associative value because it,</p> | <p>Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community</p> | <p>The property is directly associated with the University of Western Ontario's Medical School, which has been a part of the University of Western and London since 1882. The University of Western Ontario, and the University's Medical School has been a significant organization to the City of London since the late-19th century. The Health Services Building is associated with the growth and increasing enrollment of the University's medical school in the early-20th century. The building was designed specifically to house the university's medical program and continued to be associated with the university for 44 years, between 1921 and 1965, when the program was moved to the main campus. During this period, the medical school became a leader in its field, and its students and professors consistently participated in important medical research including furthering important research developments in the use of insulin, the artificial kidney machine, and the "Cobalt bomb", much of which was conducted in the Health Services Building, former Western Medical School.</p> |

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| | Yields, or has the potential to yield information that contributes to an understanding of a community or culture | The property does not appear to yield, or have the potential to 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 | The Health Services Building demonstrates the work of the architectural firm of Watt & Blackwell, a prolific architectural partnership between John M. Watt and Victor J. Blackwell. Under this partnership, the firm designed several local institutional buildings including the Aberdeen Public School, Tecumseh Public School, and H.B. Beal Technical School (now H.B. Beal Secondary School). The Health Services Building demonstrates the work of the firm using a collegiate architectural style. The firm is considered significant for their contributions within the City of London. |
| The property has contextual value because it, | Is important in defining, maintaining, or supporting the character of an area | The property played a key role on this portion of South Street and was one of three structures located on the north side of South Street, between Waterloo Street and Colborne Street, all constructed in the early-20 th century. Although only two of the three structures now remain, the Health Services Building located at the corner of South Street and Waterloo Street is important in maintaining the character of this portion of South Street as the location of the former Victoria Hospital in London. The Health Services Building plays an important role in defining the heritage character of the Old Victoria Hospital. Located at the northeast corner of South Street and Waterloo Street, the Health Services Building acts as an anchor to the area. |
| | Is physically, functionally, visually, or historically linked to its surroundings | The Health Services Building on the Old Victoria Hospital Lands property is visually and historically linked to its surroundings in that it is one of three remaining buildings on the Old Victoria Hospital Lands that convey its historic connection to the former medical uses of the property. As the historic home of University of Western Ontario's Medical School, the Health Services Building is historically connected to the Old Victoria Hospital, and it is visually connected with the other two remaining structures within the area, including the War Memorial Children's Hospital and the Colborne Building. Formerly, the Health Services Building also had functional connections to the War Memorial Children's Hospital and the Colborne Building through their shared functioning in the overall operation of the Old Victoria Hospital. |
| | Is a landmark | The Health Services Building is one of three remaining hospital building associated with the Old Victoria Hospital, and is locally recognized as landmark in London. |

4.3 Cultural Heritage Evaluation – War Memorial Children's Hospital

The War Memorial Children's Hospital was evaluated using the criteria of O.Reg. 9/06 (see Section 2.1.2.1 above). The evaluation is included below.

Table 2: Evaluation of the War Memorial Children's Hospital using the criteria of O.Reg. 9/06.

| Cultural Heritage Value | Criteria | Evaluation |
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| The property has design value or physical value because it, | Is a rare, unique, representative or early type, expression, material, or construction method | The War Memorial Children's Hospital on the Old Victoria Hospital Lands property is a representative example of the Neoclassical Revival style, used in the design of a hospital building. The design expresses its commemorative function, including its wide main façade, as well as its main frontispiece inclusive of its framed entranceway, flagpole rising from the broken pediment, four tall pilasters, decorative urns, and triumphal wreaths. Additional design details including its rounded arch brick lintels, carved inscription reading "WAR MEMORIAL CHILDRENS HOSPITAL", and entryways flanking the stone frontispiece with stone surround and Classical entablature with brackets and dentils all contribute to its architectural style and its representation of the Neoclassical architectural style in an institutional building. |
| | Displays a high degree of craftsmanship or artistic merit | The concentration of decorative stone design details included on the frontispiece of the War Memorial Children's Hospital contribute to the expression and function of the building as commemorative building in its Neoclassical architectural style. As a result, the property displays a high degree of craftsmanship and artistic merit. |
| | Demonstrates a high degree of technical or scientific achievement | Although the War Memorial Children's Hospital was the site of various medical advances, the property's design does not demonstrate a high degree of technical or scientific achievement. |
| The property has historical value or associative value because it, | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | <p>The War Memorial Children's Hospital is historically associated with the commemorative measures and activities that were undertaken within London shortly after the end of the First World War. As a memorial hospital, extensive fund-raising efforts were undertaken and specific design elements were incorporated into the building to memorialize those who lost their lives during the First World War.</p> <p>In addition, the London Municipal Chapter of the IODE was heavily involved in raising funds for the hospital as well as championing the pursuit of a memorial hospital for children.</p> <p>Further, in 1951, the War Memorial Children's Hospital was the first facility in the world to use the Cobalt-60 Beam Therapy Unit in the treatment of a cancer patient. As a result, the successful use of the Cobalt-60 Beam Therapy Unit allowed gamma rays to be focussed directly on cancer cells and initiated the use of radiation therapy that transformed cancer treatment.</p> |

