

# Agenda

## London Advisory Committee on Heritage

4th Meeting of the London Advisory Committee on Heritage

March 14, 2018, 5:30 PM

Committee Rooms #1 and #2

	Pages
<b>1. Call to Order</b>	
1.1 Disclosures of Pecuniary Interest	
<b>2. Scheduled Items</b>	
2.1 5:30 PM Doug Lansink - Heritage Alteration Permit - 67 Euclid Avenue, Wortley Village - Old South Heritage Conservation District	3
2.2 5:45 PM Craig Hansford, 2436069 Ontario Ltd. - Demolition Request and Heritage Alteration Permit Application by: 2436069 Ontario Ltd - 504 English Street, Old East Heritage Conservation District	18
2.3 6:00 PM Arnon Kaplansky, Kapland Construction Inc. - Demolition Request and Heritage Alteration Permit Application by: Kapland Construction Inc. - 491 English Street, Old East Heritage Conservation District	36
2.4 6:15 PM Michael Greguol, AECOM - Cultural Heritage Evaluation Report - 3544 Dingman Drive	50
<b>3. Consent</b>	
3.1 3rd Report of the London Advisory Committee on Heritage	114
3.2 Notice of Application - Paramount Developments (London) Inc. - 809 Dundas Street	116
3.3 Notice of Application - City of London - City-Wide - Low-Density Residential Zones (R1, R2, R3) within the Primary Transit Area as shown on Schedule A	151
3.4 Request for Delegation - G. Hodder - Fugitive Slave Chapel Preservation Project	154
<b>4. Sub-Committees and Working Groups</b>	
4.1 Stewardship Sub-Committee	156
<b>5. Items for Discussion</b>	
5.1 Heritage Alteration Permit Application by: M. Telford - 200 Wharncliffe Road North, Blackfriars/Petersville Heritage Conservation District	168
5.2 Heritage Planners' Report	
(Note: A copy of the Heritage Planners' Report will be available at the meeting)	

5.3 Work Plan

a. 2017

178

b. 2018

183

6. **Deferred Matters/Additional Business**

7. **Adjournment**

Next Meeting: April 11, 2018

## Report to London Advisory Committee on Heritage

**To:** Chair and Members  
London Advisory Committee on Heritage  
**From:** John M. Fleming  
Managing Director, Planning and City Planner  
**Subject:** Heritage Alteration Permit Application  
**By:** Doug Lansink  
67 Euclid Avenue, Wortley Village – Old South  
Heritage Conservation District  
**Meeting on:** Wednesday March 14, 2018

## Recommendation

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application made under Section 42 of the *Ontario Heritage Act* to erect a new building on the property located at 67 Euclid Avenue, within the Wortley Village – Old South Heritage Conservation District, **BE PERMITTED** as proposed in the drawings attached as Appendix C, subject to the following terms and conditions:

- (a) The Heritage Planner be circulated on the applicant's Building Permit application drawings to verify compliance with the submitted design prior to issuance of the Building Permit; and,
- (b) The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

## Executive Summary

### Summary of Request

Heritage Planning staff is seeking approval from Municipal Council for a Heritage Alteration Permit to allow the construction of a new building on the property located at 67 Euclid Avenue, within the Wortley Village – Old South Heritage Conservation District (WV-OS HCD), in accordance with Section 42 of the *Ontario Heritage Act*.

### Purpose and the Effect of Recommended Action

67 Euclid Avenue is located within a Heritage Conservation District designated under Part V of the *Ontario Heritage Act*. In accordance with Section 42(2.1) of the *Ontario Heritage Act* — and the classes of alterations identified in the *Wortley Village-Old South Heritage Conservation District Plan+ Guidelines (WV-OS HCD Plan)*— a heritage alteration permit is required for the alteration of any part of the property and for the erection or demolition of any structures or buildings on the property. The purpose and effect of the recommended action is to permit the construction of a new building at 67 Euclid Avenue. Terms and conditions are attached to ensure compatibility with the Wortley Village-Old South Heritage Conservation District. The applicant cannot obtain a Building Permit from the Chief Building Official under the Building Code Act without an approved Heritage Alteration Permit.

### Rationale of Recommended Action

The proposed new building demonstrates that heritage attributes of the Wortley Village-Old South Heritage Conservation District will be conserved, and complies with the policies and guidelines of the *Wortley Village-Old South Heritage Conservation District Plan+ Guidelines*; its construction should be permitted with terms and conditions.

## Analysis

### 1.0 Background

#### 1.1 Property Location

The property at 67 Euclid Avenue is located on the south side of Euclid Avenue, between Birch Street and Wortley Road (Appendix A). In 2016, the property was created by severing from 66 Byron Avenue E.

#### 1.2 Cultural Heritage Status

The property at 67 Euclid Avenue located within the Wortley Village-Old South Heritage Conservation District (WV-OD HCD), which was designated under Part V of the *Ontario Heritage Act* on June 1, 2015. The property at 67 Euclid Avenue is identified as a C-ranked property within the *Wortley Village-Old South Heritage Conservation District Plan + Guidelines (WV-OS HCD Plan)*, and is a contributing heritage resource to the WV-OS HCD. New buildings on C-ranked properties are identified in the *WV-OS HCD Plan* as a class of alterations that requires a heritage alteration permit.

#### 1.3 Description

The property at 67 Wilson Avenue is a relatively small, shallow lot having a frontage of 15.24m (50ft), depth of 15.924m (52ft) and overall lot area of 242.68m<sup>2</sup> (2613ft<sup>2</sup>). Currently, a three-door, detached garage (c1979) is located on the subject property with an area of 62.2 m<sup>2</sup> (670 ft<sup>2</sup>) (Appendix B). To the east of 67 Wilson Avenue there are (3) through lots – 68, 70 and 72 Byron Avenue E. with detached garages facing Euclid Avenue. Adjacent to the west, is a 2-storey red, brick structure (c1885) at 2 Birch Street.

The existing detached garage at 67 Euclid Avenue exhibits no cultural heritage value or interest, making demolition an acceptable action creating a vacant property suitable for development.

Properties neighbouring 67 Euclid Avenue range in date from the 1880s through to 1950, and reflect an eclectic mix of 1 and 1 ½ and 2-storey structures. Heritage features commonly found in this area of Euclid Avenue include a prevalence of brick (red, white brick, light earth tones) and street facing gabled roofs, vertically oriented sash windows and elevated front porches.

### 2.0 Legislative/Policy Framework

#### 2.1 Provincial Policy Statement

Heritage conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement (2014)* promotes the wise use and management of cultural heritage resources and directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

#### 2.2 Ontario Heritage Act

In requests for the erection of a building located on a property within a Heritage Conservation District, the *Ontario Heritage Act* enables municipalities to give the applicant:

- a) The permit applied for;
- b) Notice that the council is refusing the application for the permit; or,
- c) The permit applied for, with terms and conditions attached (Section 42(4), *Ontario Heritage Act*).

Municipal Council must respond within 90 days after a request for a Heritage Alteration Permit application (Section 42(4), *Ontario Heritage Act*). A permit (Heritage Alteration Permit) is required to make alterations to a property within a Heritage Conservation District. Per Section 41.1(5.e) of the *Ontario Heritage Act*, the *Wortley Village-Old South Heritage Conservation District Plan + Guidelines (WV-OS HCD Plan)* has defined new buildings as requiring Heritage Alteration Permit approval. Given the substantial nature of new buildings within a Heritage Conservation District, these Heritage Alteration Permit applications meet the Conditions for Referral defined within the Delegated Authority By-law (By-law No. C.P.-1502-129), thus requiring consultation with the London Advisory Committee on Heritage (LACH) and a decision by Municipal Council.

### 2.3 Official Plan/The London Plan

Consistent with the *PPS*, both the *Official Plan* (1989 as amended) and *The London Plan* (approved 2016) encourage new development to be sensitive to, and enhance the City's existing cultural heritage resources.

Chapter 13 – Heritage, of the *Official Plan* includes objectives which support the “protection, enhancement, restoration, maintenance, and utilization of buildings, structures, areas, or sites within London which are considered to be of cultural heritage value or interest to the community” (Section 13.1.i, *Official Plan*). Section 13.3.6 of the *Official Plan*, speaks generally to Heritage Conservation Districts and states that “the design of new development, either as infilling or as additions to existing buildings, should complement the prevailing character of the area” (ii). *The London Plan* further states that new development on heritage designated properties “will be designed to protect the heritage attributes and character of those resources, to minimize visual and physical impact on these resources” (565\_).

### 2.4 Wortley Village-Old South Heritage Conservation District Plan & Guidelines

The *Wortley Village-Old South Heritage Conservation District Plan + Guidelines (WV-OS HCD Plan)* was designated by By-law No. L.S.P.3439-321 and came into force and effect on June 1, 2015. The *WV-OS HCD Plan* provides policies and guidelines to help manage change for the approximate 1,000 properties located within its boundaries.

Section 3.1 of the *WV-OS HCD Plan* identifies goals and objectives for heritage resources. Those related to new development in the Wortley Village-Old South Heritage Conservation District (WV-OS HCD) stress the construction of new buildings that are compatible with, and supportive of the cultural heritage value or interest and heritage attributes and pedestrian scale of the District. Further policies and guidelines in the *WV-OS HCD Plan* also provide additional direction of HOW to ensure that new development is compatible with the cultural heritage value or interest of the WV-OS HCD and to help retain its overall visual context.

*District Policies for New Development* (found in Section 4.4), that are relevant to this heritage alteration application, include the following:

- a) New buildings shall respect and be compatible with the cultural heritage value or interest of the Wortley Village-Old South HCD, through attention to height, built form, massing, setbacks, building material and other architectural elements such as doors, windows, roof lines and established cornice lines.
- b) The Architectural Design guidelines provided in Section 8 of this Plan will be used to review and evaluate proposals for new buildings to ensure that new development is compatible with the HCD.
- d) Where a new building replaces a demolished heritage property, the new building will respect or recapture the mass and building presence of the original building and should avoid having a contemporary purpose-built appearance determined only by the new use. The demolition of any building within the HCD shall require a Heritage Alteration Permit.
- e) Evaluation of new buildings adjacent to the Wortley Village-Old South HCD will be required in order to demonstrate that the heritage attributes of the HCD will be conserved, in accordance with the Provincial Policy Statement-2014. A Heritage Impact Assessment may be required.

*Additional Practices and Design Guidelines for New Buildings* (found in Section 8.3.3), that are relevant to this heritage alteration application, include the following:

- a) Match setback, footprint, size and massing patterns of the area, particularly to the immediately adjacent neighbours. Match façade pattern of street or of “street wall” for solids and voids, particularly ensure the continuity of the street wall where one exists.
- b) Setbacks of new development should be consistent with adjacent buildings. Where setbacks are not generally uniform, the new building should be aligned with the building that is most similar to the predominant setback on the street.
- c) New buildings and entrances must be oriented to the street and are encouraged to have architectural interest to contribute to the visual appeal of the HCD.
- e) Use roof shapes and major design elements that are complementary to surrounding properties and their heritage attributes.
- f) Respond to continuous horizontal patterns along the street such as roof lines, cornice lines, and the alignment of sills and heads of windows and doors.

- g) Size, shape, proportion, number and placement of windows and doors should reflect common building patterns and styles of other buildings in the immediate area.
- h) Use materials and colours that represent the texture and palette of the Wortley Village-Old South HCD.
- i) Where appropriate, incorporate in a contemporary way some of the traditional details that are standard elements in the principal façades of properties in the Wortley Village-Old South HCD. Such details as transoms and sidelights at doors and windows, covered entrances, divided light windows and decorative details to articulate plain and flat surfaces, add character that complements the original appearance of the neighbourhood and add value to the individual property.
- j) New buildings should not be any lower in building height than the lowest heritage property on the block or taller than the highest heritage property on the same block.

Finally, note that under Section 4.1.1, Residential Area Policies of the *WV-OS HCD Plan*, attached garages are discouraged at the front, and garages “shall not extend beyond the main building façade.”

### **3.0 Heritage Alteration Permit Application**

#### **3.2 Heritage Alteration Permit application**

Municipal Council has delegated approval of Heritage Alteration Permit applications that do not meet the “conditions for referral” defined in the Delegated Authority By-law (C.P.-1502-129) to the City Planner. As a proposed new building within a Heritage Conservation District, the Heritage Alteration Permit application for 67 Euclid Avenue was determined to meet the “conditions for referral” thus requiring consultation with the London Advisory Committee on Heritage (LACH) before a decision on the Heritage Alteration Permit application by Municipal Council.

A Heritage Alteration Permit application was submitted by the property owner and received on January 23, 2018. The mandated 90-day review period for the Heritage Alteration Permit application expires on April 23, 2018.

The property owner has applied for a Heritage Alteration Permit to:

- Erect a single family detached residence with the following details (see drawings in Appendix C):
  - Two-storey building, approximately 6.56m (21'-6") in height;
  - Rectangular footprint, approximately 7.62m (25') in width and 10.97m (36') in depth with an attached garage measuring 4.88m x 7.32m (16' x 24');
  - Flat, asphalt shingled roof with deep set overhangs (.67m, 2'-2 ½ ") and aluminium fascia;
  - Brick masonry (tone, “iron spot brick”) exterior cladding on front elevation and side elevations visible from the street;
  - Vinyl or aluminium siding on rear elevations and partially on side elevations as noted on drawings;
  - Covered entrance porch across the full front of the building with wood decking, ceiling, steps and soffit, supported by (2) encased posts finished with capital and base detailing;
  - Rectangular, vinyl windows – mainly casement with some awning-styled windows;
  - Decorative brickwork found on lintels and beneath front windows to accentuate the verticality of window openings (i.e. 1” recessed stacked bond pattern with solid cornice and stone sills);
  - Steel front entry doors with transoms;
  - Steel flush panel garage door (precise style tbd);
  - New driveway and front walkway to be composed of pavers; and,
  - Landscaping at front to include perennials and appropriately scaled shrubs.

### **4.0 Analysis**

#### **4.1 Heritage Alteration Permit**

With new infill development on the current lot at 67 Euclid Avenue, it is an opportunity for change and growth to occur within the WV-OS HCD. As mentioned previously, Sections 3.1 and 4.4 of the *WV-OS HCD Plan* outline goals and objectives that are intended to

ensure conservation of the heritage character of WV-OS HCD; new buildings must be designed to be compatible with the heritage characteristics of WV-OS HCD to help retain the overall visual context of the area. More specifically, Practices and Guidelines found in Section 8.3.3 address “fit” and compatibility of new development particularly in relation to adjacent and surrounding properties. Note that Section 8.3.3 is directly referenced in the analysis below for the proposed building at 67 Euclid Avenue.

*Table 1: Analysis of the proposed building at 67 Euclid Avenue using the practices and guidelines of Section 8.3.3 (New Buildings) of the Wortley Village-Old South Heritage Conservation District Plan + Guidelines.*

<b>Section 8.3.3: New Buildings</b>	<b>Analysis</b>
<p>Match setback, footprint, size and massing patterns of the area, particularly to the immediately adjacent neighbours.</p> <p>Match façade pattern of street or of “street wall” for solids and voids, particularly ensure the continuity of the street wall where one exists.</p>	<ul style="list-style-type: none"> <li>• The footprint of the proposed building has been aligned to match the setback of the abutting building at 2 Birch Street and matches the approximate range of setbacks of surrounding properties.</li> <li>• The size of the proposed building is similar to surrounding properties which range from 1, 1 ½ to 2-storey structures.</li> <li>• The perceived massing of the proposed building from the street is compatible with the surrounding structures.</li> </ul>
<p>Setbacks of new development should be consistent with adjacent buildings.</p>	<p>The proposed building setback is consistent with the setback on the adjacent property at 2 Birch Street, and is similar to the setbacks generally found in the surrounding properties.</p>
<p>New buildings and entrances must be oriented to the street and are encouraged to have architectural interest to contribute to the visual appeal of the HCD.</p>	<p>The proposed building’s primary entrance is oriented to Euclid Avenue and features a covered porch that extends with full width of the building – adding architectural interest to the streetscape. The brickwork found on lintels and beneath front windows further adds texture to the front façade.</p>
<p>Use roof shapes and major design elements that are complementary to surrounding properties and their heritage attributes.</p>	<p>The proposed building features a flat roof with deep set overhangs. The roof shape exerts a visually contemporary style on the streetscape but is generally compatible among the eclectic styles found in the surrounding properties. The flat roof is mitigated by design elements that are reflective and consistent with the heritage attributes of the surrounding properties such as: 1) its setback, footprint, size and massing; 2) its materiality, palette, and texture –incorporating “iron spot brick” and decorative brickwork; and, 3) its incorporation of details found in the surrounding properties such as a full width front porch (with detailed posts) and entrance doors with transoms.</p>
<p>Respond to continuous horizontal patterns along the street such as roof lines, cornice lines, and the alignment of sills and heads of windows and doors.</p>	<p>The proposed building generally responds to the alignment of roof lines, cornices, window sills and door headers due to its consistency in height (1 and 1 ½ and 2-stories) with the surrounding properties.</p>
<p>Size, shape, proportion, number and placement of windows and doors should reflect common building patterns and styles of other buildings in the immediate area.</p>	<p>The primary windows being proposed on the facade are casement and contemporary in style. However, window shapes and proportions are consistent with the norms of the surrounding area due to the individuation of window frames in the proposed building, and the articulation of brickwork above and below frames that accentuate vertical orientation and proportions.</p>

<b>Section 8.3.3: New Buildings</b>	<b>Analysis</b>
Use materials and colours that represent the texture and palette of WV-OS HCD.	The primary material used for the proposed building is “iron spot brick” which is consistent with the prevalence of brick and palette (red, white brick, soft earth tones) used in the adjacent and surrounding properties.
Incorporate in a contemporary way some of the traditional details that are standard elements in the principal façades.	The proposed building incorporates “iron spot brick”, and decorative brickwork, along with a full width front porch (with minimally detailed posts) and entrance doors with transoms. Overall, the proposed building is visually contemporary, yet subtly reflects the materiality, palette, texture and eclectic styling of the surrounding properties.
New buildings should not be any lower in building height than the lowest heritage property on the block or taller than the highest heritage property on the same block.	The height of the proposed building is 2-storeys which is consistent with the range of 1 and 1 ½ and 2-storey structures found in the surrounding properties.
Garages are discouraged at the front of properties and shall not extend beyond the main building façade.	An attached garage is being proposed, but its impact on the streetscape is mitigated by being recessed nearly 12’-4” from the main façade. The use of pavers for the driveway material and landscaping will enhance the façade and streetscape.

The proposed building at 67 Euclid Avenue complies with the policies and guidelines of the *Wortley Village-Old South Heritage Conservation District Plan + Guidelines*. Although the proposed building clearly reflects contemporary styling with the use of a flat roof with deep overhangs and includes an attached garage at the front, there are vernacular attributes that have been incorporated into the design that are characteristic of those found in the WV-OS HCD. The properties surrounding 67 Euclid Avenue represent an eclectic mix of styles and periods of construction, and the proposed building is a good “fit” within this context. The proposed building design adheres to sound heritage principles by not pretending to be a historicist imitation; it clearly is a building of its own time that is still compatible with the cultural heritage character and interest of the surrounding properties.

## **5.0 Conclusion**

The design of the proposed building at 67 Euclid Avenue, including its setback, footprint, size, massing patterns, and finishes and details is compliant with the goals and objectives of the *Wortley Village-Old South Heritage Conservation District Plan + Guidelines* and should be approved.



<b>Prepared by:</b>	<b>Laura E. Dent, M.Arch, PhD, MCIP, RPP Heritage Planner</b>
<b>Submitted by:</b>	<b>Jim Yanchula, MCIP RPP Manager, Urban Regeneration</b>
<b>Recommended by:</b>	<b>John M. Fleming, MCIP, RPP Managing Director, Planning and City Planner</b>

March 7, 2018  
LED/

\\FILE2\users-z\pdp\Shared\policy\HERITAGE\Heritage Alteration Permit Reports\Euclid Avenue, 67\HAP18-004-L\FINAL\2018-03-14\_LACH\_HAP18-004-L.docx

**Sources**

City of London. Property file: 67 Euclid Avenue.  
*Wortley Village-Old South Heritage Conservation District Plan + Guidelines.*

**Appendix A – Maps**

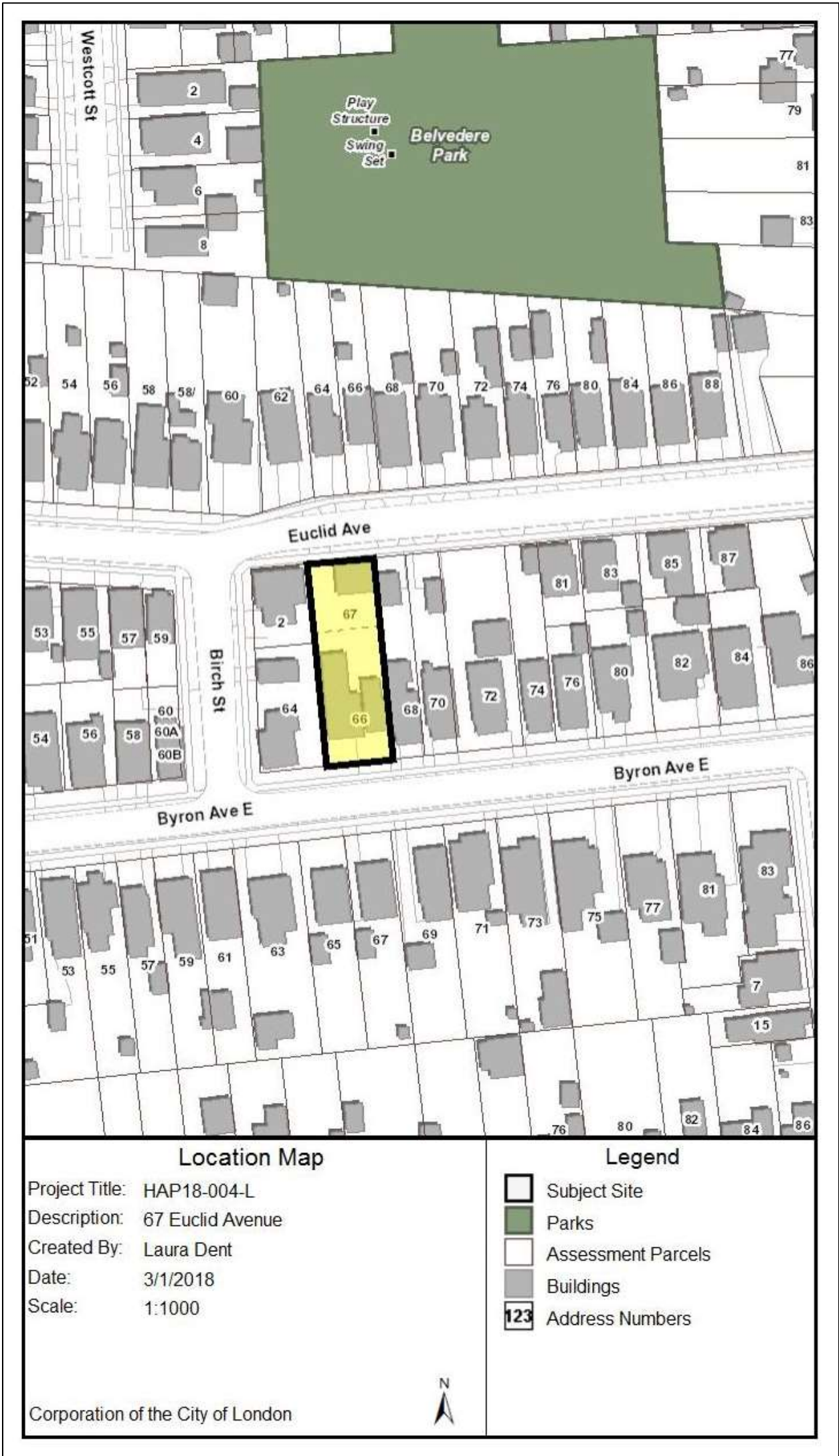


Figure 1: Property location at 67 Euclid Avenue.

**Appendix B – Images**



*Image 1: View of front (south) façade of the existing detached garage located at 67 Euclid Avenue.*



*Image 2: View of adjacent properties at 68, 70 and 72 Euclid Avenue.*



*Image 3: View of front (east) façade of adjacent property at 2 Birch Street*



*Image 4: View of Euclid Avenue streetscape facing south-west façade*



*Image 5: View of (north) façades of the buildings located at 64 and 66 Euclid Avenue*



*Image 6: View of (north) façade of the building located at 60 Euclid Avenue*

Appendix C – Drawings and Images

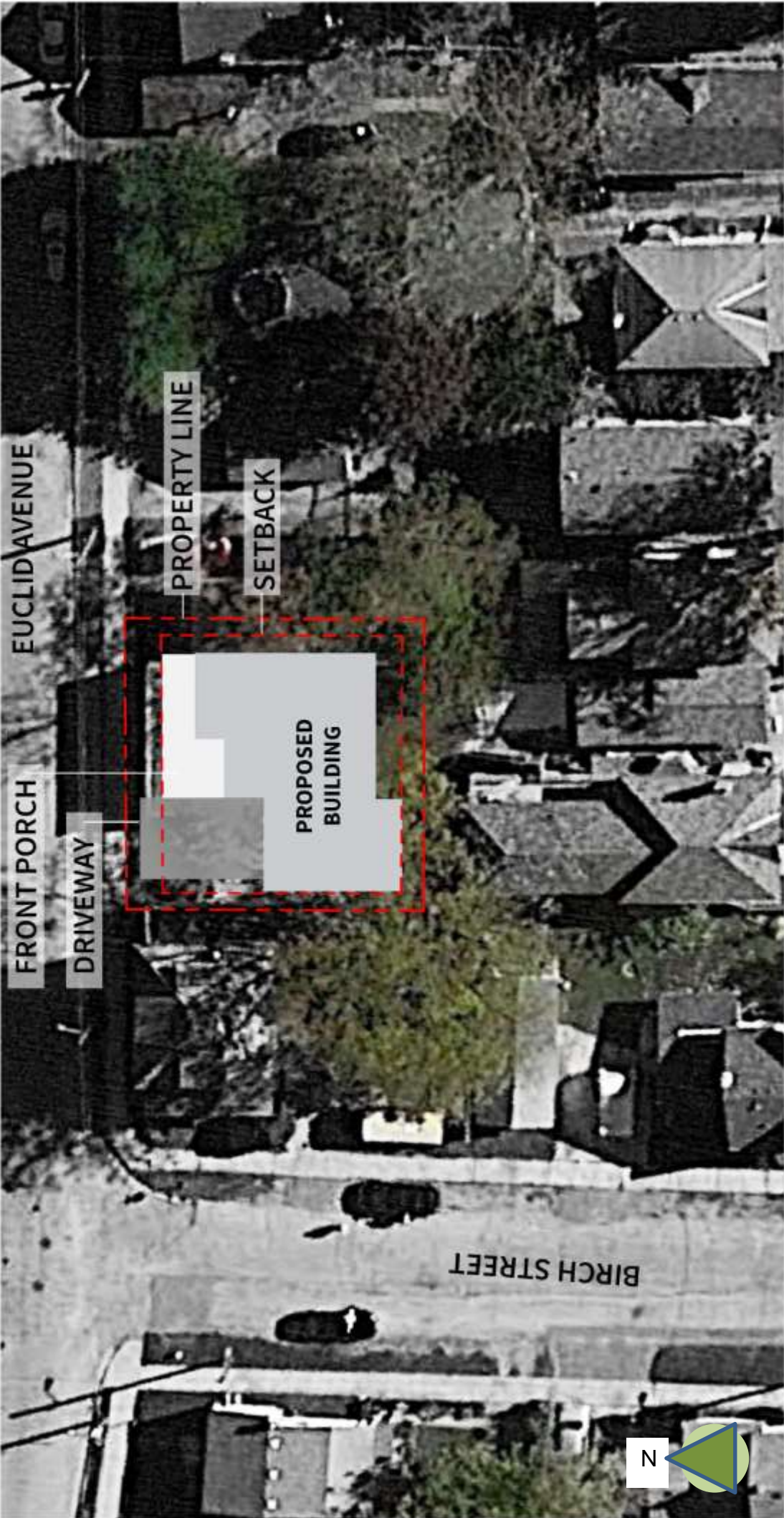


Figure 2: Aerial Site Plan showing proposed building at 67 Euclid Avenue with its front façade in alignment with the abutting property at 2 Birch Street.



*Figure 3: Front elevation (south-west view) showing proposed building at 67 Euclid Avenue with its front façade in alignment with the abutting property at 2 Birch Street.*



Figure 4: Front elevation (south-west view) showing proposed building at 67 Euclid Avenue with its front façade in alignment with the abutting property at 2 Birch Street.





*Figure 5: Front elevation showing proposed details of porch and entrance.*

## Report to London Advisory Committee on Heritage

**To:** Chair and Members  
London Advisory Committee on Heritage  
**From:** John M. Fleming  
Managing Director, Planning and City Planner  
**Subject:** Demolition Request & Heritage Alteration Permit Application  
By: 2436069 Ontario Ltd.  
504 English Street, Old East Heritage Conservation District  
**Meeting on:** Wednesday March 14, 2018

## Recommendation

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application made under Section 42 of the *Ontario Heritage Act* to demolish the existing building and to erect a new building on the property located at 504 English Street, within the Old East Heritage Conservation District, **BE PERMITTED** as proposed in the drawings attached as Appendix D, subject to the following terms and conditions:

- (a) The Heritage Planner be circulated on the applicant's Building Permit application drawings to verify compliance with the submitted design prior to issuance of the Building Permit;
- (b) The property owner demonstrate to the satisfaction of the Heritage Planner that sufficient quantity and quality of brick may be salvaged from the existing building for reuse to clad the proposed building as shown in Appendix D;
- (c) The property owner be requested to salvage any elements of the existing building that may be suitable for reuse;
- (d) The property owner be encouraged to use colours from the Old East Heritage Conservation District palette; and,
- (e) Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

## Executive Summary

### Summary of Request

The Demolition Request and Heritage Alteration Permit application are seeking a permit from Municipal Council to demolish the existing building and to erect a new building on the property located at 504 English Street, within the Old East Heritage Conservation District, in accordance with Section 42 of the *Ontario Heritage Act*.

### Purpose and the Effect of Recommended Action

The purpose and effect of the recommended action is to permit the demolition of the existing building located at 504 English Street and permit the erection of a replacement building as proposed, with terms and conditions to ensure compatibility with the Old East Heritage Conservation District.

### Rationale of Recommended Action

The existing building at 504 English Street is D-Ranked by the *Old East Heritage Conservation District Plan* and therefore a suitable candidate for consideration of demolition and redevelopment. The proposed replacement building complies with the policies and guidelines of the *Old East Heritage Conservation District Plan* and should be permitted with terms and conditions.

## Analysis

### 1.0 Background

#### 1.1 Property Location

The property at 504 English Street is located on the east side of English Street, between Lorne Avenue and Queens Avenue (Appendix A). The property is across the street from the former Lorne Avenue Public School (723 Lorne Avenue).

#### 1.2 Cultural Heritage Status

The property at 504 English Street is located within the Old East Heritage Conservation District, which was designated under Part V of the *Ontario Heritage Act* on September 10, 2006. The property at 504 English Street is a D-Ranked property by the *Old East Heritage Conservation District Plan*.

#### 1.3 Description

The existing building located at 504 English Street is a single storey building (Appendix B). It has a deeper setback than other properties on this block of English Street, with a setback of approximately 6.9m (22.6') from the property line. The existing building has a square footprint, with a front addition and a rear addition. The existing building has a hipped roof with a central gable; the front addition has a shed roof and the rear addition has a hipped roof. All of the roofs are clad in asphalt shingles. The building is clad with buff brick, with quoins at the corners of the building. Brick detailing can also be found around the original segmented arch window openings, as well as in the gable. An arched, louvered vent is located in the gable, where the wood bargeboard is decorated with teeth and a pendant (sometimes referred to as a drop finial).

The building takes the form of an Ontario Cottage: single storey, hipped roof with central gable dormer, and centre hall plan. This type was once common in Southern Ontario, however it is becoming increasingly rare. The unsympathetic front addition has compromised the integrity of identifying this building as an Ontario Cottage.

The detached out building is one and three-quarters stories in height with a gambrel roof. The building appears to have been constructed with concrete blocks and features half-timbering in the gambrel end.

#### 1.4 Historical Research

Located within land owned by Noble English, the residential area of the Old East Heritage Conservation District was developed from the 1860s into the 1930s. The former Town of London East was annexed by the City of London in 1885. The first survey of the English estate for development was completed in 1856 and included the first five blocks from Adelaide Street North to Elizabeth Street, between Dundas Street and Elias Street. Following the death of Noble English in 1872, his family continued to survey the family's estate into lots for development.

The subject property is located at Lot 18, Block V, Registered Plan 86 (April 1886). The property at 504 English Street appears to be the only property on the block which retains its original dimensions: 55' (16.7m) frontage and 158' (48.1m) in depth. Block V was established in the 1872 survey of the eastern part of the Noble English estate (Registered Plan 304, 1872). The *Map of the City of London and Suburbs (1878)* (a supplemental map to the *Illustrated Historical Atlas of the County of Middlesex*) does not note any property divisions, buildings, or ownership of Block V. No development is noted in this area in the *Bird's Eye View of London (1872)*; development is noted in this vicinity on the *Bird's Eye View of London (1893)*, however it does not provide any clarity or detail. Neither *Bird's Eye View* nor the *Illustrated Historical Atlas* contain consistently reliable references as both maps were produced on a subscription-basis, but can be considered generally indicative.

Available information suggests the buildings at 504 English Street may date to the 1870s or 1880s. This is consistent with the style and finishes of the existing building, as well as the general development of the Old East Heritage Conservation District. The above information related to the subdivision of the English estate suggests a construction date after 1886. Further research suggests indicates that the building was constructed in about 1876.

The 1875 City Directory is the first which contains a street directory in addition to an alphabetical list of names and business directory, as well as including London East, New Brighton, and Petersville in addition to the City of London. The 1875 City Directory records all lots on the east side of English Street and north of the Noble English estate (470-472 English Street) as “vacant” (see Appendix C for City Directory information). In his work compiling a “London East Street Directory – 1877,” Dan Brock has identified George Pratley, freehold labourer, as owner of the property which is now 504 English Street in 1877. The 1881-1882 City Directory lists George Pratley, labourer, as residing near the southeast corner of Timothy (now Lorne Avenue) and English Street, London East (corresponding with the location of 504 English Street). The 1886 City Directory, the first year following the annexation of London East, lists George Pratley, milkdealer, as the occupant of 504 English street. The building at 504 English Street is the only building on the east side of this block of English Street, other lots are marked as “private grounds” or “vacant lots.” The building’s existence prior to the registration of Registered Plan 86 may be the origin of the property’s unchanged dimensions.

This information conflicts with the land registry information on file for the property. A review of the land registry information indicates that the property remained in the ownership of the English family until 1890, when it was sold to Janet/Jeanette Ewart for \$800. Subsequent to this, the land register information appears to correspond with the City Directory information noting some owners were not occupants. The property was sold multiple times throughout the twentieth century. The longest owner/occupant appears to be two generations of the Crispin family, from 1922 until the 1960s.

## 2.0 Legislative/Policy Framework

### 2.1 Provincial Policy Statement

Heritage conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement* (2014) promotes the wise use and management of cultural heritage resources and directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

“Significant” means “resources that have been determined to have cultural heritage value or interest for the important contributions they make to our understanding of the history or a place, an event or a people” (*PPS* 2014). “Built heritage resource” means “a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers’ (*PPS* 2014). “Conserved” means “the identification, protection, management and use of built heritage resources, cultural heritage landscapes, and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments” (*PPS* 2014).

### 2.2 Ontario Heritage Act

In requests for demolition and/or erection of a building located on a property located within a Heritage Conservation District, the *Ontario Heritage Act* enables municipalities to give the applicant:

- a) The permit applied for;
- b) Notice that the council is refusing the application for the permit; or,
- c) The permit applied for, with terms and conditions attached (Section 42(4), *Ontario Heritage Act*).

Municipal Council must respond within 90 days after receipt of a demolition request and/or Heritage Alteration Permit application (Section 42(4), *Ontario Heritage Act*). Consultation with the municipality’s municipal heritage committee (the London Advisory Committee on Heritage) is required (Section 42(4.1), *Ontario Heritage Act*). It is the Municipal Council’s policy to consider demolition requests for heritage listed and designated properties with a public participation meeting held at the Planning & Environment Committee, with notice sent to property owners within 120m of the subject property. Non-decision within 90-days, the refusal, or terms and conditions on the approval of a demolition request may be appealed to the Ontario Municipal Board (OMB)/Local Planning Appeal Tribunal (LPAT).

Additionally, a permit (Heritage Alteration Permit) is required to make alterations to a property within a Heritage Conservation District. Per Section 41.1(5.e) of the *Ontario Heritage Act*, the Old East Heritage Conservation District Plan has defined new buildings as requiring Heritage Alteration Permit approval. Given the substantial nature of new buildings within a Heritage Conservation District, these Heritage Alteration Permit applications meet the Conditions for Referral defined within the Delegated Authority By-law (By-law No. C.P.-1502-129), thus requiring consultation with the London Advisory Committee on Heritage (LACH) and a decision by Municipal Council.

### **2.3 Official Plan/The London Plan**

Consistent with the *PPS*, there is an underlying preference by the *Official Plan* (1989 as amended) and *The London Plan* (approved 2016) policies that cultural heritage resources be conserved and protected, and that the removal of these resources is the least desirable course of action and should be discouraged.

Chapter 13, Heritage, of the *Official Plan* includes objectives which support the “protection, enhancement, restoration, maintenance, and utilization of buildings, structures, areas, or sites within London which are considered to be of cultural heritage value or interest to the community” (Section 13.1.i, *Official Plan*). Section 13.3.6 of the *Official Plan*, speaking generally to Heritage Conservation Districts, states that “the character of the District shall be maintained by encouraging the retention of existing structures and landscape features.” The policies of our *Official Plan* discourage the demolition of existing buildings within our Heritage Conservation Districts.

### **2.4 Old East Heritage Conservation District Plan & Guidelines**

The Old East Heritage Conservation District was designated by By-law No. L.S.P.3383-111 and came into force and effect on September 10, 2006. The *Old East Heritage Conservation District Plan & Guidelines* provides policies and guidelines to help manage change for the nearly 1,000 properties located within its boundaries.

While the first goal of the *Old East Heritage Conservation District Plan & Guidelines* is to “encourage the retention and adaptation of heritage buildings rather than the demolition and replacement of those buildings,” properties within the Old East Heritage Conservation District are rated on a scale of A-D; A-rated properties being the architectural and historical gems of the Old East Heritage Conservation District, and D-rated properties being those that have limited or no contributions to the heritage character of the Old East Heritage Conservation District. The *Old East Heritage Conservation District Plan* states, “it is recognized that there are situations where demolition may be necessary such as partial destruction due to fire or other catastrophic events, severe structural instability, and occasionally redevelopment that is in keeping with appropriate city policies” (Section 6.5, *Old East Heritage Conservation District Plan*).

Recognizing that change will occur, the *Old East Heritage Conservation District Plan & Guidelines* also provides policies and guidelines to ensure that new development is compatible with its heritage character. Section 4.4 of the *Old East Heritage Conservation District Plan* provides the following direction for new buildings:

- *Match setback, footprint, size, and massing patterns of the neighbourhood, particularly to the immediately adjacent neighbours;*
- *Respond to unique conditions or location, such as corner properties;*
- *Use roof shapes and major design elements that are complementary to surrounding building and heritage patterns;*
- *Use materials and colours that represent the texture palette of the heritage area;*
- *Where appropriate, incorporate some of the details that were standard design elements in the principal facades of the properties in Old East London. Such details as transoms and sidelights at doors and windows, covered porches, divided light windows and decorative details to articulate plain and flat surfaces, add character that complement the original appearance of the neighbourhood, and add value to the individual property;*
- *Front drive garages are strongly discouraged. Garages should be detached and located in the rear yard wherever possible.*

### 3.0 Demolition Request & Heritage Alteration Permit Application

#### 3.1 Demolition Request

A demolition request for the existing building at 504 English Street was received on March 1, 2018 in concert with a Heritage Alteration Permit application for a proposed building. Per Section 42(4) of the *Ontario Heritage Act*, the 90-day timeline for the demolition request and Heritage Alteration Permit application will expire on May 30, 2018.

#### 3.2 Heritage Alteration Permit application

Municipal Council has delegated approval of Heritage Alteration Permit applications that do not meet the “conditions for referral” defined in the Delegated Authority By-law (C.P.-1502-129) to the City Planner. As a proposed new building within a Heritage Conservation District, the Heritage Alteration Permit application for 504 English Street was determined to meet the “conditions for referral” thus requiring consultation with the London Advisory Committee on Heritage (LACH) before a decision on the Heritage Alteration Permit application by Municipal Council.

A Heritage Alteration Permit application was submitted by the property owner and received on March 1, 2018. The property owner has applied for a Heritage Alteration Permit to:

- Erect a new two storey building containing four units with the following details (see drawings in Appendix D):
  - Two storey building, approximately 6m (20') in height;
  - Rectangular footprint, approximately 11.4m (37') in width and 24.5m (80') in depth;
  - Hipped roof with a slope of 12:9 clad in asphalt shingles, with two front gables;
  - Wood pendant at the peaks of the two front gables (in the style of the pendant of the existing building);
  - Setback approximately 4m (13') from the west property line (to negotiate the difference in setback of adjacent buildings at 494 English Street and 506 English Street), 1.8m (5.9') from the north property line, 3.6m (11.8') from the south property line;
  - Slab on grade construction;
  - Buff brick salvaged from the existing building applied as a veneer as exterior cladding at the front of the building with shingle-style fiber cement board cladding at the rear and gables;
  - Three primary bays across the front façade, defined by pilasters, with five bays across the north and south facades also defined by pilasters;
  - Two of the front bays projecting slightly to give definition to the front façade, which are accentuated by gables in the hipped roof;
  - A front porch with concrete base and flat roof that is supported by brick piers. Given the proposed height of the porch, no guards (balustrade railing) is required. A concrete sidewalk leads to the front porch;
  - Dichromatic brickwork found on the porch piers, voussoirs and lintels of the windows;
  - Wooden brackets to accentuate the brick frieze and wood/fiber cement board fascia of the building;
  - Rectangular sash (hung) aluminium-clad wood windows with no fenestration (no grilles);
  - Painted solid wood entry door with sidelights and transom; and,
  - Sloped landscaping to provide level-entry to the front porch and front entry with a barrier-free entry located at the rear of the building to provide access to the two accessible, ground floor units.

A detached storage building, located at the rear of the property, is also proposed. It is not anticipated that this storage building will be visible from the street and therefore no Heritage Alteration Permit approval is required. Compatibility with the materials and finishes of the proposed building is encouraged.

A site visit was undertaken by the Heritage Planner on February 16, 2018, in advance of the submission of the demolition request and Heritage Alteration Permit application for 504 English Street.

## 4.0 Analysis

### 4.1 Demolition Request

In general, the demolition of buildings within any of London’s Heritage Conservation Districts is discouraged. However, as noted in Section 6.5 of the *Old East Heritage Conservation District Plan*, demolition may occasionally may be an appropriate consideration. As a D-rated property, 504 English Street is a suitable candidate for demolition.

As demonstrated by the images in Appendix B, the building located at 504 English Street has been subject to previous alterations that have compromised its integrity from a cultural heritage perspective. In particular, the front addition is not compatible with the heritage character of the Old East Heritage Conservation District and does not comply with the design guidelines of the *Old East Heritage Conservation District Plan*.

Historical research did not identify any significant historical associations of the property or its occupants (see Appendix C).

Given these considerations, the existing building at 504 English Street is a suitable candidate for demolition and replacement with a new building that is compatible with the Old East Heritage Conservation District. The Heritage Planner undertook photographic documentation of the property (see Appendix B). The property owner has proposed the salvage and reuse of the existing bricks in the proposed building. Additional salvage of doors, windows, and trim detail is recommended.

### 4.2 Heritage Alteration Permit

Section 4.4 of the *Old East Heritage Conservation District Plan* identifies policies for the residential area and new development within the residential area. These policies are intended to ensure the conservation of the heritage character of Old East Heritage Conservation District. Those policies were used in the analysis of the proposed new building at 504 English Street.

The proposed building appears to take Italianate stylistic references, as demonstrated in the proportions, slope of roof, segmented arch voids in the structure, brick pilaster and frieze, and brackets. There are clear references to existing cultural heritage resources in the Old East Heritage Conservation District, without a pastiche accumulation of individual architectural elements. The proposed building includes many of the vernacular qualities that characterize the Old East Heritage Conservation District, such as the porch, wood door with sidelights and transom, and dichromatic brick detailing.

*Table 1: Analysis of the proposed building for 504 English Street using the policies of Section 4.4 (New Buildings) of the Old East Heritage Conservation District Plan.*

<b>Section 4.4: New Buildings</b>	<b>Analysis</b>
Match setback, footprint, size, and massing patterns of the neighbourhood, particularly to the immediate adjacent neighbours.	<p>The proposed building negotiates the difference in the setback between the buildings at the adjacent properties at 506 English Street and 494 English Street (see Site Plan drawing in Appendix D).</p> <p>The proposed building has a larger footprint and size than adjacent buildings. However, it is on one of the larger lots on English Street with a frontage of 16.7m (55’) and a depth of 48.1m (158’) and can therefore accommodate a larger building.</p> <p>The proposed building contributes to the massing patterns within the surrounding area, as there is a compatible rhythm on the streetscape. There are a number of converted dwellings and semi-detached dwellings within the area. Articulation of the buildings massing through the pilasters and change in material between the brick and shingle siding add articulation to the building.</p>

Section 4.4: New Buildings	Analysis
Respond to unique conditions or location, such as corner properties.	The property will look onto a future park at the location of the former Lorne Avenue Public School (723 Lorne Avenue; to be demolished). This emphasizes the importance of ensuring that the proposed building is compatible with the heritage character of the Old East Heritage Conservation District and uses high-quality, heritage-appropriate materials and details.
Use roof shapes and major design elements that are complementary to surrounding buildings and heritage patterns.	The proposed building features a hipped roof with two gables, which are forms found in the Old East Heritage Conservation District. Additionally, the pitch of the roof (12:9) of the proposed building has been adjusted to maintain a traditional appearance without being too steep or too shallow.
Use materials and colours that represent the texture and palette of the heritage area.	<p>Brick salvaged from the existing building will be used for the proposed building. This ensures that the materials and colours will continue to represent the texture and palette of the Old East Heritage Conservation District. As the proposed building is larger than the existing building, areas less visible from the street will be clad in a fiber-cement shingle.</p> <p>Should insufficient quantity of brick be available for reuse, adjustments to the cladding of the north and south facades may be required in consultation with the Heritage Planner. Should reduction in the amount of brick veneer on the north and south facades be required, the reduction should be on a bay-by-bay basis to maintain a three-dimensional quality to the perceived massing of the proposed building. A single façade (e.g. front/west) of brick veneer should be discouraged. Should insufficient quality of brick be available for reuse, salvaged brick from other buildings may be considered in consultation with the Heritage Planner.</p> <p>The application of undivided sash (hung) style aluminium-clad wood windows is appropriate within the context of the Old East Heritage Conservation District.</p> <p>Detailing of the building, including pendants and brackets are constructed of wood with a painted finish which is consistent with the texture and palette of the Old East Heritage Conservation District.</p> <p>Use of colours from the Old East Heritage Conservation District palette is recommended.</p>
Where appropriate, incorporate some of the details that were standard elements in the principal facades of the properties in Old East London.	Both the existing building and surrounding properties inspired the design treatment of the proposed building at 504 English Street. This includes: flat-roof front porch and brick piers, dichromatic brickwork, brick pilasters, segmented arch window openings, (aluminium-clad) wood windows, painted wood entablature, painted or stained wooden front door with sidelights and transom, and painted wood brackets and pendant.
Front drive garages are strongly discouraged. Garages should be detached and located in the rear yard wherever possible.	No front drive garage or parking is proposed. Parking is appropriately located at the rear of the proposed building, and will be accessed via a driveway at the south edge of the property (along its current alignment). Front yard parking should be prohibited.



