

Agenda Including Addeds

London Advisory Committee on Heritage

11th Meeting of the London Advisory Committee on Heritage

November 14, 2018, 5:30 PM

Committee Rooms #1 and #2

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- 5.4 Heritage Planners' Report
(Note: A copy of the Heritage Planners' Report will be available at the meeting)

6. Deferred Matters/Additional Business

- 6.1 *(ADDED) Ontario Heritage Trust - Heritage Matters Magazine - Autumn 2018*
(Note: copies of the Heritage Matters magazine will be provided at the meeting.)

7. Adjournment

London Advisory Committee on Heritage

Report

10th Meeting of the London Advisory Committee on Heritage
October 10, 2018
Committee Rooms #1 and #2

Attendance PRESENT: M. Whalley (Acting Chair), S. Adamsson, D. Brock,
J. Cushing, H. Elmslie, H. Garrett, S. Gibson, J. Manness,
and K. Waud and J. Bunn (Secretary)

ABSENT: D. Dudek and T. Jenkins

ALSO PRESENT: K. Gonyou and J. Ramsay

The meeting was called to order at 5:30 PM.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that H. Garrett disclosed a pecuniary interest in clauses 3.5 and 5.2 of this report, having to do with a Revised Application and Public Meeting Notice with respect to a zoning by-law amendment for the properties located at 147-149 Wellington Street and 253-257 Grey Street and the property located at 536 Windermere Road, respectively, by indicating that her employer is the agent on the files.

2. Scheduled Items

2.1 North Talbot Neighbourhood Heritage Homes

That the ~~attached~~ presentation from A.M. Valastro with respect to potential heritage homes in the North Talbot Neighbourhood area, BE REFERRED to the Stewardship Sub-Committee for review; it being noted that Ms. Valastro will provide her research on these properties to the Sub-Committee.

2.2 Bus Rapid Transit Pausing Transit Project Assessment Process to Strengthen Heritage Strategy

That the ~~attached~~ Draft Terms of Reference for the Individual Cultural Heritage Evaluation Reports that will be submitted to the London Advisory Committee on Heritage (LACH) for their review, BE REFERRED to the Stewardship Sub-Committee for review; it being noted that the ~~attached~~ presentation and handouts from J. Ramsay, Project Director, Rapid Transit Implementation, were received; it being further noted that the Cultural Heritage Screening Report - London Bus Rapid Transit System, dated October 8, 2018, from WSP, was received and is on file in the City Clerk's Office.

3. Consent

3.1 9th Report of the London Advisory Committee on Heritage

That it BE NOTED that the 9th Report of the London Advisory Committee on Heritage, from its meeting on September 12, 2018, was received.

3.2 Public Meeting Notice - Draft Plan of Subdivision and Zoning By-law Amendment - 3080 Bostwick Road

That it BE NOTED that the Public Meeting Notice, dated September 20, 2018, from S. Wise, Senior Planner, with respect to a Draft Plan of Subdivision and Zoning By-law Amendment for the property located at 3080 Bostwick Road, was received.

3.3 Notice of Planning Application - Draft Plan of Subdivision and Zoning By-law Amendment - 6019 Hamlyn Street

That it BE NOTED that the Notice of Planning Application, dated October 2, 2018, from N. Pasato, Senior Planner, with respect to a Draft Plan of Subdivision and Zoning By-law Amendment for the property located at 6019 Hamlyn Street, was received.

3.4 Notice of Study Completion - Adelaide Street North - Canadian Pacific Railway Grade Separation - Municipal Class Environmental Assessment Study

That it BE NOTED that the Notice of Study Completion from A. Spahiu, Transportation Design Engineer, with respect to the Adelaide Street North - Canadian Pacific Railway Grade Separation Municipal Class Environmental Assessment Study, was received.