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| | Yields, or has the potential to yield information that contributes to an understanding of a community or culture | The property does not appear to yield, or have the potential to 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 | The War Memorial Children’s Hospital demonstrates the work of the architectural firm of Watt & Blackwell, a prolific architectural partnership between John M. Watt and Victor J. Blackwell. Under this partnership, the firm designed several institutional and industrial buildings in the Neoclassical style, including the Ruggles Truck Company building, and the now-demolished Gartshore Nurses Residence. The War Memorial Children’s Hospital demonstrated one of the few remaining Neoclassical Revival institutional buildings designed by Watt & Blackwell in London. |
| The property has contextual value because it, | Is important in defining, maintaining, or supporting the character of an area | The property played a key role on this portion of South Street as one of three structures in a “remarkably well integrated, unique, and handsome streetscape.” Although only two of the three structures now remain, the War Memorial Children’s Hospital located at the corner of South Street and Colborne Street is important in maintaining the character of this portion of South Street as the location of the Old Victoria Hospital in London. |
| | Is physically, functionally, visually, or historically linked to its surroundings | The War Memorial Children’s Hospital is visually and historically linked to its surroundings in that it is one of three remaining buildings on the Old Victoria Hospital Lands that convey its historic connection to the former medical uses of the property. As a children’s hospital, the property is historically connected to the Old Victoria Hospital, and it is visually connected with the two other remaining structures within the area, the Health Services Building and the Colborne Building. Formerly, the War Memorial Children’s Hospital also had functional connections to the Health Services Building and the Colborne Building through their shared functioning in the overall operation of the Old Victoria Hospital. |
| | Is a landmark | The War Memorial Children’s Hospital is one of three remaining hospital buildings associated with the Old Victoria Hospital, and is locally recognized as a landmark in London. |

4.4 Statement of Cultural Heritage Value or Interest

As both the Health Services Building and the War Memorial Children’s Hospital met the criteria for O.Reg. 9/06, the property has met the criteria for designation. A Statement of Cultural Heritage Value or Interest and list of heritage attributes has been prepared and identified for each building on the property, included in Appendix D.

4.4 Integrity

Integrity is not a measure of originality, but a measure of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property. Likewise, the physical condition of a cultural heritage resource is not a measure of its cultural heritage value. Cultural heritage resources can be found in a deteriorated state but may still maintain all or part of their cultural heritage value or interest (Ministry of Culture, 2006).

The Health Services Building and the War Memorial Children’s Hospital located at 370 South Street demonstrate a high degree of integrity. While the interior conditions of the existing buildings on the property are in various states of deterioration, the buildings continue to represent the cultural heritage value or interest of the property.

4.5 Consultation

At its meeting held on August 24, 2011, the Stewardship Sub-Committee of the LACH was consulted and provided comments regarding the Cultural Heritage Assessment Report (Tausky, 2011). In addition, at its meeting held on September 14, 2011, the LACH provided recommendations and provided further information for Municipal Council related to the retention and preservation of various buildings related to the Old Victoria Hospital Lands.

In 2015, Municipal Council resolved that the Colborne Building, the 1922 portion of the War Memorial Children’s Hospital and the Health Services Building be retained, and that Civic Administration be directed to work with proponents regarding the designation of the Colborne Building, the 1922 portion of the War Memorial Children’s Hospital, and the Health Services Building so that they can be repurposed.

As the applicant has agreed to the designation of the property pursuant to the *Ontario Heritage Act*, the applicant has reviewed and concurred with the Statement of Cultural Heritage Value or Interest and Heritage Attributes.

As a requirement of Section 29(2) of the Ontario Heritage Act, consultation with the LACH is required before Municipal Council may issue its notice of intention to designate the property at 370 South Street pursuant to Part IV of the *Ontario Heritage Act*.