The proposed building for 504 English Street complies with the policies and guidelines of the *Old East Heritage Conservation District Plan & Guidelines*.

### 1.5 Accessibility

In addition to the compatibility of the proposed building at 504 English Street with the Old East Heritage Conservation District, the proposed building provides accessible and barrier-free access to accessible units. To meet the accessibility requirements, it is not possible to reuse the existing (original) front door as it is too narrow. It is recommended that the existing front door be salvaged and reused elsewhere.

While heritage conservation and accessibility are often put at odds, this proposed building demonstrates that compatibility between these two social goals can be achieved.

## 5.0 Conclusion

As a D-rated property within the Old East Heritage Conservation District, the existing building at 504 English Street is a suitable candidate for demolition and replacement. The design of the proposed building at 504 English Street, including its setback, footprint, size, massing patterns, and finishes and details are compliant with the goals and objectives of the *Old East HCD Plan* and should be approved.

<b>Prepared by:</b>	<b>Kyle Gonyou, CAHP Heritage Planner</b>
<b>Submitted by:</b>	<b>Jim Yanchula, MCIP RPP Manager, Urban Regeneration</b>
<b>Recommended by:</b>	<b>John M. Fleming, MCIP, RPP Managing Director, Planning and City Planner</b>

March 7, 2018  
KG/

\\FILE2\users-z\pdp\Shared\policy\HERITAGE\Heritage Alteration Permit Reports\English Street, 504\HAP18-008-L\HAP18-008-L LACH Demo 504 English Street.docx

### Sources

Brock, Dan. *London East Street Directory – 1877*.  
City of London. Property file: 504 English Street.  
City Directory. Various years.  
*Old East Heritage Conservation District Plan & Guidelines*.

Appendix A – Maps

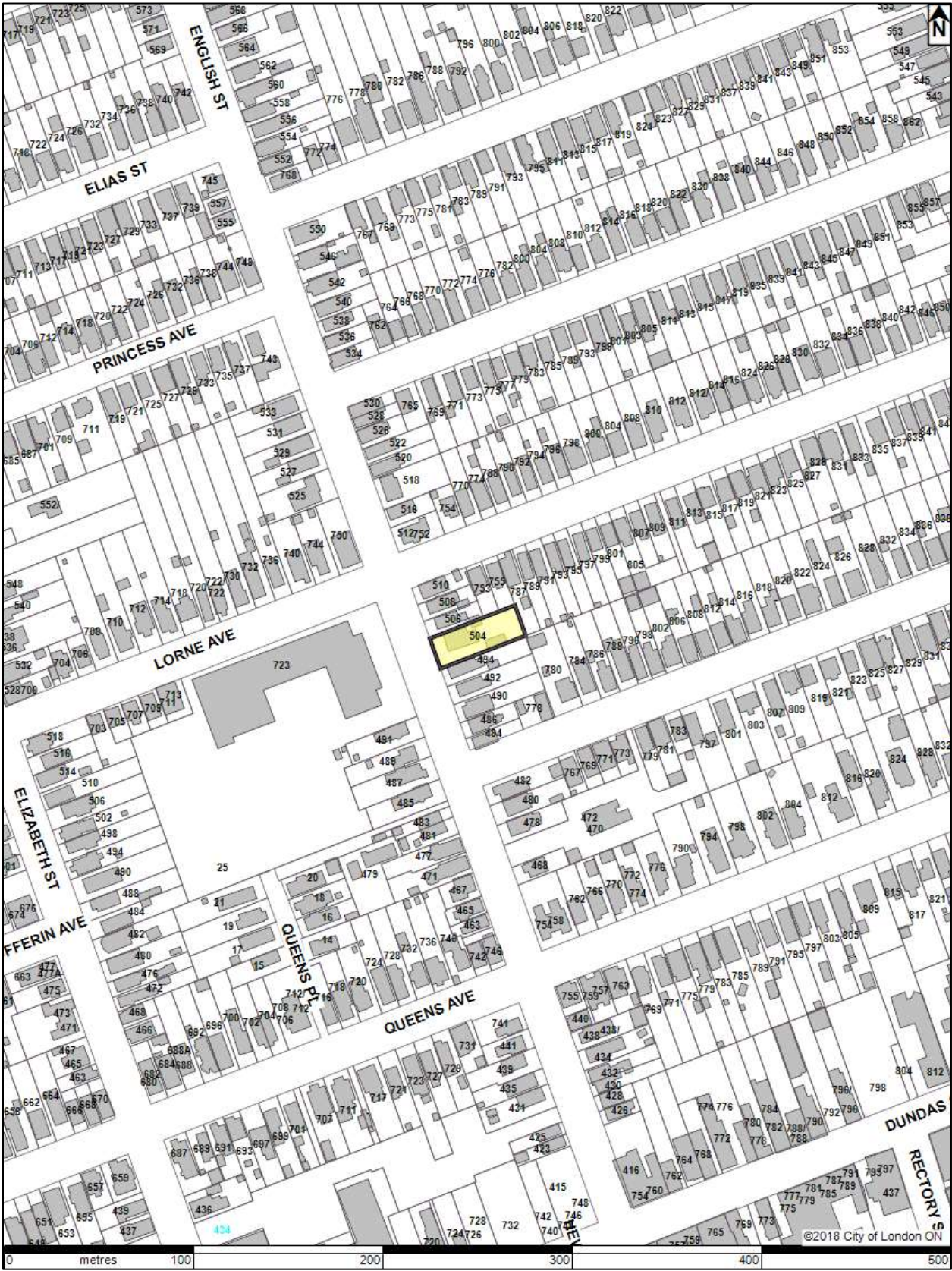


Figure 1: Property location of 504 English Street.

Appendix B – Images



*Image 1: View of front (west) façade of the building located at 504 English Street.*



*Image 2: View of west and south facades of the building located at 504 English Street.*



*Image 3: Detail of pendant in gable of building located at 504 English Street.*



*Image 4: View of west façade of building showing front addition, original structure, and rear addition of the building located at 504 English Street, and detached out building.*



*Image 5: View of rear (east) façade of the building located at 504 English Street.*



*Image 6: Main (west) façade of the detached outbuilding located at 504 English Street.*

## Appendix C – City Directory Information

City Directory information for 504 English Street:

Year	Name	Source
1875	Vacant	City Directory
1877	George Pratley, labourer, f	Dan Brock
1881-1882	George Pratley, labourer	City Directory (Alphabetical)
1886	George Pratley, milkdealer	City Directory (Streets)
1887	George Pratley	City Directory (Streets)
1888-1889	Wm. Dye	City Directory (Streets)
1890	John Ferguson	City Directory (Streets)
1891	John Ferguson	City Directory (Streets)
1892	Miss Jeanette Ewart	City Directory (Streets)
1893	Miss Jeanette Ewart	City Directory (Streets)
1894	Miss Jeanette Ewart	City Directory (Streets)
1895	John Noble Miss M. Dyer, dressmaker	City Directory (Streets)
1896-1897	John Noble Miss Mabel Dyer, dressmaker	City Directory (Streets)
1897-1898	John Noble Miss Mabel Dyer, dressmaker	City Directory (Streets)
1898-1899	John Noble	City Directory (Streets)
1900	John Noble	City Directory (Streets)
1901	John Noble	City Directory (Streets)
1909-1910	John Noble, optician	City Directory (Streets)
1913	John Noble, optician	City Directory
1915	Vacant	City Directory (Streets)
1916	Robert Allen & Edith Knighton, military police	City Directory (Streets, Alphabetical)
1918	R. E. Koebel, trainman, CPR	City Directory
1919	Silas N. Ridley, manager, Standard Drug (664 Dundas Street)	City Directory (Streets, Alphabetical)
1920	Silas N. Ridley, manager, Standard Drug (664 Dundas Street)	City Directory (Streets, Alphabetical)
1922	Mrs. H. L. Murray	City Directory (Streets)
1923	George N. & Florence Crispin, Dennisteel	City Directory (Streets, Alphabetical)
1928	G. N. Crispin	City Directory
1933	G. N. Crispin	City Directory
1938	G. N. Crispin	City Directory
1943	G. N. Crispin	City Directory
1948	G. N. Crispin, W. G. Crispin	City Directory
1953	W. G. Crispin	City Directory
1955	W. George & Margaret Crispin, works at Hyman Tannery	City Directory (Streets, Alphabetical)
1958	W. G. Crispin	City Directory
1959	W. G. Crispin	City Directory
1960	W. G. Crispin	City Directory
1970	Earnest & Beatrice Sommerfeld, painting contractor	City Directory
1981	E. Sommerfeld, painting contractor	City Directory (Streets, Alphabetical)
1991	E. Sommerfeld, East Side Painting & Decorating	City Directory (Streets, Alphabetical)
2000	E. Sommerfeld (rear) D. Ho	City Directory
2010	E. Sommerfeld (rear) D. Titus	City Directory

Appendix D – Drawings

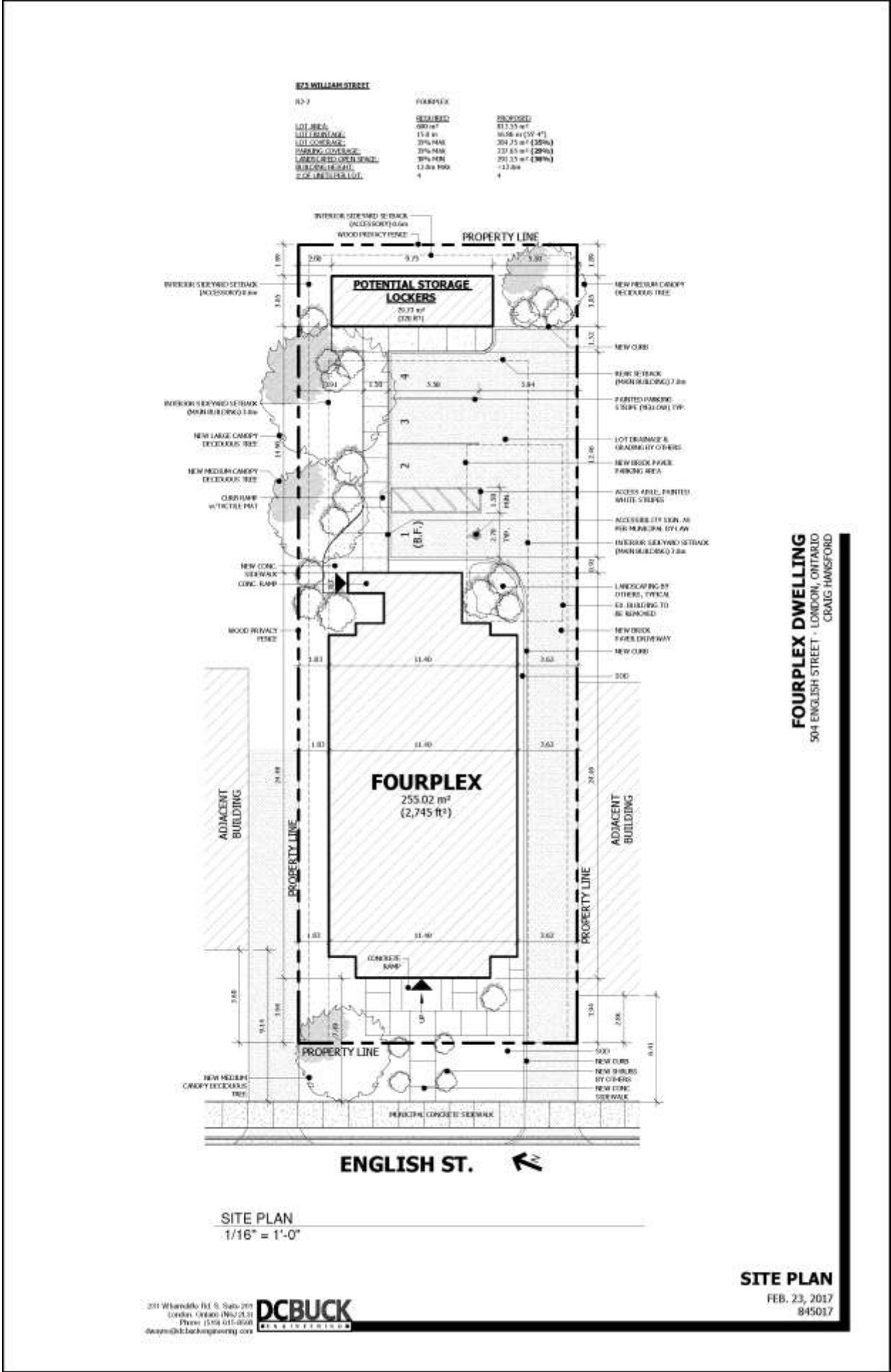


Figure 2: Site Plan for proposed building at 504 English Street.



Figure 3: Front (west) elevation for proposed building at 504 English Street.









Figure 6: Streetscape perspective showing proposed building on the east side of English Street. Note: setback of proposed building negotiates the difference in setback between the buildings located at 506 English Street and 494 English Street.

## Report to London Advisory Committee on Heritage

**To:** Chair and Members  
London Advisory Committee on Heritage  
**From:** John M. Fleming  
Managing Director, Planning and City Planner  
**Subject:** Demolition Request & Heritage Alteration Permit Application  
By: Kapland Construction Inc.  
491 English Street, Old East Heritage Conservation District  
**Meeting on:** Wednesday March 14, 2018

## Recommendation

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application made under Section 42 of the *Ontario Heritage Act* to demolish the existing building and to erect a new building on the property located at 491 English Street, within the Old East Heritage Conservation District, **BE PERMITTED** as proposed in the drawings attached as Appendix D, subject to the following terms and conditions:

- (a) The Heritage Planner be circulated on the applicant's Building Permit application drawings to verify compliance with the submitted design prior to issuance of the Building Permit;
- (b) The property owner be encouraged to use colours from the Old East Heritage Conservation District palette; and,
- (c) Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

## Executive Summary

### Summary of Request

The Demolition Request and Heritage Alteration Permit application are seeking a permit from Municipal Council to demolish the existing building and to erect a new building on the property located at 491 English Street, within the Old East Heritage Conservation District, in accordance with Section 42 of the *Ontario Heritage Act*.

### Purpose and the Effect of Recommended Action

The purpose and effect of the recommended action is to permit the demolition of the existing building located at 491 English Street and permit the erection of a replacement building as proposed, with terms and conditions to ensure compatibility with the Old East Heritage Conservation District.

### Rationale of Recommended Action

The existing building at 491 English Street is C-Ranked by the *Old East Heritage Conservation District Plan*. The proposed replacement building complies with the policies and guidelines of the *Old East Heritage Conservation District Plan* and should be permitted with terms and conditions.

## Analysis

### 1.0 Background

#### 1.1 Property Location

The property at 491 English Street is located on the west side of English Street, between Lorne Avenue and Queens Avenue (Appendix A). The property abuts the former Lorne Avenue Public School (723 Lorne Avenue) property.

## 1.2 Cultural Heritage Status

The property at 491 English Street is located within the Old East Heritage Conservation District, which was designated under Part V of the *Ontario Heritage Act* on September 10, 2006. The property at 491 English Street is a C-Ranked property by the *Old East Heritage Conservation District Plan*.

## 1.3 Description

The existing building located at 491 English Street is a single storey, frame building (Appendix B). The building is vernacular. It is a side hall plan cottage with a rectangular footprint and a hipped roof. The building has three bays across its front façade, with the main entry door in the southern-most bay and one window in each of the northern two bays. A bay window projects from the south façade of the building. The front door does not appear to be original, and it is not clear if the existing windows are original. There appears to be two additions onto the original structure at its rear. The building is clad in vinyl siding. Physical evidence indicated that at least a portion of the building was clad in insul-brick, a shingle-like cladding which mimicked the appearance of masonry (see Appendix B).

The property at 491 English Street slopes up to the house from the street level at English Street. A short flight of concrete steps is located adjacent to the shared driveway which provides access to the properties at 489 English Street and 491 English Street.

## 1.4 Historical Research

Located within land owned by Noble English, the residential area of the Old East Heritage Conservation District was developed from the 1860s into the 1930s. The former Town of London East was annexed by the City of London in 1885. The first survey of the English estate for development was completed in 1856 and included the first five blocks from Adelaide Street North to Elizabeth Street, between Dundas Street and Elias Street. Following the death of Noble English in 1872, his family continued to survey the family's estate into lots for development.

The subject property is located at Part Lots 9-10, Block I, Registered Plan 296 (May 8, 1872). Block I was established in the 1872 survey of the eastern part of the Noble English estate (Registered Plan 304, 1872). The *Map of the City of London and Suburbs* (1878) (a supplemental map to the *Illustrated Historical Atlas of the County of Middlesex*) shows the parcel fabric of Block I. No development is noted in this area in the *Bird's Eye View of London* (1872); development is noted in this vicinity on the *Bird's Eye View of London* (1893), however it does not provide any clarity or detail. Neither *Bird's Eye View* nor the *Illustrated Historical Atlas* contain consistently reliable references as both maps were produced on a subscription-basis, but can be considered generally indicative.

Based on information available through City Directory research, the home at 491 English Street was constructed in about 1884 and first occupied by Joseph Sanders (1834-1919) (see Appendix C). Joseph Sanders was a veteran of the Crimean War, painter, shoemaker, and became the Secretary and Inspector of the Children's Aid Society and Humane Society following his immigration to Canada in 1883 from England. He, his wife, and his family of two sons and three daughters, lived at the home at 491 English Street from about 1884 until at least 1910. *Title Children first: a historical review of the Children's Aid Society of London and Middlesex, 1893-1992* (1992) outlines the work of Joseph Sanders for the Children's Aid Society.

## 2.0 Legislative/Policy Framework

### 2.1 Provincial Policy Statement

Heritage conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement* (2014) promotes the wise use and management of cultural heritage resources and directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved."

"Significant" means "resources that have been determined to have cultural heritage value or interest for the important contributions they make to our understanding of the history or a place, an event or a people" (*PPS* 2014). "Built heritage resource" means "a building, structure, monument, installation or any manufactured remnant that contributes to a

property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers' (PPS 2014). "Conserved" means "the identification, protection, management and use of built heritage resources, cultural heritage landscapes, and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments" (PPS 2014).

## **2.2 Ontario Heritage Act**

In requests for demolition and/or erection of a building located on a property located within a Heritage Conservation District, the *Ontario Heritage Act* enables municipalities to give the applicant:

- a) The permit applied for;
- b) Notice that the council is refusing the application for the permit; or,
- c) The permit applied for, with terms and conditions attached (Section 42(4), Ontario Heritage Act).

Municipal Council must respond within 90 days after receipt of a demolition request and/or Heritage Alteration Permit application (Section 42(4), *Ontario Heritage Act*). Consultation with the municipality's municipal heritage committee (the London Advisory Committee on Heritage) is required (Section 42(4.1), *Ontario Heritage Act*). It is the Municipal Council's policy to consider demolition requests for heritage listed and designated properties with a public participation meeting held at the Planning & Environment Committee, with notice sent to property owners within 120m of the subject property. Non-decision within 90-days, the refusal, or terms and conditions on the approval of a demolition request may be appealed to the Ontario Municipal Board (OMB)/Local Planning Appeal Tribunal (LPAT).

Additionally, a permit (Heritage Alteration Permit) is required to make alterations to a property within a Heritage Conservation District. Per Section 41.1(5.e) of the *Ontario Heritage Act*, the Old East Heritage Conservation District Plan has defined new buildings as requiring Heritage Alteration Permit approval. Given the substantial nature of new buildings within a Heritage Conservation District, these Heritage Alteration Permit applications meet the Conditions for Referral defined within the Delegated Authority By-law (By-law No. C.P.-1502-129), thus requiring consultation with the London Advisory Committee on Heritage (LACH) and a decision by Municipal Council.

## **2.3 Official Plan/The London Plan**

Consistent with the PPS, there is an underlying preference by the *Official Plan* (1989 as amended) and *The London Plan* (approved 2016) policies that cultural heritage resources be conserved and protected, and that the removal of these resources is the least desirable course of action and should be discouraged.

Chapter 13, Heritage, of the *Official Plan* includes objectives which support the "protection, enhancement, restoration, maintenance, and utilization of buildings, structures, areas, or sites within London which are considered to be of cultural heritage value or interest to the community" (Section 13.1.i, *Official Plan*). Section 13.3.6 of the *Official Plan*, speaking generally to Heritage Conservation Districts, states that "the character of the District shall be maintained by encouraging the retention of existing structures and landscape features." The policies of our *Official Plan* discourage the demolition of existing buildings within our Heritage Conservation Districts.

## **2.4 Old East Heritage Conservation District Plan & Guidelines**

The Old East Heritage Conservation District was designated by By-law No. L.S.P.3383-111 and came into force and effect on September 10, 2006. The *Old East Heritage Conservation District Plan & Guidelines* provides policies and guidelines to help manage change for the nearly 1,000 properties located within its boundaries.

While the first goal of the *Old East Heritage Conservation District Plan & Guidelines* is to "encourage the retention and adaptation of heritage buildings rather than the demolition and replacement of those buildings," properties within the Old East Heritage Conservation District are rated on a scale of A-D; A-rated properties being the architectural and historical gems of the Old East Heritage Conservation District, and D-

rated properties being those that have limited or no contributions to the heritage character of the Old East Heritage Conservation District. The *Old East Heritage Conservation District Plan* states, “it is recognized that there are situations where demolition may be necessary such as partial destruction due to fire or other catastrophic events, severe structural instability, and occasionally redevelopment that is in keeping with appropriate city policies” (Section 6.5, *Old East Heritage Conservation District Plan*).

Recognizing that change will occur, the *Old East Heritage Conservation District Plan & Guidelines* also provides policies and guidelines to ensure that new development is compatible with its heritage character. Section 4.4 of the *Old East Heritage Conservation District Plan* provides the following direction for new buildings:

- *Match setback, footprint, size, and massing patterns of the neighbourhood, particularly to the immediately adjacent neighbours;*
- *Respond to unique conditions or location, such as corner properties;*
- *Use roof shapes and major design elements that are complementary to surrounding building and heritage patterns;*
- *Use materials and colours that represent the texture palette of the heritage area;*
- *Where appropriate, incorporate some of the details that were standard design elements in the principal facades of the properties in Old East London. Such details as transoms and sidelights at doors and windows, covered porches, divided light windows and decorative details to articulate plain and flat surfaces, add character that complement the original appearance of the neighbourhood, and add value to the individual property;*
- *Front drive garages are strongly discouraged. Garages should be detached and located in the rear yard wherever possible.*

### **3.0 Demolition Request & Heritage Alteration Permit Application**

#### **3.1 Demolition Request**

A demolition request for the existing building at 491 English Street was received on February 22, 2018 in concert with a Heritage Alteration Permit application for a proposed building. Per Section 42(4) of the *Ontario Heritage Act*, the 90-day timeline for the demolition request and Heritage Alteration Permit application will expire on May 23, 2018.

#### **3.2 Heritage Alteration Permit application**

Municipal Council has delegated approval of Heritage Alteration Permit applications that do not meet the “conditions for referral” defined in the Delegated Authority By-law (C.P.-1502-129) to the City Planner. As a proposed new building within a Heritage Conservation District, the Heritage Alteration Permit application for 491 English Street was determined to meet the “conditions for referral” thus requiring consultation with the London Advisory Committee on Heritage (LACH) before a decision on the Heritage Alteration Permit application by Municipal Council.

A Heritage Alteration Permit application was submitted by the property owner and received on February 23, 2017. The property owner has applied for a Heritage Alteration Permit to:

- Erect a new single unit, two storey building with the following details (see drawings in Appendix D):
  - Rectangular footprint, approximately 16.46m in length and 6.7m in width, set in line with adjacent buildings on English Street;
  - Frame, two storeys in height, with a basement;
  - Concrete foundation;
  - Asphalt-clad hipped roof with cross gables (north-south and east-west);
  - Tower feature at the northeast corner;
  - Clad in horizontal fiber cement board (“Hardie Board”) with end boards;
  - Upper storey of tower to be clad in fiber cement board shingles;
  - Single hung aluminium-clad wood windows with fiber cement trim;
  - A rounded arch window on the north and south facades set below a peak with finial, pendant, and decorative bracing;
  - Bay window with copper Mansard-style roof with metal cresting on the north

- facade; and,
- Painted wood entry porches on the east and west facades with wood balustrade with square spindles, wood floor and steps, plinths, colonnettes, and entablature to support an open porch on the second storey.

A site visit was undertaken by the Heritage Planner on February 16, 2018, in advance of the submission of the demolition request and Heritage Alteration Permit application for 491 English Street.

## 4.0 Analysis

### 4.1 Demolition Request

In general, the demolition of buildings within any of London’s Heritage Conservation Districts is discouraged. However, as noted in Section 6.5 of the *Old East Heritage Conservation District Plan*, there are situations where demolition may be an appropriate consideration such as partial destruction due to fire or other catastrophic event, severe structural instability, and occasionally redevelopment that is in keeping with appropriate City policies. In these situations where consideration of a demolition request is appropriate, photographic documentation and reclamation is recommended.

Historical research did not identify any significant historical associations of the property or its occupants. See Appendix C for City Directory research for the occupants of 491 English Street.

The existing building at 491 English Street is a suitable candidate for demolition and replacement with a new building that is compatible with the Old East Heritage Conservation District. The Heritage Planner undertook photographic documentation of the property (see Appendix B). The site visit undertaken on February 16, 2018 did not identify any suitable materials for salvage, reclamation, or reuse.

### 4.2 Heritage Alteration Permit

Section 4.4 of the *Old East Heritage Conservation District Plan* identifies policies for the residential area and new development within the residential area. These policies are intended to ensure the conservation of the heritage character of Old East Heritage Conservation District. Those policies were used in the analysis of the proposed new building at 491 English Street.

The proposed building appears to take Queen Anne Revival stylistic references, which is compatible with the heritage character of the Old East Heritage Conservation District. The Queen Anne Revival style can be seen in the complicated massing and roof forms of the proposed building, as well as its refined level of detailing particularly found in the double porch, window trim, and combination of horizontal siding and shingle imbrication in the tower (see Appendix D).

*Table 1: Analysis of the proposed building for 491 English Street using the policies of Section 4.4 (New Buildings) of the Old East Heritage Conservation District Plan.*

<b>Section 4.4: New Buildings</b>	<b>Analysis</b>
Match setback, footprint, size, and massing patterns of the neighbourhood, particularly to the immediate adjacent neighbours.	<p>The footprint of the proposed building has been aligned to match the setback of the abutting buildings on English Street (see Appendix D – Site Plan). The tower component of the proposed building projects slightly, giving prominence to this feature.</p> <p>The existing building is smaller than many of its adjacent and nearby neighbours. The proposed building more closely matches the massing of adjacent and nearby properties as it is a two storey building.</p>



<b>Section 4.4: New Buildings</b>	<b>Analysis</b>
Respond to unique conditions or location, such as corner properties.	<p>This property abuts the former Lorne Avenue Public School property (723 Lorne Avenue). It is anticipated that this site will become a park in the future. As such, this is a high priority location for a proposed building that is compatible with the heritage character of the Old East Heritage Conservation District.</p> <p>The proposed building responds to this unique and high profile location with architectural details which emphasizes the corner, particularly with the tower detail. This ensures that the proposed building has visual and architectural interest on the facades with the greatest visibility from the public realm.</p>
Use roof shapes and major design elements that are complementary to surrounding buildings and heritage patterns.	<p>The roof of the proposed building is complex, which reflects the building's Queen Anne Revival styling. The roof is principally composed of a steeply pitched hipped roof (12:10) with north-south and east-west intersecting cross gables, and a corner tower. Hipped roofs and cross-gables are common in the Old East Heritage Conservation District.</p> <p>Towers are found in high-profile locations within the Old East Heritage Conservation District. For example, homes with corner towers can be found at 509 and 506 Ontario Street (intersection of Ontario Street and Lorne Avenue), as well as 503 Quebec Street.</p>
Use materials and colours that represent the texture and palette of the heritage area.	<p>The proposed use of fiber cement board as the primary cladding material is compatible with the heritage character of the Old East Heritage Conservation District.</p> <p>Details of the building, including the porch, are constructed of wood with a painted finish which is consistent with the texture and palette of the Old East Heritage Conservation District. The exterior doors should be wood as well.</p> <p>The application of undivided sash (hung) style aluminium-clad wood windows is appropriate within the context of the Old East Heritage Conservation District. The rounded arch window are compatible with the Queen Anne Revival style of the proposed building.</p> <p>Use of colours from the Old East Heritage Conservation District palette is recommended.</p>
Where appropriate, incorporate some of the details that were standard elements in the principal facades of the properties in Old East London.	<p>The proposed building utilizes design details found throughout the Old East Heritage Conservation District, particularly those of the Queen Anne Revival style. In particular, the proposed building includes: stained glass transom, emphatic window trim, double porch (upper and lower) with wood columns and balustrade, finials, and bay window.</p>
Front drive garages are strongly discouraged. Garages should be detached and located in the rear yard wherever possible.	<p>No front drive garage or parking is proposed. Parking is appropriately located at the rear of the proposed building, and will be accessed via a driveway at the south edge of the property (along its current alignment). Front yard parking should be prohibited.</p>

The proposed building for 491 English Street complies with the policies and guidelines of the *Old East Heritage Conservation District Plan & Guidelines*.

## 5.0 Conclusion

As a C-rated property within the Old East Heritage Conservation District, the existing building at 491 English Street is a suitable candidate for demolition and replacement. The design of the proposed building at 491 English Street, including its setback, footprint, size, massing patterns, and finishes and details are compliant with the goals and objectives of the *Old East HCD Plan* and should be approved.

<b>Prepared by:</b>	<b>Kyle Gonyou, CAHP Heritage Planner</b>
<b>Submitted by:</b>	<b>Jim Yanchula, MCIP RPP Manager, Urban Regeneration</b>
<b>Recommended by:</b>	<b>John M. Fleming, MCIP, RPP Managing Director, Planning and City Planner</b>

March 7, 2018  
KG/

\\FILE2\users-z\pdp\Shared\policy\HERITAGE\Heritage Alteration Permit Reports\English Street, 491\HAP18-009-L\HAP18-009-L Demo 491English Street.docx

### Sources

City of London. Property file: 491 English Street.

City Directory. Various years.

*Old East Heritage Conservation District Plan & Guidelines.*

McEachren, C. and Morris, P. *Title Children first: a historical review of the Children's Aid Society of London and Middlesex, 1893-1992.* 1992.

Appendix A – Maps

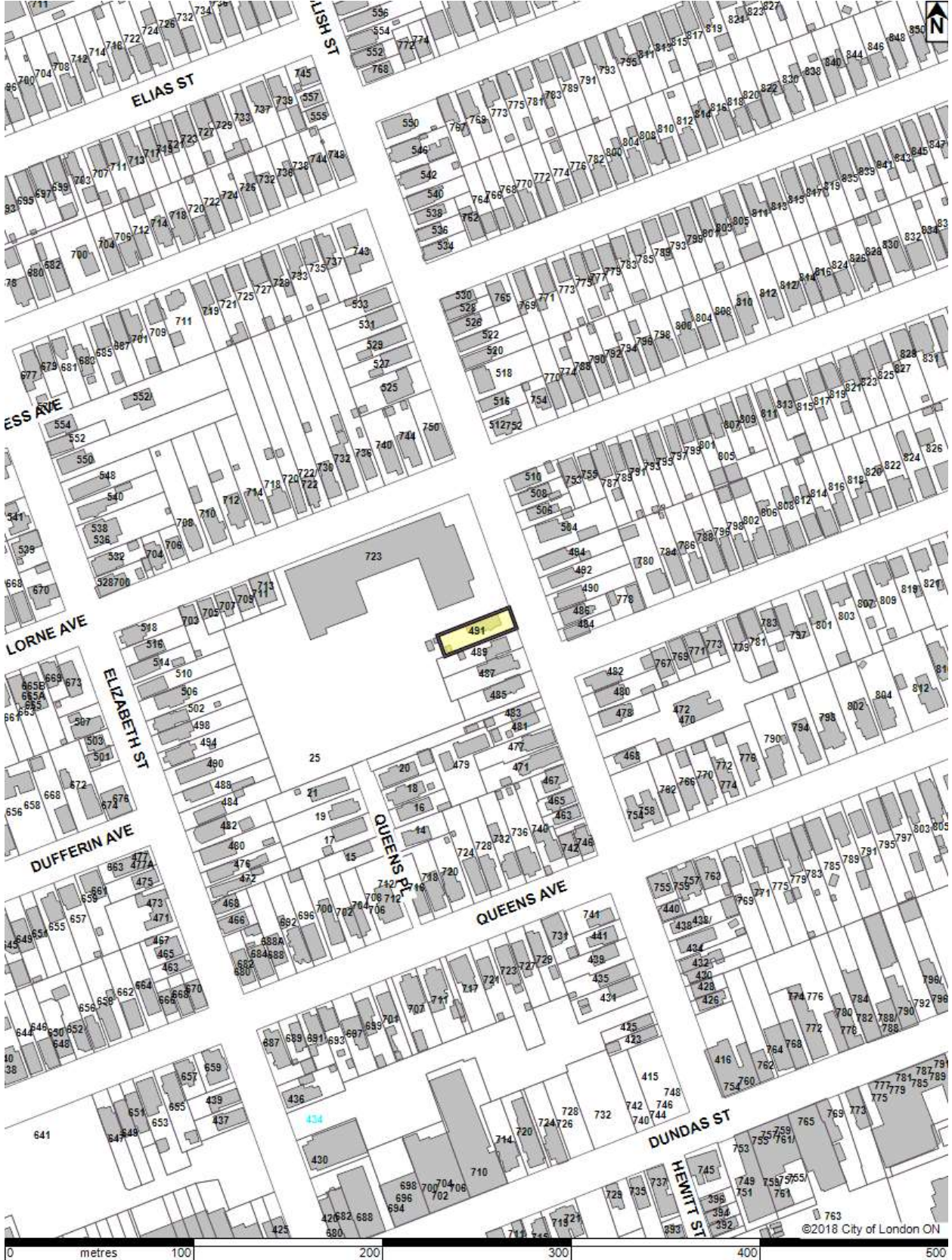


Figure 1: Property location of 491 English Street.

Appendix B – Images



*Image 1: View of front (east) façade of the building located at 491 English Street.*



*Image 2: View looking northwest of the property at 491 English Street. Note former Lorne Avenue Public School building at 723 Lorne Avenue in the background.*



*Image 3: Detail of the front door of the building located at 491 English Street.*



*Image 4: Detail of the front windows of the building located at 491 English Street.*



*Image 5: South façade of the building at 491 English Street, looking east.*



*Image 6: Detail showing insul-brick cladding underneath vinyl siding of building at 491 English Street.*

## Appendix C – City Directory Information

City Directory information for 491 English Street:

Year	Name	Source
1875	Vacant	City Directory
1877	No residents listed	City Directory
1881-1882	One resident on west side of English Street north of Queens Avenue; no address listed	City Directory
1885	Joseph Sanders, shoemaker, "75 English Street"	City Directory (Alphabetical)
1886	Joseph Sanders (f), shoemaker, Caravilla (Boot & Shoemakers)	City Directory (Streets and Alphabetical)
1887	Joseph Sanders	City Directory
1888-1889	Joseph Sanders	City Directory
1890	Joseph Sanders, shoemaker	City Directory
1891	Joseph Sanders	City Directory
1892	Joseph Sanders	City Directory
1893	Joseph Sanders	City Directory
1894	Joseph Sanders	City Directory
1895	Joseph Sanders	City Directory
1896-1897	Joseph Sanders, Inspector, Humane Society	City Directory
1897-1898	Joseph Sanders	City Directory
1898-1899	Joseph Sanders	City Directory
1900	Joseph Sanders	City Directory
1901	Joseph Sanders, Secretary and Inspector, Unity Charity and Humane Society, Children's Aid Society	City Directory
1909-1910	Joseph Sanders, Secretary and Inspector, Children's Aid Society and Charity Organization, and Humane Society, office City Hall	City Directory (Streets and Alphabetical)
1915	H. W. McCarty, works McClary Manufacturing Co.	City Directory (Streets and Alphabetical)
1916	H. W. McCarty	City Directory
1919	John Warner, foreman, G. M. Reid & Co.	City Directory (Streets and Alphabetical)
1920	Hy Wilson, works C. S. Hyman & Co.	City Directory (Streets and Alphabetical)
1922	Hy Wilson, works C. S. Hyman & Co.	City Directory
1928	William A. Evans, carpenter, John Hayman & Sons	City Directory (Streets and Alphabetical)
1929	Mrs. A. L. Collver	City Directory
1934	Mrs. A. L. Collver	City Directory
1936	Mrs. A. L. Collver	City Directory
1937	C. E. Cooper	City Directory
1938	C. A. Cooper	City Directory
1943	C. Thompson	City Directory
1945	C. Thompson	City Directory
1955	Cameron C. & Pauline L. Thompson, butcher, Coleman Pkg.	City Directory (Streets and Alphabetical)
1960	C. Thompson	City Directory
1970	Pauline Thompson	City Directory
1981	Pauline Thompson	City Directory
1991	Paul Cartwright	City Directory
2000	J. Johnston	City Directory
2010	J. Johnston	City Directory





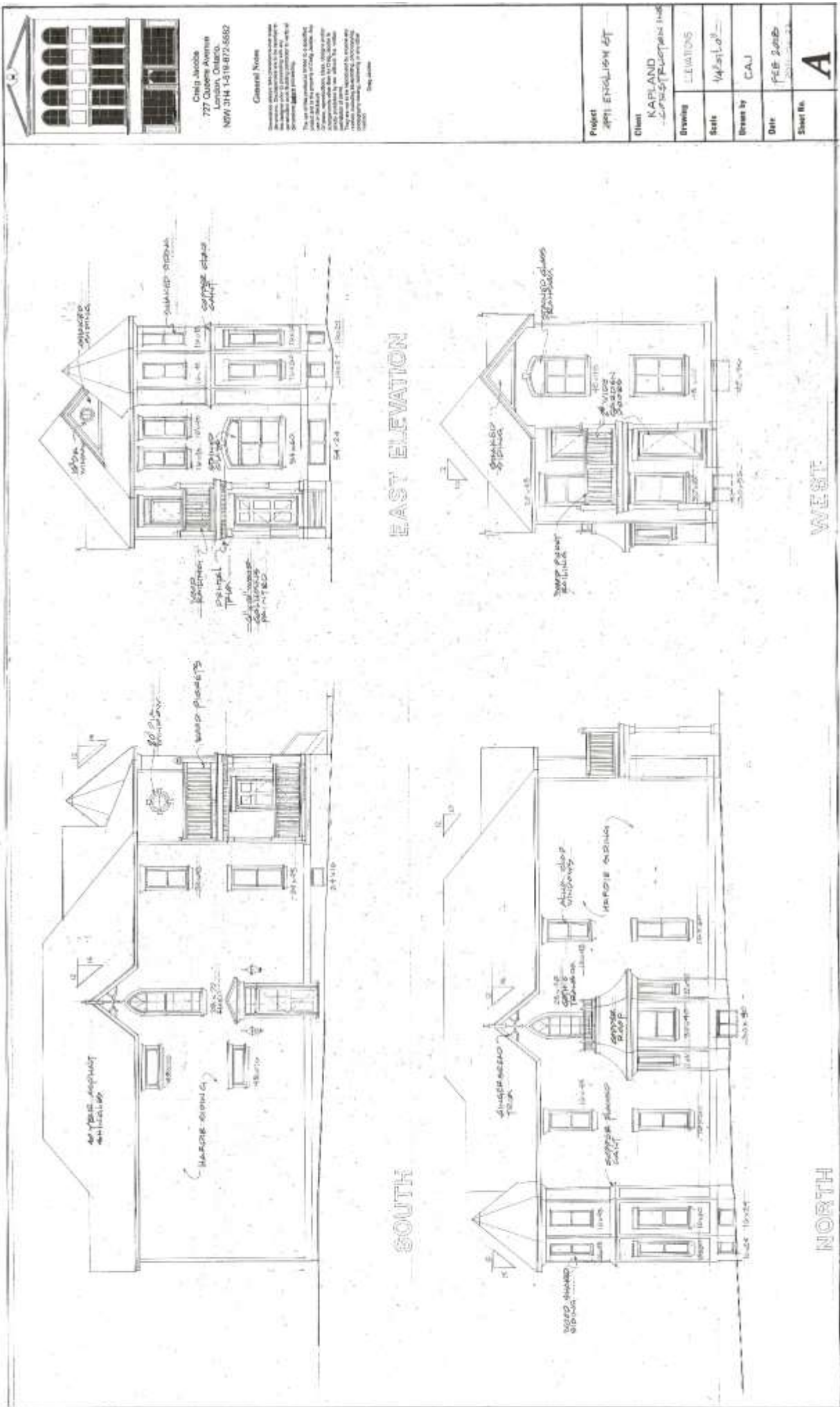


Figure 3: Architectural drawings showing the façades of the proposed building at 491 English Street.

The Corporation of the City of London

**Cultural Heritage Evaluation Report**  
**3544 Dingman Drive**  
**London, Ontario**  
**South London Wastewater Servicing**  
**Municipal Class EA Master Plan**

**Prepared by:**

AECOM

410 – 250 York Street, Citi Plaza  
London, ON, Canada N6A 6K2  
[www.aecom.com](http://www.aecom.com)

519 673 0510 tel  
519 673 5975 fax

March, 2018

Project Number: 60558756

# Statement of Qualifications and Limitations

The attached Report (the “Report”) has been prepared by AECOM Canada Ltd. (“AECOM”) for the benefit of the Client (“Client”) in accordance with the agreement between AECOM and Client, including the scope of work detailed therein (the “Agreement”).

The information, data, recommendations and conclusions contained in the Report (collectively, the “Information”):

- is subject to the scope, schedule, and other constraints and limitations in the Agreement and the qualifications contained in the Report (the “Limitations”);
- represents AECOM's professional judgement in light of the Limitations and industry standards for the preparation of similar reports;
- may be based on information provided to AECOM which has not been independently verified;
- has not been updated since the date of issuance of the Report and its accuracy is limited to the time period and circumstances in which it was collected, processed, made or issued;
- must be read as a whole and sections thereof should not be read out of such context;
- was prepared for the specific purposes described in the Report and the Agreement; and
- in the case of subsurface, environmental or geotechnical conditions, may be based on limited testing and on the assumption that such conditions are uniform and not variable either geographically or over time.

AECOM shall be entitled to rely upon the accuracy and completeness of information that was provided to it and has no obligation to update such information. AECOM accepts no responsibility for any events or circumstances that may have occurred since the date on which the Report was prepared and, in the case of subsurface, environmental or geotechnical conditions, is not responsible for any variability in such conditions, geographically or over time.

AECOM agrees that the Report represents its professional judgement as described above and that the Information has been prepared for the specific purpose and use described in the Report and the Agreement, but AECOM makes no other representations, or any guarantees or warranties whatsoever, whether express or implied, with respect to the Report, the Information or any part thereof.

Without in any way limiting the generality of the foregoing, any estimates or opinions regarding probable construction costs or construction schedule provided by AECOM represent AECOM's professional judgement in light of its experience and the knowledge and information available to it at the time of preparation. Since AECOM has no control over market or economic conditions, prices for construction labour, equipment or materials or bidding procedures, AECOM, its directors, officers and employees are not able to, nor do they, make any representations, warranties or guarantees whatsoever, whether express or implied, with respect to such estimates or opinions, or their variance from actual construction costs or schedules, and accept no responsibility for any loss or damage arising therefrom or in any way related thereto. Persons relying on such estimates or opinions do so at their own risk.

Except (1) as agreed to in writing by AECOM and Client; (2) as required by-law; or (3) to the extent used by governmental reviewing agencies for the purpose of obtaining permits or approvals, the Report and the Information may be used and relied upon only by Client.

AECOM accepts no responsibility, and denies any liability whatsoever, to parties other than Client who may obtain access to the Report or the Information for any injury, loss or damage suffered by such parties arising from their use of, reliance upon, or decisions or actions based on the Report or any of the Information (“improper use of the Report”), except to the extent those parties have obtained the prior written consent of AECOM to use and rely upon the Report and the Information. Any injury, loss or damages arising from improper use of the Report shall be borne by the party making such use.

This Statement of Qualifications and Limitations is attached to and forms part of the Report and any use of the Report is subject to the terms hereof.

AECOM: 2015-04-13  
© 2009-2015 AECOM Canada Ltd. All Rights Reserved.

# Signatures

**Report Prepared By:** DRAFT  
 \_\_\_\_\_  
 Michael Greguol, M.A.  
 Cultural Heritage Specialist

**Report Reviewed By:** DRAFT  
 \_\_\_\_\_  
 Christopher Andreae, Ph.D., CAHP  
 Senior Architectural Historian

## Revision History

Revision #	Date	Revised By:	Revision Description
0	March 1, 2018	M. Greguol	Draft Rpt
1	March 6, 2018	M. Greguol	Revised Draft Rpt

# Executive Summary

AECOM Canada Ltd. (AECOM) was retained by the Corporation of the City of London (City of London) to prepare a Cultural Heritage Evaluation Report (CHER) for the property located at 3544 Dingman Drive, in London, Ontario. As part of the South London Wastewater Servicing Study, the City of London is evaluating potential alternatives to expand wastewater facilities in South London. The existing Wonderland Pumping Station, located on Dingman Drive, east of Wonderland Road South does not have sufficient capacity to service the anticipated residential and industrial growth in the area. As a result, the City has initiated a Municipal Class Environmental Assessment (EA) Master Plan Study to determine a strategy to service the EA study area. The property at 3544 Dingman Drive is being considered for the potential expansion of the Dingman Creek Pumping Station.

This CHER was prepared according to the guidelines set out in the Ontario Ministry of Tourism, Culture, and Sport's (MTCS) *InfoSheet #5 Heritage Impact Assessment and Conservation Plans* as part of the *Ontario Heritage Toolkit*. For the purposes of this report, AECOM undertook the following tasks:

- 1) Review of the City of London's Register, as well as the Ontario Heritage Trust's online inventory of buildings, museum, and easement properties, the Canadian Register of Historic Places, and the Directory of Federal Heritage Designations;
- 2) Preparation of a land use history of the subject property based on a review of primary and secondary resources, previous evaluations and historic mapping and aerial coverage;
- 3) Site investigation undertaken on February 26, 2018 to document the property including the house and outbuildings;
- 4) Evaluation of the property according to the criteria outlined in *Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest*;
- 5) Preparation of recommendations to provide guidance for the potential cultural heritage value or interest of the property and its potential use for a servicing strategy.

Further to the tasks noted above, it should be noted that the preparation of this CHER relied heavily on previous studies that included this property. Namely, a *Stage 1 Archaeological and Built Heritage Assessment* for the Dingman Drive Area Plan completed in 2003 extensively documented the history and built components of the property. Where necessary, a comparative analysis between the 2003 report and the as-found site property conditions in 2018 are explained. It should be further noted that access to the property was unable to be coordinated in 2018, so this report relied heavily on views from the public road allowance, the Dingman Creek Pumping Station, and the information provided in the 2003 report.