3.5 Revised Application and Public Meeting Notice - Zoning By-law Amendment - 147-149 Wellington Street and 253-257 Grey Street

That it BE NOTED that the Revised Application and Public Meeting Notice, dated September 19, 2018, from M. Corby, Senior Planner, with respect to a Zoning By-law Amendment for the properties located at 147-149 Wellington Street and 253-257 Grey Street, was received.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

5.1 Heritage Alteration Permit Application by G. Anastasiadis re 550 Dufferin Avenue - East Woodfield Heritage Conservation District

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 construct a new, detached garage on the property located at 550 Dufferin Avenue, within the East Woodfield Heritage Conservation District, BE PERMITTED as submitted in the drawings appended to the staff report dated October 10, 2018, with the following terms and conditions:

- only one driveway be permitted;
- the existing driveway and curb cut for the property off of Dufferin Avenue be closed and the driveway be removed and the area be restored with sod/grass; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that the ~~attached~~ presentation from K. Gonyou, Heritage Planner, with respect to this matter, was received.

5.2 Property at 536 Windermere Road

That the communication dated September 16, 2018, from E. Mara, with respect to the property located at 536 Windermere Road, BE REFERRED to the Stewardship Sub-Committee for review; it being noted that the Sub-Committee will also consider the property located at 542 Windermere Road with respect to this matter.

6. Deferred Matters/Additional Business

6.1 (ADDED) Heritage Planners' Report

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

7. Confidential

7.1 Personal Matters/Identifiable Individual

That the London Advisory Committee on Heritage convene in closed session with respect to the following matter:

7.1. Personal Matters/Identifiable Individual

A personal matter pertaining to identifiable individuals, including municipal employees, with respect to the 2019 Mayor's New Year's Honour List.

The London Advisory Committee on Heritage convened in camera from 7:27 PM to 7:37 PM with respect to the above-noted matter.

8. Adjournment

The meeting adjourned at 7:37 PM.



MEMO

To: City of London Advisory Committees

From: Justin Adema

Department: Planning Services

Date: October 31, 2018

Re: **ReThink Zoning Draft Terms of Reference**

The City is in the beginning stages of a new project called ReThink Zoning, which includes preparing a new Zoning tool that will replace the current Zoning By-law. The new by-law is needed to be consistent with the London Plan and implement its vision and policy direction.

Draft Terms of Reference were prepared and sent to the Planning and Environment Committee on August 13, 2018, following this Council gave direction to circulate the draft Terms of Reference to stakeholders, agencies, and the public for comments.

City Advisory Committees are now asked to review the Draft Terms of Reference before a finalized version is brought to Council for approval. Opportunities will be provided for Advisory Committees to comment throughout the ReThink Zoning process, and these Terms of Reference will frame what that process will include and establishes the goals, objectives, and desired outcomes for the new by-law.

1.0 ReThinking Zoning in London

In 2011, the City of London – including Council, staff, and all of its citizens – began a conversation about the future of our city. It started with a launch event where Peter Mansbridge spoke about the importance of civic engagement in a successful local government, and ended in June, 2016 when City Council adopted the London Plan – a new plan for growth and development in our city.

The London Plan is the culmination of a community conversation, it represents the shared vision, values, and goals for all Londoners. The Plan's key directions are a summary of this vision for the City, and the rest of plan provides a framework to achieve that vision. The next step in the process of planning our city is to examine tools that help us realize the vision we have set.

One important tool to achieving the planning framework articulated in The London Plan is the zoning by-law. London's current zoning by-law is dated, having been prepared following the approval of the 1989 Official Plan to help implement that Plan. With The London Plan we have a new, more strategic approach to City Building that requires a new by-law for its implementation.

ReThink Zoning is a continuation of the original conversation about how Londoners want to see their City grow – only the focus has now shifted from broader policy matters to more technical questions about how we should realize the vision. Instead of asking Londoners what kind of city do you want to live in, we will be working with Londoners to determine how we should get there and how each development across the city should be considered.