Conclusion

The evaluation of the property at 370 South Street determined that the property meets the criteria for designation under Section 29 of the Ontario Heritage Act. The Health Services Building and the War Memorial Children’s Hospital are significant cultural heritage resources valued for their physical/design values, historical/associative values, and contextual values. The property at 370 South Street should be designated pursuant to Section 29 of the Ontario Heritage Act to protect and conserve its cultural heritage value.

Prepared by: Michael Greguol, CAHP
Heritage Planner

Reviewed by: Britt O’Hagan, MCIP, RPP
Manager, Community Planning, Urban Design and Heritage

Recommended by: Gregg Barrett, AICP
Director, Planning and Development

Submitted by: George Kotsifas, P.Eng.
Deputy City Manager, Planning and Economic Development

Appendices

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| Appendix A | Property Location |
| Appendix B | Images |
| Appendix C | Historical Documentation |
| Appendix D | Statement of Cultural Heritage Value or Interest – Health Services Building |

Sources

Corporation of the City of London. *Old Victoria Hospital Lands Secondary Plan*. 2014.

Craven, Ryan. *So Long South Street*. 2017.

Hobson, Megan. *Heritage Impact Assessment: Health Services Building and War Memorial Children’s Hospital, Old Victoria Hospital Lands, London, Ontario*. October 2021.

Ministry of Heritage, Sport, Tourism and Culture Industries (Ministry of Culture), Ontario *Heritage Toolkit*. 2006.

Seaborn, Edwin. *The March of Medicine in Western Ontario*. 1944.

Tausky, Nancy Z. *Cultural Heritage Assessment: Buildings in the South Street Hospital Complex, London, Ontario*. May 2011.

Victoria Hospital Corporation. *Growing to Serve: A History of Victoria Hospital, London, Ontario*.