The property at 3544 Dingman Drive has been evaluated according to the criteria mandated by the province of Ontario under Ontario Regulation 9/06. The evaluation determined that the property meets four of the nine criteria and as a result was determined to have cultural heritage value. As a result, this CHER recommends that the City of London proceed with the designation of the property under Section 29, Part IV of the Ontario Heritage Act.

As part of the South London Wastewater Servicing EA Master Plan, the City of London is currently evaluating alternatives for either the expansion of their existing facilities on Dingman Drive, or in the construction of a new facility elsewhere in South London. Given the undetermined preferred alternative, it is understood that no specific property requirements have been identified to date for the subject property. However, if it is determined that the subject property may be required in order to facilitate the expansion of the Dingman Creek Pumping Station, the City of London should retain the farmhouse on the property and consider opportunities to adaptively re-use the structure as part of any proposed expansion on the property.

# Table of Contents

	Page
<b>1. Introduction .....</b>	<b>1</b>
1.1 Study Purpose .....	1
1.2 Study Method.....	1
1.3 Description of Subject Lands .....	1
<b>2. Policy Context .....</b>	<b>5</b>
2.1 Environmental Assessment Act.....	5
2.2 Planning Act and Provincial Policy Statement .....	5
2.3 Ontario Heritage Act .....	5
2.4 City of London Policies .....	6
2.4.1 The London Plan.....	6
2.4.2 Inventory/Register .....	6
<b>3. Historical Overview.....</b>	<b>7</b>
3.1 Middlesex County, Westminster Township, City of London .....	7
3.2 Site History – Lot 18, Concession 3 .....	8
3.3 Ontario Farmhouse .....	9
<b>4. Site Description.....</b>	<b>19</b>
4.1 Introduction.....	19
4.2 House .....	19
4.3 Barn and Outbuildings .....	20
4.4 Landscape .....	21
4.5 Adjacent Properties.....	21
4.6 Comparative Analysis .....	22
<b>5. Evaluation.....</b>	<b>29</b>
5.1 Previous Evaluations .....	29
5.2 Ontario Regulation 9/06.....	29
5.3 Statement of Cultural Heritage Value.....	31
5.4 Heritage Attributes .....	32
<b>6. Recommendations .....</b>	<b>33</b>
6.1 Designation.....	33
6.2 Future Use.....	33
6.3 Additional Research.....	33
<b>7. Bibliography .....</b>	<b>34</b>

## List of Figures

Figure 1: Study Area .....	3
Figure 2: Study Area Aerial.....	4
Figure 3: Study Area, 1862 .....	11
Figure 4: Study Area, 1878 .....	12
Figure 5: Study Area, 1913 .....	13
Figure 6: Study Area, 1929 .....	14
Figure 7: Study Area, 1948 .....	15
Figure 8: Study Area, 1978 .....	16
Figure 9: Study Area, 1993 .....	17
Figure 10: Study Area, 2001 .....	18

## List of Tables

Table 5-1: Ontario Regulation 9/06 Evaluation for 3544 Dingman Drive .....	30
--	----

## Appendices

Appendix A. Select Pages from *Stage 1 Archaeological and Built Heritage Assessment, City of London, County of Middlesex, Ontario.*

---

# 1. Introduction

---

## 1.1 Study Purpose

AECOM Canada Ltd. (AECOM) was retained by the Corporation of the City of London (City of London) to prepare a Cultural Heritage Evaluation Report (CHER) for the property located at 3544 Dingman Drive, in London, Ontario (Figure 1 and Figure 2). As part of the South London Wastewater Servicing Study, the City of London is evaluating potential alternatives to expand wastewater facilities in South London. The existing Wonderland Pumping Station, located on Dingman Drive, east of Wonderland Road South does not have sufficient capacity to service the anticipated residential and industrial growth in the area. As a result, the City has initiated a Municipal Class Environmental Assessment (EA) Master Plan Study to determine a strategy to service the EA study area. The property at 3544 Dingman Drive is being considered for the potential expansion of the Dingman Creek Pumping Station.

## 1.2 Study Method

This CHER was prepared according to the guidelines set out in the Ontario Ministry of Tourism, Culture, and Sport's (MTCS) *InfoSheet #5 Heritage Impact Assessment and Conservation Plans* as part of the *Ontario Heritage Toolkit*. For the purposes of this report, AECOM undertook the following tasks:

- 1) Review of the City of London's Register, as well as the Ontario Heritage Trust's online inventory of buildings, museum, and easement properties, the Canadian Register of Historic Places, and the Directory of Federal Heritage Designations;
- 2) Preparation of a land use history of the subject property based on a review of primary and secondary resources, previous evaluations and historic mapping and aerial coverage;
- 3) Site investigation undertaken on February 26, 2018 to document the property including the house and outbuildings;
- 4) Evaluation of the property according to the criteria outlined in *Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest*;
- 5) Preparation of recommendations to provide guidance for the potential cultural heritage value or interest of the property and its potential use for a servicing strategy.

Further to the tasks noted above, it should be noted that the preparation of this CHER relied heavily on previous studies that included this property. Namely, a *Stage 1 Archaeological and Built Heritage Assessment* for the Dingman Drive Area Plan completed in 2003 extensively documented the history and built components of the property. Where necessary, a comparative analysis between the 2003 report and the as-found site property conditions in 2018 are explained. It should be further noted that access to the property was unable to be coordinated in 2018, so this report relied heavily on views from the public road allowance, the Dingman Creek Pumping Station, and the information provided in the 2003 report.

## 1.3 Description of Subject Lands

The subject property consists of an irregularly-shaped lot, comprised of a portion of the parcel historically known as Lot 18, Concession 3 in Westminster Township, Middlesex County. The property is located on the north side of Dingman Drive, just west of Highway 401. The existing parcel is 16.05 ha (39.65 acres), a small amount of which is currently being used for residential purposes, while the rest of the property is being used for a commercial recycling



and waste facility. The other 10 acres of the original 50 appears to have been severed as part of the Dingman Creek Pumping Station property, as well as to accommodate the transmission corridor that cuts diagonally across the original 50 acres. A brick farmhouse and a wood-frame garage building are located at the southeast end of the property, accessed by a gravel driveway from Dingman Drive. Previously, a timber frame barn was located on the property, however, it was demolished in 2015.

The property is currently included on the City of London's *Inventory of Heritage Resources* (the Register) as a listed property. The property included two listings to address the farmhouse and the former barn on the property. The farmhouse is identified on the Register as a Priority 2 property, while the barn is identified as Priority 1. Both structures are noted as being constructed c. 1870.

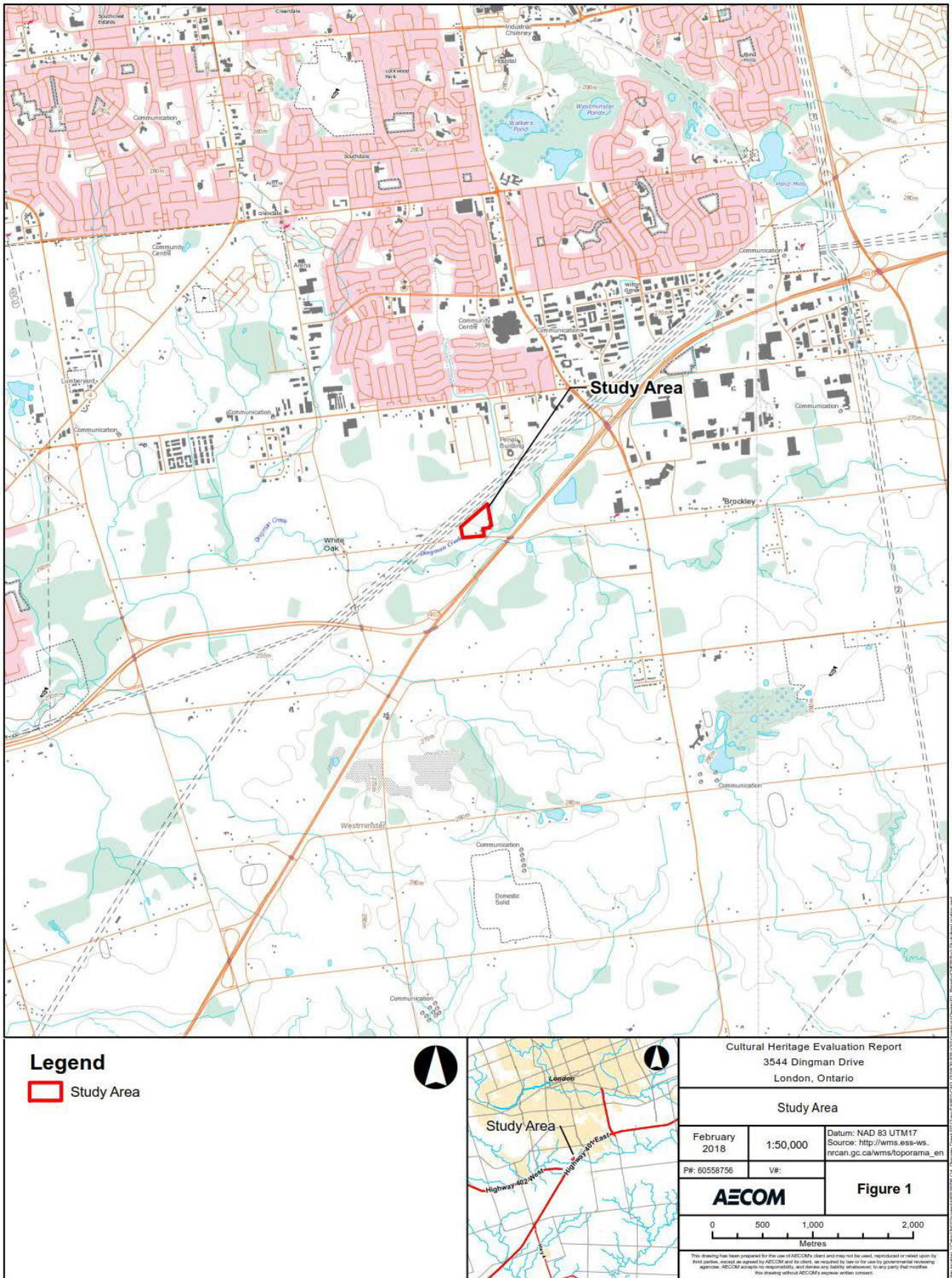


Figure 1: Study Area



<b>Legend</b> Study Area 3506 Dingman Drive – Dingman Creek Pumping Station			Cultural Heritage Evaluation Report 3544 Dingman Drive London, Ontario		
			Study Area Aerial		
			March 2018 P#: 60558756	1:2,000 V#:	Datum: NAD 83 UTM17 Source: LIO 2016
			<b>AECOM</b>		<b>Figure 2</b>
<small>This drawing has been prepared for the use of AECOM's client and may not be used, reproduced or relied upon by third parties, except as agreed by AECOM and its client, as required by law or for use by governmental reviewing agencies. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that modifies this drawing without AECOM's express written consent.</small>					

Figure 2: Study Area Aerial

---

## 2. Policy Context

---

### 2.1 Environmental Assessment Act

This report was prepared to satisfy cultural heritage reporting requirements undertaken as part of the Ontario Municipal Class EA process. Pursuant to the *Environmental Assessment Act* (R.S.O. 1990, Chapter E. 18), applicable infrastructure improvements and development projects are subject to appropriate studies to evaluate and assess the potential related impacts of a project on the social, economic, or cultural environment, (i.e. the cultural heritage of an area). Infrastructure improvement projects have the potential to impact cultural heritage resources in various ways including, but not limited to:

- Loss or displacement of cultural resources through removal or demolition;
- Disruption of cultural resources due to the introduction of physical, visual, audible, or atmospheric elements that are not in keeping with the significance of the resource and its contextual surroundings.

### 2.2 Planning Act and Provincial Policy Statement

The *Planning Act* (1990) and the associated *Provincial Policy Statement* (2014) provide a legislative framework for land use planning in Ontario. Both documents identify matters of provincial interest, which include the conservation of significant features of architectural, cultural, historical, archaeological, or scientific interest. The *Planning Act* requires that all decisions affecting land use planning matters “shall be consistent with” the Provincial Policy Statement (PPS). In general, the PPS recognizes that Ontario’s long-term prosperity, environmental health, and social well-being depend on protecting natural heritage, water, agricultural, mineral, cultural heritage and archaeological resources for their economic, environmental, and social benefits.

Section 2 of the *Planning Act* makes a series of provisions regarding cultural heritage. Section 2 of the *Planning Act* identifies various provincial interests that must be considered by the relevant authorities during the planning process. Specific to cultural heritage, Subsection 2(d) of the *Planning Act* states that, “The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matter of provincial interest such as...the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.”

As one of 18 interests to be considered, cultural heritage resources are to be considered within the framework of varying provincial interests throughout the land use planning process.

Pursuant to Section 3 of the *Planning Act* the PPS 2014, Policy 2.6.1 states “*Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*”

### 2.3 Ontario Heritage Act

The *Ontario Heritage Act* enables municipalities and the province to designate individual properties and/or districts as being of cultural heritage value or interest. The province or municipality may also “list” a property or include a property on a municipal register that has not been designated but is believed to be of cultural heritage value or interest. *Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest* (O. Reg. 9/06) under the *Ontario Heritage Act* provides criteria for determining cultural heritage value or interest. If a property meets one or more of the following criteria it may be designated under Section 29 of the *Ontario Heritage Act*.

## 2.4 City of London Policies

### 2.4.1 The London Plan

The *London Plan* is the City's new Official Plan. The *London Plan* sets out a new approach for planning in London which emphasizes growing inward and upward, so that the City can reduce the costs of growth, create walkable communities, revitalize urban neighbourhoods and business areas, protect farmlands, and reduce greenhouse gases and energy consumption. The plan sets out to conserve the City's cultural heritage and protect environmental areas, hazard lands, and natural resources. The plan has currently been approved by the Ontario Ministry of Municipal Affairs.

Specifically related to heritage conservation, the *London Plan* outlines a number of policies related to the conservation of cultural heritage resources within the City. The General Cultural Heritage Policies related to Design note:

*New development, redevelopment, and all civic works and projects on and adjacent to heritage designated properties and properties listed on the Register will be designed to protect the heritage attributes and character of those resources, to minimize visual and physical impact on these resources. A heritage impact assessment will be required for new development on and adjacent to heritage designated properties and properties listed on the Register to assess potential impacts, and explore alternative development approaches and mitigation measures to address any impact to the cultural heritage resource and its heritage attributes.*

### 2.4.2 Inventory/Register

The City of London's *Inventory of Heritage Resources (the Register)* (2006) was adopted as the Register pursuant to Section 27 of the *Ontario Heritage Act* by Municipal Council on March 26, 2007. includes information related to the listing of properties in London of recognized or potential cultural heritage value or interest. The *Inventory (the Register)* includes a priority level system for identifying properties of greater priority and/or significance for heritage recognition. In addition, properties designated under the *Ontario Heritage Act* are maintained on the City's *Inventory (the Register)*. The *Inventory (Register)* is a living document subject to changes and approvals by Council, advised by the London Advisory Committee on Heritage (LACH).

The subject property includes both Priority 1 and 2 listings which include the following definitions:

- Priority 1 buildings are London's most important heritage structures and merit designation under Part IV (Section 29) of the *Ontario Heritage Act*. This group includes not only landmark building and buildings in pristine condition, but also lesser known structures with major architectural/historical significance.
- Priority 2 buildings merit evaluation for designation under Part IV of the *Ontario Heritage Act*. They have significant architectural and/or historic value.

---

## 3. Historical Overview

---

### 3.1 Middlesex County, Westminster Township, City of London

The subject property is located in what was historically Westminster Township, in Middlesex County. The former Westminster Township was one of the early townships to be settled within Middlesex County. The Township was first surveyed by Mahlon Burwell and land patents were issued by the Crown for lands within Westminster Township as early as 1812. The lots were divided by the double front system which was commonly used by the Crown between 1815 and 1829.

Some of the earliest roads within Westminster Township were Commissioners and Longwoods Roads, and the North Talbot Road (now Colonel Talbot Road). Commissioners Road and Longwoods Road are believed to have followed Native hunting trails before being formalized into the European road network. Colonel Talbot Road, previously known as the North Talbot Road was the northern extension of a colonial settlement road system that stretched from Long Point to Windsor.<sup>1</sup>

The subject property is part of what used to be the almost entirely rural areas of Westminster Township, located south of the City of London. The area would eventually be annexed into the boundaries of the City, however, in the 19<sup>th</sup> century small hamlets were scattered throughout the rural township. The closest hamlet to the subject property was the former hamlet of White Oak.

White Oak was historically located at the intersection of County Road 43 (now White Oak Road), and Concession 4 Westminster (now Dingman Drive). The core of the hamlet grew around the intersection of the two roads, approximately 1.5km from the subject property. The buildings at the intersection consisted of a post office, a blacksmith shop, and a cheese factory. The post office opened in 1879 and was apparently named “White Oak” due to the common white oak trees found in the area. The cheese factory became known as the White Oak Cheese Company and was located on the southwest corner of the intersection. At its peak, the hamlet had a population of about 100, however its growth was short-lived. By the early-20<sup>th</sup> century businesses at the core were beginning to close, and by 1913 the post office was closed up. The cheese factory closed and shortly after was torn down. Today, none of the buildings from the historic hamlet remain.<sup>2</sup>

Construction of the area’s 400 series highways has had an impact on the surrounding area. Highway 401, constructed in the mid-20<sup>th</sup> century cuts diagonally across Dingman Drive just east of the subject property and has severed portions of the historic road network through Westminster Township. The highway cut through the north-south White Oak Road, and east-west Westminster Drive. The extension of Highway 402 to connect with the 401 in the 1980s further altered the historic landscape pattern in Westminster Township, in the White Oak area.

Annexations continued to result in the physical and demographic growth of London, north of the subject property. Between 1950 and 1959 various small annexations took place from areas of London and Westminster Townships. A major annexation in 1961 resulted in the addition of 60,000 people to the City. With the expansion outwards from the City’s core, London’s physical appearance on the outskirts of the City have transitioned from a rural outskirts to suburban expansion. Lockwood Park, Sherwood Forest, and Oakridge Acres are residential outcomes of the

---

<sup>1</sup> *London Street Names: An Illustrated Guide*, edited by Michael Baker and Hilary Bates Neary, Toronto: James Lorimer and Company Ltd., 2003, p. 27-28.

<sup>2</sup> *Jennifer Grainger, Vanished Villages of Middlesex*, Toronto: Natural Heritage Books, 2003, p. 238-240.

suburban expansion of the City.<sup>3</sup> In 1993, an extensive annexation of large portions of Westminster Township resulted in the further demographic and geographic growth of the City. The subject property was annexed as a part of a this late-20<sup>th</sup> century annexation.

## 3.2 Site History – Lot 18, Concession 3

The subject property consists of an irregularly-shaped lot that originally comprised of a portion of the parcel historically known as Lot 18, Concession 3 in Westminster Township, Middlesex County. Much like most historic lots, various lot severances have carved up the original 200 acres of the lot. However, unlike most historic properties, a family association with the original grantee of the property remained connected with the property and the farmhouse from 1850 until 2007.

The original patent for the 200 acre property was granted to Richard Dicey<sup>4</sup> in 1850. Based the 1851-1852 historic census information, Dicey constructed a one-storey log cabin, which marks the start of his family's 150-year association with the property. Richard eventually sold three quarters of his lot to his sons Hiram, John Alexander, and Ira. The portion of the property that includes the farmstead was acquired by John Alexander in 1868. As early as 1860, John Alexander and Ira farmed this portion of the property, as indicated in 1861 census data. Based on the "1869" date marker in the centre gable of the farmhouse, it seems most likely that John Alexander constructed the farmhouse in 1869 shortly after he acquired the official claim to the land (Image 4).<sup>5</sup>

By 1878, the *Historical Atlas of Middlesex County* shows structures built on all four quarters of the original 200 acres, evenly divided and respectively owned by Richard, Hiram, John, and Ira. John and Ira's portion of the property fronted onto what is now Dingman Drive, while Richard and Hiram appear to have constructed farmhouses fronting onto what is now Exeter Road (Figure 3 and Figure 4).<sup>6</sup>

In 1899, Harriet Somerville Dicey, daughter of John Alexander inherited the property from father. Harriet married Caleb Millson on the property in 1891. In 1895 Harriet Millson was noted in the *Middlesex County Directory* as the postmaster for White Oak. In John Alexander's will, a stipulation was also made that upon Harriet's death the property would be divided equally among her children to retain the family's association with the property. Harriet passed away in 1924, and the property was divided equally among her six children. In turn, her widow Caleb eventually purchased the portions of the property back from their children and continued to farm the property. The property is shown on the historic topographic mapping during this period in the 20<sup>th</sup> century as remaining rural in nature with very little development around it. The small hamlet of White Oak can be seen to the west (Figure 5, Figure 6, and Figure 7).<sup>7</sup>

In 1958 the property was eventually passed to Stanley Millson, son of Harriet and Caleb. Stanley had no interest in living on or farming the property, however, his son Raymond moved into the house in 1964 and became a joint property owner with his parents in 1971. Raymond Millson continued to own and live on the property until 2007 when the property was sold to Try-Recycling for the construction of a recycling/waste facility. The sale of the property marked more than 150 years of historic association with the Dicey/Millson family (Figure 8, Figure 9, and Figure 10).<sup>8</sup>

---

<sup>3</sup> City of London, "Founding of the Forest City"; Frederick H. Armstrong, *The Forest City: An Illustrated History of London, Canada, Windsor: Windsor Publications, 1986*; Edward G. Pleva, "Planning in the London Area: An Overview", in *Simcoe's Choice: Celebrating London's Bicentennial*, ed. Guy St. Denis, Toronto: Dundurn Press, 1992.

<sup>4</sup> Historic documents vary in the spelling of the Dicey surname. While some documents indicate the name is "Dicey", other contemporary documents spell the family name as "Dicy". For consistency purposes, "Dicey" has been used throughout this CHER.

<sup>5</sup> Archaeologix Inc., *Stage 1 Archaeological Assessment and Built Heritage Assessment, Dingman Drive Area Plan, City of London, County of Middlesex, Ontario, 2003*.

<sup>6</sup> *Ibid.*

<sup>7</sup> *Ibid.*

<sup>8</sup> *Ibid.*

### 3.3 Ontario Farmhouse

The farmhouse on the property is noted on the Register as a “Priority 2” property and is described as an “Ontario Farmhouse” constructed c. 1870. The “1869” date marker in the centre gable of the farmhouse dates the house to this year.

Stylistically, the farmhouse is a representative example of a Gothic Revival Ontario Cottage style that can typically be found in urban and rural areas both within London, and municipalities across Ontario. Although not a true example of the Ontario Cottage (given its ½ storey above and gable roof) the original square plan, and well-proportioned symmetrical three-bay front façade with a small gable over the front entrance is reminiscent of mid-late 19<sup>th</sup> century cottages found throughout London. Architectural histories and style guides often vary in their descriptive details of this style. However, the common understanding amongst them is the widespread use of the style and form in urban and rural Ontario in the mid-to-late-19<sup>th</sup> century. In practice, the styles often varied based on era, stylistic details, and local materials. This example is a particularly fine example of the Gothic Revival details that are often applied to the Ontario Farmhouse.

Hal Kalman's *A History of Canadian Architecture* notes that from about the 1830s onwards, the most common house type built in Upper Canada was, the Ontario Cottage, a style type he describes as “1 ½ storeys high with the principal gables on the side and a secondary gable over the entrance. This central gable, known as a ‘peak’, was both utilitarian and ornamental: it permitted a large window to illuminate the upper floor and gave the house an air of distinction, similar in effect to a full-blown classical pediment in a two-storey house, but at lower cost.”<sup>9</sup>

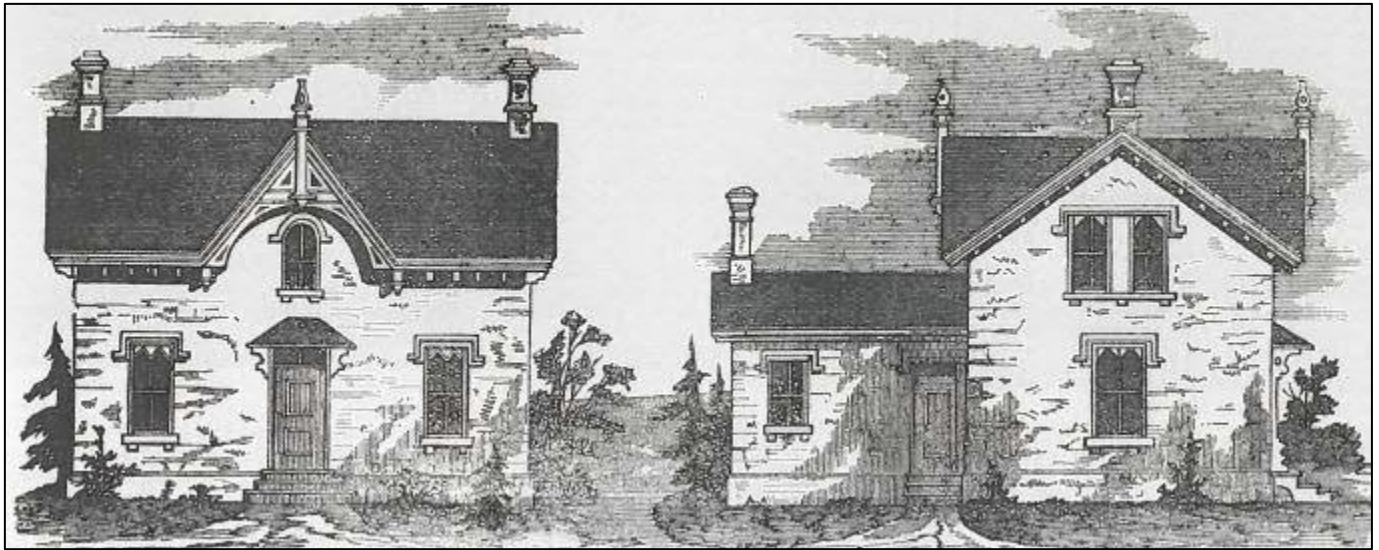
Meanwhile, MacRae and Adamson, refer to the Ontario Cottage as being defined by a hipped roof, as a result of its vernacular design based off of Regency cottages. Various additional histories and style guides refer to house type in more specific stylist terms associated with particular details that categorize it as part of the Gothic Revival style. Nonetheless, it is obvious that the vernacular variations of the Ontario Cottage – or Ontario Farmhouse in this case – can vary dramatically based on particular design details including the number of storeys, cladding materials, verandahs, bargeboards, and window and door surroundings, amongst other details (Image 1).<sup>10</sup>

---

<sup>9</sup> Harold Kalman, *A History of Canadian Architecture, Volume 1*, Toronto: Oxford University Press, 1994, p. 165-166.

<sup>10</sup> Robert Mikel, *Ontario House Styles*, Toronto: James Lorimer and Company Ltd. Publishers, 2004; John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the Present*, Toronto: Fitzhenry and Whiteside, 1990; Marion MacRae and Anthony Adamson, *The Ancestral Roof: Domestic Architecture of Upper Canada*, Toronto: Clarke, Irwin, and Company Limited, 1963; *London Heritage: Bicentennial Edition 1991-1993*, London: Phelps Publishing Company, 1991; Thomas F. McIlwraith, *Looking for Old Ontario: Two Centuries of Landscape Change*, Toronto: University of Toronto Press, 1998.





**Image 1: Ontario Cottages were promoted in mid-19th century popular literature, including this drawing demonstrated Gothic Revival examples of Ontario Cottages included in an 1865 edition of the Canada Farmer (Blumenson).**

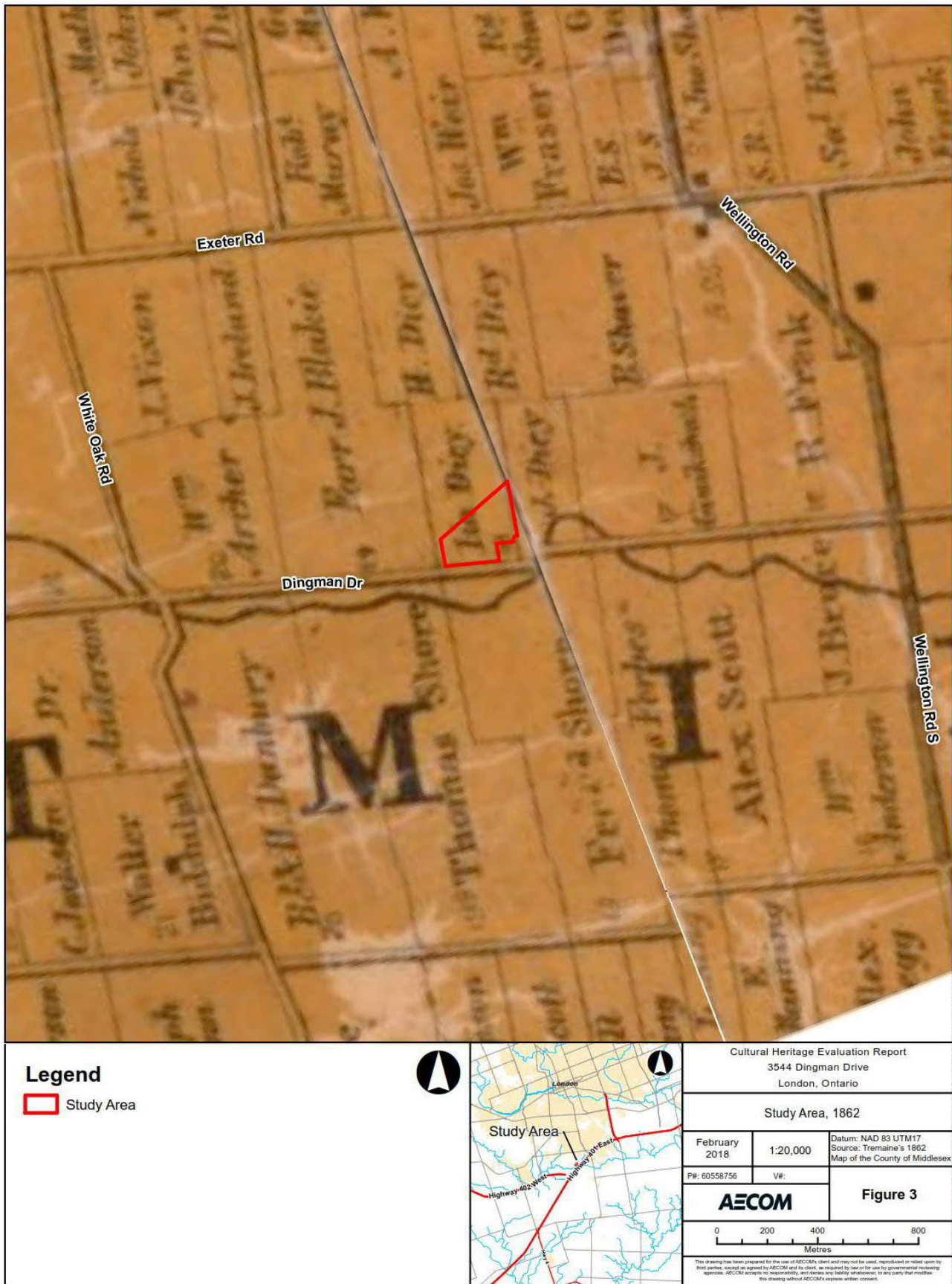


Figure 3: Study Area, 1862



Figure 4: Study Area, 1878

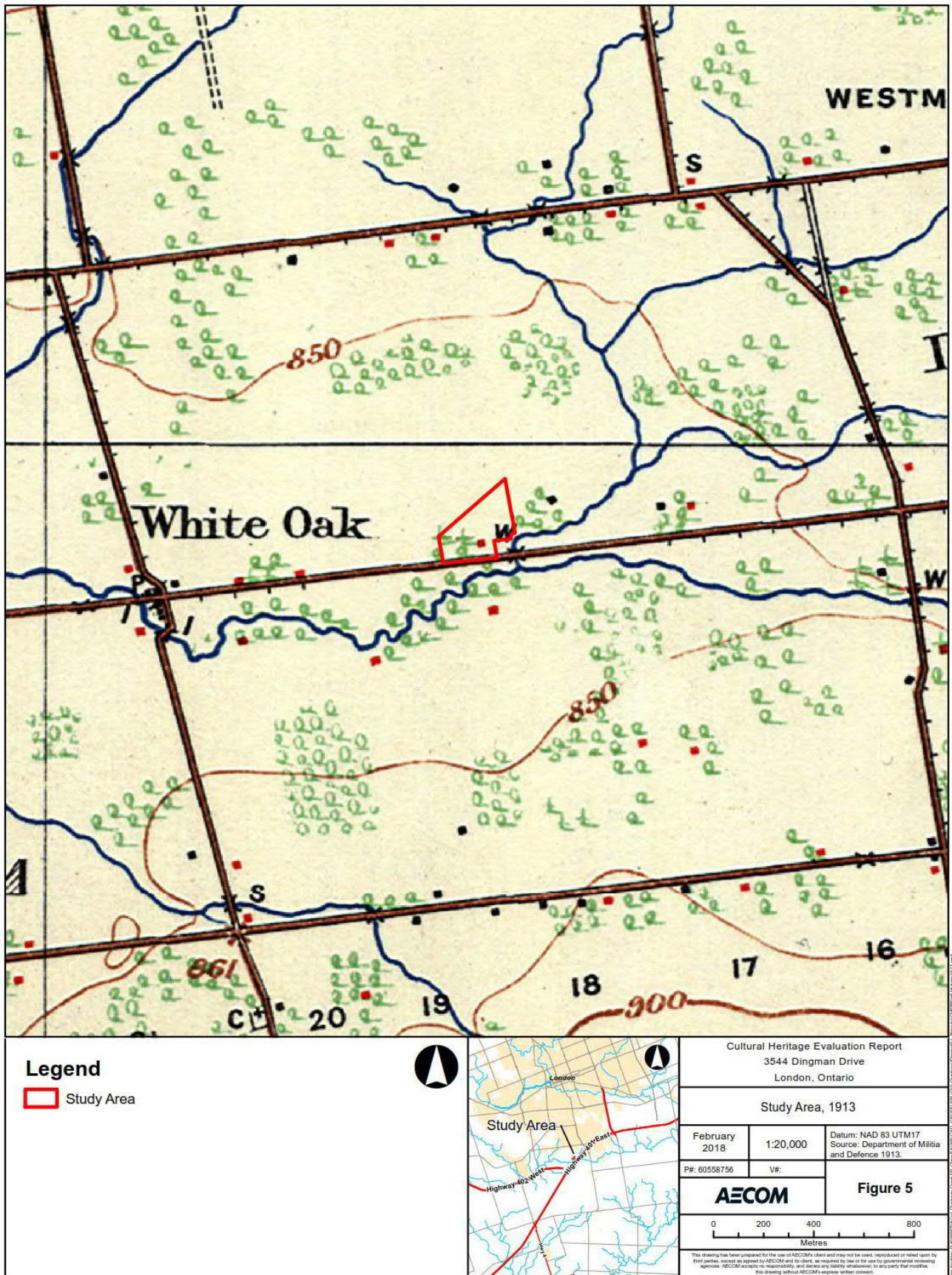


Figure 5: Study Area, 1913

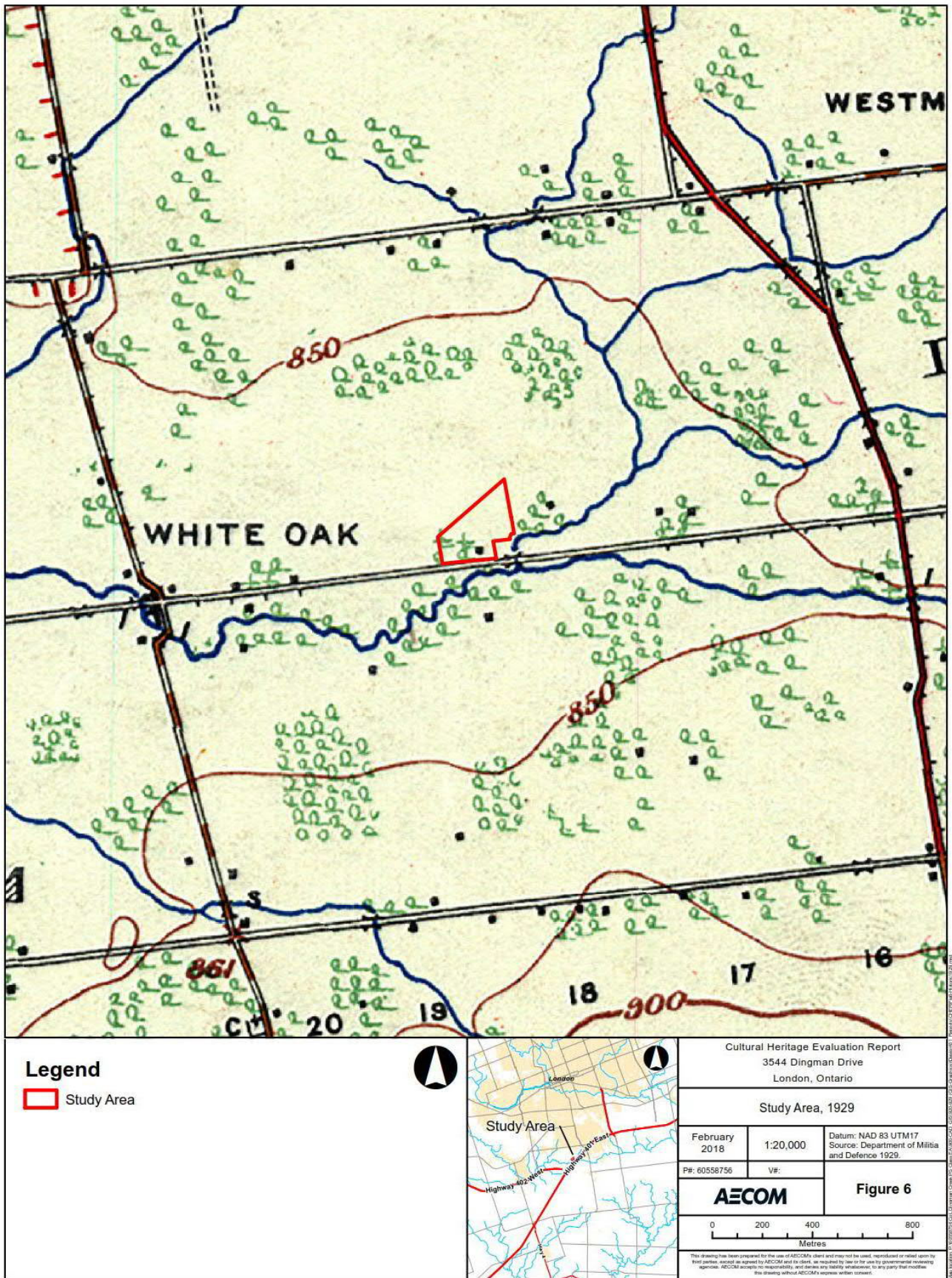


Figure 6: Study Area, 1929

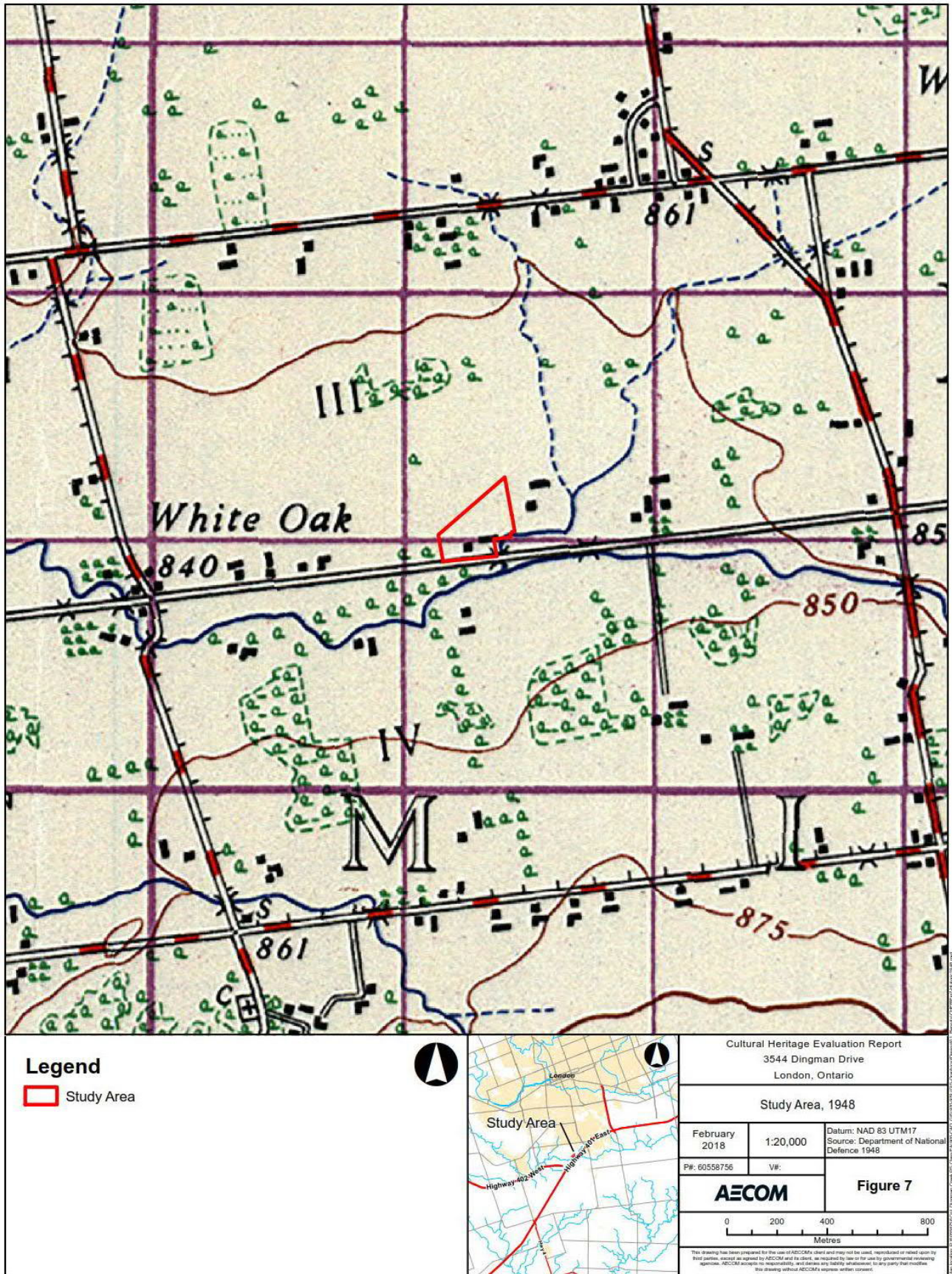


Figure 7: Study Area, 1948



Figure 8: Study Area, 1978



Figure 9: Study Area, 1993



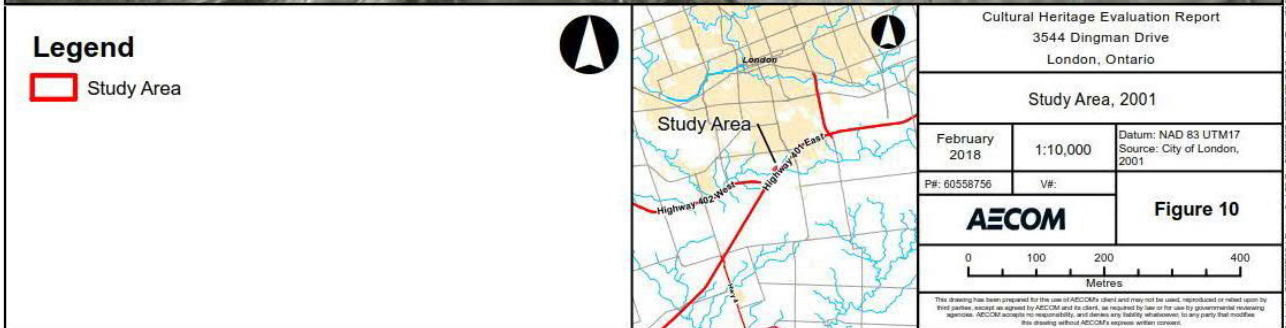


Figure 10: Study Area, 2001

---

## 4. Site Description

---

### 4.1 Introduction

A site investigation was undertaken on February 26, 2018 in order to document the structures and landscape of the property at 3544 Dingman Drive. As a result of property access restrictions the property was documented from public rights-of-way and from the City-owned property located immediately to the east. Due to the property restrictions a complete analysis of the farmhouse and outbuildings could not be completed, however conclusions could be made about the property based on what can be seen from public road allowances.

In order to provide a thorough understanding of the property and its built components, description of the structures have been reproduced from the 2003 report with additional commentary based on 2018 field work to confirm what has been altered or what has remained the same based on the 2018 site investigation. The subsections below include a descriptions and commentary on the house, outbuildings, landscape, and the existing adjacent properties. A summary of the interior of the farmhouse is not included in this CHER as access to the interior of the property could not be arranged. The interior of the house is thoroughly described in the 2003 report and should be verified in any subsequent reporting completed for this property.

### 4.2 House

The 2003 report included the following description of the farmhouse:

*“Construction: The historic front section of the house is of brick construction, with inner and outer layers of brick tired through a consistent pattern of English common bond, in which every sixth course is laid in headers. This part of the house sits on a stone foundation, surmounted by a wooden sill on which rests the joists and the brick walls of the house. A back wing containing a kitchen, garage, and family room is a relatively recent addition, replacing a wooden wing that likely predated the brick house.”*

The 2018 site investigation confirmed that the front house section of the house has remained relatively unchanged and the English common bond brick pattern is still evident in its construction. Interior details related to the wooden sill/foundation, as well as the interior uses of the back wing could not be confirmed in 2018.

*“Significant Design Characteristics: The historic section of the house has a shape common among nineteenth-century Ontario farmhouses: it is a three-bay, one-and-one half storey structure with a centre door, a gable roof, and a cross gable allowing for a second-storey window above the front door. There are four windows on each end of the building, the two at the second-storey level of smaller proportions than those of the first-storey, though all windows, including those on the front façade, are 2/2. A late twentieth-century aerial view of the farmstead shows a chimney at each end of the house roof; both of these chimneys have been removed, and a new brick exterior chimney built on the eastern wall.*

*The top of the pointed window in the front gable is outlined by a single row of brick headers. All other openings have square heads. The second-storey windows on the side of the house are surmounted by brick voussoirs consisting of a single row of stretchers. The voussoirs above windows and doors at the ground-storey level consist of alternating stretchers and headers. A terra cotta panel above the pointed window in the front gable announces the house's date of construction: 1869.*

*The front entranceway features a door with the fielded panels, robust moldings and round arches typical of Italianate doors. Spaces for sidelights and a transom are now boarded in; a photograph taken circa 1949 shows the paneling once seen below the sidelights and the muntin bars of the side windows themselves, though the window have been painted in or boarded over even in this photograph. The western sidelight is now hidden behind a wall that divides the two downstairs rooms in the historic structure.”*

The 2018 site investigation confirmed that the majority of the significant design characteristics on the exterior of the farmhouse have remained relatively unchanged. The three-bay symmetrical façade and arrangement of windows and doors have remained, and the windows on each side of the house appear to remain in their 2003 configuration. The east chimney noted in 2003 remains.