1.1 Implementing the London Plan

The London Plan provides a strategic approach to development in London that is based on City Building policies, a City Structure Plan, and a variety of place types. The City Building Policies provide the over-arching direction for how we will grow as a city over the life of the Plan and define the shape, character and form of the City. The City Structure Plan identifies five key foundations that inform the other policies of the Plan: The Growth Framework, The Green Framework, The Mobility Framework, The Economic Framework, and The Community Framework. Each place type is planned to play a unique role within the City Structure and has its own identity and character. The place types work together to create a complete city. All aspects of the place type must contribute to the achieving the Plan's objectives, including the use, intensity, and form of every building and parcel of land.

Zoning is the tool that we currently use to regulate the land use, intensity, and form of development. Therefore, zoning should be viewed as an extension of the Plan and a mechanism to meet its City Building goals. A zoning tool that is linked intrinsically to the policy direction of the London Plan is necessary for the implementation of the Plan.

1.2 Legislated requirements

In addition to requiring our regulatory tools to align with The London Plan, there are also legal issues to consider. The *Planning Act* is the applicable legislation for planning matters in Ontario. It is what requires the City of London to have an Official Plan and permits the City to regulate development as a way of implementing the Plan. The *Act* says that no by-law shall be passed that does not conform with the Official Plan (Section 24(1)). The *Act* also requires that when an Official Plan is updated after a comprehensive review, a municipality shall update the zoning by-law within three years of coming into effect (Section 26(9)). Because The London Plan completely replaces the 1989 Official Plan, it is appropriate to replace the Zoning By-law with a new by-law that conforms to its policies within three years.

2.0 Overarching Goal, Objectives, and Desired Outcomes

This is a major project that will have a lasting impact on how London will be shaped to meet the vision established in The London Plan. This section describes the guiding principles for the project.

2.1 Overarching Goal

To continue the momentum of ReThink London, implement the new London Plan, and foster the growth and development of a great city.

1.2 Objectives

- To create the best implementation tool to fit London's current and future needs
- To implement The London Plan's vision, values, and key directions
- To implement The London Plan place types in terms of use, intensity, and form
- To create a user-friendly and plain language document while recognizing the regulatory nature of the by-law
- To make use of new technologies available for the application and administration of zoning
- To allow for flexible application of the by-law while maintaining a level of certainty and predictability
- To create a tool that allows for efficient planning processes

2.3 Desired Outcomes

- Quality developments across the City that contribute to our city-building goals
- Efficient planning processes that result in great neighbourhoods
- A by-law that can be understood by all users involved in the planning process – including developers, professionals, community groups, and the general public
- A by-law that meets all legislative requirements, is defensible on its planning merits, and includes clear, enforceable regulations.
- A by-law that is intrinsically linked to The London Plan with obvious connections to the use, intensity, and form requirements of the place types as well as the City Building and Our Tools parts of the Plan.

3.0 Work Plan

ReThink Zoning is not just about updating the Zoning By-law Z.-1 to match the London Plan place types. It will consider the full range of possibilities that are available under the *Planning Act* and will look carefully at approaches being taken in other cities to see whether there are opportunities to improve on how we regulate development in our city. The work plan will include time for the research to be completed and analyzed, and needs to be flexible to allow later stages to fit with whatever direction or approach is identified as the best fit in London. To achieve this, a two-phase work plan is proposed. Details are provided for Phase One, however Phase Two will be refined after the details of the types of tools and approaches will be utilized has been confirmed through Phase One. Detailed Terms of Reference for Phase Two are included as a deliverable in Phase One.

3.1 Phase One

Phase One will provide an opportunity to investigate alternate approaches to development regulation and determine what tools should be used to implement the London Plan to achieve its goals.