Appendix A – Property Location

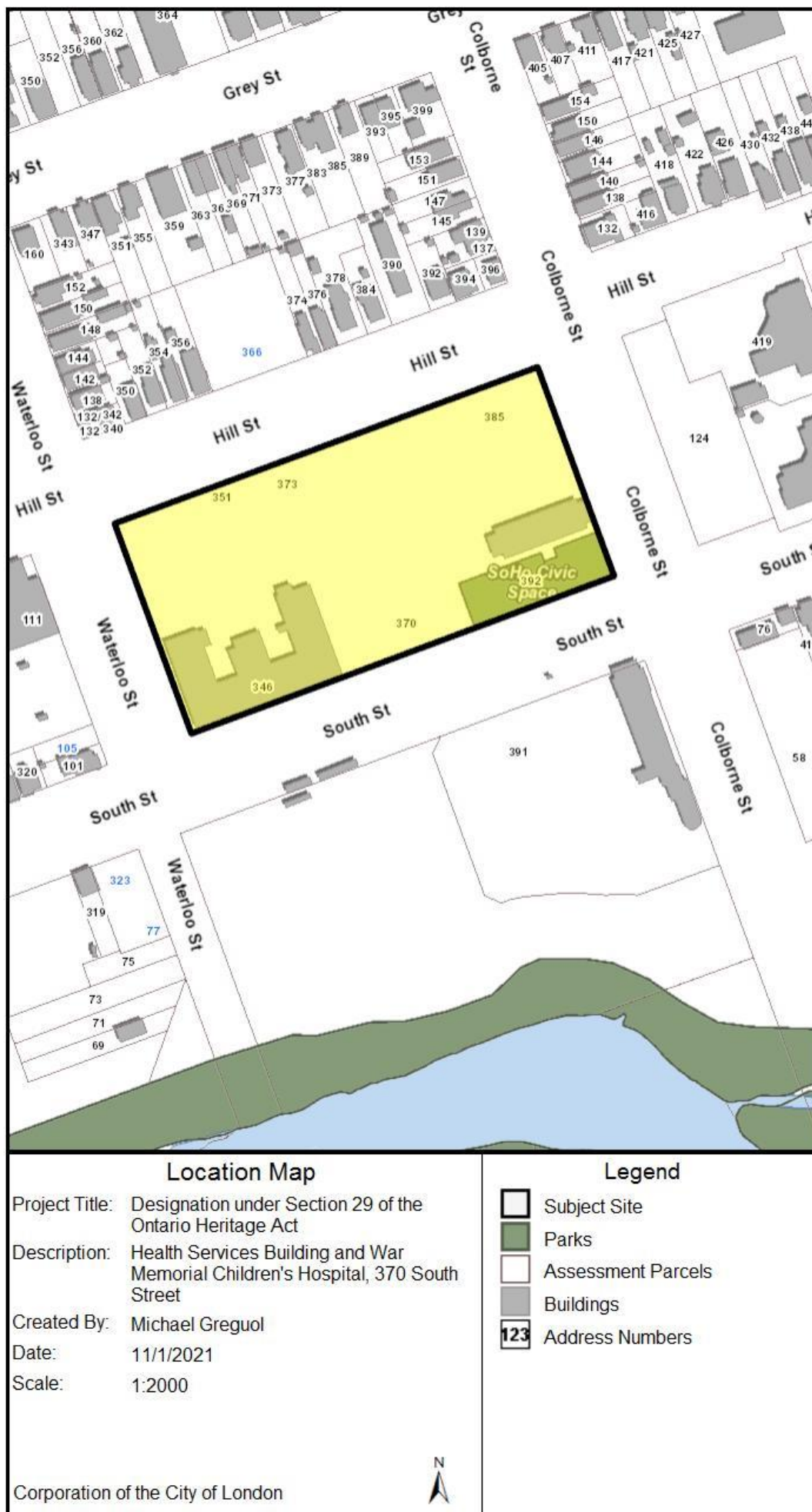


Figure 1: Location Map showing the location of the subject property at 370 South Street.

Appendix B – Images



Image 1: Photograph showing the south façade of the Health Services Building located on the Old Victoria Hospital Lands.



Image 2: Photograph showing the south façade of the Health Services Building located on the Old Victoria Hospital Lands.



Image 3: Photograph showing the west facade of the Health Services Building on the Old Victoria Hospital Lands.



Image 4: Photograph showing the east facade of the Health Services Building on the Old Victoria Hospital Lands.



Image 5 Photograph showing pilasters, cornice, and tapestry brick detailing on the Health Services Building.



Image 6: Detail showing pilasters and cornice on the Health Services Building.



Image 7: Photograph showing the south facade of the War Memorial Children's Hospital.



Image 8: Photograph showing the frontispiece and detailing on the War Memorial Children's Hospital.



Image 9: Photograph showing the north (rear) facade of the War Memorial Children's Hospital.



Image 10: Photograph showing the west facade of the War Memorial Children's Hospital.



Image 11: Detail showing the four commemorative urns situated on top of the War Memorial Children's Hospital.