The headers and voussoirs above the windows have not been altered since 2003 and the “1869” terra cotta panel remains in place. The pointed window in the front gable remains as one of the key Gothic Revival design characteristics on this Ontario Farmhouse. A review of the exterior photos included in the 2003 report indicates that at the time wooden shutters were located on either side of the first-storey windows and awnings were located above the windows. Evidently the awnings and shutters have since been removed, however, the awning above the front door is still in place. The front entranceway including the painted/boarded sidelights and transoms are still in place (Images 2 – 6). Unfortunately, the materials of the windows and the front door could not be confirmed in 2018 given the property access restrictions at the time of preparing the report.

### 4.3 Barn and Outbuildings

The 2003 report included the following description of the barn:

*“Construction: The existing building consists of two interconnected wooden barns, both probably constructed in the second half of the nineteenth century. The elements comprising the frames of both buildings are connected through dovetail or mortise and tenon joints; the posts, girts, and beams show the marks of a broad axe and/or adze. The rafters of both older sections of the barns consist of moderately sized tree trunks; the use of sawn lumber for rafters in the western end of the easternmost structure points to a later extension of the roof, possibly to avoid problems with roof drainage at the intersection of the two barns. Spaces between the vertical planks that face the walls allow for ventilation. Wrought iron nails attach the older planks to the girts. Both barns are supported by rafters comprised of thick flattened logs. These log joists now sit on a cement foundation that postdates the wooden upper stories of the barns. Horizontal lines in the foundation reflect the molds into which the cement was initially poured, and both the size of the molds and the highly grained texture of the cement suggest a late nineteenth or early twentieth century date for the raising of the barns; the lack of a joint in the northern foundation wall at the point where the eastern and western barns meet provides additional evidence that the foundation postdates the building of as least the earlier, western barn.*

*The cement silo which sits in the angle forms by the juncture of the eastern and western barns replaces an earlier wooden silo, visible in a photograph dating from the 1920s. The photograph also shows a third barn and another outbuilding which have since been removed.*

*Significant Design Characteristics: As mentioned above, the existing barn consists of two earlier structures, both originally in the English style with central threshing floors between two mows for the storage grain. Mortises in the centre beams show that what appears to be the earlier of two structures, the barn to the west, had raised lofts. Because there is now no floor over the basement in the centre of the eastern barn, what was probably once the ground floor has the effect of a raised loft. The two barns sit perpendicular to each other, the western barn with a north-south axis and the eastern barn with an east-west axis. With much of the eastern wall of the earlier barn removed, the earlier barn now forms an extension of the other.”*

The 2018 site investigation determined that the barn has been demolished since the 2003 assessment and all of the timber frame and foundation details removed. The footprint of the barn is now level with the grade of the property and is beginning to naturalize. The only visible built component related to the barn that remains is the bottom few metres of the concrete silo. A review of aerial photography indicates that the barn was likely demolished in 2015. Although the property is no longer used for agricultural purposes, the farmhouse combined with the barn and the arrangement of the buildings on the property would have formed a farm structure complex that is common among historic agricultural properties. The removal of the barn from the property has altered the landscape context of the former agricultural property (Images 7 – 9).

Although the barn has been demolished, the 2003 description has been include in this CHER for documentation purposes to capture the design details associated with the former agricultural structure.

## 4.4 Landscape

The landscape of the subject property in 2018 can still be interpreted as a historic agricultural property. The entire property including the Try Recycling facility consists of a property 16.05 ha (39.65 acres) in size. However, the recycling facility has drastically altered the agricultural fields formerly north of the farmhouse. Today, the farmhouse in on a small lot approximately 0.71 ha (1.75 acres) in size. This portion of the property is most associated with the built components of the former farming operation and the Dicey/Millson association on the property.

The agricultural/farm complex portion of the property consists of a series of individual built and landscape components including the farmhouse, the long gravel driveway from Dingman Drive, the rows of trees located on the east and west sides of the farmhouse, and the garage/outbuilding located northeast of the farmhouse. The row of trees frame the views of the farmhouse from Dingman Drive. When viewing the farmhouse the mature trees line the east and west sides of the farmhouse creating a framed view with the house centered between the two rows of trees. Although the garage/outbuilding does not appear to have significant cultural heritage value on its own, its location on the property contributes to the understanding of the property as a former agricultural landscape. Further, the barn's absence on the property certainly detracts from the agricultural landscape. However, its footprint is within a relatively naturalized section of the property that contrasts with the manicured lawns and the farmhouse (Images 10 – 13).

## 4.5 Adjacent Properties

The property adjacent to 3544 Dingman Drive includes a wide high-voltage transmission tower corridor to the north and west, and an agricultural property located south across Dingman Drive. Immediately to the east, the property abuts the Dingman Creek Pumping Station.

The transmission corridor is a wide open corridor that diagonally crosses the agricultural landscape. Aside from the high-tension wires and the distinctive design of the transmission towers there are no significant built or landscape components within the corridor adjacent to the subject property.

The agricultural property located to the south, across Dingman Drive is municipally known as 3575 Dingman Drive and is included on the Register as a Priority 1 property. The listing notes that the building on the property is a Gothic Revival dwelling constructed c.1870. The deep setback, long driveway, and line of trees that borders Dingman Creek in front of the house form a thick screening that prevents a view of the dwelling when the trees are in bloom.

The Dingman Creek Pumping Station is located at 3506 Dingman Drive and immediately abuts the subject property. The two properties are currently separated by a chain-link fence. The City-owned pumping station includes two permanent buildings, a construction trailer and a driveway loop for wastewater drop-off.

## 4.6 Comparative Analysis

The form and style of the farmhouse as an Ontario Farmhouse is commonly found in London, elsewhere in Middlesex County, and in various municipalities across Ontario. The general form, mass, and scale of the farmhouse are typically the same, however, their stylistic details and the historic integrity of their materials vary from property to property depending on region, era of construction, style, materials, and preservation.

Within south London, a series of comparable farmhouses with varying similarities have recently been demolished. The property located at 5067 Cook Road included a similar farmhouse, one-and-a-half storeys in scale, clad with stucco, with quoins applied at the corners of the front façade. The remaining portions of the building were clad with horizontal aluminum siding. A property located at 5221 Cook Road also included a one-and-a-half storey vernacular farmhouse with a central doorway, flanked by windows and a gable dormer. The entire farmhouse was clad with horizontal aluminum siding. Lastly, 4342 McDougall Close is similar to the subject property in its scale, mass, form, and buff brick materials. Windows details varied on this structure in that the segmented arch, and round arch voussoirs were used rather than the flat arch windows, and Gothic arched window on the subject property. The evaluation of these properties according to the criteria under Ontario regulation 9/06 determined that the properties did not meet the criteria and did not demonstrate sufficient cultural heritage value or interest to merit designation under the *Ontario Heritage Act*. Comparatively, the subject property at 3544 Dingman Drive demonstrates more cultural heritage value in its representative style and its historic associations.



**Image 2: Front facade of the farmhouse at 3544 Dingman Drive (2018)**



**Image 3: Front facade of the farmhouse at 3544 Dingman Drive, as shown in 2003 report (2003)**



**Image 4: Detail showing centre gable peak on front facade including cross gable, pointed arch window, and terra cotta date marking above the window (2018)**



**Image 5: View showing east side of the farmhouse. The historic portion of the dwelling is located on the left and the rear wing is a much newer addition (2018)**



**Image 6: View looking north from Dingman Drive to the farmhouse on the subject property showing deep setback (2018)**



**Image 7: View showing former barn on the property as shown in 2003 report. The barn was evidently demolished in 2015 (2003)**



**Image 8: View looking from the chain-link fence of the Dingman Creek Pumping Station to the site of the former barn. Very little remains of the structure (2018)**





**Image 9: View looking south from Dingman Drive showing the site of the former barn. The farmhouse is located to the left outside of the photograph, and the Dingman Creek Pumping Station property is at right (2018)**



**Image 10: View looking west from the Dingman Creek Pumping Station showing the view to the subject property and the location of the pumping station in relation to the historic farm property (2018)**



**Image 11: View looking west from the edge of the subject property showing ditching and landscape in relation to Dingman Drive at left. The farmhouse can be seen in the distance on the right side of the photograph (2018)**



**Image 12: View from the southeast corner of the property showing landscaping and farmhouse in the distance (2018)**



**Image 13: View looking north showing landscape components including the mature trees, and driveway as well as configuration of the farmhouse and outbuilding (2018)**

---

## 5. Evaluation

---

### 5.1 Previous Evaluations

As noted above, the property at 3544 Dingman Drive has been the subject of previous studies, mainly a 2003 *Stage 1 Archaeological and Built Heritage Assessment* for the Dingman Drive Area Plan.

The subject property was also noted in various City of London committee and planning meetings that highlight a history of interest in the heritage value of the property. In 2002, the Stewardship Sub-Committee of London Advisory Committee on Heritage (LACH) recommended the designation of the property be pursued with the owners of the property. The LACH pursued the designation but efforts to consult with the property owner at the time consent at the time halted the designation process.

In 2005, as part the proposed Dingman Drive (Industrial) Area Plan, City Council made a resolution on a number of items within the Area Plan including topics such as zoning, land use, and special policies. In addition, the Council also resolved that “(e) the barn located at 3544 Dingman Drive **BE ADDED** to the City’s Inventory of Heritage Resources as a Priority (1), and every effort be made to encourage the retention of both the already listed home and barn feature on this site.”

### 5.2 Ontario Regulation 9/06

*Ontario Regulation 9/06* is mandated by the province and provides criteria for determining cultural heritage value or interest. If a property meets one or more of the following criteria it may be designated under Section 29, Part IV of the Ontario Heritage Act. The criteria for determining cultural heritage value under *Ontario Regulation 9/06* have been adopted by City of London and are outlined below:

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

Table 5-1: Ontario Regulation 9/06 Evaluation for 3544 Dingman Drive

Criteria	Meets Criteria (Yes/No)	Rationale
<b>1) The property has <i>design or physical value</i> because it:</b>		
i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	The farmhouse on the property is a representative example of a mid-19 <sup>th</sup> century Gothic Revival Ontario Farmhouse. Design details include the pointed arch window found in the centre gable. The three-bay symmetrical façade fronting onto Dingman Drive, the gable roof and front gable peak are all representative details found on Ontario Farmhouses, and the 2/2 windows, and pointed arch window demonstrate a fine example of the Gothic Revival design qualities typically applied to vernacular farmhouses. The farmhouse also represents the “second generation” of housing for pioneer families. Typically, the first generation of settlers constructed log cabins before having the means or resources to construct a more substantial dwelling, such as the brick farmhouse now on the property.
ii) Displays a high degree of craftsmanship or artistic merit.	No	The farmhouse, structures and property do not display a high degree of craftsmanship or artistic merit. Although the farmhouse is a well-executed example of its style and design, the farmhouse itself does not exhibit specific qualities related to its craftsmanship or artistic merit that makes it distinct.
iii) Demonstrates a high degree of technical or scientific achievement.	No	The farmhouse, structures and property do not demonstrate a high degree of technical or scientific achievement. The farmhouse in particular is a vernacular Ontario Farmhouse found on historic agricultural properties throughout London and elsewhere in Ontario.
<b>2) The property has <i>historic value or associate value</i> because it:</b>		
i) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.	Yes	The property has historic associations with the Dicey/Millson family. Although little biographical information could be located for the family, the property remained associated with one family from its original land grant in 1850 until it was sold to Try-Recycling 2007. Although the Dicey/Millson family does not appear to have associations that are evidently significant to a community, the continual ownership from the 19 <sup>th</sup> century grant right to the 21 <sup>st</sup> century indicates that the family was one of the early families that settled in Westminster Township and indirectly had a role in the development of south London.
ii) Yields, or has the potential to yield	No	The property does not yield or have the potential to

information that contributes to an understanding of a community or culture.		yield information that contributes to an understanding of a community or culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No	No particular architects, artists, builders, designers or theorists could be associated with the property. As a result, the property does not demonstrate or reflect the work or ideas of such an individual.
<b>3) The property has contextual value because it:</b>		
i) Is important in defining, maintaining or supporting the character of an area.	Yes	The property includes a farmhouse, garage/outbuilding, footprint of a former barn structure, and a series of landscape components that collectively can be interpreted as a historic farmscape. Although now relatively isolated from its former historic agricultural use, the portion of the property that the farmhouse and its surrounding context contribute to the relatively open or agricultural character of this area. The area is gradually transitioning from an agricultural to industrial use, however, this property represents the remaining agricultural surrounding.
ii) Is physically, functionally, visually or historically linked to its surroundings.	Yes	The property comprised of its built and landscape components is historically linked to its surroundings in that the lot remained relatively unchanged until the 21 <sup>st</sup> century. With the exception of the recycling facility located the north, the quarter of the original 200 acre lot can still be seen in aerial photographs. The farmhouse constructed by John Alexander Dicey is historically linked to the property which surrounds it.
iii) Is a landmark.	No	The property at 3544 Dingman Drive is not a landmark.

### 5.3 Statement of Cultural Heritage Value

The property at 3544 Dingman Drive consists of a late-19<sup>th</sup> century farmhouse, a garage/outbuilding, footprint of a former barn structure, and a series of landscape components that are historically associated with and connected to the Richard Dicey, the original grantee of Lot 18, Concession 3 in Westminster Township. Having received the grant for this lot, Dicey farmed the property and eventually subdivided the lot to his three sons who continued to farm the property in the 19<sup>th</sup> and early-20<sup>th</sup> century. John Alexander Dicey, son of Richard, constructed the Gothic Revival Ontario Farmhouse on the south part of the lot in 1869, on what would eventually become municipally known as 3544 Dingman Drive. The property remained within the Dicey family, later passed to Harriet Millson (daughter of John Alexander), Stanley Millson (son of Harriet), and eventually Raymond Millson (son of Stanley). The farmhouse and the small portion of surrounding property that is not part of the recycling facility to the north represent over 150 years of continued family ownership that came to an end when the property was sold for its current industrial use. The property was sold by descendants of the original property owners in March 2007. The property represents a small fragment of the once agricultural landscape along what is now Dingman Drive.

## 5.4 Heritage Attributes

The following components or elements are the Heritage Attributes associated with the cultural heritage value of the property at 3544 Dingman Drive:

- 1869 front portion of the Gothic Revival Ontario Farmhouse with details including;
  - Form, scale and mass of the most historic front portion of the farmhouse;
  - Three-bay symmetrical façade;
  - Central front doorway and door with sidelights and transoms;
  - 2/2 sash windows;
  - Pointed arch window in cross gable;
  - Brick exterior of the farmhouse, including, voussoirs and flat arch brick lintels over the windows and doors
  - Gable roof form with central peak;
  - Field stone foundation of the historic front portion of the farmhouse;
- Landscape components including;
  - Gravel driveway from Dingman Drive leading to the rear of the house;
  - Rows of trees located on the east and west sides of the house which defines views of the farmhouse from Dingman Drive.

---

## 6. Recommendations

---

### 6.1 Designation

The property at 3544 Dingman Drive has been evaluated according to the criteria mandated by the province of Ontario under Ontario Regulation 9/06. The evaluation determined that the property meets four of the nine criteria and as a result was determined to have cultural heritage value. As a result, this CHER recommends that the City of London proceed with the designation of the property under Section 29, Part IV of the Ontario Heritage Act. It is recommended that the Statement of Cultural Heritage Value and the list of Heritage Attributes prepared in Section 5.2 and 5.3 of this report serve as the basis of the designation of the property.

### 6.2 Future Use

As part of the South London Wastewater Servicing EA Master Plan, the City of London is currently evaluating alternatives for either the expansion of their existing facilities on Dingman Drive, or in the construction of a new facility elsewhere in South London. It is understood that no specific property requirements have been identified to date for the subject property at this time. However, if it is determined that the subject property may be required in order to facilitate the expansion of the Dingman Creek Pumping Station, the City of London should retain the farmhouse on the property and consider opportunities to adaptively re-use the structure as part of any proposed expansion on the property.

Once a preferred alternative is identified for this location, a Heritage Impact Assessment (HIA) will be required in order to fully assess the extent of the potential impacts of a proposed expansion on the identified Heritage Attributes included in this CHER. The HIA will be required as part of the Detailed Design process for this property in order to identify appropriate mitigation strategies or conservation options in order to conserve the cultural heritage value and heritage attributes of the property.

In addition, if the City acquires the property for the purposes of expansion, a detailed site investigation should be completed in order to confirm the heritage attributes identified in this CHER and to assess the portions of the property that could not be accessed as part of the 2018 field investigation.

As part of the HIA and Detailed Design process, a sympathetic landscape plan should be developed to retain, where possible, the historic configuration of the house, agricultural ruins and remnants of the agricultural landscape, if feasible. The landscape plan should also consider landscape treatments such as retaining mature trees or designing new plantings in a way that compliments the historic nature of the property.

### 6.3 Additional Research

This CHER has been prepared based on the available existing information that could be located for this property at the time of evaluation. If further information becomes available, additional research related to the property, its previous owners, or built components could supplement the information provided in this report.



---

## 7. Bibliography

---

Archaeologix Inc. *Stage 1 Archaeological and Built Heritage Assessment, Dingman Drive Area Plan, City of London, County of Middlesex, Ontario*. October 2003.

Armstrong, Frederick H. *The Forest City: An Illustrated History of London, Canada*. Windsor: Windsor Publications. 1986.

Baker, Michael and Hilary Bates Neary. Editors. *London Street Names: An Illustrated Guide*. Toronto: James Lorimer and Company, Ltd. 2003.

Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the Present*. Toronto: Fitzhenry and Whiteside. 1990.

City of London. "Founding of the Forest City," <http://www.london.ca/about-london/london-history/pages/overview.aspx> (accessed February 2018).

City of London. Official Plan, Chapter 9. 1989, as amended.

Census Returns 1871 – 1921.

Grainger, Jennifer. *Vanished Villages of Middlesex*. Toronto: Natural Heritage Books, 2002.

Kalman, Harold. *A History of Canadian Architecture*. Volume 1. Toronto: Oxford University Press. 1994.

*London Heritage: Bicentennial Edition 1991-1993*, London: Phelps Publishing Company. 1991

MacRae, Marion and Anthony Adamson. *The Ancestral Roof: Domestic Architecture of Upper Canada*. Toronto: Clarke, Irwin, and Company Limited, 1963.

McIlwraith, Thomas F. *Looking for Old Ontario: Two Centuries of Landscape Change*. Toronto: University of Toronto Press. 1998.

Middlesex County Land Registry Office (33), London, Book 3, Abstract Index.

Mikel, Robert. *Ontario House Styles*. Toronto: James Lorimer and Company Ltd. Publishers. 2004.

Ministry of Municipal Affairs. Provincial Policy Statement. 2014.

Pleva, Edward G. "Planning in the London Area: An Overview", in *Simcoe's Choice: Celebrating London's Bicentennial*. Edited by Guy St. Denis. Toronto: Dundurn Press, 1992.



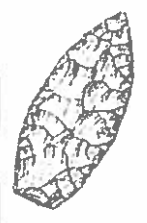
# **Appendix A**

Select Pages from Stage 1  
Archaeological and Built  
Heritage Assessment, Dingman  
Drive Area Plan, City of London,  
County of Middlesex, Ontario

# ARCHAEOLOGIX INC.

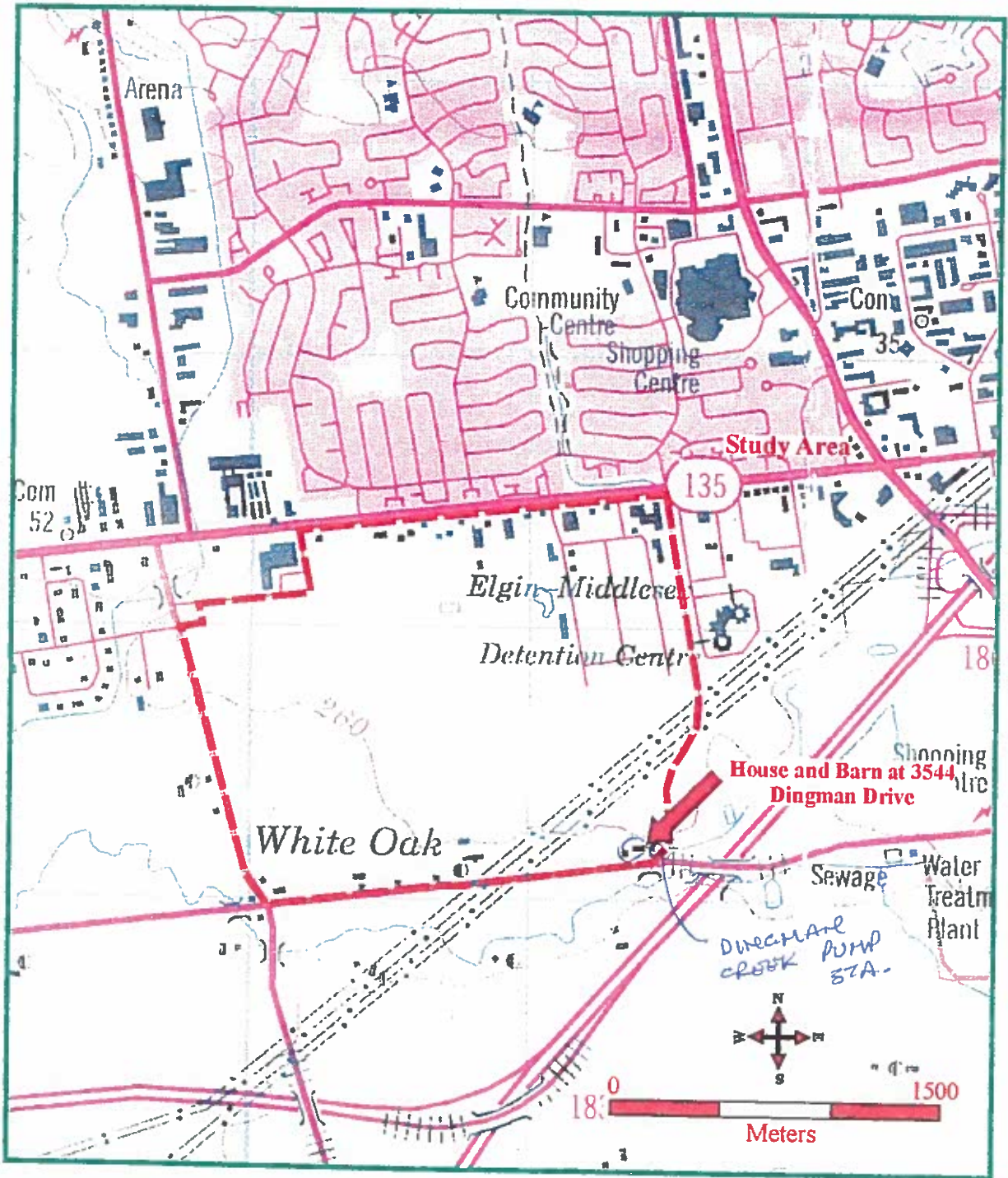
14 Oxford Street West, London Ontario N6H 1P9 • Phone: (519) 642-7836 • Fax: (519) 642-7733 • Toll Free: 1-866-520-4999 • jimarch@netcom.ca

## Stage 1 Archaeological & Built Heritage Assessment Dingman Drive Area Plan City of London, County of Middlesex, Ontario



October, 2003

**Figure 3: Location of the Built Heritage Concerns**



### 3.6 Built Heritage Concerns

#### 3.6.1 Summary and Recommendations

When surveying the buildings within the boundaries of the Dingman Drive Area Plan in order to establish the scope of this assessment, two properties requiring investigation were identified: 3544 Dingman Drive, in concession 3, lot 18, and 3812 Dingman Drive, in concession 3, lot 20.

The farmhouse at 3544 Dingman Drive (fig. 4) is currently included in the City of London *Inventory of Heritage Resources*, with a rating of priority 2, which we recommend be retained. There is also a barn on this property (fig. 5) that should be listed in the *Inventory*, with a priority rating of 1, merited because of its largely intact mid-nineteenth-century framing. We recommend (1) that efforts be made to encourage the retention of both buildings and (2) that structural components of the barn be thoroughly documented. Such documentation would be especially crucial should the barn face demolition. Detailed assessments of the farmhouse and barn are included below.

The small cottage at 3812 Dingman Drive was also of potential interest for several reasons: because of certain visible features (e.g., its proportions, its segmental-arched windows, the date of 1879 inscribed on one of the bricks, and segments of an older frame house visible from the garage); because historic maps show an unusually small house existing continuously on or near this site from as early as 1862 (Tremaine map); and because the census reports of 1851/52 and 1861 indicated early buildings on the lot. The present brick facing of the main part of the building is of relatively recent origin, however, and, while interesting fragments of a structure dating back at least to the 1880s can be seen at various points, the building as a whole appears to have been too intensively rebuilt and modified to retain significant heritage significance (Figure 26).

#### 3544 Dingman Drive (Figures 4 and 5)

Registr. Plan: Concession 3,

Lot Number: Lot 18, south part

Assessment Roll Number: 08004018900

#### Building Assessment

##### A. Architecture

Building Type: House (fig. 4) and Barn (fig. 5)

Style:

HOUSE -- Ontario Farmhouse

BARN -- Vernacular

### Construction:

HOUSE -- The historic front section of the house is of brick construction, with inner and outer layers of brick tied through a consistent pattern of English common bond, in which every sixth course is laid in headers (fig. 6). This part of the house sits on a stone foundation (fig. 7), surmounted by a wooden sill on which rest the joists and the brick walls of the house (fig. 8). A back wing containing a kitchen, garage, and family room is a relatively recent addition (fig. 9), replacing a wooden wing that likely predated the brick house (Millson).

BARN -- The existing building consists of two interconnected wooden barns, both probably constructed in the second half of the nineteenth century. The elements comprising the frames of both buildings are connected through dovetail or mortise and tenon joints; the posts, girts, and beams show the marks of a broad axe and/or adze (fig. 10). The rafters of both older sections of the barns consist of moderately sized tree trunks; the use of sawn lumber for rafters in the western end of the easternmost structure points to a later extension of the roof, possibly to avoid problems with roof drainage at the intersection of the two barns (fig. 11). Spaces between the vertical planks that face the walls allow for ventilation. Wrought iron nails attach the older planks to the girts. Both barns are supported by rafters comprised of thick flattened logs (fig. 12). These log joists now sit on a cement foundation that postdates the wooden upper stories of the barns. Horizontal lines in the foundation reflect the molds into which the cement was initially poured, and both the size of the molds and the highly grained texture of the cement (figs. 13, 14) suggest a late nineteenth or early twentieth century date for the raising of the barns; the lack of a joint in the northern foundation wall at the point where the eastern and western barns meet provides additional evidence that the foundation postdates the building of at least the earlier, western barn.

The cement silo which sits in the angle formed by the juncture of the eastern and western barns replaces an earlier wooden silo, visible in a photograph dating from the 1920s (fig. 15). The photograph also shows a third barn and another outbuilding which have since been removed.

### Significant Design Characteristics:

HOUSE -- The historic section of the house has a shape common among nineteenth-century Ontario farmhouses: it is a three-bay, one-and-one half-storey structure with a centre door, a gable roof, and a cross gable allowing for a second-storey window above the front door. There are four windows on each end of the building, the two at the second-storey level of smaller proportions than those of the first-storey, though all windows, including those on the front facade, are 2/2. A late twentieth-century aerial view of the farmstead (fig. 15) shows a chimney at each end of the house roof; both of these chimneys have been removed, and a new brick exterior chimney built on the eastern wall.

The top of the pointed window in the front gable is outlined by a single row of brick headers. All other openings have square heads (fig. 16). The second-storey windows on the sides of the house are surmounted by brick voussoirs consisting of a single row of stretchers. The voussoirs above windows and doors at the ground-storey level consist of alternating stretchers and headers (see fig. 6). A terra cotta panel above the pointed window in the front gable announces the house's date of construction: 1869 (fig. 17).

The front entranceway features a door with the fielded panels, robust moldings and round arches typical of Italianate doors (fig. 18). Spaces for sidelights and a transom are now boarded in; a photograph taken *circa* 1949 shows the paneling once seen below the sidelights and the muntin bars of the side windows themselves, though the windows have been painted in or boarded over even in this photograph (fig. 19). The western silight is now hidden behind a wall that divides the two downstairs rooms in the historic structure (see "House Interior" below.)

BARN -- As mentioned above (under "Barn Construction,") the existing barn consists of two earlier structures, both originally in the English style with central threshing floors between two mows for the storage of grain (see, e.g., Lamb 1988: 163). Mortises in the centre beams show that what appears to be the earlier of the two structures, the barn to the west, had raised lofts. Because there is now no floor over the basement in the centre of the eastern barn, what was probably once the ground floor has the effect of a raised loft. The two barns sit perpendicular to each other, the western barn with a north-south axis and the eastern barn with an east-west axis. With much of the eastern wall of the earlier barn removed, the earlier barn now forms an extension of the other.

#### Interior:

HOUSE -- The house retains many of its original doors and door and window surrounds. The doors each feature four fielded panels, longer in the upper section of the door (fig. 20). The living room windows are set in embrasures with similar paneling along the sides of the window embrasures and beneath the windows (fig. 21). The moldings in these panels and on the architraves of the original windows and doors feature the quirked ogee contours typical of Greek Revival vernacular buildings in Ontario (fig. 22). The single exception to this profile, among the original windows, is the flat architrave outlining the pointed window in the front gable (fig. 23).

There have been some changes in plan. A bathroom has been added in the front gable. A more problematical rearrangement involves the two rooms that now comprise the main floor section of the house. The front door opens directly into a living room that achieves considerable elegance from its pleasant proportions, the paneled windows described above, and the distinctive door and window surrounds found in this room alone; these surrounds feature generously scaled moldings with a symmetrical profile and large corner rosettes (fig. 24). A wall immediately adjacent to the front door leads into a relatively small room to the west, and a stairway leading to the front of the house from the



kitchen wing rises behind it. Because the southern end of the wall between the rooms directly intersects the sidelight immediately west of the front door, one must assume that this wall is a later addition (compare fig. 24 with figs. 18, 19). While it is difficult to envision the house with walls in a different configuration (the centre hall plan usually found in houses of this style would require awkwardly small rooms to each side of the hall), it is virtually certain that the current arrangement of downstairs rooms, and likely the striking outer moldings around the living room windows and doors, are the result later renovations -- probably, to judge by the style of the moldings, around the second or third decade of the twentieth century.

**BARN** -- The upper levels of both sections of the barn are entirely unfinished, leaving open to view the structural elements described above under "Construction." Structural elements are also open to view in the enclosed areas of the ground door created by the cement foundation, though these have been whitewashed. The most striking features of the ground floor are the wrought iron trellises topping the barriers between horse stalls in the western section of the barn (fig. 25).

## B. History

### Date of Construction:

HOUSE -- 1869; back addition added in 1973

BARN -- *circa* 1860 -1880, with a later foundation (see "Construction" above)

Association with a Person/Group: The property has the unusual distinction of having remained in the same family during its entire century-and-a-half history of recorded land transactions.

Richard Dicey received the patent for all 200 acres of lot 18 , concession 3 in Westminster Township, on June 17, 1850, and he is shown in the 1851-1852 census as inhabiting a one-storey log cabin on the lot. Over the next two decades Richard sold quarters of the lot to each of his three sons. Hiram bought the northwest corner in 1855 (the sale was registered in 1860). John Alexander and Ira bought the southeast and southwest parts of the lot respectively on February 29, 1868, though they promptly traded quarters through sales on March 14, 1868, so that the southwest 50 acres, on which the farmstead at 3544 Dingman Drive is situated, ended up in John's possession. This division of the property is indicated on the Tremaine map of 1862 (fig. 26; Land record abstracts; Westminster Township instrs. 1424, 5402, 5403, 5414, 5415; 1851-52 Census).

The Agricultural Census of 1861 suggests that John Alexander and Ira had effectively regarded the southern half of the property as their own at least since 1860. They are listed as farming the southern hundred acres of the lot together, with 35 acres cleared, 8 of which are said to be used for pasture and 27 for crops (6 acres for spring wheat, 3 for peas, 4 for oats, 1/2 for potatoes, and the remainder for hay). It seems

probable that the John and Ira made their claim to the land more official when James, at least, had determined that he wanted build a finer house for himself: as mentioned above, the date 1869 is inscribed in the centre gable of the brick house on what was once his property. The *Historical Atlas of Middlesex County*, published in 1878, shows houses on all four quarters of the lot (fig. 27), still owned by Richard and his three sons respectively, though Richard's will, probated in the same year, divides his property on lot 18 between his sons. The will also describes other property owned by Richard -- in lot 1 on Wharncliffe Rd. and lot 48, concession 2 in Westminster Township -- which he bequeathed to his sons and his three daughters (Westminster Township Land Records, instr. 10437).

In 1891, John Alexander's elder daughter, Harriet Somerville Dicey, was married to Caleb Millson from John's house on lot 18, in a wedding which the *London Advertiser* described in glowing terms, commenting on the "nicely repaired repast" to which 55 guests were treated after the ceremony and viewing the "numerous and costly presents" as a testimony to the esteem in which the young couple was held (*Advertiser*, 5 Feb. 1891). The couple made the news again, in 1909, with a more dramatic story, when Caleb survived a forty-foot fall from the upper part of a bent when helping to raise a neighbour's barn (*London Advertiser*, 19 August 1909).

In 1899, Harriet inherited the house and the lot 18 property from her father "for the term of her natural life"; John Alexander's will also stipulated that at Harriet's death the land was to be divided "in equal shares to such of her children as may be living at her death" (Land records, Westminster Township, instr. 20936). Accordingly, Harriet's will, probated in 1924, left the house and land to her six children "to share and share alike," with the result that Caleb, who continued farming from his home, gradually purchased the land from his children in deeds extending from 1927 to 1949 (Land records, Westminster Township, instrs. 5524, 33303, 34377, 47788).

In 1958, Caleb Millson left the house and land to his son Stanley. Since Stanley had no significant interest in living on the property, the land was sharecropped and the house occupied by his son Raymond, who moved to the farm in 1964 and in 1971 became a joint owner with his parents (Millson; Land records, Westminster Township, instrs. 115056, 322853). The property is still owned by Raymond Millson and his mother Lila (Assessment record; Millson), and he and his wife Margaret still live at 3544 Dingman Drive.

Thematic Context: Westminster Township families; agricultural development of the township; Ontario barns and farmhouses

### C. Environment

Context on Site: The surroundings are mainly rural and agricultural, though highway 401 abuts the property to the east and high-tension electric wires cut diagonally across the

property to the west and north. The context may be further altered by development proposed for the Dingman Drive Planning Area.

Landmark Status: Slight

#### D. Integrity

State of Preservation:

HOUSE -- Most of the outer fabric of the 1869 house remains intact, though, as stated above, a chimney has been added, the front door altered, and the rear wing replaced. The evidence discussed under "House Interior" above suggests that there have been significant changes to the interior plan, though much of the original woodwork remains intact. Some of the outer elements in the door and window surrounds have been partly obscured by the addition of drywall to the interior walls.

BARN -- As discussed under "Barn Construction" above, the barns appear to have been raised, the roof of the eastern barn has been extended to the west, and some lofts have been removed. Some of the plank cladding of the exterior has been replaced, and one can discern signs of openings which are no longer used. But the original framing is remarkably intact.

Site Intact/Altered: Largely intact. Some farm buildings have been removed, and the orchard indicated in the 1878 *Historical Atlas of Middlesex County* (fig. 27) is no longer in evidence, but the general relationships between house, outbuildings, and fields have remained relatively consistent.

Condition of Building:

HOUSE -- Excellent

BARN -- There are some weak boards in the lofts and occasional cracks in the cement foundation, but the structure is generally solid.

Cultural Landscape Value: Moderate

**Priority Rating:**

HOUSE -- 2

BARN -- Not separately listed in the City of London *Inventory of Heritage Resources*; should be identified as a distinct component of the property, with a priority rating of 1.

4. Front view, House at 3544 Dingman Drive



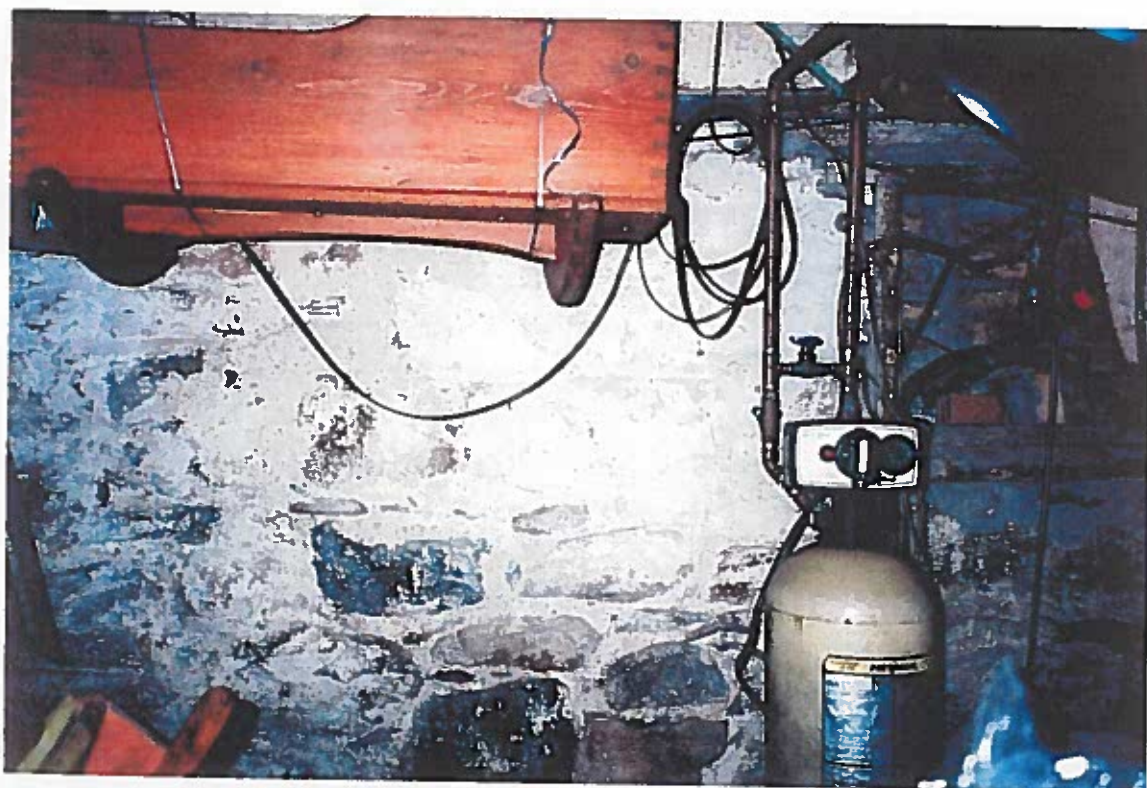
5. Barn at 3544 Dingman Drive



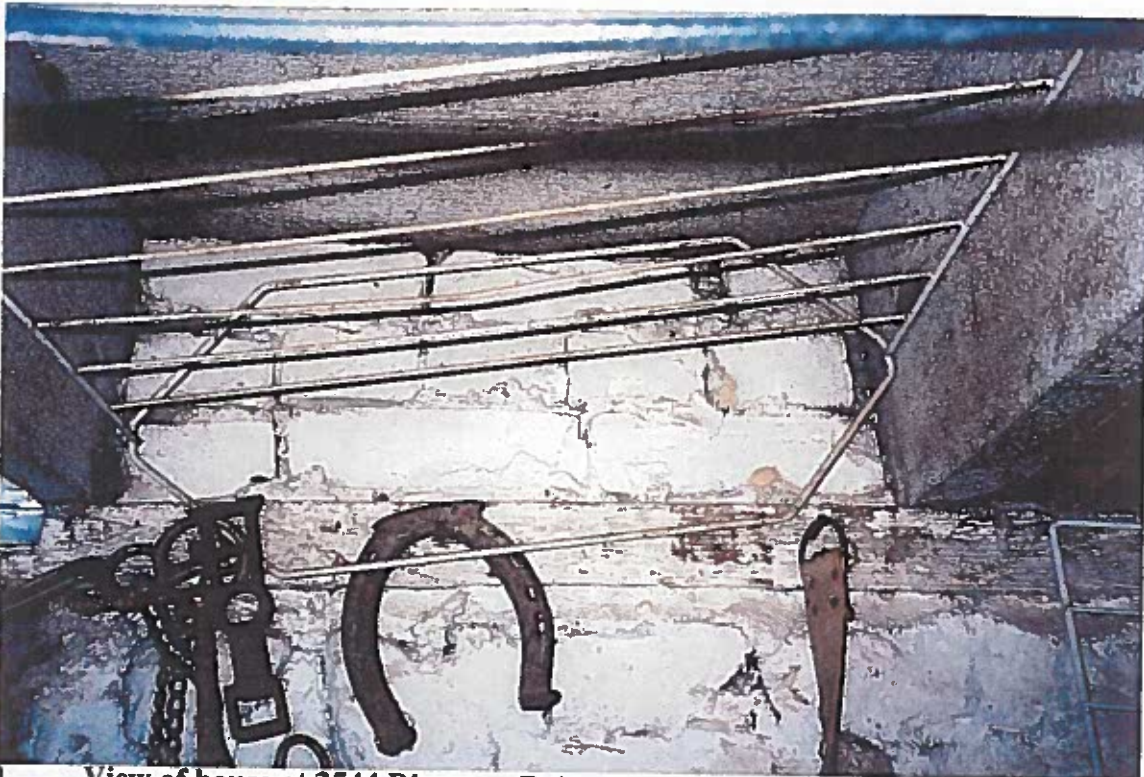
6. Eastern window on front facade, 3544 Dingman Drive



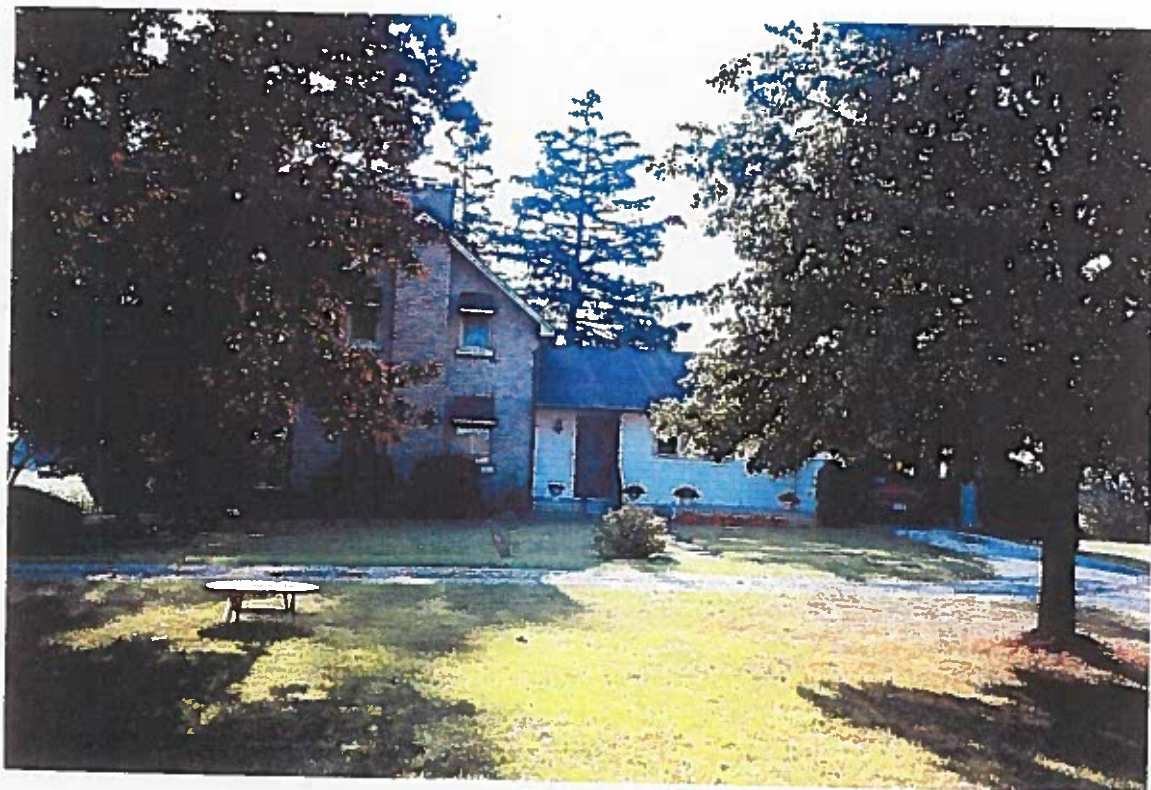
7. Stone foundation, 3544 Dingman Drive



8. Sill and joists beneath ground-storey floor, 3544 Dingman Drive



9. View of house at 3544 Dingman Drive from the east, showing the rear addition.



10. Post and girts in eastern barn at 3544 Dingman Drive, showing mortise and tenon joints and broad axe marks



11. Rafters composed of tree trunks and sawn boards in eastern barn at 3544 Dingman Drive



**12. Joists beneath eastern barn, 3544 Dingman Drive**



**13. Cement foundation, south side, western barn, 3544 Dingman Drive**

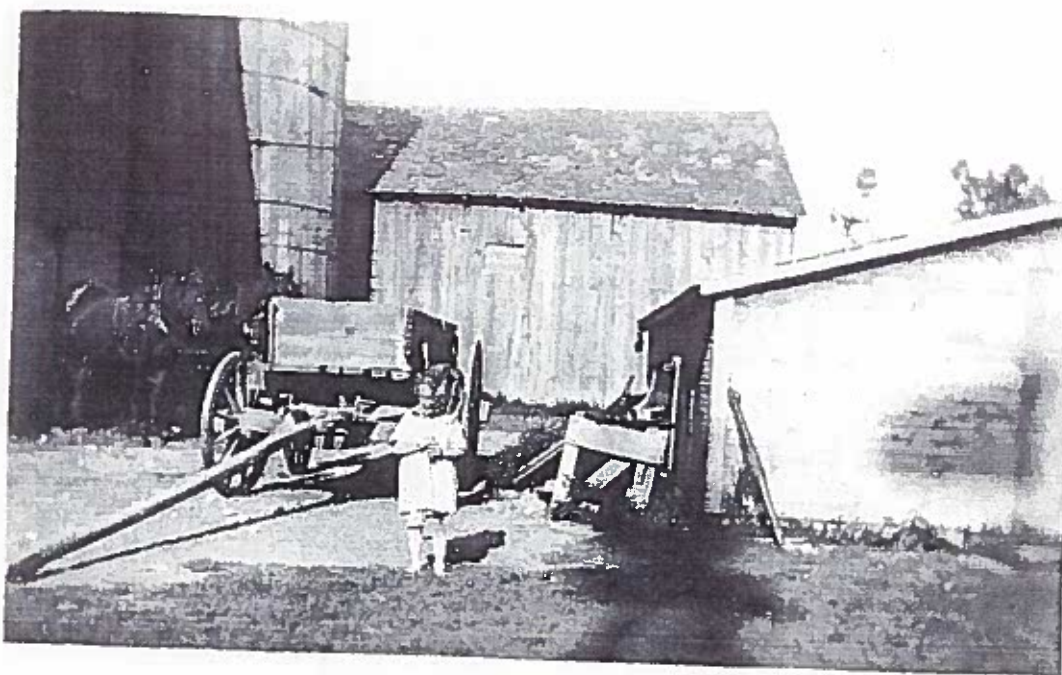




14. Cement foundation, west side, western barn, 3544 Dingman Drive



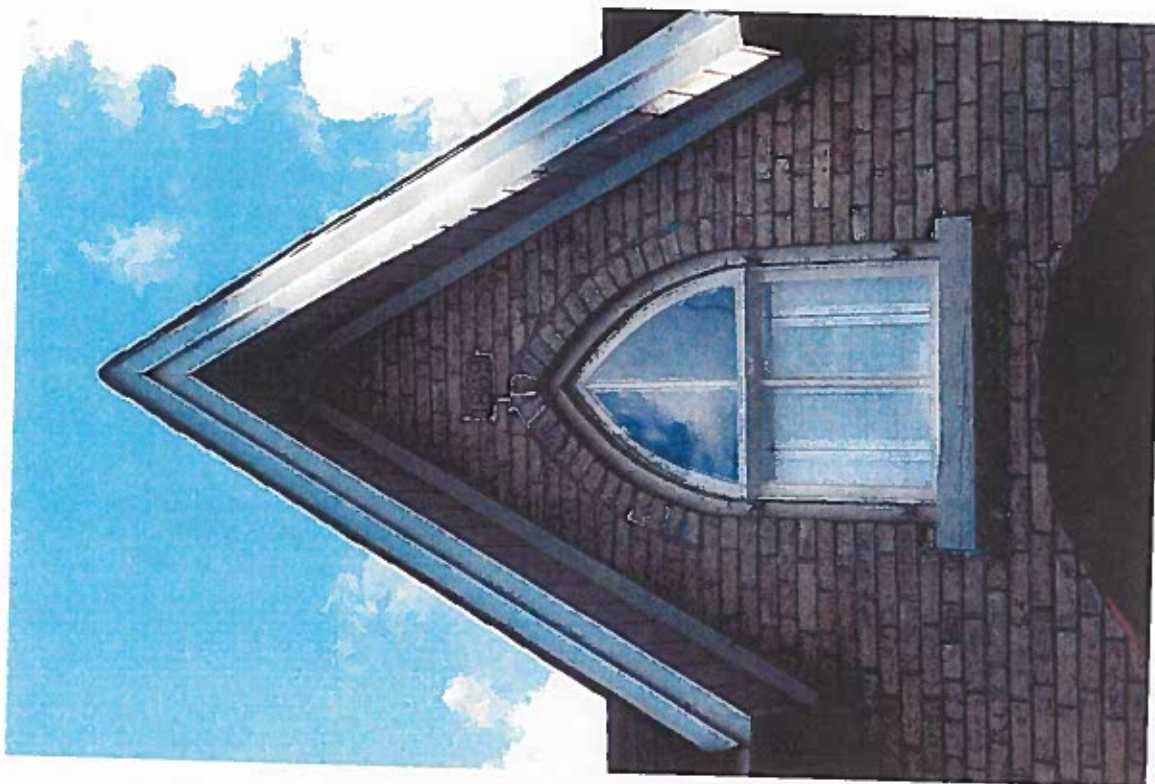
15. Wooden silo seen in photograph *circa* 1925.