Tasks to be completed in Phase One include:

- Prepare an RFP and work plan for the completion of Phase One
- Retain a consultant to work collaboratively with staff to complete Phase One
- Complete background research with regards to:
 - Ontario legislated requirements for zoning, including options available to municipalities for the implementation of Official Plans
 - The London Plan policies and directions, in regards to compatibility with different development regulation options available in Ontario

- Best practices from North America and other comparable parts of the world
- Review existing Zoning By-law No. Z.-1 to identify areas of strength or concern, determine what is working and what needs improvement to achieve the overall goals
- Engagement with key stakeholders to assess strengths and weaknesses of our current by-law and the desired outcomes of a new by-law
- Public engagement program to listen to ideas, concerns, and suggestions from Londoners
- Identify key elements/components/areas to be addressed through the new zoning by-law
- Recommend the best zoning approach to implement the policy directions of The London Plan
- Prepare Terms of Reference for Phase 2 – the preparation of the by-law, based on the direction provided by Council

Deliverables to be submitted in Phase One include:

Deliverable	Assignment
● Terms of Reference (Phase 1) – to include Community Engagement Strategy for Phase 1	Prepared by staff
● Request for Proposal (RFP) for consultant to undertake Phase 1	Prepared by staff
● Background Paper – overview of research and engagement findings and linkages to The London Plan	Prepared by consultants
● Recommendation Report – Analysis of issues, recommended tool, draft terms of reference for Phase 2	Prepared by staff, based on recommendations from the consultants
● Terms of Reference (Phase 2) – to include Community Engagement Strategy for Phase 2	Prepared by staff

3.2 Phase Two

Phase Two is when the new by-law will be prepared, based on the approach confirmed through Phase One. The information in this section is general in nature and will be clarified in the detailed Terms of Reference to be prepared in Phase One.

Tasks that will be completed in Phase Two include:

- Prepare a detailed inventory of existing development
 - Review land use
 - Review intensity – may include height, gross floor area, coverage, floor plate area, density in units per hectare, number of bedrooms, parking, floor area ratio
 - Review form – may include site layout (parking, landscaping, orientation, setbacks, and building location on a site), and buildings (massing, step-backs, materials, architecture)
 - Identify and analyze patterns of development to assist in property-appropriate zoning tools
 - Where appropriate, use new technologies to obtain this information (may include LiDAR, remote sensing, or other technologies)
- Analyze and recommend technologies for the administration and presentation of zoning information
 - Explore opportunities of GIS based applications
- Prepare outline of by-law, consideration to be given to:
 - Organization – chapters, types of zones, etc
 - Layout – use of tables, figures, illustrations, document design, etc
- Prepare and test sample zones against existing conditions and potential development opportunities

- Prepare first draft of by-law, provide opportunity for stakeholder and public comments
- Prepare second draft of by-law, circulate for stakeholder and public comments
- Review required amendments to other city by-laws/documents resulting from the replacement of the current zoning by-law
- Prepare final by-law for approval

Deliverables to be prepared in Phase Two include:

- Inventory and analysis of existing development
- Mapping/zoning data overview and recommendation
- First Draft By-law
- Second Draft By-law
- Results of public and stakeholder feedback
- Amendments to other City by-laws and documents
- Final By-law for approval

Note that the deliverables will be prepared by a combination of City staff and consultants. The specific breakdown of responsibilities will be defined through the detailed Phase Two terms of reference.

3.3 Project Scope

The nature of large projects such as ReThink Zoning often includes “scope creep” resulting from the encroachment of additional tasks than was originally planned. It is important to ensure that the scope of this project remains focused in order to achieve the milestones identified in the Project Schedule.

3.4 Project Schedule

Work to be completed	Target completion date
Terms of Reference and RFP for Consultant(s)	Q4, 2018
Retain consultants	Q2, 2019
Background Paper	Q3, 2019
Recommendation Report	Q4, 2019
Terms of Reference – Phase 2	Q4, 2019
Phase 2	TBD – based on TOR

4.0 Project Team

Staff from various departments within the Corporation as well as a consulting team will contribute to the success of ReThink Zoning. This section describes the roles of staff and the consultant to be retained on the project.

4.1 City Staff

This project is part of the Planning Services work plan and will be completed at the direction of the Managing Director, Planning and City Planner. The project lead will be the Manager, Current Planning and the project manager will be a Planner from Planning Services. However, given the scope of this project, significant participation from across all Service Areas of the City of London will be required. Of particular importance will be the contributions of Development & Compliance Services staff, who play a critical role in the implementation of the Zoning By-law. This important role will be reflected in the makeup of the various teams working on the project.