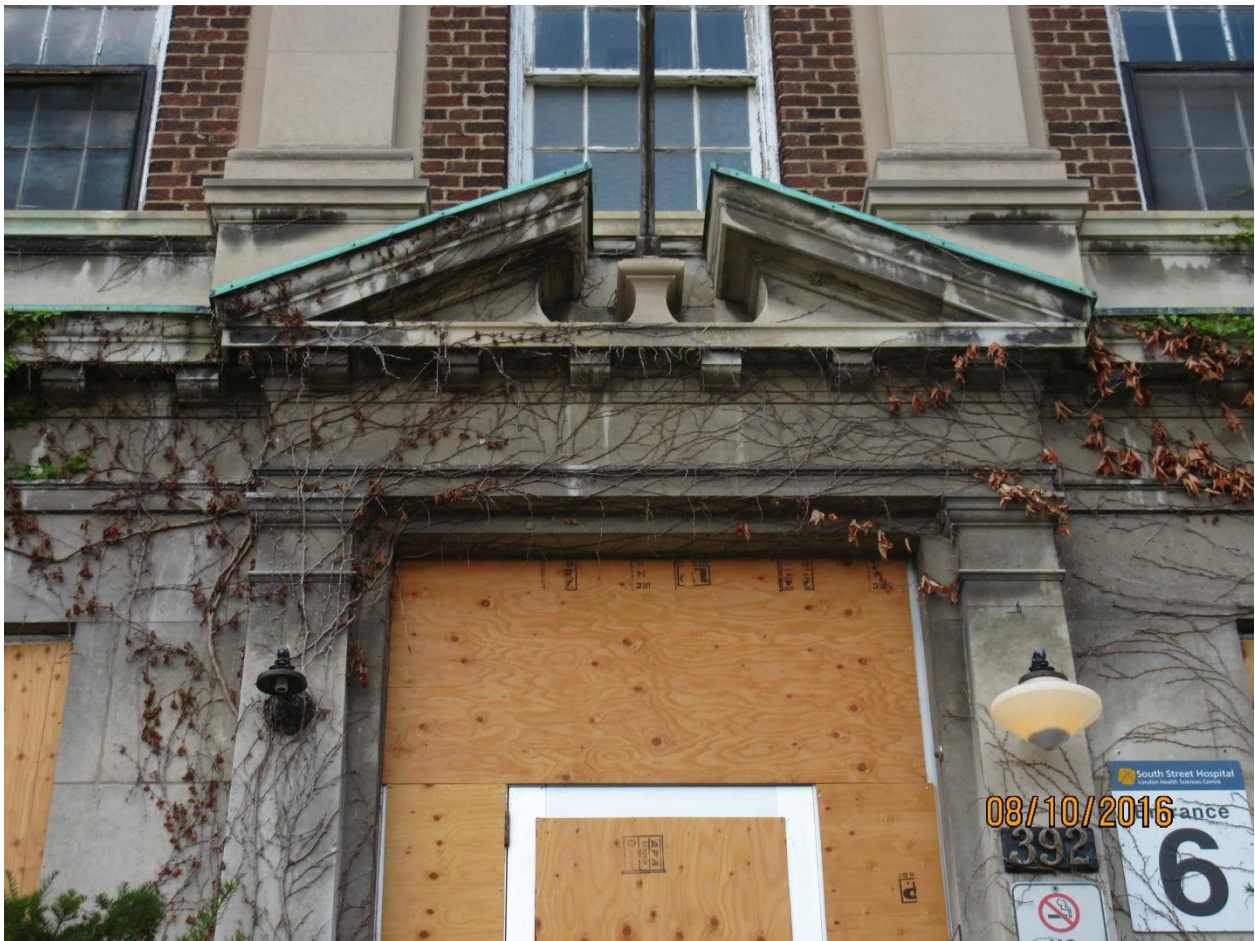


Image 12: Detail showing pediment and stone frontispiece detailing on the War Memorial Children's Hospital.



Image 13: Detail showing commemorative wreaths located in the blind transoms above the windows on the War Memorial Children's Hospital.



Image 14: Detail showing cornice and bracket detailing on the War Memorial Children's Hospital.

Appendix C – Historical Documentation



Image 15: Health Services Building, c. 1921, known then as The Medical School (Tausky, 2011).