16. Aerial view of farmstead, 3544 Dingman Drive, circa 1950.



17. Front gable of farmhouse, 3544 Dingman Drive



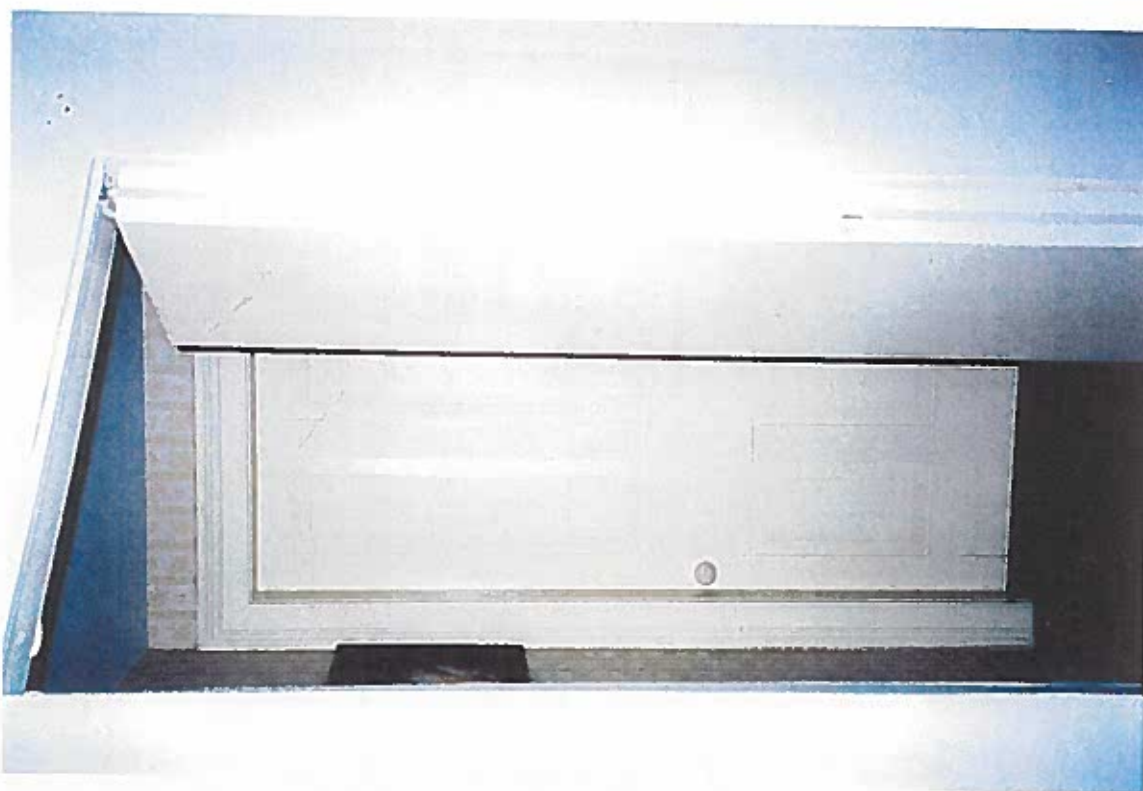
18. Front door, farmhouse, 3544 Dingman Drive. The metal storm door is held open by the current owner, Raymond Millson.



19. Lower part of front door, 3544 Dingman Drive, seen in a photograph taken circa 1949.



20. Door to east bedroom, second storey, farmhouse at 3544 Dingman Drive.



21. Section of front window embrasure, living room, 3544 Dingman Drive.



22. Architrave molding, second storey bedroom doorway, 3544 Dingman Drive.



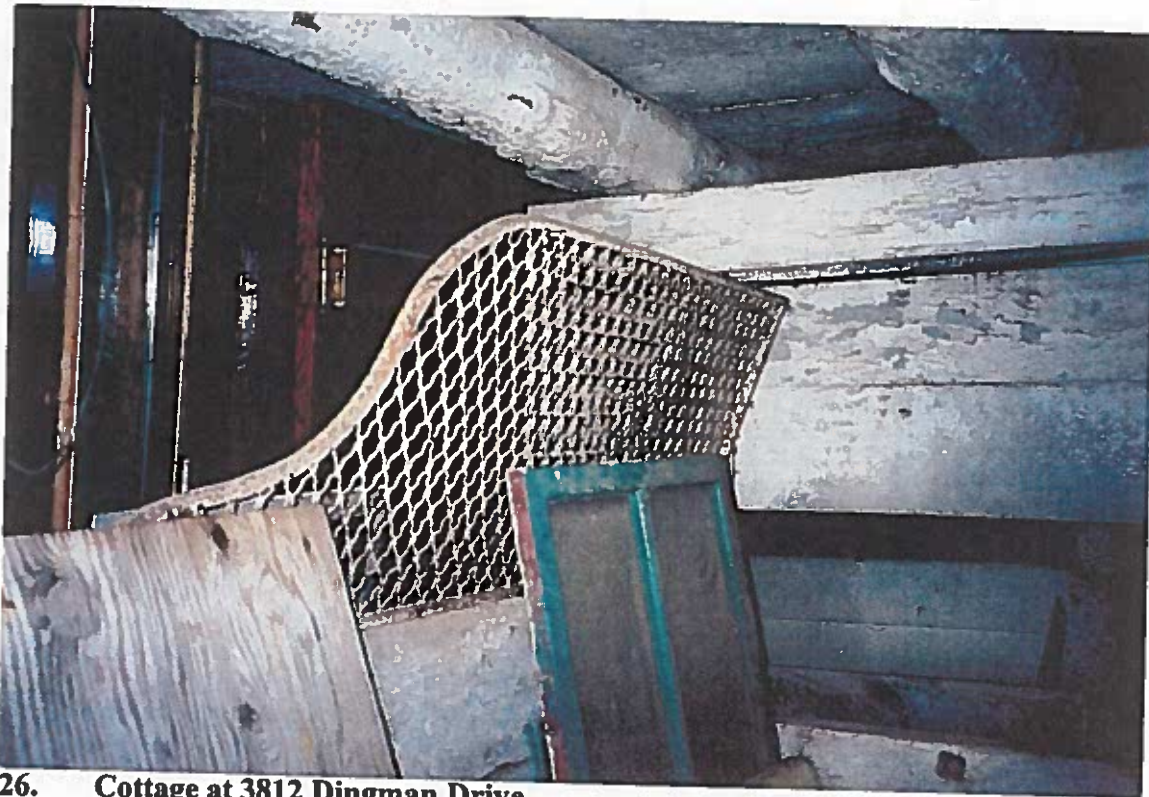
23. Pointed window in front gable, interior view, 3544 Dingman Drive.



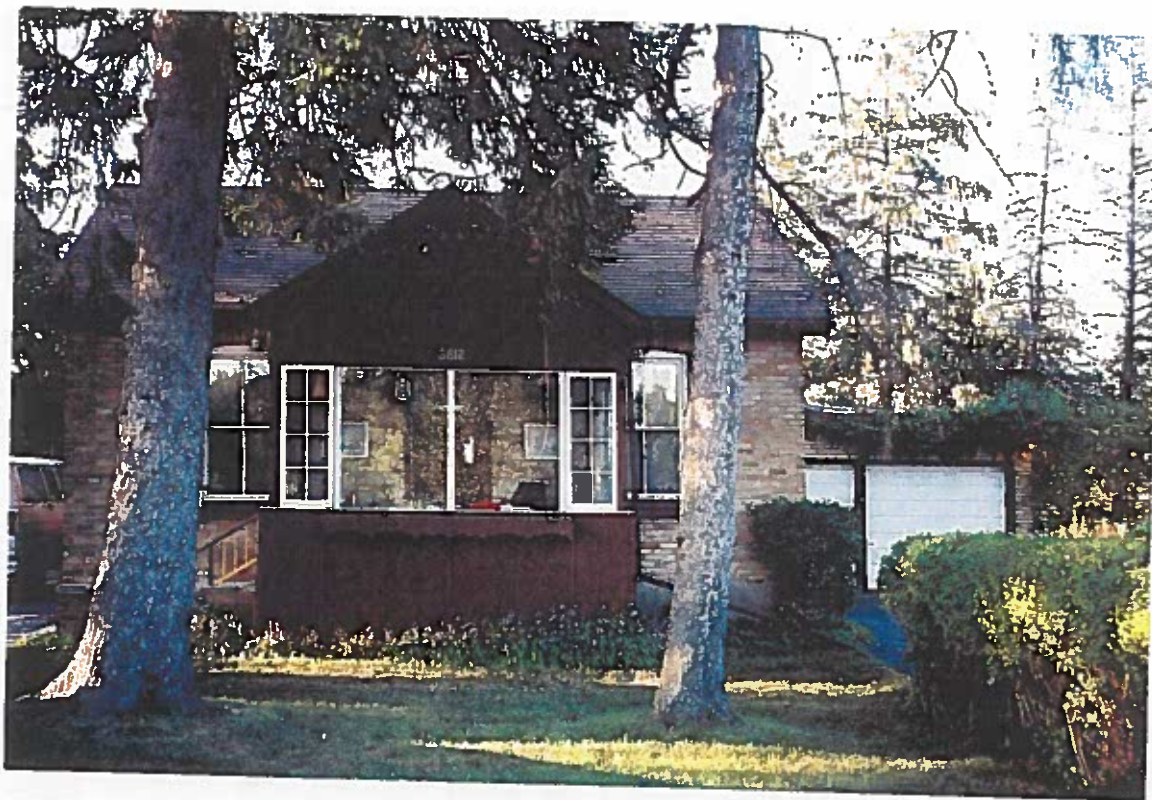
24. Juncture of main floor dividing wall with front entranceway, 3544 Dingman Drive.



25. Wrought iron grill between horse stalls, western barn, 3544 Dingman Drive.



26. Cottage at 3812 Dingman Drive

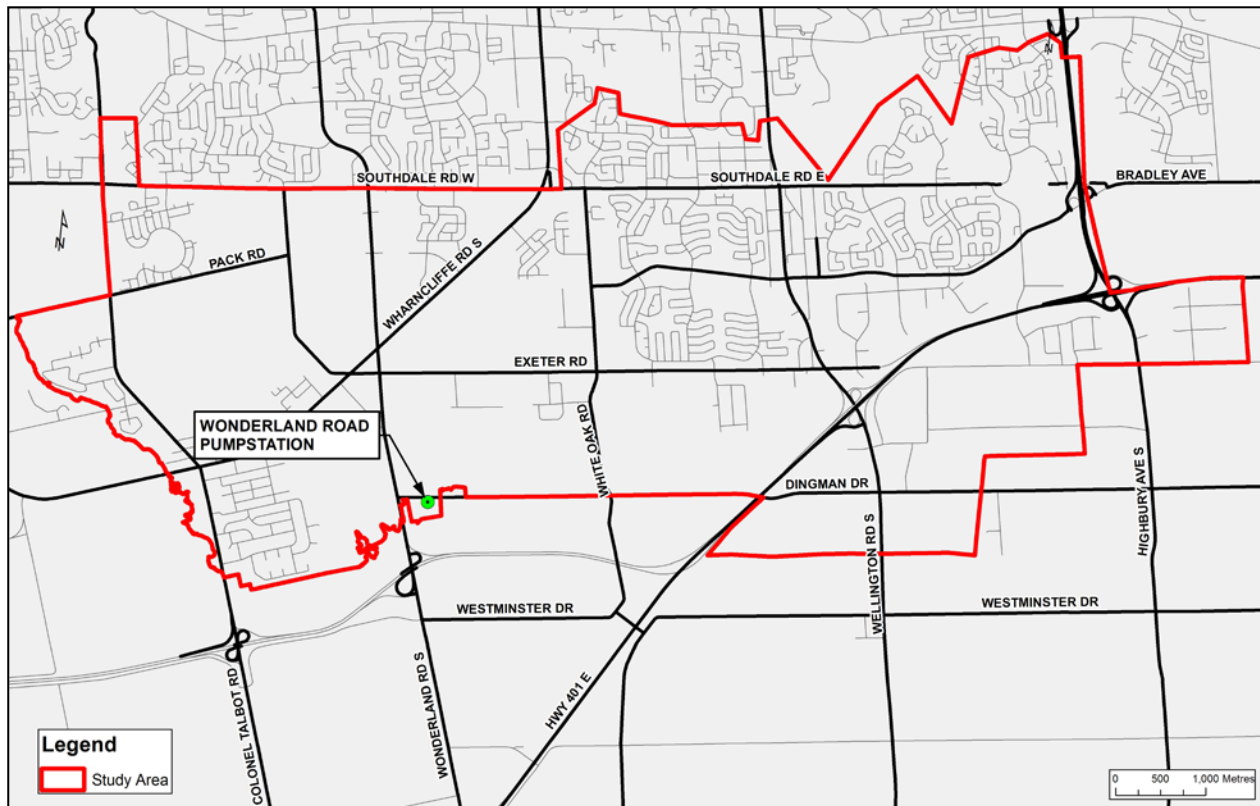




## SOUTH LONDON WASTEWATER SERVICING STUDY MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT MASTER PLAN NOTICE OF PROJECT COMMENCEMENT & PUBLIC INFORMATION CENTRE

### The Study

The Wonderland Wastewater Pumping Station, located on Dingman Drive, just east of Wonderland Road South, directs sanitary flow from the City's south end to the Greenway Wastewater Treatment Centre. The Wonderland Pumping Station does not have sufficient capacity to service the anticipated residential and industrial growth in the area. As a result, the City has initiated a Municipal Class Environmental Assessment (EA) Master Plan Study to determine a strategy to service the study area.



**Figure 1: Study Area**

### The Process

The EA study will be completed in keeping with the Ontario *Environmental Assessment Act*, and will follow the Master Planning Process of the Municipal Engineers Association. The Master Plan follows Approach #2 which will fulfill the requirements for select Schedule A, A+ and Schedule B projects. The project team will examine a full range of alternatives and improvements and identify the long term wastewater servicing strategy.

### How to Get Involved

The City of London wants anyone with an interest in the study to have an opportunity to provide input, which will help the project team in the decision-making process. You can get involved by attending the Public Information Centre (PIC) where you can ask questions, review project information and provide input. The PIC will present the purpose and scope of this study, confirm the project need, review alternative solutions to address the problem and identify a strategy for improvements.





**SOUTH LONDON WASTEWATER SERVICING STUDY  
MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT MASTER PLAN  
NOTICE OF PROJECT COMMENCEMENT & PUBLIC INFORMATION CENTRE**

The PIC will be an open house format with no formal presentation being made.

The PIC will be held:

**Date:** Monday February 26, 2018

**Place:** Nicholas Wilson Public School, 927 Osgoode Drive, London

**Time:** 6:00 pm to 8:00 pm

Comments from review agencies and members of the public are encouraged now and throughout the study. To provide comments, please contact one of the following team members.

Kirby Oudekerk, P.Eng.,  
Environmental Services Engineer  
The Corporation of the City of London  
300 Dufferin Avenue  
London ON, N6A 4L9  
Tel: 519-471-1537  
Email: koudeker@london.ca

Anna Cleaver, P. Eng.,  
Project Engineer  
AECOM Canada  
250 York Street, Suite 410  
London ON, N6A 6K2  
Tel: 519-963-5895  
Email: anna.cleaver@aecom.com

To learn more, visit the project website:

<http://www.london.ca/residents/Environment/EAs/Pages/default.aspx>.

*With the exception of personal information, all comments will become part of the public record of the study. The study is being conducted according to the requirements of the Municipal Class Environmental Assessment, which is a planning process approved under Ontario's Environmental Assessment Act.*

**3RD REPORT OF THE**  
**LONDON ADVISORY COMMITTEE ON HERITAGE**

Meeting held on February 14, 2018, commencing at 5:30 PM, in Committee Rooms #1 and 2, Second Floor, London City Hall.

**PRESENT:** M. Whalley (Acting Chair), S. Adamsson, D. Brock, J. Cushing, H. Elmslie, S. Gibson, T. Jenkins, J. Manness, B. Vazquez and K. Waud and J. Bunn (Secretary).

**ABSENT:** D. Dudek and H. Garrett.

**ALSO PRESENT:** J. Dent, L. Dent, K. Gonyou, A. Rammeloo and J. Ramsay.

---

**I. CALL TO ORDER**

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

**II. SCHEDULED ITEMS**

2. London's Bus Rapid Transit Project - Cultural Heritage Screening Report

That the Cultural Heritage Screening Report for the London Bus Rapid Transit System, dated February 6, 2018, from WSP Group, BE REFERRED to the Stewardship Sub-Committee for review of properties identified in the Screening Report which may require further heritage research and a report back to the March meeting of the London Advisory Committee on Heritage (LACH) with respect to this matter;

it being noted that the LACH received the attached presentation from J. Ramsay, Project Director, Rapid Transit Implementation and S. Jarrett, WSP Group, related to this matter.

**III. CONSENT ITEMS**

3. 2nd Report of the London Advisory Committee on Heritage

That it BE NOTED that the 2nd Report of the London Advisory Committee on Heritage, from its meeting held on January 10, 2018, was received.

4. Municipal Council Resolution - 1st Report of the London Advisory Committee on Heritage

That it BE NOTED that the Municipal Council resolution from its meeting held on January 16, 2018, with respect to the 1st Report of the London Advisory Committee on Heritage, was received.

5. Municipal Council Resolution - Intent to designate the property located at 440 Grey Street

That it BE NOTED that the Municipal Council resolution from its meeting held on January 16, 2018, with respect to the Municipal Council's intent to designate the property located at 440 Grey Street, was received.

6. Municipal Council Resolution - 2nd Report of the London Advisory Committee on Heritage

That it BE NOTED that the Municipal Council resolution from its meeting held on January 30, 2018, with respect to the 2nd Report of the London Advisory Committee on Heritage, was received.

**IV. SUB-COMMITTEES & WORKING GROUPS**

7. Planning and Policy Sub-Committee

That the following actions be taken with respect to the attached letter dated December 29, 2017, from W. Morgan, Community Heritage Ontario, seeking support from Ontario municipal heritage committees for federal action on the conservation of heritage properties:

- a) Municipal Council BE REQUESTED to endorse all of the recommendations included in the above-noted letter from Community Heritage Ontario, specifically recommendation number 11 related to the “establishment of a tax credit for the restoration and preservation of buildings listed on the Canadian Register of Historic Places”; and,
- b) the ~~attached~~, revised, letter from the London Advisory Committee on Heritage in response to the above-noted communication from Community Heritage Ontario, BE APPROVED by Municipal Council.

**V. ITEMS FOR DISCUSSION**

8. Heritage Planners' Report

That it BE NOTED that the attached submission from K. Gonyou and L. Dent, Heritage Planners, with respect to various updates and events, was received.

**VI. DEFERRED MATTERS/ADDITIONAL BUSINESS**

9. (ADDED) CHO Newsletter

That it BE NOTED that copies of the Community Heritage Ontario newsletter dated “Winter 2018”, were distributed to the members of the London Advisory Committee on Heritage.

**VII. ADJOURNMENT**

The meeting adjourned at 7:39 PM.

**NEXT MEETING DATE: March 14, 2018**



Z-8875  
Planner: Sonia Wise  
Telephone: 519-661-2489 ext. 5887  
Fax: 519-661-5397  
Email: swise@london.ca  
Website: www.london.ca

February 21, 2018

## **NOTICE OF APPLICATION TO AMEND THE ZONING BY-LAW**

The Municipal Council for the City of London is considering an amendment to the City's Zoning By-law for the lands shown on the attached map. The requested change is described below. We are advising you of this application to invite your comments.

### **APPLICANT:**

Paramount Developments (London) Inc.

### **LOCATION:**

809 Dundas Street - see attached map

### **PURPOSE AND EFFECT:**

The purpose and effect of the requested Zoning By-law amendment is to permit a mixed-use development with two 24-storey towers containing 480 residential units and 1,845m<sup>2</sup> of commercial floor area.

### **POSSIBLE AMENDMENT:**

Change Zoning By-law Z.-1 from an Office Residential/Business District Commercial Special Provision (OR\*BDC(20)\*D250\*H46) Zone which permits a wide range of commercial, retail and residential uses with a maximum density of 250 units per hectare and an approximate height of 15 storeys (46m), to a Business District Commercial Special Provision Bonus (BDC(20)\*D250\*H46\*B-\_\_\_) Zone to permit the existing range of uses permitted by the Business District Commercial Zone variation, with an increased lot coverage, an increased height of 82m, and an increased maximum density of 710 Units per hectare through a bonus zone, in return for eligible facilities, services and matters outlined in Section 19.4.4 of the Official Plan, such as the provision of enhanced urban design and underground parking.

### **PLANNING POLICIES:**

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Main Street Commercial Corridor in the Official Plan, which are long-established, mixed-use, pedestrian-oriented business districts. The main permitted uses include: small-scale retail uses, service and repair establishments, food stores, convenience commercial uses, personal and business services, pharmacies, restaurants, financial institutions, small-scale offices, small-scale entertainment uses, galleries, studios, community facilities, and residential uses.

The subject lands are in the Rapid Transit Corridor in *The London Plan* (Council-adopted but not in force and effect), permitting a range of residential, retail, service, office, cultural, recreational, mixed-use buildings and institutional uses.

## **HOW TO COMMENT:**

Your opinion on this application is important. Please call in, mail, e-mail or fax your comments to The City of London, Planning Services, P.O. Box 5035, London, ON, N6A 4L9, Attention Sonia Wise by **March 21, 2018**, if possible. Please ensure you refer to the file number or municipal address of the item on which you are commenting.

**Please Note:** Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-2489 extension 4937.

This application is considered to be residential intensification under the policies of the City's Official Plan. While a public site plan meeting is not required for this application, site plan matters, including those matters set out in the intensification policies of the Official Plan, will be considered as part of the staff review of this application. By way of this letter, we are also asking for your input and comments regarding this proposal. The matters that you might want to consider include fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the building on the site. These policies are found in Section 3.2.3.5 of the Official Plan, and may be viewed online at the City of London Website, [www.london.ca](http://www.london.ca).

A neighbourhood or community association may exist in your area. If it reflects your views on this proposal, you may wish to select a representative of the association to submit comments on your behalf.

Your representative on City Council, Ward 4 Councillor Jesse Helmer (office 519-661-2489 ext. 4004, e-mail [jhelmer@london.ca](mailto:jhelmer@london.ca)) would be pleased to discuss any concerns you may have with this application.

## **PUBLIC MEETING:**

The appropriateness of the requested Zoning By-law amendment will be considered at a future meeting of the Planning & Environment Committee. You will receive another notice inviting you to attend this meeting.

If a person or public body does not make oral or written submissions at a public meeting or make written submissions to the City of London before the proposed amendment is adopted, the person or public body may not be entitled to appeal the decision of the Council of the City of London to the Ontario Municipal Board, or may not be added by the Board as a party to the hearing of an appeal unless, in the opinion of the Board, there are reasonable grounds to do so.

## **FOR INFORMATION:**

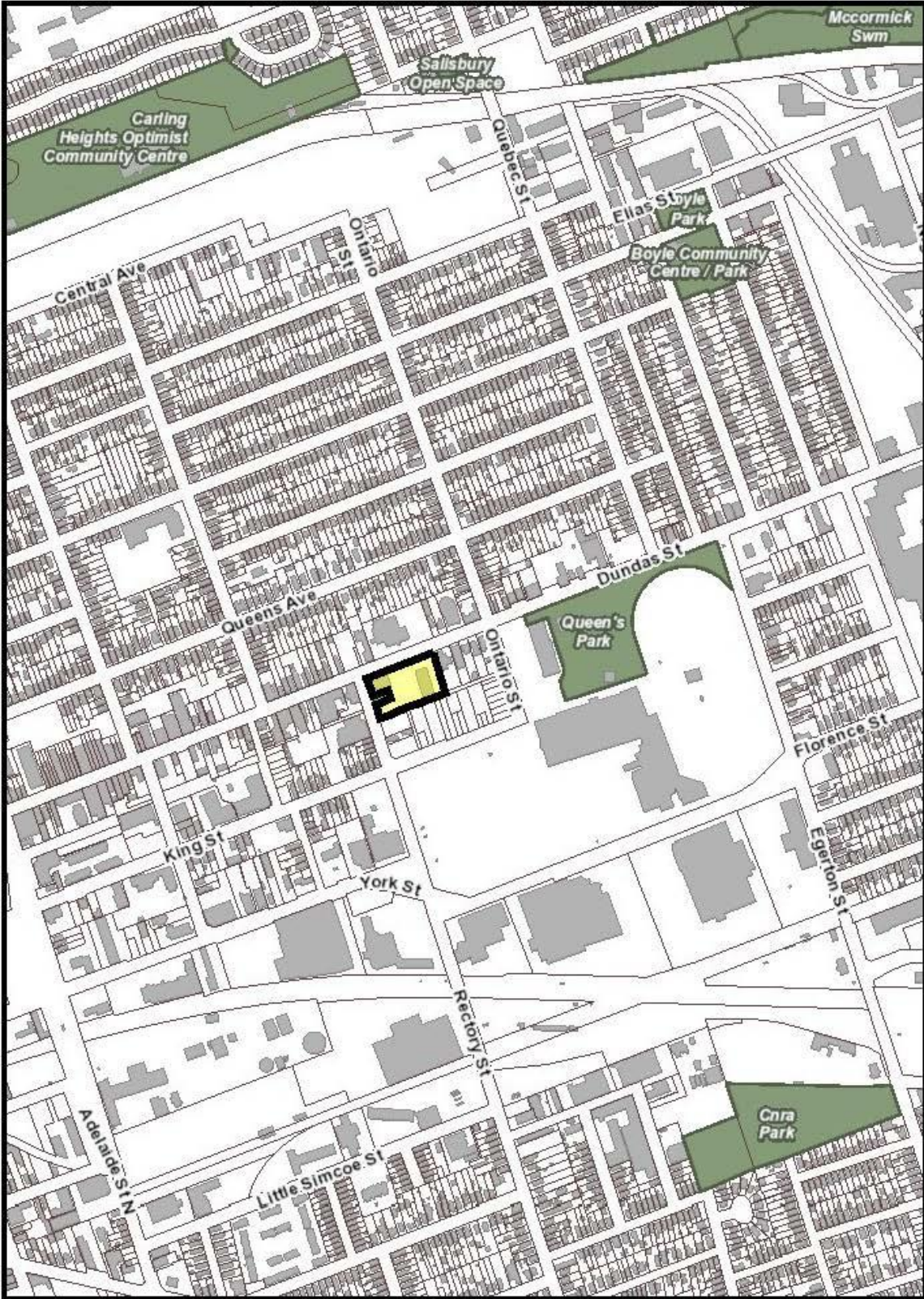
If you wish to view additional information or material about the requested Zoning By-law amendment, it is available to the public for inspection at Planning Services, 206 Dundas St., London, ON, Monday to Friday, 8:30a.m.-4:30p.m.

**For more information, please call Sonia Wise at 519-661-2489 extension 5887, referring to "Z-8875".**

## **TO BE NOTIFIED:**

If you wish to be notified of the adoption or refusal of a request to amend the Zoning By-law, you must make a written request to the City Clerk, 300 Dufferin Avenue, P.O. Box 5035, London, ON N6A 4L9. You will also be notified if you address the Planning & Environment


Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.



**Location Map**

Subject Property: 809 Dundas Street  
 Applicant: PARAMOUNT DEVELOPMENTS (LONDON) INC  
 File Number: Z-8875  
 Created By: Sonia Wise  
 Date: 2/16/2018  
 Scale: 1:8000

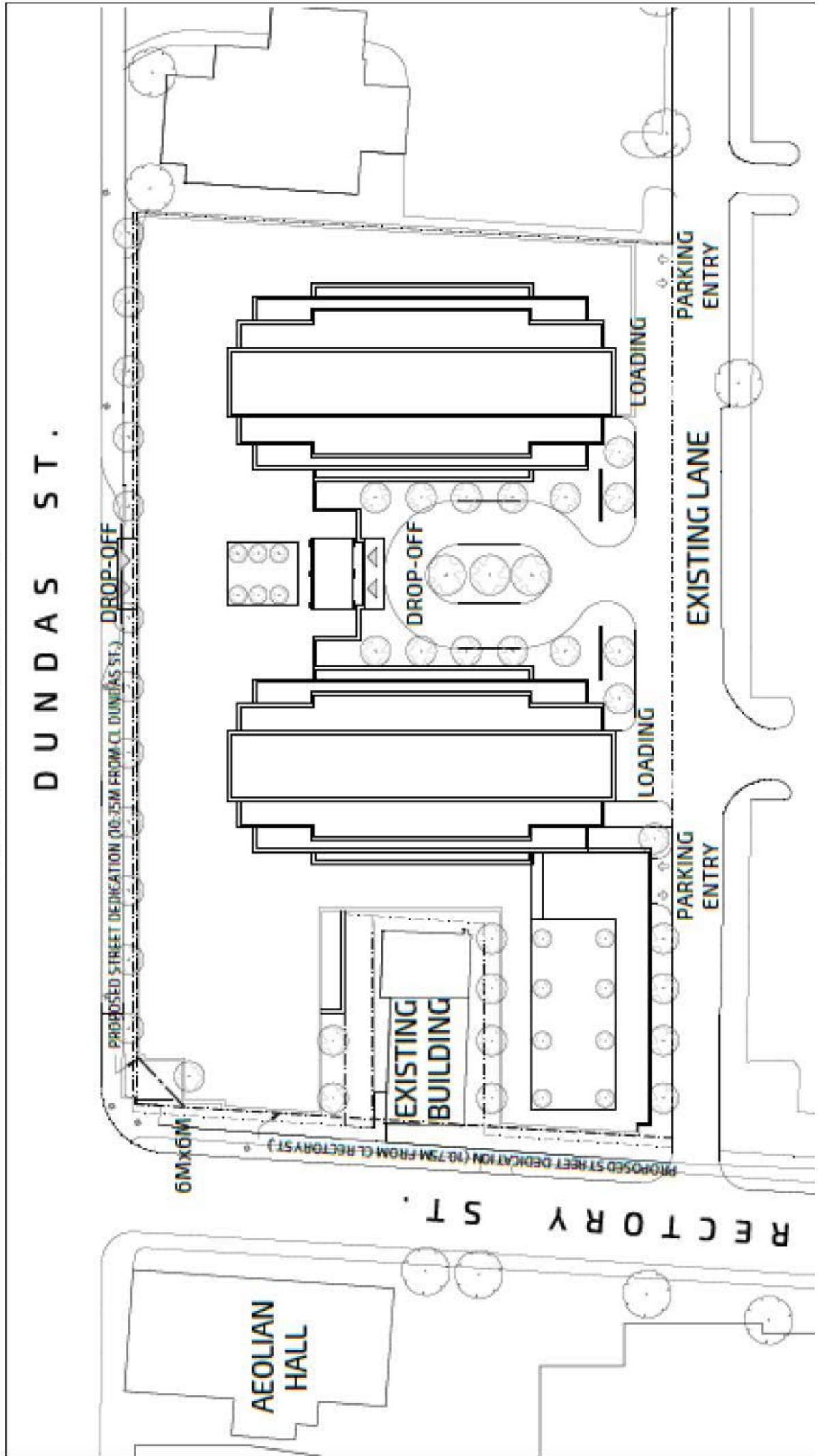
**Legend**

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers

Corporation of the City of London

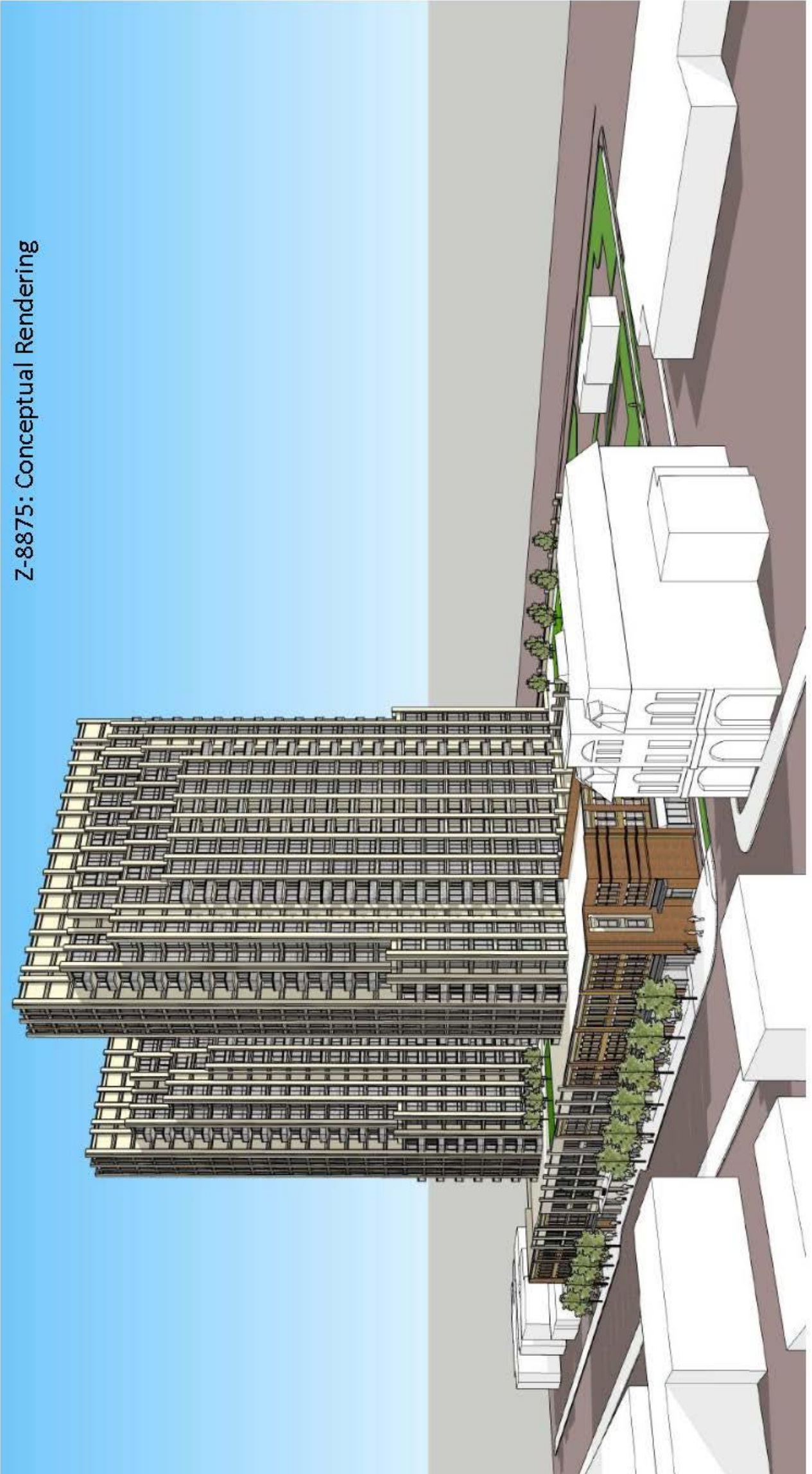


Z-8875: Conceptual Site Plan





Z-8875: Conceptual Rendering



# Heritage Impact Statement

809 Dundas Street

Paramount Development London



January 2018

## **TABLE OF CONTENTS**

### **SECTION 1 – INTRODUCTION**

- 1.1 Purpose of Heritage Impact Statement

### **SECTION 2 – SITE DETAILS**

- 2.1 The Subject Lands
- 2.2 Aeolian Hall, 795 Dundas Street

### **SECTION 4 – POLICY REVIEW**

- 4.1 Provincial Policy Statement 2014
- 4.2 City of London Official Plan
- 4.3 The London Plan
- 4.4 Ontario Heritage Tool Kit

### **SECTION 5 – PROPOSED DEVELOPMENT**

### **SECTION 6 – ANALYSIS AND MITIGATION**

- 6.1 Provincial Policy Statement 2014
- 6.2 City of London Official Plan
- 6.3 The London Plan
- 6.3 Ontario Heritage Tool Kit
- 6.4 Shadow Study

### **SECTION 7 – CONCLUSION**

#### **APPENDIX 1-5**

#### **SOURCES**

## **SECTION 1 - INTRODUCTION**

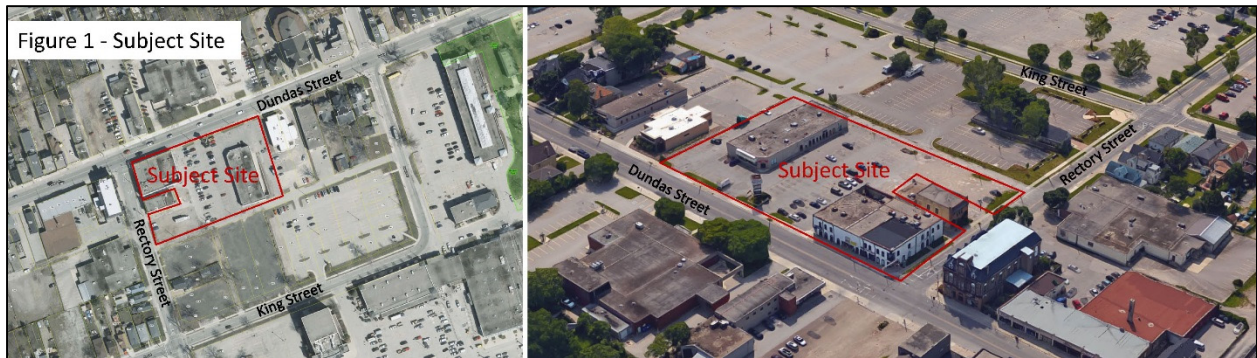
On behalf of Paramount Development (London) Inc., Zelinka Priamo Ltd. has applied for a Zoning By-law Amendment for a proposed high-rise apartment development at 809 Dundas Street.

A Heritage Impact Statement is required given the subject lands are adjacent to the former London East Town Hall (Aeolian Hall), a property designated under Part IV under the Ontario Heritage Act.

## **SECTION 2 – SITE DETAILS**

### **2.1 The Subject Lands**

The subject lands are located within Dundas Street East village neighbourhood at the southeast corner of Dundas Street and Rectory Street, approximately 100m north, and 150m west, of Western Fair (Figure 1).



The irregularly shaped lands have an area of approximately 0.71 hectares (1.7 acres), with a frontage of approximately 111.0 metres (365.0 feet) along Dundas Street, and a total of 53.0 metres (173.0 feet) of frontage along Rectory Street. The subject lands have access to shared easement/alley off Rectory Street at the rear of the property.

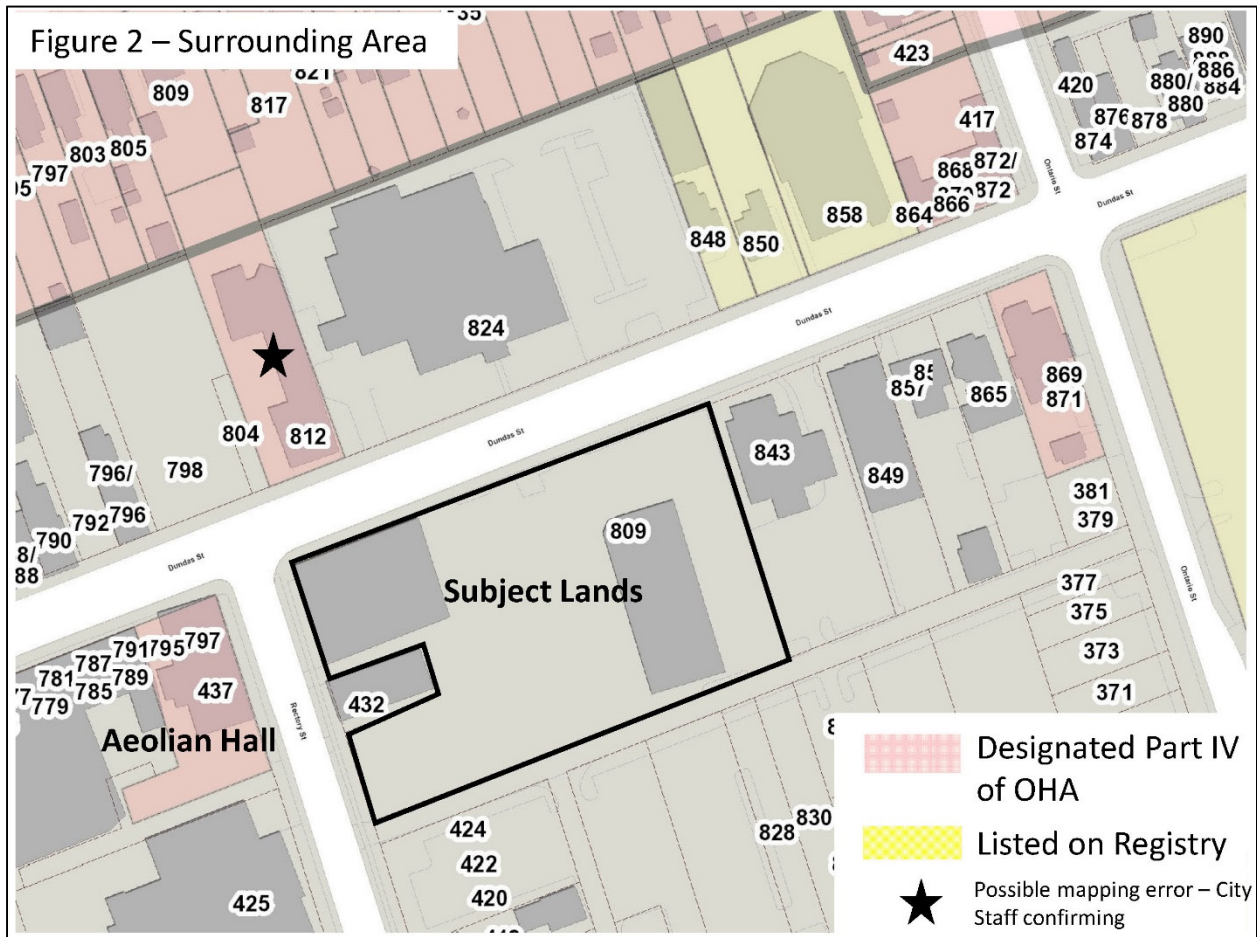
A small parcel of land, containing by a two-storey building occupied by a music recording studio (EMAC Studios), is not part of the subject lands.

The subject lands currently contain two structures and associated parking area. Both these structures are to be removed as part of the redevelopment of the lands.

Historically, the subject lands once consisted of mostly single detached homes with commercial uses at the corner of Dundas Street and Rectory Street. Fire insurance plans shows the uses on the lands from 1888 -1926. Some of the uses include residential, tin smith, bank and hardware store (Appendix 1 & 2).

The subject lands are not a listed or designated heritage property.

The subject lands are adjacent to Aeolian Hall which is designated under Part IV Ontario Heritage Act and are in the vicinity three non-designated properties listed on the City of London's Inventory of Heritage Resources (See Figure 2).



**2.2 Aeolian Hall, former London East Town Hall**

The former London East Town Hall, a 2½ storey brick building, was built in 1883-84 and was designed by George F. Durand, one of the most important Victorian architects in southwestern Ontario (Municipal By-law # L.S.P. 3363-168 is attached).

The building features both Italianate and Second Empire elements. Italianate influences are visible in the vertical emphasis of the design with the square-plan tower, large cast-iron and plate glass windows with segmental arches; while the Second Empire elements are emphasized by the symmetrically vertical massing, the mansard roof, and the dormer windows. The bi-chromatic brickwork adds to the highly eclectic style (See Figure 3).

Like similar municipal buildings of its time, it had a combined auditorium and council chamber on the second floor and a fire department on the ground floor that accessed Rectory Street. Once London East was amalgamated with the City of London in 1885, the town hall became redundant. The fire department continued until 1946, while the Dundas Street frontage provided a variety of administrative and commercial activities.