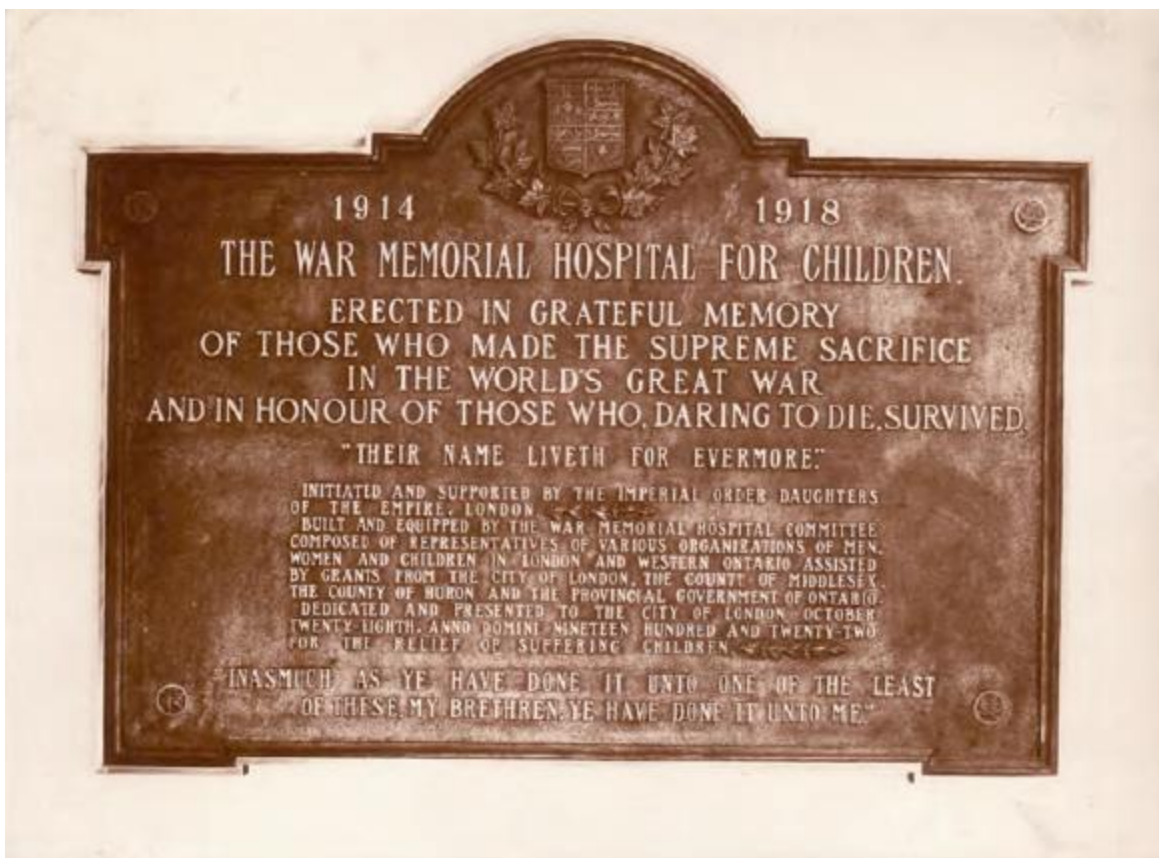


Image 16: Plaque formerly installed in the War Memorial Children's Hospital, now in the Archives (Tausky 2011).



Image 17: Perspective drawing of the proposed War Memorial Children's Hospital, by Watt & Blackwell (Tausky, 2011).



Image 18: Photograph of the War Memorial Children's Hospital, circa 1930 (Tausky, 2011)

Appendix D – Statement of Cultural Heritage Value or Interest – Health Services Building

Legal Description

Lots 6, 7 and 8 South of Hill Street East and Lots 6, 7 and 8 North of South Street East on Crown Plan 30, Lots 21, 22, 23, 24, 25, 37, 40 and Part of Lots 36, 38 and 39 on Registered Plan 172(E), designated as Parts 1 and 2 on Plan 33R-17942 Save and Except Parts 1, 2, 3 and 4 on Plan 33R-20703, BEING ALL OF PIN 08329-0197 and PART OF PIN 08329-0198, in the City of London and County of Middlesex.

Description of Property

The Health Services Building located on the property at 370 South Street is located on the north side of South Street, east of the intersection of Waterloo Street.

Statement of Cultural Heritage Value or Interest

The Health Services Building at 370 South Street is of significant cultural heritage value or interest because of its physical/design value, its historical/associative value, and its contextual value.

Built in 1921, The Health Services Building located on the Old Victoria Hospital Lands property is a representative example of the Collegiate Neoclassical architectural style that typifies institutional buildings in the early-20th century. The building's "E" shape with three wings extending to the rear, as well as its rows of large windows clustered into groups and the pavilion massing of its broad south façade contributes to its representative qualities of the collegiate architectural style. Although conventional in form, its proportions and refinements elevate it as a representative example of its style. The building's design details are also influenced by various styles including the Neoclassical style.

The Health Services Building was originally designed as the new home of the University of Western Ontario's Medical School. Built in 1921 as a purpose-built facility, the building was designed to be a state-of-the-art facility as a school and a centre for medical research. The building included an auditorium, a library, facilities dedicated to the study of embryology and pathology, physiology, anatomy, and pharmacology. The Health Services Building was considered to be a state-of-the-art facility and a new centre of medical research for the University of Western Ontario's Medical School, demonstrating a high degree of technical and scientific achievement.

The property is directly associated with the University of Western Ontario's Medical School, which has been a part of the University of Western and London since 1882. The University of Western Ontario, and the University's Medical School has been a significant organization to the City of London since the late-19th century. The Health Services Building is associated with the growth and increasing enrollment of the University's medical school in the early-20th century. The building was designed specifically to house the university's medical program and continued to be associated with the university for 44 years, between 1921 and 1965, when the program was moved to the main Western University campus. During this period, the medical school became a leader in its field, and its students and professors consistently participated in important medical research including furthering important research developments in the use of insulin, the artificial kidney machine, and the "Cobalt bomb", much of which was conducted in the Health Services Building, former Western Medical School.

The Health Services Building demonstrates the work of the architectural firm of Watt & Blackwell, a prolific architectural partnership between John M. Watt and Victor J. Blackwell. Under this partnership, the firm designed several local institutional buildings including the Aberdeen Public School, Tecumseh Public School, and H.B. Beal Technical School (now H.B. Beal Secondary School). The Health Services Building demonstrates the work of the firm using a collegiate architectural style. The firm is considered significant for their contributions within the City of London. The property played a key role on this portion of South Street as one of three structures in a "remarkably well integrated, unique, and handsome streetscape." Although only two of

the three structures now remain, the Health Services Building located at the corner of South Street and Waterloo Street is important in maintaining the character of this portion of South Street as the location of the former Victoria Hospital in London.