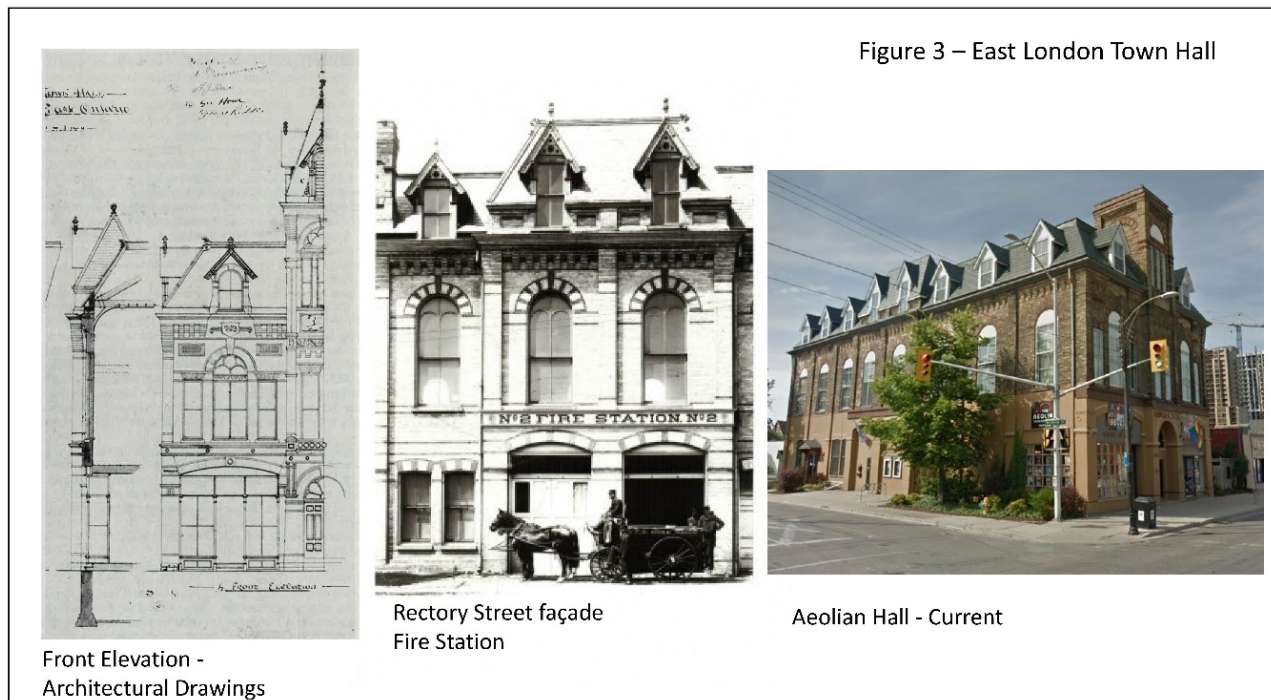
In 1968 the building was renovated, given the name Aeolian Hall, and became an important performance centre within the City. Today it continues to serve as a neighbourhood meeting place for local residents and community groups as well as maintaining its social value as an important centre for musical performances.

Aeolian Hall serves as the eastern-most anchor of the Old East commercial corridor, and is a prominent landmark that serves as a symbol for the Old East community.

Some of the heritage attributes include:

- Italianate style;
- The central tower;
- Mansard roof;
- Gabled dormers on the principal and secondary facades;
- West storefront has its original cast iron frame and entrance;
- East storefront maintains the two central cast iron columns;
- Bi-chromatic brickwork on exterior façade;
- paired and triple narrow vertical windows, single round arched Italianate windows, and corbelled brackets;
- Original door and window openings.

Aeolian Hall is also listed in the Canadian Register of Historic Places.



## **SECTION 4 – POLICY REVIEW**

### **4.1 Provincial Policy Statement 2014 (PPS)**

The Provincial Policy Statement (PPS), issued under the authority of Section 3 of the Planning Act “provides policy direction on matters of provincial interest related to land use planning” in order to ensure efficient, cost-efficient development and the protection of resources. All planning applications, including Zoning By-Law Amendment applications, are required to be consistent with these policies.

Policies in the 2014 PPS relevant to the subject lands are as follows:

*“Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.” Section 2.6.3*

6.0 PPS Definitions:

**Adjacent lands** (d) means those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

**Protected heritage property** means 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 Site.

**Heritage attributes** means the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).

### **4.2 City of London Official Plan**

Section 13 provides policies regarding the cultural heritage value of properties in London. The subject lands are adjacent to protected heritage properties and must have regard for the following policies in the Official Plan:

#### **Section 13.2.3.1 – Alteration or Demolition on Adjacent Lands**

*“Where a heritage building is protected under Parts IV, V or VI of the Ontario Heritage Act, development, site alteration or demolition may be permitted on adjacent lands where it has been evaluated through a Heritage Impact Statement, and demonstrated to the satisfaction of Council that the heritage values, attributes and integrity of the protected heritage property are retained. For the purposes of this section, adjacent lands shall include lands that are contiguous, and lands that are directly opposite a protected heritage property, separated only by a laneway or municipal road.”*

*“A holding provision may be applied on the zoning of lands adjacent to protected heritage properties, to ensure that prior to development or site alteration, a Heritage Impact Statement is required to demonstrate how the heritage values, attributes and integrity of the protected heritage property are to be conserved and how any impacts may be mitigated.”*

### **4.3 The London Plan**

The new City of London Official Plan (The London Plan) has been adopted by Council, but is subject of several appeals to the Ontario Municipal Board. Notwithstanding, consideration has been given to Cultural Heritage policy 565:

*“New development, redevelopment, and all civic works and projects on and adjacent to heritage designated properties and properties listed on the Register will be designed to protect the heritage attributes and character of those resources, to minimize visual and physical impact on these resources. A heritage impact assessment will be required for new development on and adjacent to heritage designated properties and properties listed on the Register to assess potential impacts, and explore alternative development approaches and mitigation measures to address any impact to the cultural heritage resource and its heritage attributes.”*

### **4.4 Ontario Heritage Tool Kit**

The Ontario Ministry of Tourism, Culture and Sport developed the Ontario Heritage Tool Kit as a guide to help understand the heritage conservation process in Ontario.

The tool kit provides guidelines for the preparation of heritage studies, such as Heritage Impact Statements and provides a list of possible negative impacts on a cultural heritage resource. These include, but are not limited to, the following impacts:

1. Destruction of any, part of any, significant heritage attributes or features;
2. Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
3. Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
4. Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
5. Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
6. A change in land use where the change in use negates the property's cultural heritage value; and
7. Land disturbances, such as change in grade that alters soils and drainage patterns that adversely affect cultural heritage resources.

## **SECTION 5 – PROPOSED DEVELOPMENT**

The subject lands are proposed to be redeveloped for a mixed-use building, consisting of two, 24-storey residential towers with a total of 480 residential units on a 3-storey podium (Appendix 3). The



residential unit breakdown provides 304 one-bedroom units; 24 one-bedroom-plus-den units; 128 two-bedroom units; and 24 penthouse units. A total of 342 parking spaces are provided in one underground and two above ground parking levels.

A total of 1,845m<sup>2</sup> (19,860ft<sup>2</sup>) ground floor commercial area is proposed for portions of the building fronting onto Dundas Street. This space is well suited for a variety of commercial opportunities catering to both the residents of the proposed building and the existing neighbourhood. Conceptually, approximately ten (10) ground floor commercial units will be available with various sizes and configurations. The commercial space provides opportunities for an enhanced public/private interface with the Dundas Street frontage. For the purposes of the Z.-1 Zoning By-Law, this commercial floor area corresponds to 19 residential units, resulting in a total unit count of 499 for the development.

The building provides a maximum height of 82m (269ft). The top four stories of the building (floors 21-24) are terraced, providing a significantly narrower top than the tower portion of the building. Overall, the building demonstrates three distinct sections (base/podium, tower, top) with an art-deco design inspiration. The total residential density of the proposed development is 703 units per hectare (UPH).

The proposed three-storey podium design is reflective of the existing Dundas Street streetscape, including breaking up the façade to mimic individual buildings, and providing a regular fenestration pattern with a variety of window styles. The overall appearance of the building is complimentary to the Aeolian Hall on the west side of Rectory Street, across the street from the subject lands.

Vehicular access to the enclosed and underground parking garage is proposed from the laneway to the south of the subject lands. Parking for the development has been accommodated through one level of underground parking and two levels of above ground parking enclosed in a structure. Due to the design of the building, and the placement of commercial units on the street frontages, parking areas are not visible from the public realm.

## **SECTION 6 – ANALYSIS AND MITIGATION**

### **6.1 Provincial Policy Statement 2014 (PPS)**

The proposed Zoning By-Law Amendment is consistent with the policies of the 2014 Provincial Policy Statement. No historically significant buildings will be removed for the proposed development, and the significant built heritage resources of the surrounding properties will be conserved.

### **6.2 City of London Official Plan**

The proposed development will be sensitive to the characteristics of the adjacent protected heritage properties and will retain their heritage values, attributes and integrity. The proposed development is on the east side of Rectory Street and will not alter, isolate or obstruct the heritage attributes of Aeolian Hall. The existing built form, setbacks, massing, and architectural elements that contribute to the heritage character of the adjacent protected heritage property will be conserved.

### 6.3 The London Plan

The following consideration was given to the London Plan, however, since policy 565 is subject to an appeal at the Ontario Municipal Board, Section 13 of the existing Official Plan policy shall be relied on.

### 6.4 Ontario Heritage Tool Kit

An impact assessment as outlined in the *Ontario Heritage tool Kit, Info sheet #5 Heritage Impact Assessments and Conservation Plans (2006)* is provided as follows:

Possible Impacts	Assessment
Destruction of any, part of any, significant heritage attributes or features;	The proposed neighbouring development will not cause destruction or alteration of any attributes or features of Aeolian Hall. Its historical and architectural attributes will be conserved. Its contextual value as a standalone landmark building within the Old East village will be maintained.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;	No negative impact. The proposed podium height is lower than the neighbouring Aeolian Hall. The proposed tower is setback approximately 30 m east of Rectory Street property line to provide a large separation between the proposed tower and Aeolian Hall. The proposed building is complimentary to Aeolian Hall and does not overpower its appearance.
Shadows created that alter the appearance of a heritage attribute or change the visibility of an associated natural feature, plantings, such as a garden;	No negative impact. Please refer to Section 6.5 for the shadow study prepared by Nicholson Sheffield Architects (Appendix 4).
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;	No heritage attribute of Aeolian Hall will be isolated from its surrounding environment, context or its significant relationship to the Old East community. The proposed development is not immediately abutting Aeolian Hall, they are separated by Rectory Street. This conserves Aeolian Hall's significant position as the eastern-most anchor of the Old East commercial corridor.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;	Significant views and vistas of Aeolian Hall will not be obstructed by the proposed development.
A change in land use where the change in use negates the property's cultural heritage value;	The land use of the subject lands will continue to be commercial/residential, although at a higher density than the current/historic uses.
Land disturbances such as change in grade that alters soils, and drainage patterns that adversely affect cultural heritage resources.	There will be no land disturbances of this development that would adversely affect Aeolian Hall.

## 6.5 Shadow Study

A shadow study for the proposed development has been provided by Nicholson Sheffield Architects, visuals of which are contained in Appendix 4. Generally, the shadow effects generated by the proposed building are not significant on Aeolian Hall. This is largely due to the significant setback of the tower portions of the building from Rectory Street.

## **SECTION 7 – CONCLUSION**

The proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement and is in conformity with the City of London Official Plan.

It is our opinion the proposed development will conserve the heritage attributes of the adjacent protected heritage property.

**Appendix 1- 4**

# Document General

Form 4 — Land Registration Reform Act

**D**

FOR OFFICE USE ONLY

ER299772  
Jul 14/04

(1) Registry <input type="checkbox"/>		Land Titles <input checked="" type="checkbox"/>		(2) Page 1 of 2 pages	
(3) Property Identifier(s) ALL of PIN 08311-0104		Block	Property		
Additional: See Schedule <input type="checkbox"/>					
(4) Nature of Document By-law No. L.S.P.-3363-168					
(5) Consideration TWO Dollars \$ 2.00					
(6) Description Part of Lots 16 and 17, South side of Dundas Street, on Registered Plan 229(3) in the City of London and County of Middlesex as in Instrument 788515					
(7) This Document Contains:		(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>		(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/>	

New Property Identifiers Additional: See Schedule

Executions Additional: See Schedule

(8) This Document provides as follows:

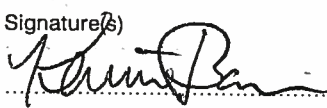
TO: THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF MIDDLESEX EAST (NO. 33)

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

Continued on Schedule

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

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

Name(s)	Signature(s)	Date of Signature Y M D
THE CORPORATION OF THE CITY OF LONDON		
Kevin Bain, City Clerk		2004 07 13

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

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

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

(13) Address for Service P.O. BOX 5099, LONDON ON N6A 4M8

Municipal Address of Property  
N/A

(15) Document Prepared by:  
CITY CLERK'S OFFICE  
CITY OF LONDON  
P.O. BOX 5035  
LONDON ON N6A 4L9

Fees and Tax	
Registration Fee	
<b>Total</b>	

**SCHEDULE "A"**  
**To By-law No. L.S.P.-3363-168**

Part of Lots 16 and 17, South side of Dundas Street, on Registered Plan 229(3) in the City of London and County of Middlesex as in Instrument 788515.

**SCHEDULE "B"**  
**To By-law No. L.S.P.-3363-168**

Reasons for Designation

**795 Dundas Street**

Originally London East Town Hall, now known as Aeolian Hall

Historical Reasons

Constructed between September 1883 and June 1884 at the south west corner of Dundas and Rectory Streets, the current Aeolian Hall was built as a town hall for London East, which had attained town status in 1881. Its construction was also intended to thwart any annexation attempts by the City of London. Like similar municipal buildings of its time, it had a combined auditorium and council chamber on the second floor and a fire department on the ground floor.

However, its life as a centre for municipal government was short. London East was in serious financial trouble by 1885, partly because construction costs for its new municipal centre had been double the original \$7,000 estimate. London East residents voted for amalgamation with the City and its year-old town hall became redundant.

The Rectory Street side of the building housed a fire station until 1946 when the service was moved to Florence Street. The Dundas Street frontage was initially used as a public school and a divisional court but soon lapsed into more commercial uses. These included a grocer, a workshop, a shoe maker, a public library, a Toronto Star office, a welfare office, a billiard parlour, a radio and television repair shop, a cigar factory and Salvation Army headquarters. Currently, this area is used by the Forest City Art Gallery.

When the original Aeolian Hall on Dundas Street near Colborne was gutted by fire in May 1968, its owner, London lawyer Gordon Jeffery, purchased the old East London Town Hall for \$42,000, intending to use it for temporary headquarters until the original hall could be restored or rebuilt. That plan was abandoned in March 1977 because of costs and Aeolian Hall has remained at its East London location.

During renovations the original ceiling – being fastened to the base of the trusses – was removed. The original stage was raked and an orchestra pit was added in hopes of staging small operas and musicals. In December 1971 a pipe organ was installed.

The primary function of the hall was recitals. Orchestra, choir, solo instrument and chamber music concerts were produced starting in 1969.

While The Grand Theatre was under renovations during its 1977-78 season, Aeolian Hall was used by artistic director William Hutt to stage a reduced playbill, including Tony Van Bridge in his one-man show on G. K. Chesterton and "An Evening with the Above" with Dinah Christie and Tom Kneebone.

Architectural Reasons

The construction dates of the London East Town Hall, are indicated by two date stones high on the Dundas Street façade. The building was designed by well-known London architect George F. Durand, one of the most important Victorian architects in Southwestern Ontario, who also designed the Perth County Court House in Stratford (1885-87) and the Petrolia Town Hall (1887-89).

The London East town Hall, a 2 ½ storey brick building, was built in the Italianate style, and uses trademark materials and forms of the Durand firm: birchromatic brickwork, pilasters, paired and tripled narrow vertical windows, single round arched Italianate windows, and corbelled brackets. Like many Canadian urban town halls of this era, it has a central projecting tower. The mansard roof and the gabled dormers on the principal and secondary facades also give the building public prominence, while the storefronts, originally cast-iron with plate glass, are in line with the commercial context for the area. The west storefront still retains its original cast iron frame and entrance, while the east storefront maintains the two central cast iron

columns only. The Town Hall does not have its original spire atop the tower, as is documented by historic photographs and drawings. The building is still a major focal point on Dundas Street.

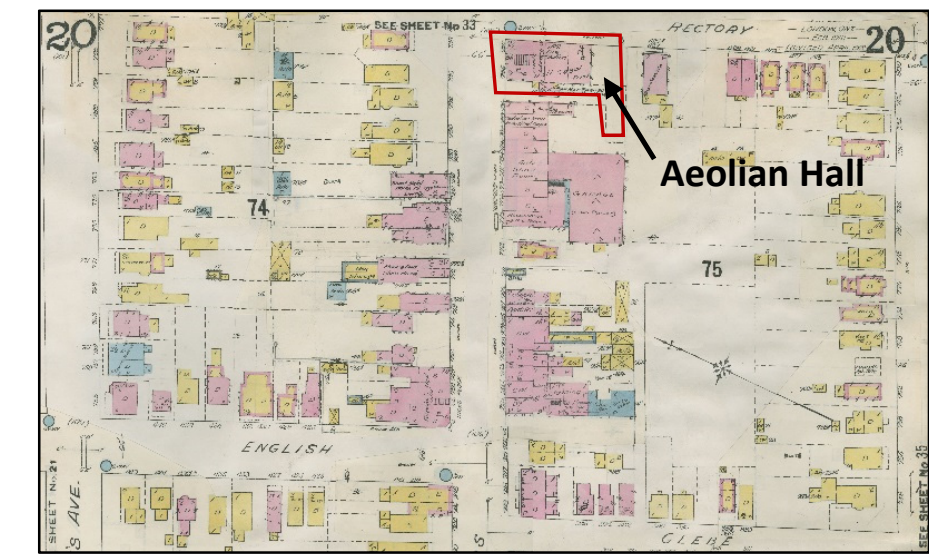
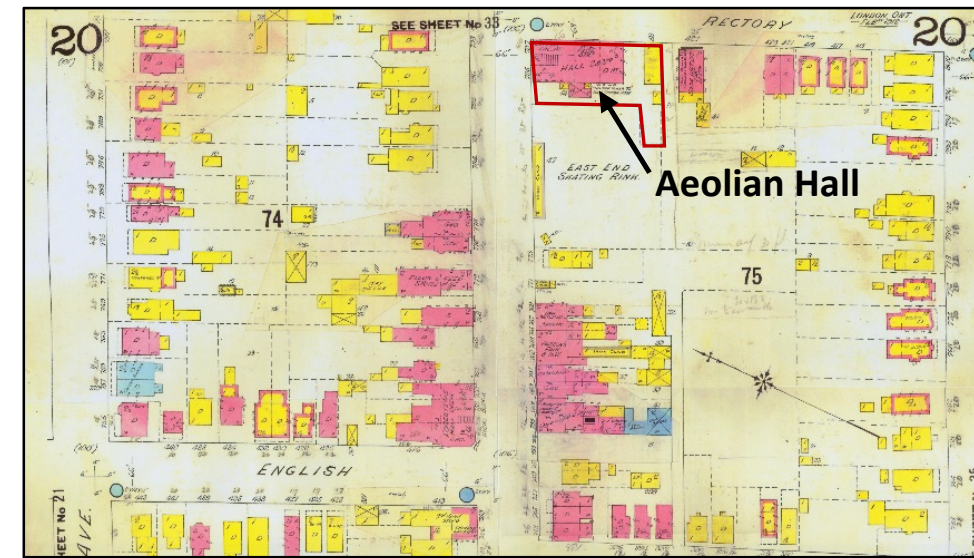
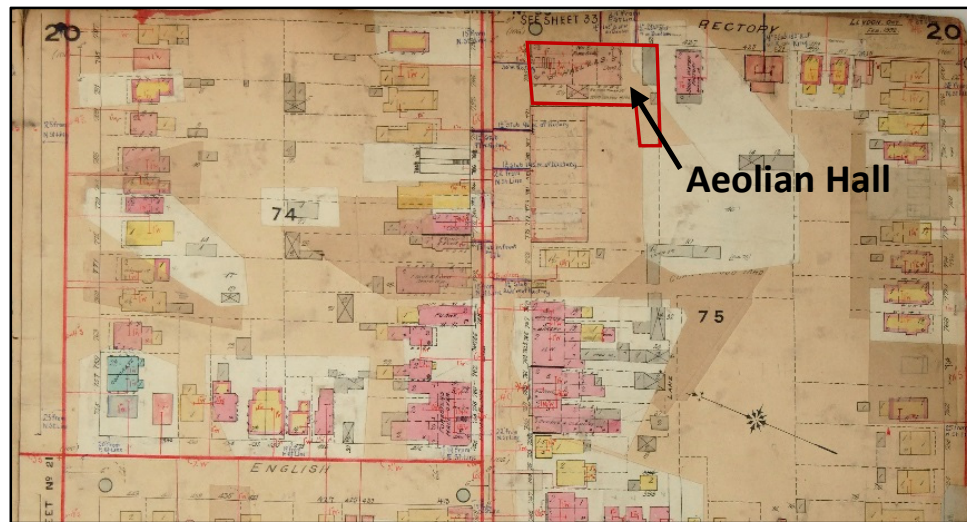
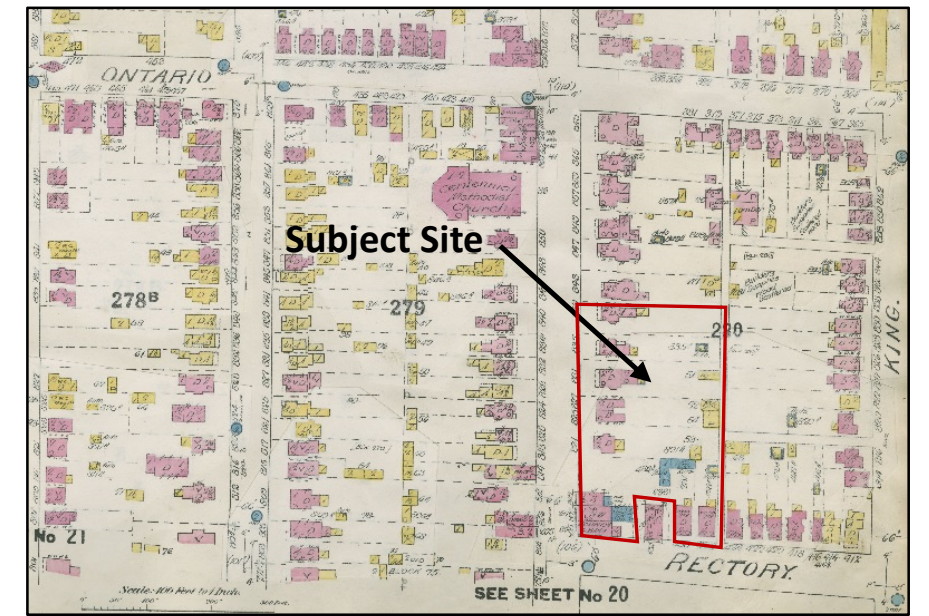
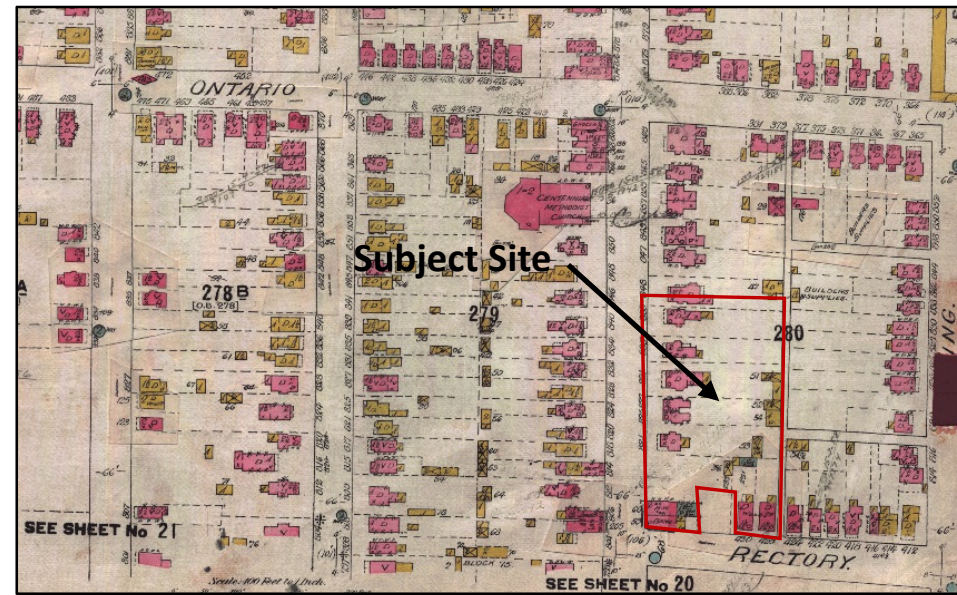
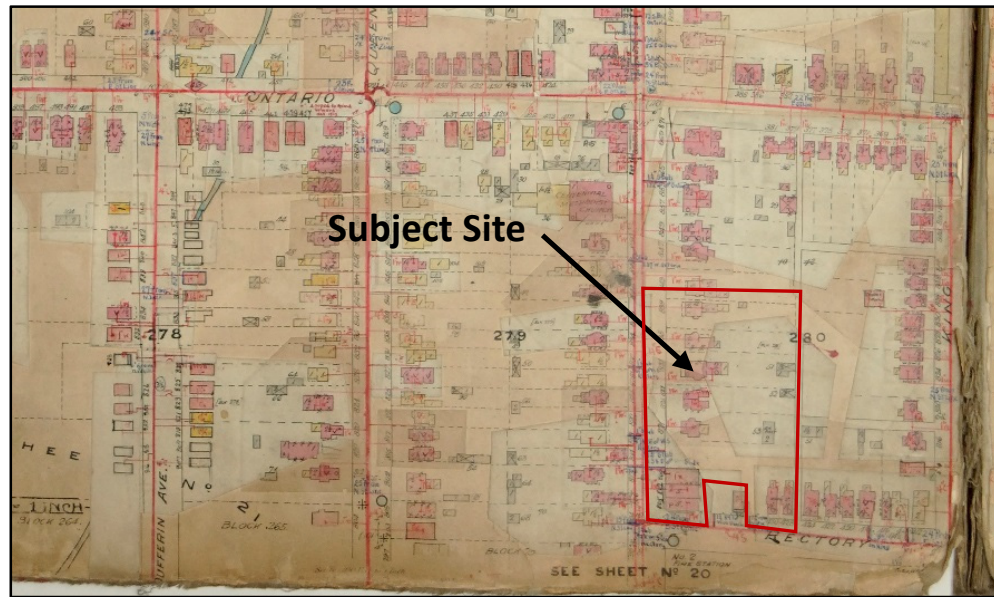
The Hall still retains all its original window and door openings although some on the ground floor have been blocked in. On the Rectory Street façade, the two large doors in the projecting two middle bays accommodated the fire carriages and trucks until 1946. Original wood entablature materials above these two doors and above the storefronts, as well as original wood features of the dormers, have been altered. The second floor windows retain the original wood 4/4 sash frames and arches. Roman numeral markings in the bottom of the top sashes indicate the window numbers.

The interior of the Hall has undergone significant changes over its history. The second floor and the rear of the main floor of the Hall were renovated in 1969 to accommodate the new performance space, as mentioned in the historical reasons. The vertical circulation of the Dundas Street section of the second floor was altered to accommodate an elevator and a new staircase (although the overall layout remained mostly unchanged), while the heavy timber W-trusses in the main Hall space were exposed (original drawings indicate a coved plaster ceiling at the connection of the wall to the ceiling/trusses). The original molding at the base of the cove still remains, as do the original baseboards at floor level. The original proscenium arch above the stage, and some of the original window and door trim materials in the lobby also still exist. On the main floor, the interiors of the storefronts have been combined, but they still retain the original hardwood floors. Some of the corner block door trim of the rear section performance space has also been retained.

#### Contextual Reasons

This building is an eastern anchor to the original London East business district.

# Appendix 1



1892 Rev. 1907 Insurance Plan

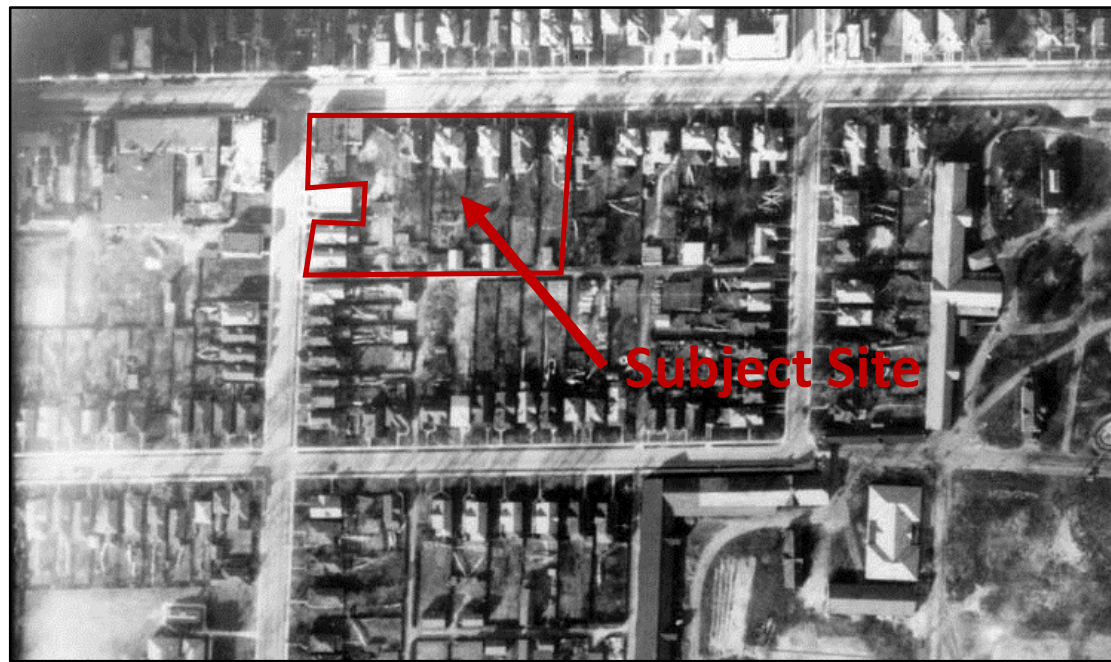
1912 Rev. 1915 Insurance Plan

1912 Rev. 1922 Insurance Plan

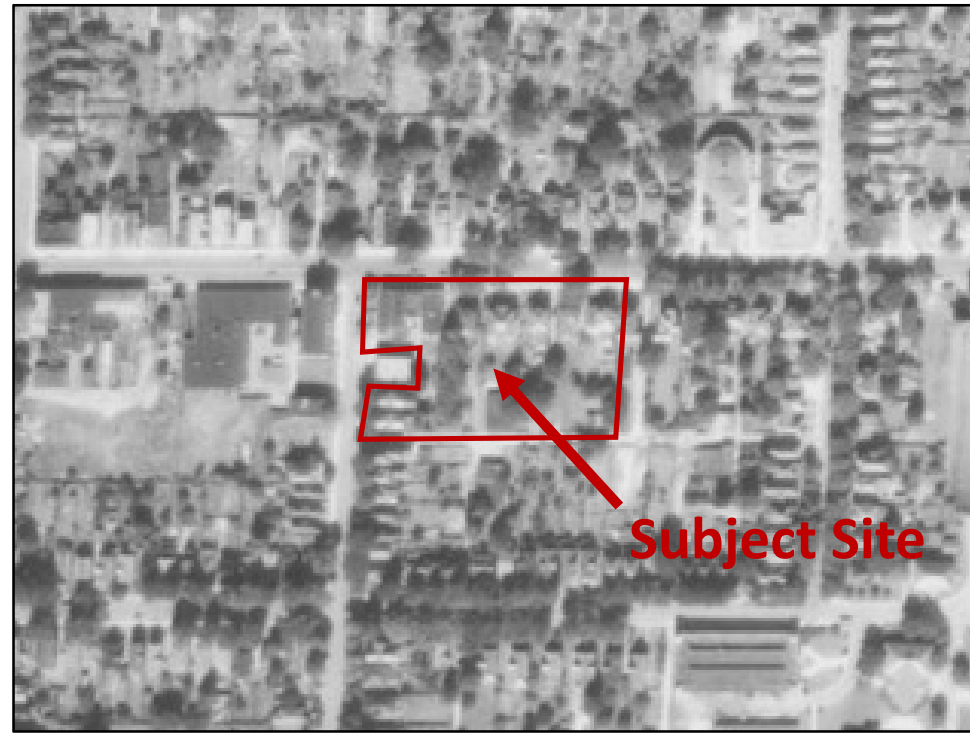
*Note: Boundaries of Subject Lands are Approximate*



Appendix 2



1922 Air Photo



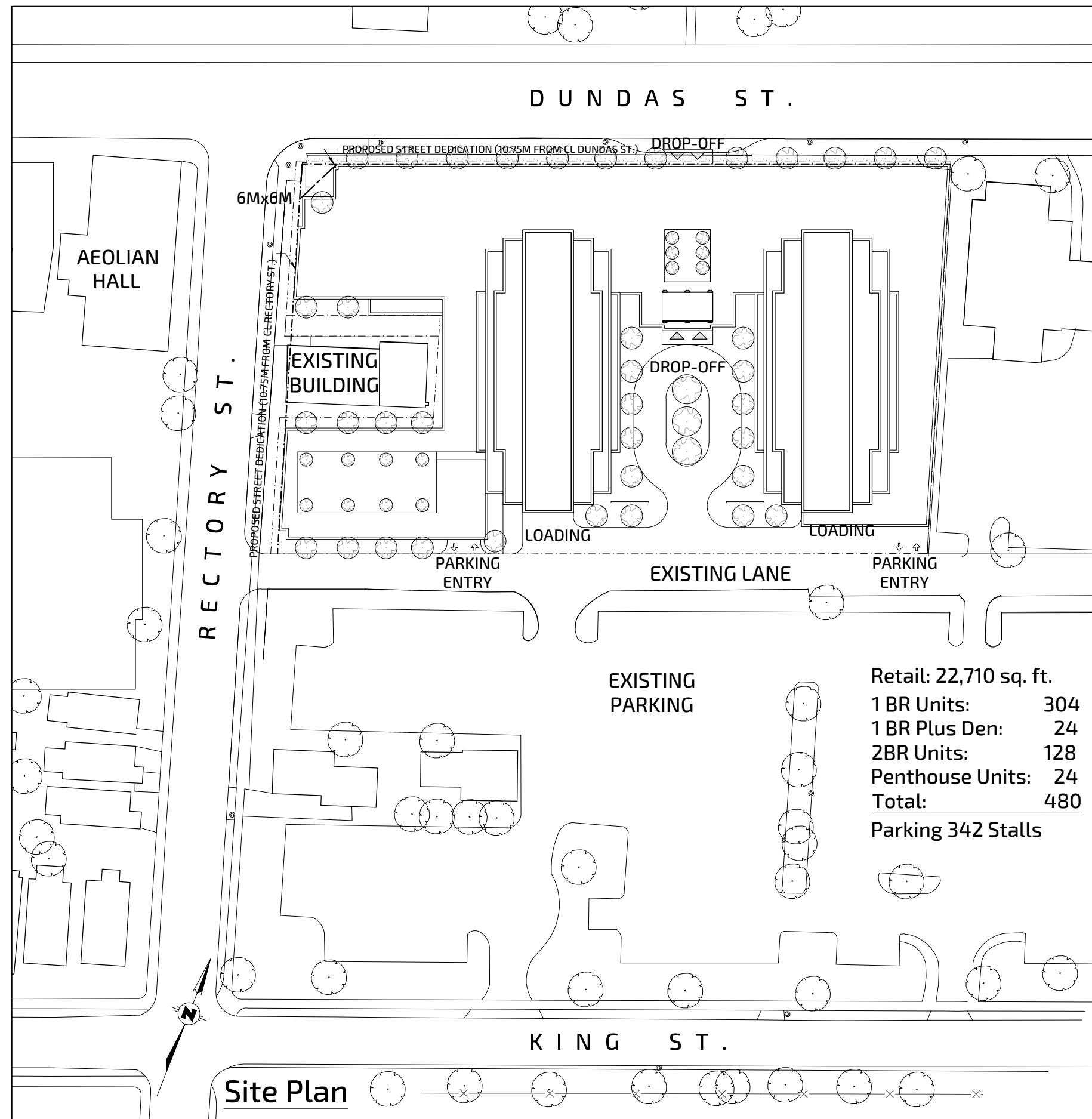
1942 Air Photo



1955 Air Photo

*Note: Boundaries of Subject Lands are Approximate*

SITE DATA		
	REQ'D. / MAX. / MIN.	PROPOSED
PROPOSED USE	BDC1 ZONE	BDC1 (APARTMENT)
LOT AREA		7100.93M <sup>2</sup> (.20 HA)
LOT FRONTAGE	12M MIN. (39'-4")	111.5M MIN. (365'-8")
FRONT AND EXT. SIDE YARD DEPTH	0.0M	FRONT YARD 0.5M WEST EXT. SIDE YARD 1.1M
INT. SIDE YARD DEPTH	0.0M	EAST INT. SIDE YARD 0.1M
REAR YARD DEPTH	0.0M	2.5M
LANDSCAPED OPEN SPACE (%) MIN.		16%
LOT COVERAGE (%) MAX.	70% MAX.	73.74%
BUILDING HEIGHT	12M MAX. (39'-4")	81.9M RESIDENTIAL HEIGHT APPLIED AS AMENDMENT
GROSS FLOOR AREA		57205.82M <sup>2</sup>
BUILDING AREA		5236.26M <sup>2</sup>
PARKING	NO PARKING REQUIRED	342 STALLS
BICYCLE PARKING		
COMMERCIAL GROSS FLOOR AREA	1 PER 100M <sup>2</sup> RESIDENTIAL GFA	1845.52M <sup>2</sup>



**Retail: 22,710 sq. ft.**  
**1 BR Units: 304**  
**1 BR Plus Den: 24**  
**2BR Units: 128**  
**Penthouse Units: 24**  
**Total: 480**  
**Parking 342 Stalls**

No.	Revision	Date

**NICHOLSON  
SHEFFIELD  
ARCHITECTS  
INC.**

Professional Engineer  
Registration No. 16570  
50 St. George Street  
Toronto, Ontario M5E 1A5  
Tel: (416) 929-8919  
www.nicholson-sheffield.com

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING. ALL DRAWINGS AND SITE ELEVATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. DRAWINGS ARE TRUE READING AND NOT SCALED.

**Project**  
**Dundas and Rectory Apartment**

London, Ontario

**Site Plan**

Project No.	16-23	Drawing No.	
Scale	1/64"=1'-0"		
Drawn By			A2-0
Chk'd By			
Date	Nov. 28, 17		











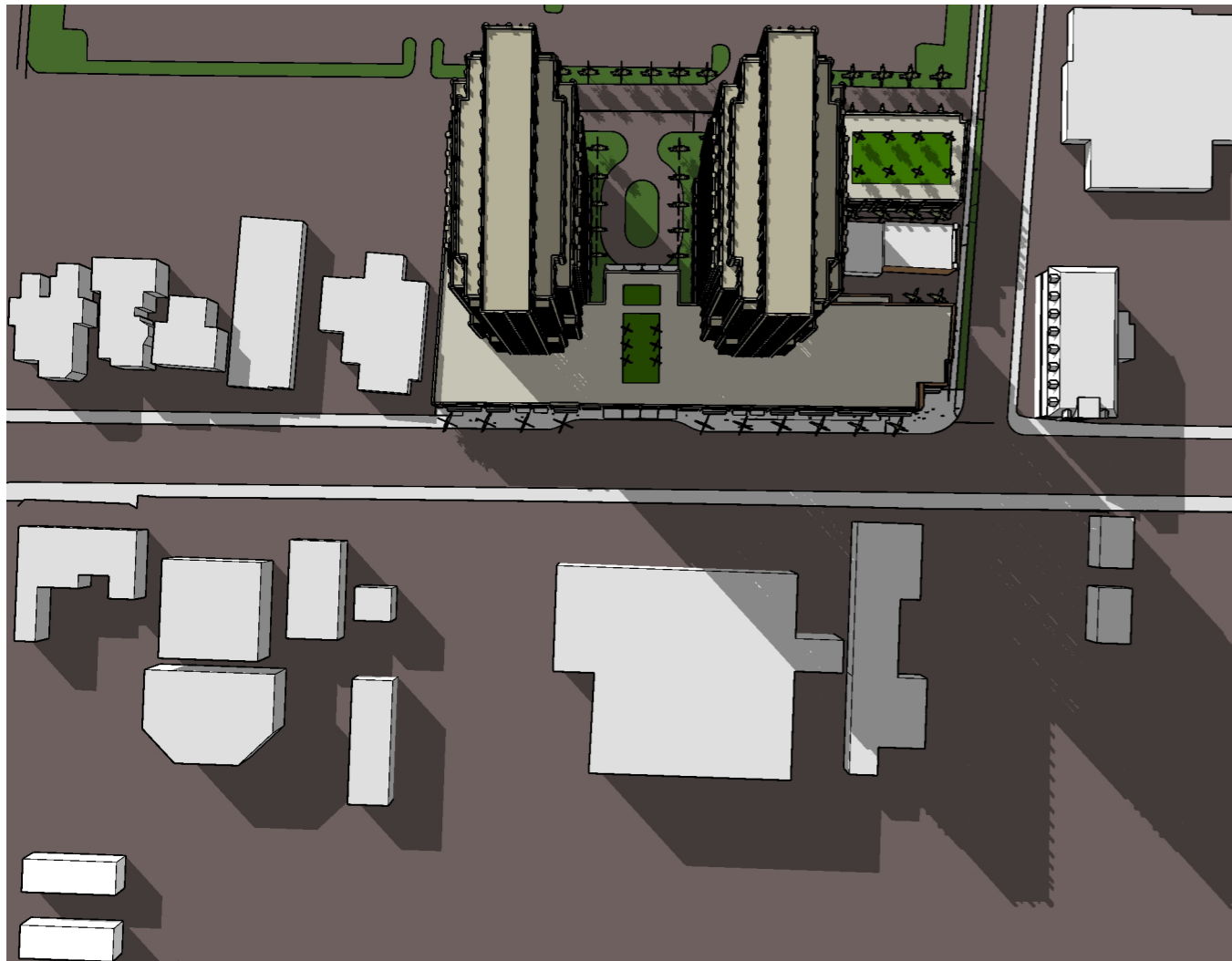




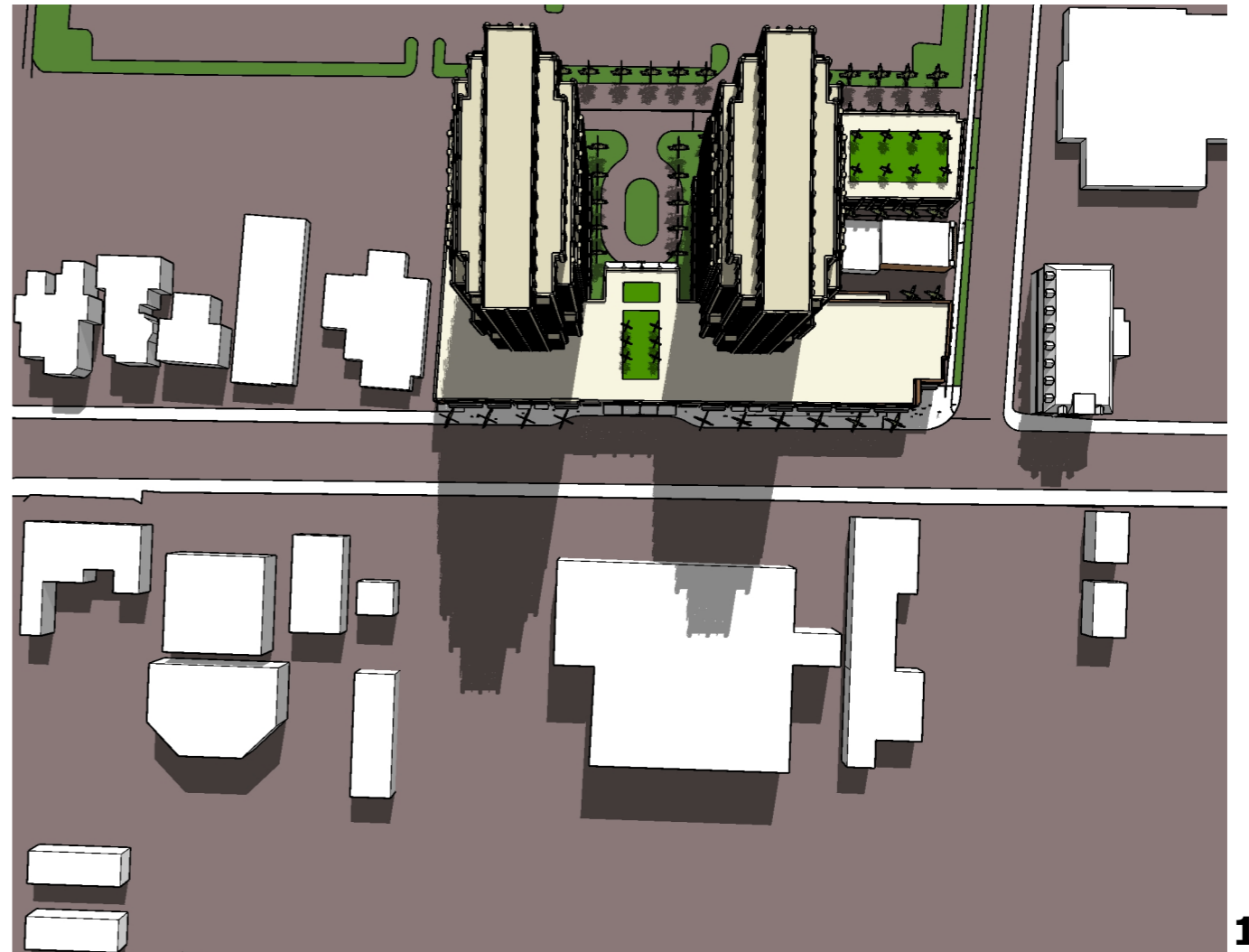




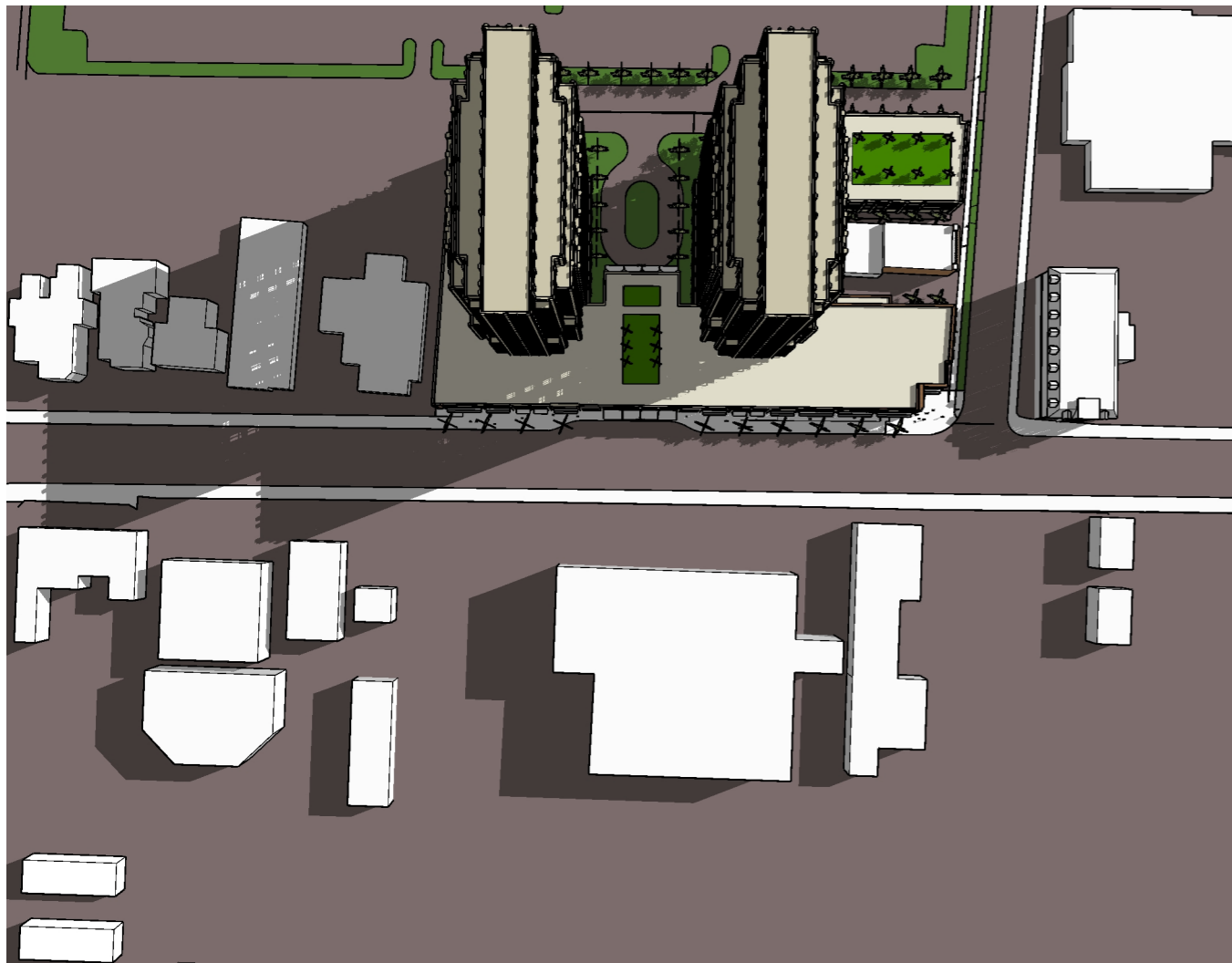
Rectory Street Cross Section



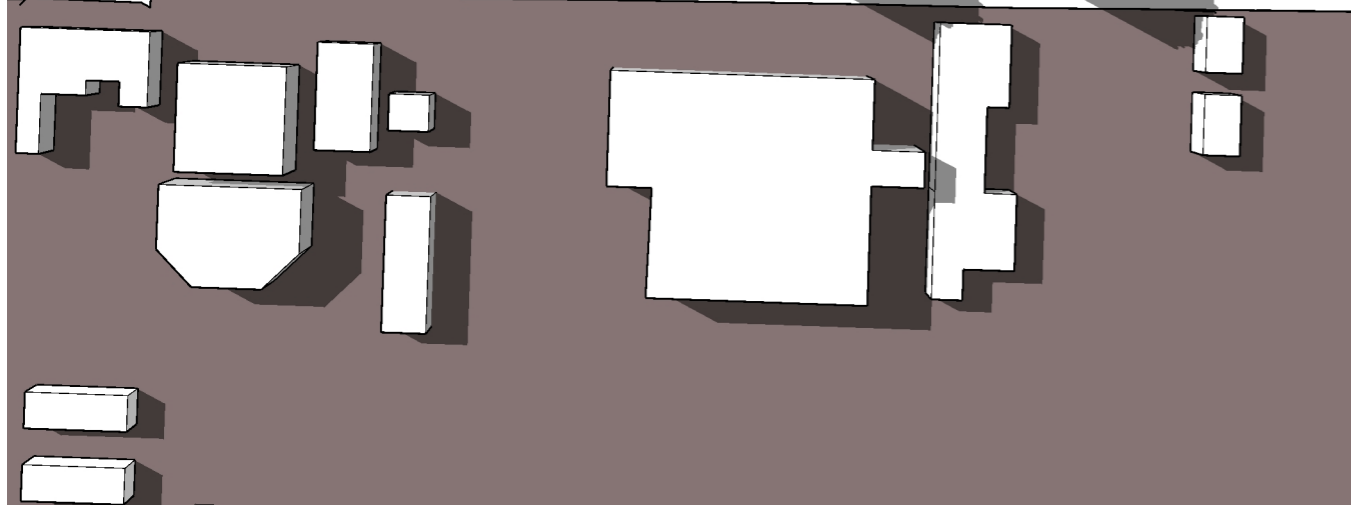
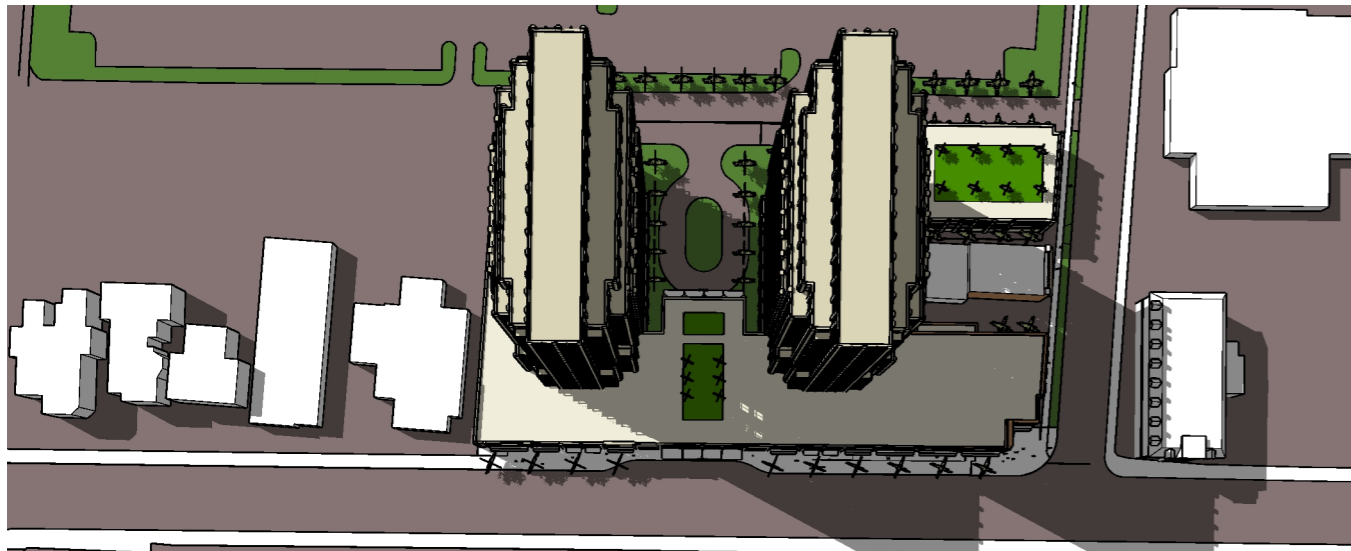
9 AM