The property played a key role on this portion of South Street and was one of three structures located on the north side of South Street, between Waterloo Street and Colborne Street, all constructed in the early-20th century. Although only two of the three structures now remain, the Health Services Building located at the corner of South Street and Waterloo Street is important in maintaining the character of this portion of South Street as the location of the former Victoria Hospital in London. The Health Services Building plays an important role in defining the heritage character of the Old Victoria Hospital. Located at the northeast corner of South Street and Waterloo Street, the Health Services Building acts as an anchor to the area.

The Health Services Building on the Old Victoria Hospital Lands property is visually and historically linked to its surroundings in that it is one of three remaining buildings on the Old Victoria Hospital Lands that convey its historic connection to the former medical uses of the property. As the historic home of University of Western Ontario's Medical School, the Health Services Building is historically connected to the Old Victoria Hospital, and it is visually connected with the other two remaining structures within the area, including the War Memorial Children's Hospital and the Colborne Building. Formerly, the Health Services Building also had functional connections to the War Memorial Children's Hospital and the Colborne Building through their shared functioning in the overall operation of the Old Victoria Hospital.

The Health Services Building is one of three remaining hospital buildings associated with the Old Victoria Hospital, and is locally recognized as a landmark in London.

Heritage Attributes

The heritage attributes which support and contribute to the cultural heritage value or interest of this property include:

- Form, scale, and massing of the Health Services Building and its details including:
 - "E" shape form of the building with three wings extending towards the rear;
 - Flat roof;
 - Rows of large windows clustered into groups of two, three, and four along the south, east, and west façades in a symmetrical, balanced manner;
 - Red tapestry brick;
 - Ashlar-cut Indiana limestone foundation cladding;
 - Pattern of brick pilasters on the south, east, and west facades, with stone bases and capitals, and geometric designs included within the capitals;
 - Monumental limestone-clad frontispiece on the south façade rising through the cornice including:
 - Raised entry with landing, steps, and large stone wingwalls flanking the steps;
 - Tall portico with three recessed windows separated by limestone mullions and detailing;
 - Two-storey pilasters, with geometric design at the capitals and bases;
 - Limestone cartouche detailing in parapet;
 - "VICTORIA HEALTH SERVICES BUILDING" metal lettering applied above the main entry doors;
 - Continuous stone moulding spanning the façade above the second storey windows;
 - Stone cornice of the building detailed with stone blocks and diamonds;
 - Brick parapet;
 - Brick soldier course that defines the upper limits of the stone foundation and first floor windows;

- Windows, including fenestration pattern, window proportions, window surrounds and wooden frame, and elaborate mouldings;
- Set back of the building from South Street and Waterloo Street;
- Spatial relationship with the War Memorial Children's Hospital and the Colborne Building; and,
- Interior heritage attributes including:
 - Main entry foyer including:
 - Terrazzo flooring;
 - Interior entry doorway including set of three glazed interior wood doors with interior transom windows;
 - Two large decorative wood panelled posts flanking the steps leading to the auditorium;
 - Decorative details included within the auditorium, specifically:
 - Panelled wood veneer interior entry doors to the auditorium;
 - Elaborate proscenium arch;
 - Ornamental pilasters; and,
 - Deep cornice with decorative dentil details.

Appendix E – Statement of Cultural Heritage Value or Interest – War Memorial Children’s Hospital

Legal Description

Lots 6, 7 and 8 South of Hill Street East and Lots 6, 7 and 8 North of South Street East on Crown Plan 30, Lots 21, 22, 23, 24, 25, 37, 40 and Part of Lots 36, 38 and 39 on Registered Plan 172(E), designated as Parts 1 and 2 on Plan 33R-17942 Save and Except Parts 1, 2, 3 and 4 on Plan 33R-20703, BEING ALL OF PIN 08329-0197 and PART OF PIN 08329-0198, in the City of London and County of Middlesex.

Description of Property

The War Memorial Children’s Hospital located at 370 South Street, is located on the north side of South Street, west of the intersection of Colborne Street. The property includes the War Memorial Children’s Hospital, a building associated with the former Victoria Hospital.

Statement of Cultural Heritage Value or Interest

Built between 1921-1922, the War Memorial Children’s Hospital on the Old Victoria Hospital Lands property is a representative example of the Neoclassical style, used in the design of a hospital building. The design expresses its commemorative function, including its wide main façade, as well as its main frontispiece inclusive of its framed entranceway, flagpole rising from the broken pediment, four tall pilasters, decorative urns, and triumphal wreaths. Additional design details including its rounded arch brick lintels, carved inscription reading “WAR MEMORIAL CHILDRENS HOSPITAL”; and entryways flanking the stone frontispiece with stone surround and Classical entablature with brackets and dentils all contribute to its architectural style and its representation of the Neoclassical architectural style in an institutional building.