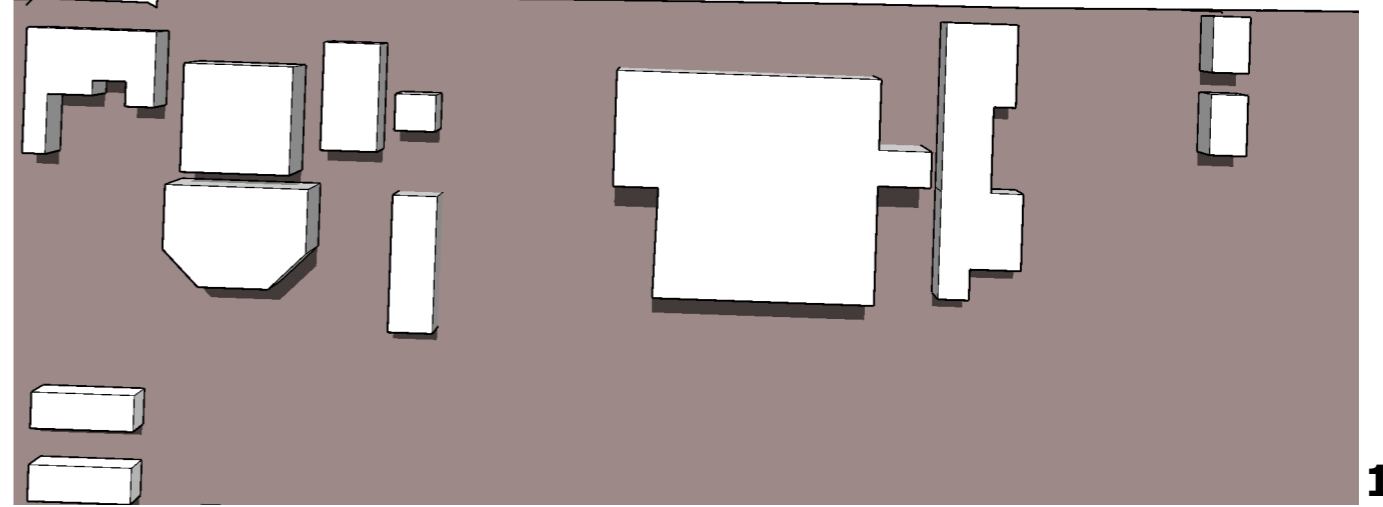
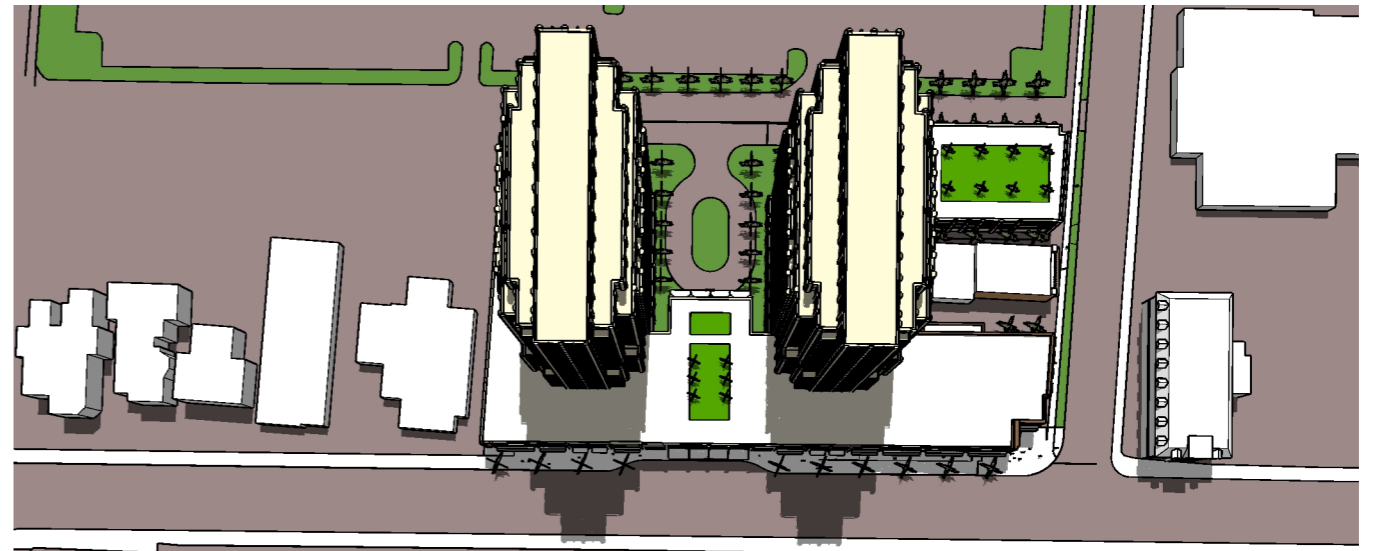
12 PM



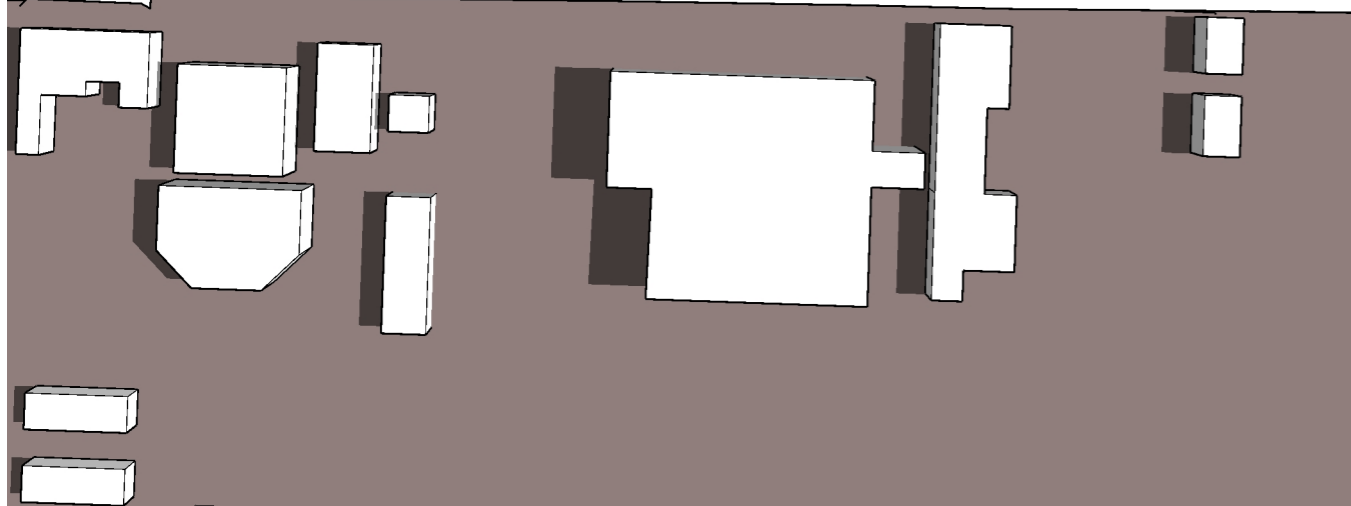
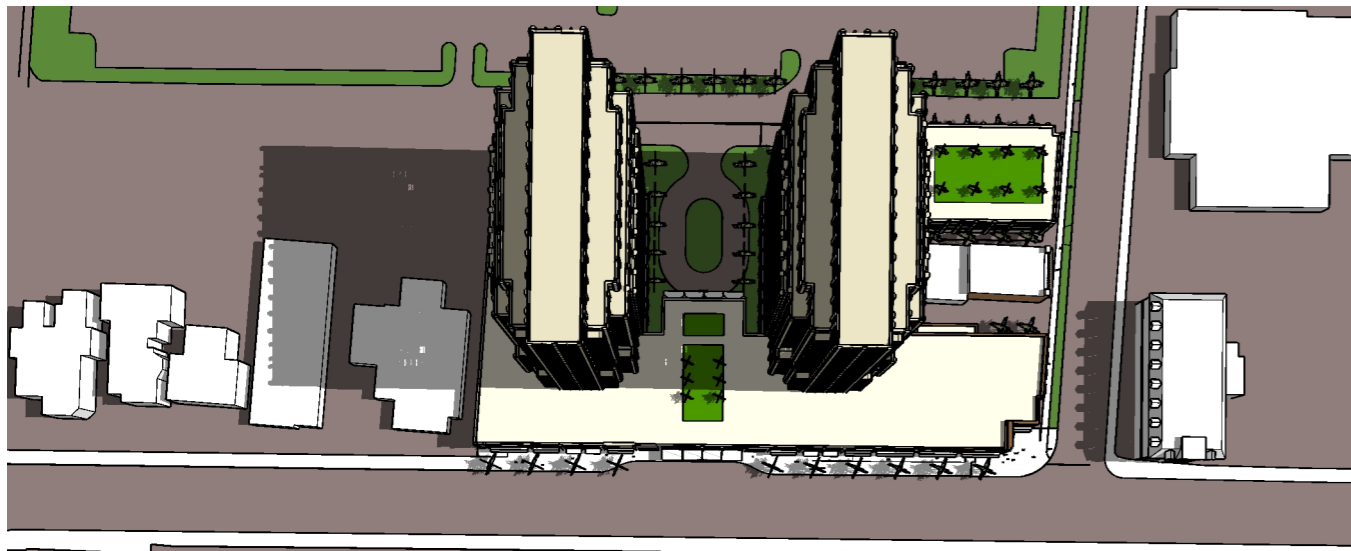
3 PM



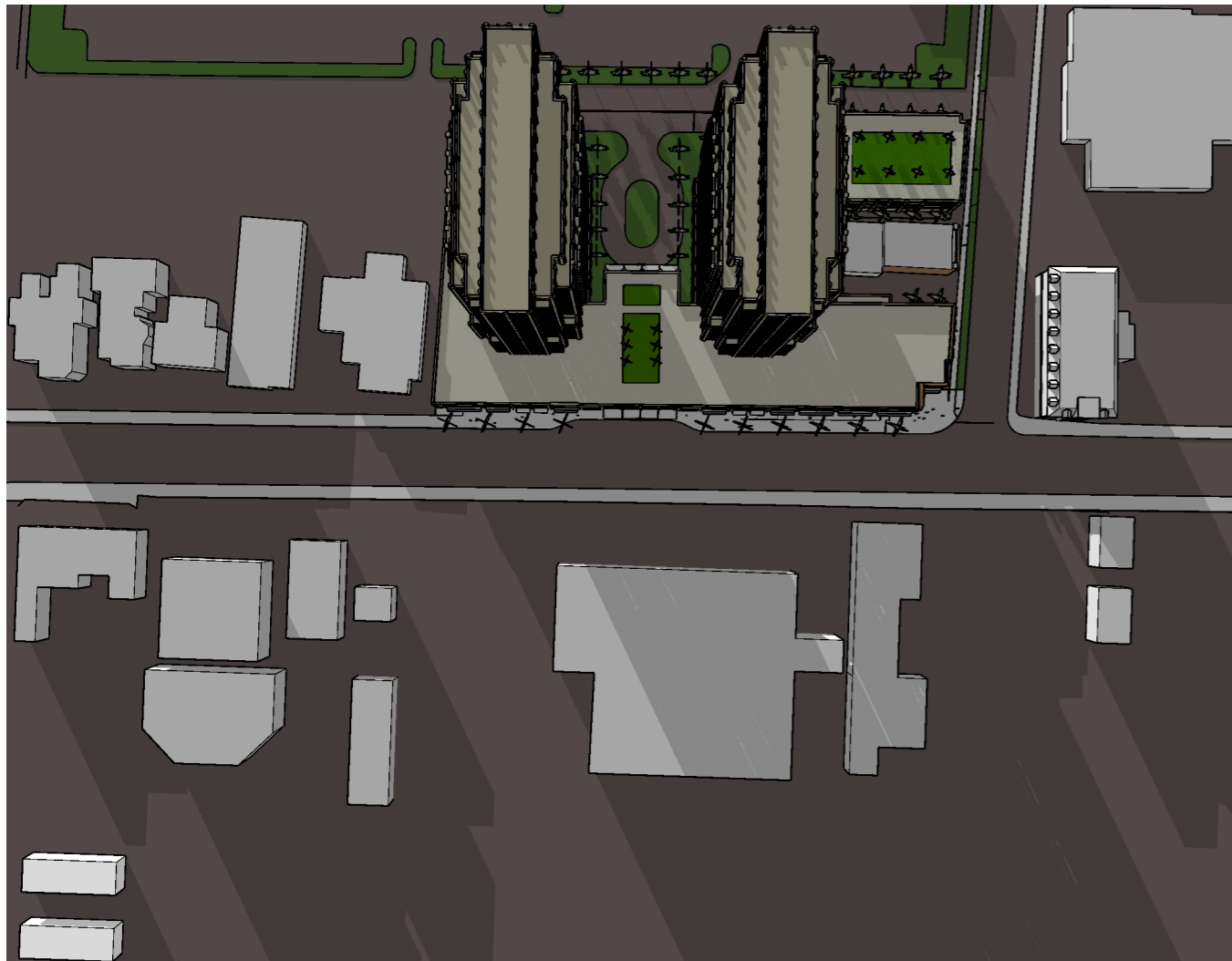
9 AM



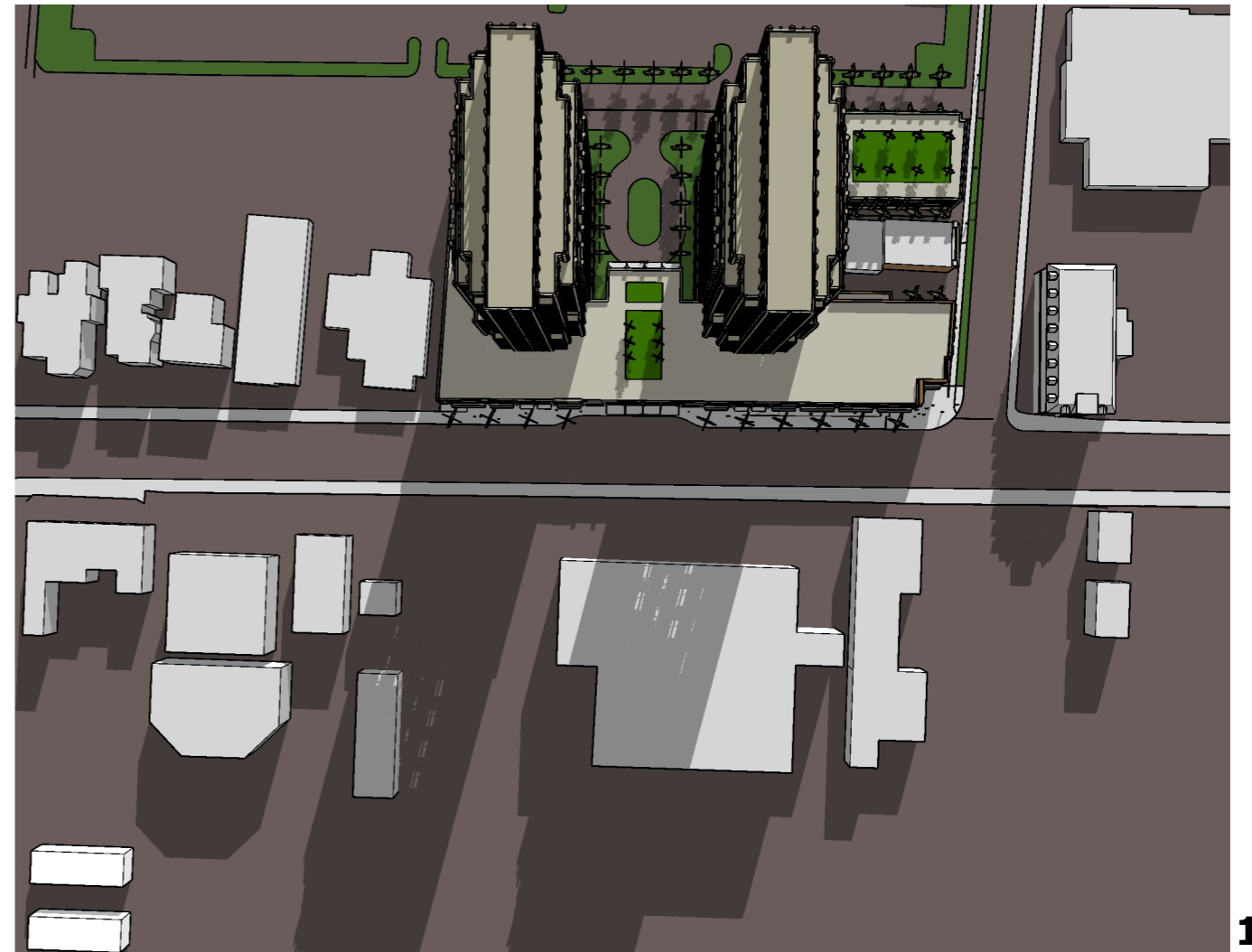
12 PM



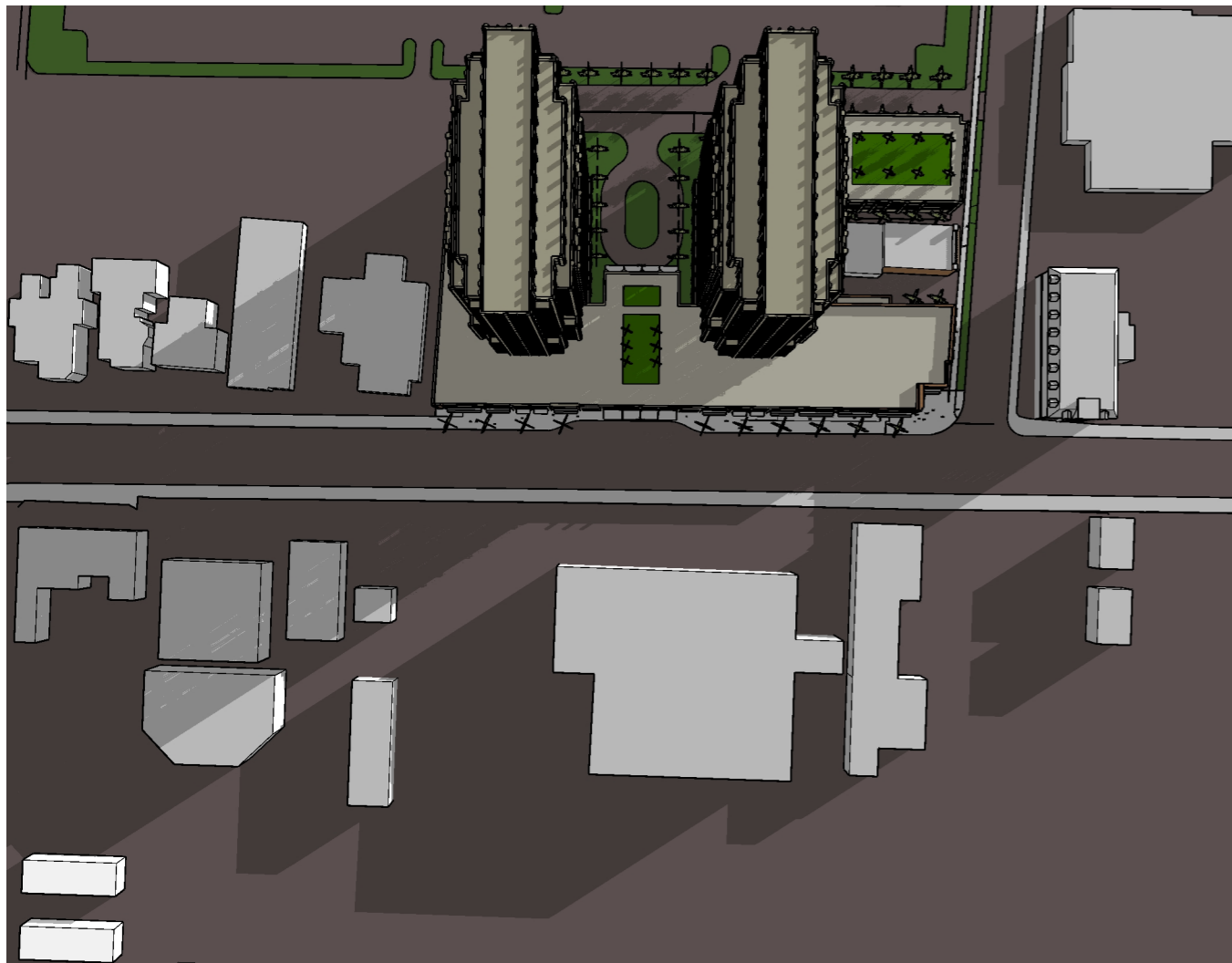
3 PM 148  
10



9 AM



12 PM



3 PM 149  
11

DECEMBER 21

**SOURCES**

Cover, View of former London East Town Hall with tower in 1897, courtesy M. Baker, Museum London;

City of London Fire Insurance Plans 1892 (revised 1907), 1912 (revised 1915) and 1912 (revised 1922), University of Western Ontario Libraries Map and Data Centre;

Aerial Photos, 1922, 1942 and 1955, University of Western Ontario Libraries Map and Data Centre;

Inventory of Heritage Resources 2006, City of London; and

Figure 3, Front Elevation - Architectural Drawings. Victorian Architecture in London and Southwestern Ontario, Symbols of Aspiration. Nancy Z. Tausky and Lynne D. DiStefano, photographs by Ian MacEacher. University of Toronto Press, Toronto, Buffalo, London;

Figure 3, Rectory Street façade Fire Station, History of Aeolian Hall, [www.aeolianhall.ca](http://www.aeolianhall.ca)

Ontario Heritage Tool Kit, Ministry of Tourism, Culture and Sport.



Z-8878  
Planner: Michelle Knieriem  
Telephone: 519-661-2489 ext. 4549  
Fax: 519-661-5397  
Email: mknieriem@london.ca  
Website: www.london.ca

March 7, 2018

## **NOTICE OF APPLICATION TO AMEND THE ZONING BY-LAW**

The Municipal Council for the City of London is considering an amendment to the City's Zoning By-law for the lands shown on the attached map. The requested change is described below. We are advising you of this application to invite your comments.

### **APPLICANT:**

City of London

### **LOCATION:**

City-wide - Low-density residential zones (R1, R2, R3) within the Primary Transit Area, as shown on Schedule A. - see attached map

### **PURPOSE AND EFFECT:**

The purpose and effect of the requested Zoning By-law amendment is to clarify regulations for R1, R2, and R3 zones within the Primary Transit Area relating to the provisions adopted as part of By-law Z.1-172575, a 2017 Zoning By-law amendment that addressed the compatibility of new development within existing low-density residential neighbourhoods in the Primary Transit Area. The requested amendment would provide clarification on how these regulations are applied to additions to existing buildings and greenfield sites.

### **POSSIBLE AMENDMENT:**

Possible changes to Zoning By-law Z.-1 to modify regulations in "Section 4.23 Regulations for Low-rise Residential Development in the Primary Transit Area" to provide clarity on how these regulations are applied to additions to existing buildings and greenfield sites.

Additional housekeeping amendments to the Zoning By-law Z.-1 may be considered where other sections and regulations cross-reference the above.

### **PLANNING POLICIES:**

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are primarily designated as Low Density Residential in the Official Plan, which permits a range of residential uses as the primary permitted uses.

The subject lands are generally within the Neighbourhoods Place Type in *The London Plan* (Council-adopted but not in force and effect), permitting a range of residential uses as primary permitted uses.

### **HOW TO COMMENT:**

Your opinion on this application is important. Please call in, mail, e-mail or fax your comments to The City of London, Planning Services, P.O. Box 5035, London, ON, N6A 4L9, Attention

Michelle Knieriem **by March 27, 2018**, if possible. Please ensure you refer to the file number or municipal address of the item on which you are commenting.

**Please Note:** Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-2489 extension 4937.

A neighbourhood or community association may exist in your area. If it reflects your views on this proposal, you may wish to select a representative of the association to submit comments on your behalf.

This is a City-wide amendment that will affect multiple Wards. Your representative on City Council would be pleased to discuss any concerns you may have with this application.

### **PUBLIC MEETING:**

The appropriateness of the requested Zoning By-law amendment will be considered at a future meeting of the Planning & Environment Committee. You will receive another notice inviting you to attend this meeting.

If a person or public body does not make oral or written submissions at a public meeting or make written submissions to the City of London before the proposed amendment is adopted, the person or public body may not be entitled to appeal the decision of the Council of the City of London to the Ontario Municipal Board, or may not be added by the Board as a party to the hearing of an appeal unless, in the opinion of the Board, there are reasonable grounds to do so.

### **FOR INFORMATION:**

If you wish to view additional information or material about the requested Zoning By-law amendment, it is available to the public for inspection at Planning Services, 206 Dundas St., London, ON, Monday to Friday, 8:30a.m.-4:30p.m.

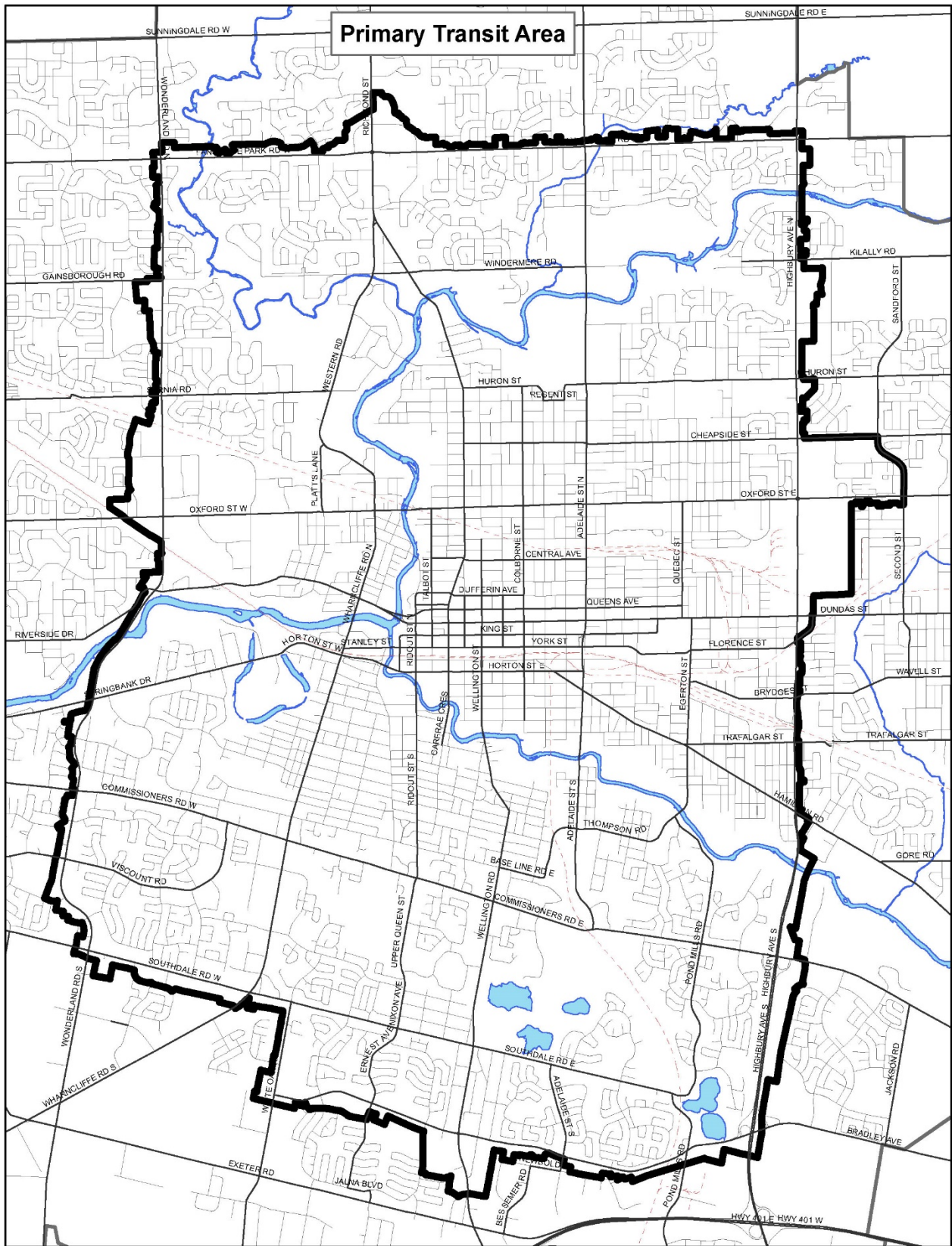
**For more information, please call Michelle Knieriem at 519-661-2489 extension 4549, referring to "Z-8878".**

### **TO BE NOTIFIED:**

If you wish to be notified of the adoption or refusal of a request to amend the Zoning By-law, you must make a written request to the City Clerk, 300 Dufferin Avenue, P.O. Box 5035, London, ON N6A 4L9. You will also be notified if you address the Planning & Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.



SCHEDULE A





## Fugitive Slave Chapel Preservation Project (FSCPP)

<http://www.fscpp.ca/>

c/o Beth Emanuel British Methodist Episcopal Church  
430 Grey Street, London, Ontario, N6B 1H3

6 March 2018

To the London Advisory Committee on Heritage

Dear Committee Members,

I am writing to request delegation status at your April meeting on behalf of the Fugitive Slave Chapel Preservation Project's community-based steering committee, which on January 27, 2018, was dissolved and replaced by a committee of the same name to be led by Trustees of the Beth Emanuel Church.

Our community-based FSCPP committee would like to present an overview of our accomplishments since the historic chapel building was moved through the streets of London (on November 12, 2014) from Thames Street to Grey Street, then positioned onto a cement foundation next to the more substantial Beth Emanuel Church, its 'daughter' church. That dramatic change was brought about with financial support from a large number of individual donors and organizations as well as, significantly, from the City of London.

At the April meeting, our committee will articulate the goals of the project as established through community consultations, both formal and informal, and will outline the measures we have taken to move the project toward creation of a learning centre about slavery, London's black history, and the Underground Railroad--a goal that also includes the building's use as a community space for a range of programming.

We will detail what has been accomplished in six areas:

- 1) PLANNING. Planning with a heritage architect for the restoration of the chapel and the construction of a supportive addition at the north end.
- 2) RESTORATION. Consulting heritage professionals and organizations to assure that high restoration standards and guidelines are met.
- 3) TEAR-BACK. Removal of interior walls and layers that were added over the more than 140 years when the chapel was a private house; recording the process through photographs and analysis.
- 4) HISTORY. Researching the chapel's history, its historic context in Upper Canada in the mid 1800s; connecting with historians at Western University through participation in conferences; and learning from London's black community through an oral history project.

5) OUTREACH. Engaging with Londoners through talks, the production of a new play, and visual presentations at community fairs and events. Connecting with other black history sites in southwestern and central Ontario by visiting these sites and meeting key people.

6) CONTINUITY and GOVERNANCE. Laying the groundwork for the project's future by establishing a governance frame work, through efforts to achieve a management agreement between the FSCPP and Beth Emanuel Church, and by annual fund raising.

At this juncture in the project's history, with its shift in leadership to the Trustees of Beth Emanuel Church, it is important that our accomplishments be part of the public record. For this reason, I hope you will grant our request for delegation status at your next meeting.

Respectfully,

Genet Hodder, former chair of the FSCPP

And committee members: Nancy Tausky, Maggie Whalley, Hilary Neary, Ariel Webster, Janet Hunten, and Norm Steele

**LACH Stewardship Sub-Committee  
Report**

Wednesday February 28, 201

Location: Planning Office (206 Dundas Street)

Time: 6:30-9:15pm

**Present:** J. Cushing (Chair); B. Vazquez, M. Whalley, J. Hunten, T. Regnier, D. Dudek, K. Waud, J. Dent, H. Elmslie, J. Manness; A. D’Ariano, K. Gonyou (staff)

**Agenda Items:**

**1. Draft Cultural Heritage Screening Report – London Bus Rapid Transit System**

The Stewardship Sub-Committee received the draft Cultural Heritage Screening Report (CHSR) – London Bus Rapid Transit System (WSP, February 6, 2018). The CHSR was referred to the Stewardship Sub-Committee by the LACH at its meeting on February 14, 2018, with the request to report back at its meeting on March 14, 2018.

The Stewardship Sub-Committee was tasked to review the 550 resources identified in the draft CHSR as requiring further cultural heritage work related to the implementation of London’s Bus Rapid Transit System and to provide comment. This includes 16 individually-designated heritage properties and three Heritage Conservation District along the Rapid Transit corridors, as well as 110 heritage listed properties. The draft CHSR also identified 421 “conditional heritage properties” that are not listed or designated, but were identified as having potential cultural heritage value or interest.

The Stewardship Sub-Committee reviewed the draft CHSR and recommends that further cultural heritage work be required for 439 properties that were identified by the draft CHSR. The Stewardship Sub-Committee recommends that no further cultural heritage work be required for 104 properties that were identified by the draft CHSR. The Stewardship Sub-Committee also reviewed the Rapid Transit Corridors and recommends that further cultural heritage work be required for 30 properties which were not identified by the draft CHSR but which it believes to be of potential cultural heritage value or interest.

The Stewardship Sub-Committee also recommends that those properties that are not currently listed on the Register (Inventory of Heritage Resources) be added. This will ensure that all properties requiring further cultural heritage work as part of the Rapid Transit project a consistent cultural heritage status. This will also provide interim provisions to ensure that these potential cultural heritage resources receive due

process should a demolition request be received prior to that further cultural heritage work being completed.

To ensure consistency and rigor in the completion of Cultural Heritage Evaluation Reports (CHERs) and Heritage Impact Assessments (HIAs), the Stewardship Sub-Committee recommends that Terms of Reference be prepared for CHERs and HIAs.

Additionally, further review is required to identify any property-specific impacts within the three Heritage Conservation Districts (HCD) along the Rapid Transit Corridors: Downtown HCD, West Woodfield HCD, and Blackfriars/Petersville HCD. Property-specific HIAs may be required.

*Table 1: Summary of Property Recommendations by Stewardship Sub-Committee*

Total properties flagged by draft CHSR	550 properties
Recommended for further cultural heritage work by Stewardship Sub-Committee	439 properties
Recommended for further cultural heritage work by Stewardship Sub-Committee (not flagged by draft CHSR)	30 properties
No further work recommended by Stewardship Sub-Committee	104 properties
Total properties recommended by Stewardship Sub-Committee requiring further cultural heritage work	469 properties

**Recommendation:** The Stewardship Sub-Committee recommends that:

- a) Further cultural heritage work be completed for the attached list of properties, including Cultural Heritage Evaluation Reports (CHER) and/or Heritage Impact Assessment (HIA);
- b) Terms of Reference for Heritage Impact Assessments and Cultural Heritage Evaluation Reports be prepared;
- c) The properties requiring further cultural heritage work not yet listed on the Register (Inventory of Heritage Resources) be added to the Register;
- d) Further review be undertaken to identify specific properties that may be affected within the Downtown Heritage Conservation District, West Woodfield Heritage Conservation District, and Blackfriars/Petersville Heritage Conservation District to identify where property-specific HIAs may be required.

It being noted that the Stewardship Sub-Committee’s recommendation is based on a review of information presented in the draft Cultural Heritage Screening Report – London Bus Rapid Transit System (WSP, February 6, 2018) and that new information may affect the recommendation of the Stewardship Sub-Committee regarding the requirement for further cultural heritage work.

**2. Request for Demolition: 491 English Street, Old East Heritage Conservation District**

The Stewardship Sub-Committee received a verbal report from K. Gonyou regarding the demolition request for the C-Ranked property at 491 English Street in the Old East Heritage Conservation District, as well as information related to the concurrent Heritage Alteration Permit application for a proposed building.

Recommendation: The Stewardship Sub-Committee recommends that the demolition request for the existing building located at 491 English Street be permitted. Moved: M. Whalley; Seconded: B. Vazquez.

**3. Request for Demolition: 504 English Street, Old East Heritage Conservation District**

The Stewardship Sub-Committee received a verbal report from K. Gonyou regarding the demolition request for the D-Ranked property at 504 English Street in the Old East Heritage Conservation District, as well as information related to the concurrent Heritage Alteration Permit application for a proposed building.

Recommendation: The Stewardship Sub-Committee recommends that the demolition request for the existing building located at 504 English Street be permitted. Moved: J. Hunten; Seconded: T. Regnier.