The concentration of decorative stone design details included on the frontispiece of the War Memorial Children’s Hospital contribute to the expression and function of the building as commemorative building in its Neoclassical architectural style. As a result, the property displays a high degree of craftsmanship and artistic merit.

The War Memorial Children’s Hospital is historically associated with the commemorative measures and activities that were undertaken in London shortly after the end of the First World War. As a memorial hospital, extensive fund-raising efforts were undertaken and specific design elements were incorporated into the building to memorialize those who lost their lives during the First World War.

In addition, the London Municipal Chapter of the IODE was heavily involved in raising funds for the hospital as well as championing the pursuit of a memorial hospital for children.

Further, in 1951, the War Memorial Children’s Hospital was the first facility in the world to use the Cobalt-60 Beam Therapy Unit in the treatment of a cancer patient. The successful use of the Cobalt-60 Beam Therapy Unit allowed gamma rays to be focussed directly on cancer cells and initiated the use of more powerful radiation therapy that transformed cancer treatment.

The War Memorial Children’s Hospital demonstrates the work of the architectural firm of Watt & Blackwell, a prolific architectural partnership between John M. Watt and Victor J. Blackwell. Under this partnership, the firm designed several institutional and industrial buildings in the Neoclassical style, including the Ruggles Truck Company building, and the now-demolished Gartshore Nurses Residence. The War Memorial Children’s Hospital is one of the few remaining Neoclassical Revival institutional buildings designed by Watt & Blackwell in London.

The property played a key role on this portion of South Street as one of three structures in a “remarkably well integrated, unique, and handsome streetscape.” Although only two of the three structures now remain, the War Memorial Children’s Hospital located at the

corner of South Street and Colborne Street is important in maintaining the character of this portion of South Street as the location of the Old Victoria Hospital in London. The War Memorial Children's Hospital is visually and historically linked to its surroundings in that it is one of three remaining buildings on the Old Victoria Hospital Lands that convey the historic connection to the former medical uses of the property. As a children's hospital, the property is historically connected to the Old Victoria Hospital, and it is visually connected with the two other remaining structures within the area, the Health Services Building and the Colborne Building. Formerly, the War Memorial Children's Hospital also had functional connections to the Health Services Building and the Colborne Building through their shared functioning in the overall operation of the Old Victoria Hospital.

The War Memorial Children's Hospital is one of three remaining hospital buildings associated with the Old Victoria Hospital, and is locally recognized as a landmark in London.

Heritage Attributes

The heritage attributes which support and contribute to the cultural heritage value or interest of this property include:

- The form, scale, and massing of the three-storey War Memorial Children's Hospital and its details including:
 - High, ashlar stone foundation, consisting of five courses of ashlar-cut stone, with the top two courses slightly projecting;
 - Flat roof;
 - Red tapestry brick exterior cladding;
 - Elaborate frontispiece on the South Street facade including;
 - Elevated main entry set in ashlar stone, framed by pilasters with Classical entablature;
 - Stone facing of the first storey;
 - Broken pediment constructed of stone over the main doorway;
 - Entablature detailing;
 - Four tall pilasters rising above the first storey entranceway;
 - Four three-foot tall garlanded urns;
 - Triumphal wreaths carved into the stone blind transoms of second floor windows;
 - Blind stone balustrade of the parapet;
 - Rounded arch brick lintels above second storey windows with stone keystones;
 - Carved inscription reading , "WAR MEMORIAL CHILDRENS HOSPITAL" in the stone entablature, flanked by decorative stone poppies;
 - Metal cornice and stringcourse;
 - Sash-style wood windows with four-light transoms throughout the building; the sash windows in the frontispiece are eight-over-eight divided light windows and the remainder of the windows in the War Memorial Children's Hospital are undivided sash windows;
 - Secondary entryways, flanking the frontispiece, with stone surround and Classical entablature with brackets and dentils;
 - Pavilion-style wings at the east and west ends of the War Memorial Children's Hospital building with broad window openings set between pilaster-like brick-clad structural members and a strong metal cornice at its cap;
 - Soldier course brick lintels above first, second, and third storey windows
 - Setback of the building on the property;
- Spatial relationship with the Health Services Building and the Colborne Building
- Interior heritage attributes including:
 - Terrazzo flooring in the mail hall corridors.