Stewardship Sub-Committee Recommendations on  
draft CHSR

<b>Cultural Heritage Resource Number</b>	<b>Address</b>	<b>Cultural Heritage Status</b>	<b>CHSR Recommendation</b>	<b>Stewardship Sub-Committee Recommendation</b>
CHR-1	1455 Oxford St E	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-10	1160 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-11	1368 Oxford St E	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-12	1156 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-13	1142 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-14	1140 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-15	1144 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-16	1150 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-17	250 Paardeberg Cres	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-18	246 Paardeberg Cres	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-21	1232 Oxford St E	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-22	1114 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-23	240 Huron St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-24	1110 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-25	955 Highbury Ave N	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-26	951 Highbury Ave N	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-27	847 Highbury Ave N	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-28	1340 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-29	1260 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-30	1250 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-31	744 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-32	1224 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-33	1230 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-34	1226 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-35	746 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-36	1232 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-37	1240 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-38	1228 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-39	1242 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-40	1244 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-41	1140 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-42	724 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-43	742 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-44	740 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-45	736 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-46	998 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-47	1014 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-48	876 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-52	1565 Western Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-54	1536 Western Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-58	1151 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-59	1134 The Parkway	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-60	1129 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-61	1131 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-62	1111 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-63	1123 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-64	1109 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-65	1113 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-66	1137 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-67	1121 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-68	1135 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-69	1129 The Parkway	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-72	127 Oxford St W	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-78	107 Oxford St W	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-80	103 Oxford St W	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-81	101 Oxford St W	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-83	99 Oxford St W	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-84	56 Palmer St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-89	105 Oxford St W	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-92	156 Oxford St W	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-93	154 Oxford St W	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-98	152 Oxford St W	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-103	97 Wharncliffe Rd N	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-104	93 Wharncliffe Rd N	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-105	95 Wharncliffe Rd N	Potential Heritage Property	CHER Recommendec	CHER Recommendec

Stewardship Sub-Committee Recommendations on  
draft CHSR

<b>Cultural Heritage Resource Number</b>	<b>Address</b>	<b>Cultural Heritage Status</b>	<b>CHSR Recommendation</b>	<b>Stewardship Sub-Committee Recommendation</b>
CHR-106	44 Wharncliffe Rd N	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-107	1287 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-108	1285 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-110	1295 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-111	1281 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-112	1291 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-114	1205 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-115	396 Oakland Ave	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-117	1195 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-118	1223 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-119	1233 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-120	1225 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-121	1229 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-122	1153 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-124	1033 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-125	865 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-126	859 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-127	774 King St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-128	762 King St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-129	786 King St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-130	764 King St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-131	790 King St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-132	768 King St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-133	796 King St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-134	794 King St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-135	347 Lyle St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-136	689 King St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-137	1 Kennon Pl	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-138	72 Wellington St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-139	98 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-140	30 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-141	32 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-142	78 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-143	26 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-144	74 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-145	28 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-146	90 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-147	88 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-148	92 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-149	34 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-150	142 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-151	138 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-152	134 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-153	120 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-154	122 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-155	126 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-156	140 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-157	136 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-158	118 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-159	166 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-160	266 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-161	268 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-162	292 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-163	298 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-164	712 Whetter Ave	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-165	294 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-166	296 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-167	300 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-168	302 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-169	355 Wellington St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-170	247 Wellington St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-171	205 Wellington St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-172	199 Wellington St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-173	219 Wellington St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-174	115 Wellington St	Potential Heritage Property	CHER Recommendec	CHER Recommendec



Stewardship Sub-Committee Recommendations on  
draft CHSR

<b>Cultural Heritage Resource Number</b>	<b>Address</b>	<b>Cultural Heritage Status</b>	<b>CHSR Recommendation</b>	<b>Stewardship Sub-Committee Recommendation</b>
CHR-175	91 Wellington St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-176	6 Front St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-177	162 Grand Ave	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-181	1 Colgrove Pl	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-182	247 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-183	49 Foxbar Rc	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-184	255 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-185	261 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-186	263 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-187	251 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-188	249 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-189	267 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-190	269 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-191	275 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-192	273 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-193	271 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-194	265 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-195	289 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-196	287 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-197	285 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-198	307 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-199	301 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-200	297 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-201	303 Wellington Rd	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-202	321 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-203	317 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-204	315 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-205	319 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-206	323 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-207	333 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-208	331 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-209	335 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-210	327 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-212	University Dr Bridge	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-213	The Queen's Bridge	Potential Provincial Heritage Property	CHER Recommendec	CHER Recommendec
CHR-214	Clark's Bridge	Potential Provincial Heritage Property	CHER Recommendec	CHER Recommendec
CHR-215	Wellington St Underpass	Potential Provincial Heritage Property	CHER Recommendec	CHER Recommendec
CHR-217	Highbury Ave N Overpass	Potential Provincial Heritage Property	CHER Recommendec	CHER Recommendec
CHR-219	1376 Oxford St E	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-223	252 Paardeberg Cres	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-224	1226 Oxford St E	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-225	1228 Oxford St E	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-226	1220 Oxford St E	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-227	1224 Oxford St E	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-228	1222 Oxford St E	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-229	1218 Oxford St E	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-230	1230 Oxford St E	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-231	243 Huron St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-232	1084 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-233	1094 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-234	1090 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-235	1088 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-236	1086 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-237	1092 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-238	1096 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-239	1074 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-240	1082 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-241	1070 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-242	1072 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-243	1068 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-244	1066 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-245	1054 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-246	1000 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-247	994 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-248	996 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec

Stewardship Sub-Committee Recommendations on  
draft CHSR

<b>Cultural Heritage Resource Number</b>	<b>Address</b>	<b>Cultural Heritage Status</b>	<b>CHSR Recommendation</b>	<b>Stewardship Sub-Committee Recommendation</b>
CHR-249	988 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-250	992 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-251	966 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-252	980 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-253	956 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-254	958 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-255	954 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-256	860 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-257	862 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-258	848 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-259	854 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-260	846 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-261	250 Sydenham St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-547	1108 Dundas St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-263	782 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-264	228 Oxford St E	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-265	414 Ashland Ave	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-266	416 Ashland Ave	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-267	418 Ashland Ave	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-268	1042 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-271	1066 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-273	1048 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-274	980 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-275	1050 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-276	1044 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-278	984 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-279	1068 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-280	982 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-281	1030 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-282	1038 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-283	1046 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-284	880 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-285	976 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-286	900 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-289	1609 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-298	1521 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-299	1515 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-301	1517 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-304	1507 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-305	368 Windermere Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-313	1163 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-314	1103 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-316	1085 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-317	1087 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-319	1093 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-321	1079 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-322	1073 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-323	1077 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-324	1071 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-325	1075 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-326	1035 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-327	1039 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-328	1051 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-329	1049 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-330	925 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-332	897 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-333	200 College Ave	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-334	759 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-335	781 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-336	761 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-338	739 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-339	735 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-340	713 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-341	733 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-342	717 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec

Stewardship Sub-Committee Recommendations on  
draft CHSR

<b>Cultural Heritage Resource Number</b>	<b>Address</b>	<b>Cultural Heritage Status</b>	<b>CHSR Recommendation</b>	<b>Stewardship Sub-Committee Recommendation</b>
CHR-343	711 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-344	649 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-345	645 Richmond St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-346	208 Central Ave	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-348	205 Central Ave	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-360	258 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-361	1277 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-362	1273 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-363	1239 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-364	1269 Dundas St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-365	713 King St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-367	721 King St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-368	757 King St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-369	765 King St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-370	769 King St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-371	763 King St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-373	723 King St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-374	773 King St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-375	771 King St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-376	631 King St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-377	478 King St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-378	413 King St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-379	386 Colborne St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-380	454 King St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-381	414 King St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-382	466 King St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-384	362 Waterloo St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-386	152 Wellington St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-387	140 Wellington St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-388	142 Wellington St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-389	92 Wellington St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-390	3 Kennon Pl	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-391	2 Kennon Pl	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-392	14 Raywood Ave	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-393	174 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-394	12 Raywood Ave	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-395	10 Raywood Ave	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-396	256 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-397	246 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-398	262 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-399	260 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-400	252 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-401	250 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-402	254 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-403	248 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-409	237 Wellington St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-411	233 Wellington St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-413	189 Wellington St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-414	223 Wellington St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-415	185 Wellington St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-416	181 Wellington St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-418	137 Wellington St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-419	135 Wellington St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-420	75 Wellington St	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-421	119 McClary Ave	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-422	36 Frank Pl	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-423	139 Wellington Rd	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR-424	1148 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-425	962 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-426	960 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-427	984 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-428	268 Grosvenor St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-429	220 St James St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-430	836 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-431	834 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec

Stewardship Sub-Committee Recommendations on  
draft CHSR

<b>Cultural Heritage Resource Number</b>	<b>Address</b>	<b>Cultural Heritage Status</b>	<b>CHSR Recommendation</b>	<b>Stewardship Sub-Committee Recommendation</b>
CHR-432	840 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-433	249 Sydenham St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-434	1156 Dundas St	Heritage Designated Property	CHER Recommendec	HIA Recommended
CHR-435	251 Sydenham St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-436	700 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-437	940 Dundas St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-438	664 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-439	620 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-440	640 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-441	71 Fanshawe Park Rd W	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-442	1400 Western Rd	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-443	1379 Western Rd	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-444	1373 Western Rd	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-445	1105 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-446	1117 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-447	1285 Western Rd	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-448	1083 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-450	1061 Richmond St	Heritage Designated Property	CHER Recommendec	HIA Recommended
CHR-451	1033 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-452	1037 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-453	1053 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-454	1055 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-455	929 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-456	1029 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-457	931 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-458	927 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-459	1031 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-460	909 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-461	205 Cheapside St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-462	893 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-463	887 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-464	895 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-465	827 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-466	825 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-467	829 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-468	831 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-469	813 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-470	791 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-471	789 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-472	795 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-473	787 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-474	753 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-475	783 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-476	757 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-477	727 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-478	731 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-479	651 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-480	611 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-481	621 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-482	619 Richmond St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-483	164 Oxford St W	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-484	303 Riverside Dr	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-485	390 Oxford St W	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-486	665 Proudfoot Lane	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-487	515 Oxford St W	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-488	30 Wharncliffe Rd N	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-489	1127 Dundas St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-490	100 Kellogg Lane	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-491	900 King St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-492	701 King St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-493	697 King St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-494	525 Dundas St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-495	360 Adelaide St N	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-496	649 King St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-497	474 King St	Heritage Listed Property	CHER Recommendec	CHER Recommendec

Stewardship Sub-Committee Recommendations on  
draft CHSR

<b>Cultural Heritage Resource Number</b>	<b>Address</b>	<b>Cultural Heritage Status</b>	<b>CHSR Recommendation</b>	<b>Stewardship Sub-Committee Recommendation</b>
CHR-498	470 King St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-499	546 King St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-500	567 King St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-501	551 King St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-502	434 King St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-503	440 King St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-505	460 King St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-506	463 King St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-508	387 King St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-509	469 King St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-510	300 Wellington St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-511	184 Wellington St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-512	190 Wellington St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-513	154 Wellington St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-514	156 Wellington St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-515	138 Wellington St	Heritage Designated Property	CHER Recommendec	CHER Recommendec
CHR-516	146 Wellington St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-517	16 Wellington Rd	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-518	261 Wellington St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-519	213 Wellington St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-520	231 Wellington St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-521	203 Wellington St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-522	215 Wellington St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-523	171 Wellington St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-524	139 Wellington St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-525	111 Wellington St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-526	267 Hill St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-527	129 Wellington St	Heritage Designated Property	CHER Recommendec	HIA Recommended
CHR-528	119 Wellington St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-529	117 Wellington St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-530	131 Wellington Rd	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-531	1 Frank Pl	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-532	850 Highbury Ave N	Heritage Designated Property	HIA Recommendec	HIA Recommended
CHR-533	1132 Richmond St	Heritage Designated Property	HIA Recommendec	HIA Recommended
CHR-534	1058 Richmond St	Heritage Designated Property	HIA Recommendec	HIA Recommended
CHR-535	986 Richmond St	Heritage Designated Property	HIA Recommendec	HIA Recommended
CHR-536	866 Dundas St	Heritage Designated Property	HIA Recommendec	HIA Recommended
CHR-537	West Woodfield HCD	Heritage Designated Property	HIA Recommendec	HIA Recommended
CHR-538	Downtown HCD	Heritage Designated Property	HIA Recommendec	HIA Recommended
CHR-539	1603 Richmond St	Heritage Designated Property	HIA Recommendec	HIA Recommended
CHR-540	835 Richmond St	Heritage Designated Property	HIA Recommendec	HIA Recommended
CHR-541	805 Richmond St	Heritage Designated Property	HIA Recommendec	HIA Recommended
CHR-542	623 Richmond St	Heritage Designated Property	HIA Recommendec	HIA Recommended
CHR-543	163 Oxford St W	Heritage Designated Property	HIA Recommendec	HIA Recommended
CHR-544	Blackfriars-Petersville HCD	Heritage Designated Property	HIA Recommendec	HIA Recommended
CHR-545	871 Dundas St	Heritage Designated Property	HIA Recommendec	HIA Recommended
CHR-546	389 Dundas St	Heritage Designated Property	HIA Recommendec	HIA Recommended
CHR-549	741 Base Line Rd East	Potential Heritage Property	CHER Recommendec	CHER Recommendec
CHR- 548	1173 Dundas St	Heritage Listed Property	CHER Recommendec	CHER Recommendec
CHR-77	96 Oxford St W	Potential Heritage Property	CHER Recommendec	No Further Work Recommendec
CHR-2	1390 Oxford St E	Potential Heritage Property	CHER Recommendec	No Further Work Recommendec
CHR-3	1581 Oxford St E	Potential Heritage Property	CHER Recommendec	No Further Work Recommendec
CHR-4	1388 Oxford St E	Potential Heritage Property	CHER Recommendec	No Further Work Recommendec
CHR-5	1459 Oxford St E	Potential Heritage Property	CHER Recommendec	No Further Work Recommendec
CHR-6	1457 Oxford St E	Potential Heritage Property	CHER Recommendec	No Further Work Recommendec
CHR-7	1453 Oxford St E	Potential Heritage Property	CHER Recommendec	No Further Work Recommendec
CHR-8	1451 Oxford St E	Potential Heritage Property	CHER Recommendec	No Further Work Recommendec
CHR-9	1449 Oxford St E	Potential Heritage Property	CHER Recommendec	No Further Work Recommendec
CHR-19	1118 Richmond St	Potential Heritage Property	CHER Recommendec	No Further Work Recommendec
CHR-20	209 Broughdale Ave	Potential Heritage Property	CHER Recommendec	No Further Work Recommendec
CHR-49	1611 Richmond St	Potential Heritage Property	CHER Recommendec	No Further Work Recommendec
CHR-50	1607 Richmond St	Potential Heritage Property	CHER Recommendec	No Further Work Recommendec
CHR-51	1547 Richmond St	Potential Heritage Property	CHER Recommendec	No Further Work Recommendec
CHR-53	1524 Western Rd	Potential Heritage Property	CHER Recommendec	No Further Work Recommendec
CHR-55	1534 Western Rd	Potential Heritage Property	CHER Recommendec	No Further Work Recommendec

Stewardship Sub-Committee Recommendations on  
draft CHSR

Cultural Heritage Resource Number	Address	Cultural Heritage Status	CHSR Recommendation	Stewardship Sub-Committee Recommendation
CHR-56	1530 Western Rd	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-57	1532 Western Rd	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-70	1119 Richmond St	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-71	1115 Richmond St	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-73	108 Oxford St W	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-74	125 Oxford St W	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-75	6 Gower St	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-76	90 Oxford St W	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-79	110 Oxford St W	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-82	116 Oxford St W	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-85	94 Oxford St W	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-86	92 Oxford St W	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-87	102 Oxford St W	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-88	106 Oxford St W	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-90	104 Oxford St W	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-91	158 Oxford St W	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-94	150 Oxford St W	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-95	165 Oxford St W	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-96	126 Oxford St W	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-97	122 Oxford St W	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-99	146 Oxford St W	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-100	148 Oxford St W	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-101	226 Oxford St W	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-102	124 Oxford St W	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-109	1301 Dundas St	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-113	1235 Dundas St	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-116	1203 Dundas St	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-123	1051 Dundas St	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-178	57 Wellington Rd	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-179	63 Wellington Rd	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-180	85 Wellington Rd	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-211	375 Wellington Rd	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-216	Richmond St Underpass	Potential Provincial Heritage Property	CHER Recommended	No Further Work Recommended
CHR-218	Western Rd Bridge	Potential Provincial Heritage Property	CHER Recommended	No Further Work Recommended
CHR-220	1384 Oxford St E	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-221	1374 Oxford St E	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-222	1380 Oxford St E	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-270	996 Dundas St	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-277	1072 Dundas St	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-287	1619 Richmond St	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-288	1623 Richmond St	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-290	1543 Richmond St	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-291	540 Canterbury Rd	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-292	1545 Richmond St	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-293	1537 Richmond St	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-294	1541 Richmond St	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-295	1522 Western Rd	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-296	1525 Richmond St	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-297	1519 Richmond St	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-300	1529 Richmond St	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-302	1527 Richmond St	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-303	1523 Richmond St	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-306	1511 Richmond St	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-307	1503 Richmond St	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-308	1512 Western Rd	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-309	1514 Western Rd	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-310	1516 Western Rd	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-311	1520 Western Rd	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-312	61 Westchester Dr	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-315	1095 Richmond St	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-318	1101 Richmond St	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-320	1097 Richmond St	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-331	201 Cromwell St	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-337	737 Richmond St	Potential Heritage Property	CHER Recommended	No Further Work Recommended
CHR-347	224 Oxford St W	Potential Heritage Property	CHER Recommended	No Further Work Recommended



## Report to the London Advisory Committee on Heritage

**To:** Chair and Members  
London Advisory Committee on Heritage  
**From:** John M. Fleming  
Managing Director, Planning and City Planner  
**Subject:** Heritage Alteration Permit Application By: M. Telford  
200 Wharncliffe Road North, Blackfriars/Petersville Heritage  
Conservation District  
**Meeting on:** Wednesday March 14, 2018

## Recommendation

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* to alter the porch of the building located at 200 Wharncliffe Road North, within the Blackfriars/Petersville Heritage Conservation District, **BE PERMITTED** with the following terms and conditions:

- (a) The Heritage Planner be circulated on the applicant's Building Permit application drawings to verify compliance with the submitted design prior to issuance of the Building Permit;
- (b) All exposed wood be painted;
- (c) Square spindles set between a top and bottom rail be installed as the guard;
- (d) The top rail of the guard be aligned with the height of the capstone of the cast concrete plinths; and,
- (e) The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

## Executive Summary

### Summary of Request

The property at 200 Wharncliffe Road North was altered without obtaining Heritage Alteration Permit approval. This Heritage Alteration Permit application seeks to remove the unapproved porch baluster and replace it with a painted wood baluster which is in keeping with the heritage character of the Blackfriars/Petersville Heritage Conservation District.

### Purpose and the Effect of Recommended Action

The purpose and effect of the recommended action is to ensure that the replacement porch baluster is compatible with the heritage character of the Blackfriars/Petersville Heritage Conservation District through the application of terms and conditions.

### Rationale of Recommended Action

Unapproved alterations to the porch are not compatible with the *Blackfriars/Petersville Heritage Conservation District Plan*. The proposed replacement baluster for the porch is compatible.



## Analysis

### 1.0 Background

#### 1.1 Property Location

The property at 200 Wharncliffe Road North is located on the west side of Wharncliffe Road North between Empress Avenue and Paul Street (Appendix A).

#### 1.2 Cultural Heritage Status

The property at 200 Wharncliffe Road North is located within the Blackfriars/Petersville Heritage Conservation District, which was designated under Part V of the *Ontario Heritage Act* on May 15, 2015. The property at 200 Wharncliffe Road North is a Contributing Resource to the Blackfriars/Petersville Heritage Conservation District.

#### 1.3 Description

The cultural heritage resource located at 200 Wharncliffe Road North is a one-and-a-half storey frame dwelling (Appendix B). The building was constructed in 1910, which is consistent with adjacent and nearby properties with one-and-a-half storey frame dwellings on the west side of Wharncliffe Road North. “New houses” are noted between 186 Wharncliffe Road North and 212 Wharncliffe Road North on the 1909-1910 City Directory.

The porch located at 200 Wharncliffe Road North is composed of square piers set on rusticated cast concrete block plinths at each end of the porch, connected by a shallow-pointed wood arch beam. Two shorter shallow-pointed beams connect the porch to the structure of the building. A rusticated cast concrete block plinth is located adjacent to the wood entrance steps to the porch. The steps are located directly in front of the entry door to the building. The porch has a tongue and groove wood floor, which had a painted finish. The railings are affixed at the capstone of the concrete block plinth. The railings were once comprised of turned spindles set widely between a top and bottom rail; these were replaced with chamfered-end square pickets affixed outside of a top and bottom rail (see Appendix B). A painted wood lattice porch skirt set in a wood frame finishes the porch.

### 2.0 Legislative/Policy Framework

The *Provincial Policy Statement* (2014) states that “significant built heritage resources and significant cultural heritage landscapes shall be conserved.” The *Official Plan* (1989, as amended)/*The London Plan* (approved 2016) provides policies that cultural heritage resources will be conserved and protected.

#### 2.1 Ontario Heritage Act

A Heritage Alteration Permit is required to make alterations to a property within a Heritage Conservation District. Per Section 41.1(5.e) of the *Ontario Heritage Act*, the *Blackfriars/Petersville Heritage Conservation District Plan* has defined verandah (porch) alterations as requiring Heritage Alteration Permit approval. As the alterations were undertaken prior to obtaining Heritage Alteration Permit approval, this application met the Conditions for Referral defined within the Delegated Authority By-law (By-law No. C.P.-1502-129), thus requiring consultation with the London Advisory Committee on Heritage (LACH) and a decision by Municipal Council.

The *Ontario Heritage Act* enables municipalities to give the applicant:

- a) The permit applied for;
- b) Notice that the council is refusing the application for the permit; or,
- c) The permit applied for, with terms and conditions attached (Section 42(4), Ontario Heritage Act).

Municipal Council must respond within 90 days after receipt of a demolition request and/or Heritage Alteration Permit application (Section 42(4), *Ontario Heritage Act*).

## **2.2 Blackfriars/Petersville Heritage Conservation District Plan**

Porches are an important heritage attribute of the Blackfriars/Petersville Heritage Conservation District. The conservation of porches supports the heritage character of the Blackfriars/Petersville Heritage Conservation District.

Design Guidelines for Alterations are outlined in Section 10.3.1 of the *Blackfriars/Petersville Heritage Conservation District Plan*. It states, “Care must be taken in heritage conservation districts to ensure that both alterations and additions respect the surrounding context, particularly with respect to scale and form, and are complementary to the original building.” It notes that “alterations to the façades of buildings visible from the front, and side of the building on corner lots, have the potential to significantly affect the appearance of not only the building itself, but the entire streetscape.”

Section 11.2.9 of the *Blackfriars/Petersville Heritage Conservation District Plan* provides guidelines on the conservation of porches. It discourages the removal or substantial alteration of existing porches in their size, shape, and design, as well as removing or covering original porches or porch details. It states,

*When restoring a porch that is either intact or completely demolished, some research should be undertaken to determine the original design which may have been much different from its current condition and decide whether to restore the original.*

Guidelines recommend the use of wood, while discouraging fiberglass and plastic versions or imitations, and paint to protect the finished product.

## **3.0 Heritage Alteration Permit Application**

As required by the *Ontario Heritage Act*, the *Blackfriars/Petersville Heritage Conservation District Plan* identifies classes of alterations that require, or do not require, Heritage Alteration Permit approval. Porch (verandah) alterations with different materials, size, and design requires Heritage Alteration Permit approval. Unapproved alterations to the porch at 200 Wharncliffe Road North were made before March 16, 2017. Complaints from the community brought this unapproved alteration to the attention of the City, and enforcement action ensued.

A Heritage Alteration Permit application was submitted by the property owner and received on February 9, 2018. The property owner has applied for a Heritage Alteration Permit to:

- Removed the unapproved wood baluster; and,
- Replace it with a new baluster with the following details:
  - Wood material;
  - Painted finish; and,
  - Square spindles set between a top and bottom rail at the existing height.

Per Section 42(4) of the *Ontario Heritage Act*, the 90-day timeline for the Heritage Alteration Permit application will expire on May 10, 2018.

## **4.0 Analysis**

The porch railing that was installed before March 16, 2017 is not compatible with the heritage character of the Blackfriars/Petersville Heritage Conservation District. It was altered without Heritage Alteration Permit approval. While retention and restoration of heritage attributes is preferred, this approach is not possible for the porch of the building at 200 Wharncliffe Road North. The former baluster of the porch was comprised of turned spindles set widely between a top and bottom rail. This was replaced by the present baluster which is comprised of chamfered-end square spindles affixed outside

of a top and bottom rail which does not fit in with the heritage character of the Blackfriars/Petersville Heritage Conservation District (see Appendix B). It is not clear when the turned spindles were installed; however, they do not appear to be historic in origin due to their wide spacing and unpainted finish. There is no historic documentation (e.g. historic photographs) to accurately identify historic precedence or the “authentic limits” of a restoration approach, so a design approach seeking compatibility with the heritage character of the Blackfriars/Petersville Heritage Conservation District was sought. Examples of porch balustrades that fit within the heritage character of the Blackfriars/Petersville Heritage Conservation District can be found locally, at 197 Wharncliffe Road North and 149 Wharncliffe Road North (see Appendix B, Images 8-9). These examples should guide the replacement of the existing porch balustrade at 200 Wharncliffe Road North. The unapproved alterations to the porch at 200 Wharncliffe Road North did not change the proportions or dimensions of the porch. The unapproved alterations retained the historic height of the railing at approximately 24”, which aligns with the capstone of the cast concrete plinths (see Appendix B).

Compatibility can be achieved through replacement of the existing balustrade with a traditional balustrade for a porch comprised of square spindles set between a top and bottom rail. This style should also be used on the railings for the steps. The top rail of the balustrade must align with the capstone of the cast concrete plinths, as existing and former. The spindles should be spaced no more than 4” on centre.

<b>5.0 Conclusion</b>
-----------------------

The porch at 200 Wharncliffe Road North, a Contributing Resource in the Blackfriars/Petersville Heritage Conservation District, was altered without a Building Permit or a Heritage Alteration Permit. The details of the porch that was constructed is not compliant with the *Blackfriars/Petersville Heritage Conservation District Plan*. To achieve greater compatibility, the railings should be replaced. This replacement, as well as the painting of all exposed wood, will help to bring the porch at 200 Wharncliffe Road North into greater compliance with the *Blackfriars/Petersville Heritage Conservation District Plan*.

<b>Prepared by:</b>	     <b>Kyle Gonyou, CAHP</b> <b>Heritage Planner</b>
<b>Submitted by:</b>	     <b>Jim Yanchula, MCIP, RPP</b> <b>Manager, Urban Regeneration</b>
<b>Recommended by:</b>	     <b>John M. Fleming, MCIP, RPP</b> <b>Managing Director, Planning and City Planner</b>

March 7, 2018  
 KG/

\\FILE2\users-z\pdp\Shared\policy\HERITAGE\Heritage Alteration Permit Reports\Wharncliffe Road North, 200\HAP18-007-L\2018-03-14 LACH HAP18-007-L.docx

**Appendix A – Map**



Figure 1: Property location of 200 Wharnclyffe Road North.

**Appendix B – Images**



*Image 1: View of the property located at 200 Wharncliffe Road North (April 2015).*



*Image 2: View of the property located at 200 Wharncliffe Road North (July 2016).*



*Image 3: View of the property located at 200 Wharncliffe Road North (March 16, 2017).*



*Image 4: View of the property located at 200 Wharncliffe Road North (February 26, 2018).*



*Image 5: Detail of the existing front (east) balustrade of the porch of the building at 200 Wharncliffe Road North.*



*Image 6: Detail of existing south balustrade of the porch of the building at 200 Wharncliffe Road North.*



*Image 7: Detail of existing north and east balustrades of the porch of the building at 200 Wharncliffe Road North.*



*Image 8: Detail of porch balustrade at appropriate height with appropriate details and finish located at the building at 197 Wharncliffe Road North. Note the height of the balustrade is at the appropriate height to match the capstone of the brick plinths.*





*Image 9: Detail of porch balustrade at appropriate height with appropriate details and finish located at the building at 149 Wharncliffe Road North. Note the height of the balustrade is at the appropriate height to match the capstone of the cast concrete plinths.*

**LONDON ADVISORY COMMITTEE ON HERITAGE  
2017 WORK PLAN  
(as at April, 2017)**

	<b>Project/Initiative</b>	<b>Background</b>	<b>Lead/ Responsible</b>	<b>Proposed Timeline</b>	<b>Proposed Budget (in excess of staff time)</b>	<b>Link to Strategic Plan</b>	<b>Status</b>
1.	<p>-Recurring items as required by the Ontario Heritage Act (consider and advise the PEC (Planning and Environment Committee) on matters related to HAPs (Heritage Alteration Permits), HIS (Heritage Impact Statement) reviews, HCD (Heritage Conservation District) designations, individual heritage designations, (etc.);</p> <p>-Research and advise the PEC regarding recommendations for additions to the heritage register;</p> <p>-Prioritize and advise the PEC on top recommendations for heritage designation (final number to be determined by available time – taken from the heritage registry and elsewhere as appropriate);</p> <p>-Consider and advise the PEC on ad hoc recommendations from citizens in regard to individual and district heritage designations and listings to the heritage register (refer to Stewardship for advice);</p> <p>-Perform all other functions as indicated in the LACH Terms of Reference.</p>	<ul style="list-style-type: none"> <li>Section 28 of the Ontario Heritage Act mandates that the City shall establish a municipal heritage committee. Further, Council shall consult with that committee in accordance with the Ontario Heritage Act;</li> <li>Please see the <u>London Advisory Committee on Heritage: Terms of Reference</u> for further details;</li> <li>The LACH supports the research and evaluation activities of the LACH Stewardship Subcommittee, Policy and Planning Subcommittee, Education Subcommittee, Archaeological Subcommittee, and all other LACH Subcommittees which may serve from time to time.</li> </ul>	LACH (main) and subcommittees	As required	None	Strengthening our Community 4d; Building a Sustainable City 1c, 6b; Growing our Economy 1f, 2d	Ongoing
2.	Introduce all represented organisations and individuals on LACH at the first meeting of the new year, discuss member background and areas of knowledge/ expertise, and consider possible changes or additions.	<ul style="list-style-type: none"> <li>The LACH is made of a diverse and knowledgeable group of engaged individuals, professionals and representatives of various organizations. Once per year (or when a new member joins the committee) each member will introduce themselves to the committee and provide his/her relevant background.</li> </ul>	LACH (main)	January meeting	None	Building a Sustainable City 6b	<b>Completed</b>

	<b>Project/Initiative</b>	<b>Background</b>	<b>Lead/ Responsible</b>	<b>Proposed Timeline</b>	<b>Proposed Budget (in excess of staff time)</b>	<b>Link to Strategic Plan</b>	<b>Status</b>
3.	Ontario Heritage Act enforcement.	<ul style="list-style-type: none"> <li>The LACH will assist in identifying properties that have not obtained necessary approvals, and refer these matters to civic administration. The LACH will assist in monitoring alterations to HCD and heritage designated properties and report deficiencies to civic administration.</li> </ul>	LACH (main)	Ongoing	None	Building a Sustainable City 6b	Ongoing
4.	The St George Grosvenor HCD (Heritage Conservation District) Study and Plan, Great Talbot HCD Plan, Gibbons Park HCD Plan.	<ul style="list-style-type: none"> <li>The St George Grosvenor HCD Study is complete resulting in the Great Talbot HCD and Gibbons Park HCD. The LACH will monitor, assist and advise in the preparation of the both plans, following the timeline as approved by Council.</li> </ul>	LACH (main)	2017 Plan Completion	None	Building a Sustainable City 6b	Ongoing
5.	The Soho HCD (Heritage Conservation District) Study.	<ul style="list-style-type: none"> <li>The Soho HCD Study will begin in 2017. The LACH will monitor, assist and advise in the preparation of the Soho HCD study.</li> </ul>	LACH (main)	2017 Study Completion	None	Building a Sustainable City 6b	Ongoing
6.	Property insurance updates.	<ul style="list-style-type: none"> <li>The LACH will monitor, assist and advise on matters pertaining to the securing of property insurance for heritage designated properties in the City of London.</li> </ul>	Policy and Planning Sub-Committee	Ongoing.	None	Building a Sustainable City 6b	With Policy and Planning Sub-Committee
7.	City Map updates.	<ul style="list-style-type: none"> <li>The LACH will work with City staff to ensure that 'City Map' and searchable City databases are up to date in regard to the heritage register/ designations/ districts/ etc.</li> </ul>	Policy and Planning Sub-Committee	Ongoing	None	Building a Sustainable City 6b	With Policy and Planning Sub-Committee
8.	HIS (Heritage Impact Statement) reporting changes.	<ul style="list-style-type: none"> <li>The LACH will support staff in their efforts to formalize an approach to reviewing and advising on HIS reports (including what triggers the reports, expectations, and who completes them.</li> </ul>	Policy and Planning subcommittee	TBD	None	Building a Sustainable City 6b	Partial Complete
9.	New and ongoing heritage matters.	<ul style="list-style-type: none"> <li>Through its connections to various heritage groups, and the community at large, the LACH is aware of emerging and ongoing heritage matters in the City of London. The LACH will monitor and report to City staff and PEC on new and ongoing cultural heritage matters where appropriate. (ex. Ontario Cultural Strategy, Community Economic Roadmap, etc.).</li> </ul>	LACH (main)	As required	None	Building a Sustainable City 6b	As required

	<b>Project/Initiative</b>	<b>Background</b>	<b>Lead/ Responsible</b>	<b>Proposed Timeline</b>	<b>Proposed Budget (in excess of staff time)</b>	<b>Link to Strategic Plan</b>	<b>Status</b>
10.	Archaeological Master Plan completion.	<ul style="list-style-type: none"> <li>The LACH is generally aware of ongoing archaeological matters in the City of London through the Archaeological subcommittee, and connections to the archaeological community in London. The LACH will work with City staff to complete the Archaeological Master Plan currently underway.</li> </ul>	Archaeological subcommittee	Q2 2017	None	Building a Sustainable City 6b	The Archaeological Master Plan has been initiated
11.	The Mayor's New Year Honour List recommendation.	<ul style="list-style-type: none"> <li>For a number of years, members of the LACH have been asked to provide advice to Council on the heritage addition to the "Mayor's New Year Honour List". The LACH will continue to serve this function as requested to do so by Council.</li> </ul>	Ad hoc committee of the LACH	Generally in the fall of each year	None	Building a Sustainable City 6b	Annually
12.	Provide advice to the London Community Foundation on heritage grant distribution.	<ul style="list-style-type: none"> <li>For a number of years, members of the LACH have been asked to provide advice to the London Community Foundation on heritage grant distribution: "The London Endowment Fund for Heritage". The LACH will continue to serve this function as requested to do so by the Foundation.</li> </ul>	Ad hoc committee of the LACH	Generally in April of each year	None	Building a Sustainable City 6b	Annually
13.	Conference attendance.	<ul style="list-style-type: none"> <li>For a number of years, members of the LACH have attended the Ontario Heritage Conference when available. This conference provides an opportunity for LACH members to meet with other heritage committee members and heritage planning professionals, and to learn about current and ongoing heritage matters in the Province of Ontario (and beyond). Up to four (4) members of the LACH will attend the Ontario Heritage Conference.</li> </ul>	LACH (main)	May 2016	Up to \$2000 (if 4 members attend)	Building a Sustainable City 6b	Annually
14.	Public awareness and education (& possible heritage fair/ day/ symposium).	<ul style="list-style-type: none"> <li>The LACH initiates, assists and/or advises on education and outreach programs to inform the citizens of London on heritage matters. This year, the LACH will also consider contributing to the organization of a city wide heritage fair/ day/ symposium (to provide information and outreach including –</li> </ul>	Education subcommittee	Ongoing	\$500	Building a Sustainable City 6b	Ongoing – in progress

	<b>Project/Initiative</b>	<b>Background</b>	<b>Lead/ Responsible</b>	<b>Proposed Timeline</b>	<b>Proposed Budget (in excess of staff time)</b>	<b>Link to Strategic Plan</b>	<b>Status</b>
		HAP process, professional advice on repairs and maintenance, current research on heritage matters, insurance advice, real estate matters, and a general exchange of ideas (etc.)). The LACH will coordinate with the efforts of the Historic Sites Committee of the London Public Library.					
15.	Public awareness and education collaboration with the London Heritage Council.	<ul style="list-style-type: none"> <li>The LACH will be supported by the London Heritage Council in its role to promote public awareness of and education on the community's cultural heritage resources. Collaborative initiatives may include LACH-related news updates in the LHC newsletter, LACH involvement in LHC programming and events (i.e. Heritage Fair), outreach support, and/or school-related programming as part of Citizen Culture: Culture-Infused LEARNING (LHC and London Arts Council).</li> </ul>	LACH (main) and Education subcommittee in collaboration with the London Heritage Council	Ongoing	\$500	Building a Sustainable City 6b	Annually
16.	LACH member education/ development.	<ul style="list-style-type: none"> <li>Where possible, the LACH will arrange an information session for LACH members to learn more about the Ontario Heritage Act, and the mandate and function of Heritage Advisory Committees. The LACH will also explore ongoing educational opportunities for LACH members (such as walking tours, meetings with heritage experts/ professionals, meetings with community leaders, etc.).</li> </ul>	LACH (main)	Ongoing	\$500	Building a Sustainable City 6b	Ongoing
17.	City of London Archives.	<ul style="list-style-type: none"> <li>The LACH will continue to discuss and advise on possible locations (and contents) for a City of London Archives.</li> </ul>	LACH (main)	Ongoing	None	Building a Sustainable City 6b	Ongoing
18.	LACH subcommittee member outreach.	<ul style="list-style-type: none"> <li>The LACH will continue to reach out to heritage and planning professionals/ experts to serve on LACH subcommittees (and advise the LACH on certain matters).</li> </ul>	LACH (main)	Ongoing	None	Building a Sustainable City 6b	Ongoing

	<b>Project/Initiative</b>	<b>Background</b>	<b>Lead/ Responsible</b>	<b>Proposed Timeline</b>	<b>Proposed Budget (in excess of staff time)</b>	<b>Link to Strategic Plan</b>	<b>Status</b>
19.	Heritage signage and plaque placement/funding.	<ul style="list-style-type: none"> <li>Through its connections to various heritage groups, and the community at large, the LACH is generally aware of potential locations for heritage signage and plaques. The LACH will consult with City Staff and heritage groups in regard to the occasional placement of heritage signage and/or plaques (and assist with funding where deemed appropriate by the committee). These efforts will be considered in the context of the City of London Heritage Interpretative Signage Policy.</li> </ul>	Education subcommittee	Ongoing	\$4500	Building a Sustainable City 6b	Ongoing
20.	Council outreach.	<ul style="list-style-type: none"> <li>If requested, the LACH will arrange an information session for Council members to learn more about the mandate and function of the LACH, the Ontario Heritage Act, and other City heritage matters.</li> </ul>	LACH (main) and Education subcommittee	TBD	None	Building a Sustainable City 6b	Ongoing
21.	Work Plan review.	<ul style="list-style-type: none"> <li>The LACH will review items on this Work Plan on a quarterly basis, and will thoroughly review this Work Plan at least once annually.</li> </ul>	LACH (main)	Ongoing	None	Building a Sustainable City 6b	Ongoing (March, June, Sept, Dec 2017)
					\$8000		

**LONDON ADVISORY COMMITTEE ON HERITAGE  
2017 WORK PLAN  
(Feb ~~2828~~, ~~2017~~2018)**

	Project/Initiative	Background	Lead/ Responsible	Proposed Timeline	Proposed Budget (in excess of staff time)	Link to Strategic Plan	Status
1.	<p>-Recurring items as required by the Ontario Heritage Act (consider and advise the PEC (Planning and Environment Committee) <a href="#">and Municipal Council</a> on matters related to HAPs (Heritage Alteration Permits), HIS (Heritage Impact Statement) reviews, HCD (Heritage Conservation District) designations, individual heritage designations, (etc.);</p> <p>-Research and advise the PEC <a href="#">and Municipal Council</a> regarding recommendations for additions to the <del>heritage register</del><a href="#">Register (Inventory of Heritage Resources)</a>;</p> <p>-Prioritize and advise the PEC <a href="#">and Municipal Council</a> on top recommendations for heritage designation (final number to be determined by available time – taken from the <del>heritage registry</del><a href="#">Register</a>-and elsewhere as appropriate);</p> <p>-Consider and advise the PEC on ad hoc recommendations from citizens in regard to individual and <del>district H</del><a href="#">Conservation District</a> designations and listings to the <del>heritage register</del><a href="#">Register</a> (refer to Stewardship for advice);</p> <p>-Perform all other functions as indicated in the LACH Terms of Reference.</p>	<ul style="list-style-type: none"> <li>• Section 28 of the Ontario Heritage Act mandates that the City shall establish a municipal heritage committee. Further, Council shall consult with that committee in accordance with the Ontario Heritage Act;</li> <li>• Please see the <a href="#">London Advisory Committee on Heritage: Terms of Reference</a> for further details;</li> <li>• The LACH supports the research and evaluation activities of the LACH Stewardship Subcommittee, Policy and Planning Subcommittee, Education Subcommittee, Archaeological Subcommittee, and all other LACH Subcommittees which may serve from time to time.</li> </ul>	LACH (main) and subcommittees	As required	None	Strengthening our Community 4d; Building a Sustainable City 1c, 6b; Growing our Economy 1f, 2d	Ongoing

	Project/Initiative	Background	Lead/ Responsible	Proposed Timeline	Proposed Budget (in excess of staff time)	Link to Strategic Plan	Status
2.	Introduce all represented organisations and individuals on LACH at the first meeting of the new year, discuss member background and areas of knowledge/ expertise, and consider possible changes or additions.	<ul style="list-style-type: none"> <li>The LACH is made of a diverse and knowledgeable group of engaged individuals, professionals and representatives of various organizations. Once per year (or when a new member joins the committee) each member will introduce themselves to the committee and provide his/her relevant background.</li> </ul>	LACH (main)	January meeting	None	Building a Sustainable City 6b	<b>Completed</b>
3.	Ontario Heritage Act enforcement.	<ul style="list-style-type: none"> <li>The LACH will assist in identifying properties that have not obtained necessary approvals, and refer these matters to civic administration. The LACH will assist in monitoring alterations to HCD and heritage designated properties and report deficiencies to civic administration.</li> </ul>	LACH (main)	Ongoing	None	Building a Sustainable City 6b	Ongoing
4.	<a href="#">The St George Grosvenor HCD (Heritage Conservation District) Study and Plan.Great Talbot Heritage Conservation District</a>	<ul style="list-style-type: none"> <li>The St George Grosvenor HCD Study is complete resulting in the Great Talbot HCD and Gibbons Park HCD. The LACH will monitor, assist and advise in the preparation of the both plans, following the timeline as approved by Council.</li> </ul>	LACH (main)	<a href="#">2017-2018</a> Plan Completion	None	Building a Sustainable City 6b	Ongoing
5.	<a href="#">The Soho HCD (Heritage Conservation District) Study.</a>	<ul style="list-style-type: none"> <li><del>The Soho HCD Study will <u>may</u> begin in 2017</del><del>2018.</del> The LACH will monitor, assist and advise in the preparation of the Soho HCD study.</li> </ul>	<del>LACH (main)</del>	<del>2017 Study Completion</del>	<del>None</del>	<del>Building a Sustainable City 6b</del>	<del>Ongoing</del>
<a href="#">6.</a>	<a href="#">Heritage Places Review</a>	<ul style="list-style-type: none"> <li><a href="#">The LACH will participate and support the review of Heritage Places (1994), the guidelines document which identifies potential Heritage Conservation Districts</a></li> </ul>		<a href="#">2018</a>	<a href="#">None</a>	<a href="#">Building a Sustainable City 6b</a>	
<del>6.7.</del>	Property insurance updates.	<ul style="list-style-type: none"> <li>The LACH will monitor, assist and advise on matters pertaining to the securing of property insurance for heritage designated properties in the City of London.</li> </ul>	Policy and Planning Sub-Committee	Ongoing.	None	Building a Sustainable City 6b	With Policy and Planning Sub-Committee
<del>7.8.</del>	City Map updates.	<ul style="list-style-type: none"> <li>The LACH will work with City staff to ensure that 'City Map' and searchable City databases are up to date in regard to the heritage register/ designations/ districts/ etc.</li> </ul>	Policy and Planning Sub-Committee	Ongoing	None	Building a Sustainable City 6b	With Policy and Planning Sub-Committee



	Project/Initiative	Background	Lead/ Responsible	Proposed Timeline	Proposed Budget (in excess of staff time)	Link to Strategic Plan	Status
8-9.	<a href="#">HIS (Heritage Impact Statement) reporting changes.Heritage Impact Assessment Terms of Reference</a>	<ul style="list-style-type: none"> <li>The LACH will support staff in their efforts to formalize an approach to reviewing and advising on HIS reports (including what triggers the reports, expectations, and who completes them.</li> </ul>	Policy and Planning subcommittee	<a href="#">TBD2018</a>	None	Building a Sustainable City 6b	Partially Complete
10.	<a href="#">Review of Delegated Authority</a>	<ul style="list-style-type: none"> <li><a href="#">The LACH will participate and support the review of the Delegated Authority for Heritage Alteration Permits</a></li> </ul>	<a href="#">LACH (main)</a>	<a href="#">2018</a>	<a href="#">None</a>	<a href="#">Building a Sustainable City 6b</a>	
9-11	New and ongoing heritage matters.	<ul style="list-style-type: none"> <li>Through its connections to various heritage groups, and the community at large, the LACH is aware of emerging and ongoing heritage matters in the City of London. The LACH will monitor and report to City staff and PEC on new and ongoing cultural heritage matters where appropriate. (ex. Ontario Cultural Strategy, Community Economic Roadmap, etc.).</li> </ul>	LACH (main)	As required	None	Building a Sustainable City 6b	As required
10-1	Archaeological Master Plan completion.	<ul style="list-style-type: none"> <li><del>The LACH is generally aware of ongoing archaeological matters in the City of London through the Archaeological subcommittee, and connections to the archaeological community in London.</del> The LACH will work with City staff to complete the Archaeological Master Plan currently underway.</li> </ul>	Archaeological subcommittee	Q2 <del>2017</del> <a href="#">2018</a>	None	Building a Sustainable City 6b	<del>The Archaeological Master Plan has been initiated</del> <a href="#">Partially complete</a>
11-1	The Mayor's New Year Honour List recommendation.	<ul style="list-style-type: none"> <li>For a number of years, members of the LACH have been asked to provide advice to Council on the heritage addition to the "Mayor's New Year Honour List". The LACH will continue to serve this function as requested to do so by Council.</li> </ul>	Ad hoc committee of the LACH	Generally in the fall of each year	None	Building a Sustainable City 6b	Annually
12-1	Provide advice to the London Community Foundation on heritage grant distribution.	<ul style="list-style-type: none"> <li>For a number of years, members of the LACH have been asked to provide advice to the London Community Foundation on heritage grant distribution: "The London Endowment <del>Fund</del> for Heritage". The LACH will continue to serve this function as requested to do so by the Foundation.</li> </ul>	Ad hoc committee of the LACH	Generally in April of each year	None	Building a Sustainable City 6b	Annually

	Project/Initiative	Background	Lead/ Responsible	Proposed Timeline	Proposed Budget (in excess of staff time)	Link to Strategic Plan	Status
13.1	Conference attendance.	<ul style="list-style-type: none"> <li>For a number of years, members of the LACH have attended the Ontario Heritage Conference when available. This conference provides an opportunity for LACH members to meet with other heritage committee members and heritage planning professionals, and to learn about current and ongoing heritage matters in the Province of Ontario (and beyond). Up to four (4) members of the LACH will attend the Ontario Heritage Conference.</li> </ul>	LACH (main)	May 2016	Up to \$1000 (if 4 members attend)	Building a Sustainable City 6b	Annually
14.1	Public awareness and education (& possible heritage fair/ day/ symposium).	<ul style="list-style-type: none"> <li>The LACH initiates, assists and/or advises on education and outreach programs to inform the citizens of London on heritage matters. This year, the LACH will also consider contributing to the organization of a city wide heritage fair/ day/ symposium (to provide information and outreach including – HAP process, professional advice on repairs and maintenance, current research on heritage matters, insurance advice, real estate matters, and a general exchange of ideas (etc.)). The LACH will coordinate with the efforts of the Historic Sites Committee of the London Public Library.</li> </ul>	Education subcommittee	Ongoing	\$	Building a Sustainable City 6b	Ongoing – in progress
15.1	Public awareness and education collaboration with the London Heritage Council.	<ul style="list-style-type: none"> <li>The LACH will be supported by the London Heritage Council in its role to promote public awareness of and education on the community's cultural heritage resources. Collaborative initiatives may include LACH-related news updates in the LHC newsletter, LACH involvement in LHC programming and events (i.e. Heritage Fair), outreach support, and/or school-related programming as part of Citizen Culture: Culture-Infused LEARNING (LHC and London Arts Council).</li> </ul>	LACH (main) and Education subcommittee in collaboration with the London Heritage Council	Ongoing	\$	Building a Sustainable City 6b	Annually
16.1	LACH member education/ development.	<ul style="list-style-type: none"> <li>Where possible, the LACH will arrange an information session for LACH members to</li> </ul>	LACH (main)	Ongoing	\$	Building a Sustainable City 6b	Ongoing

	Project/Initiative	Background	Lead/ Responsible	Proposed Timeline	Proposed Budget (in excess of staff time)	Link to Strategic Plan	Status
		learn more about the Ontario Heritage Act, and the mandate and function of Heritage Advisory Committees. The LACH will also explore ongoing educational opportunities for LACH members (such as walking tours, meetings with heritage experts/ professionals, meetings with community leaders, etc.).					
17.1	City of London Archives.	<ul style="list-style-type: none"> <li>The LACH will continue to discuss and advise on possible locations (and contents) for a City of London Archives.</li> </ul>	LACH (main)	Ongoing	None	Building a Sustainable City 6b	Ongoing
18.2	LACH subcommittee member outreach.	<ul style="list-style-type: none"> <li>The LACH will continue to reach out to heritage and planning professionals/ experts to serve on LACH subcommittees (and advise the LACH on certain matters).</li> </ul>	LACH (main)	Ongoing	None	Building a Sustainable City 6b	Ongoing
19.2	Heritage signage and plaque placement/funding.	<ul style="list-style-type: none"> <li>Through its connections to various heritage groups, and the community at large, the LACH is generally aware of potential locations for heritage signage and plaques. The LACH will consult with City Staff and heritage groups in regard to the occasional placement of heritage signage and/or plaques (and assist with funding where deemed appropriate by the committee). These efforts will be considered in the context of the City of London Heritage Interpretative Signage Policy.</li> </ul>	Education subcommittee	Ongoing	\$	Building a Sustainable City 6b	Ongoing
20.2	Council outreach.	<ul style="list-style-type: none"> <li>If requested, the LACH will arrange an information session for Council members to learn more about the mandate and function of the LACH, the Ontario Heritage Act, and other City heritage matters.</li> </ul>	LACH (main) and Education subcommittee	TBD	None	Building a Sustainable City 6b	Ongoing
21.2	Work Plan review.	<ul style="list-style-type: none"> <li>The LACH will review items on this Work Plan on a quarterly basis, and will thoroughly review this Work Plan at least once annually.</li> </ul>	LACH (main)	Ongoing	None	Building a Sustainable City 6b	Ongoing (March, June, Sept, Dec <del>2017</del> 2018)

	Project/Initiative	Background	Lead/ Responsible	Proposed Timeline	Proposed Budget (in excess of staff time)	Link to Strategic Plan	Status
<a href="#">24.</a>	<a href="#">Rapid Transit EA</a>	<ul style="list-style-type: none"> <li><a href="#">The LACH will participate in heritage related matters associated with the Rapid Transit (Shift) EA including review of properties identified the Cultural Heritage Screening Report; identifying where further work is or is not required for potential cultural heritage resources; and identifying properties along rapid transit corridors that have not yet been identified and merit further consideration for cultural heritage evaluation</a></li> </ul>	<a href="#">LACH (main) and Stewardship subcommittee</a>	<a href="#">Ongoing</a>	<a href="#">None</a>	<a href="#">Building a Sustainable City 6b</a>	<a href="#">Ongoing</a>
					\$		