At the outset, three groups of staff will be established to contribute to the completion of this important project. The Project Team will be the main group working on the project on a daily basis, a Steering Committee will be established to provide guidance to the Project Team and contribute at key decision points, and a Technical Resource Group will include staff from virtually every Service Area in the City. This group will review materials and provide input as needed at various points in the process. Some members will play large roles while others will only be required to contribute at certain points.

4.1.1 Project Team

The project team will be responsible to complete the work plan of ReThink Zoning and will be the main contact for consultants retained on this project. The Project Manager will provide leadership to this team by delegating tasks, chairing meetings, and being the main source of information/communication on behalf of the project team. The makeup of the project team will include:

- Manager, Current Planning – Planning Services (Project Lead)
- Planner, Long Range Planning & Research – Planning Services (Project Manager)
- Planner, Current Planning – Planning Services
- Urban Designer – Planning Services
- Manager, Development Planning – Development Services
- Business and Zoning Coordinator, Zoning – Development & Compliance Services

4.1.2 Steering Committee

The Steering Committee will be made up of senior leaders at the City and managers with portfolios that interface with the Zoning By-law. The Role of the Steering Committee will be to provide input, advice, and guidance to the Project Team and will be particularly involved at any key decision point during the project. The Steering Committee will include:

- Managing Director, Planning and City Planner – Planning Services (Steering Committee Chair)
- Managing Director, Development and Compliance Services and Chief Building Official – Development & Compliance Services
- Managing Director, Environmental and Engineering Services and City Engineer
- Director, Development Services – Development & Compliance Services
- Manager, Current Planning – Planning Services
- Manager, Long Range Planning and Research – Planning Services
- Manager, Urban Regeneration – Planning Services
- Manager, Development Services (Site Plan) – Development & Compliance Services
- Manager, Zoning and Public Property Compliance – Development & Compliance Services
- Solicitor II, Legal and Corporate Services

4.1.3 Technical Resource Group

Most internal Service Areas and divisions will contribute at some point during this project. They will not be required to play a major role for all phases of the project but will provide input as needed. Individuals from the divisions/Service Areas listed below will contribute, and other groups may be added depending on the nature of input required.

The Technical Group will comprise staff from Planning Services, Development and Compliance Services, Environmental and Engineering Services, the City Clerk's Office, Corporate Communications, and Neighbourhood, Children and Fire Services.

4.2 Hiring Consultants

Given the scope and complexity of this project, consultants will be retained to support staff in completing the work plan and providing specialized expertise throughout the process. A request for proposals for the Phase One consultant will be prepared and issued following the approval of these terms of reference. Contracts for this project will be divided into the project phases, recognizing that the best zoning approach is identified at the end of Phase One and may require specific knowledge and experience that is beyond the Phase One consulting team.

The selected consultant(s) will have a strong background in planning implementation, and should include experience with various approaches to zoning. The consultant team will need to be able to understand the approach taken through The London Plan and identify ways to achieve its objectives through development regulation. The consultant team will demonstrate the values that guide all planning decisions in London – these are

to be accountable, be collaborative, demonstrate leadership, be inclusive, be innovative, and think sustainably.

It is anticipated that there will be a team of consultants retained as multiple areas of expertise will be required. Some of the specialized areas include:

- Land use planning – ReThink Zoning is a planning review first and foremost. It is required that the lead consultant will include professional planners.
- Urban design – The London Plan integrates urban design into the planning process and approaches to regulation that consider how to ensure an engaging and attractive public realm will be important.
- Mapping/GIS – new and innovative approaches to the mapping components of the zoning by-law are encouraged, and it is expected that the consulting team will bring expertise on this issue.
- Community engagement – public input is important to the success of this project. Effective engagement with the community must be integrated into all parts of the project.
- Application review processes – implementation of the new by-law must work for those who are applying and interpreting the by-law, therefore consideration of this and other administrative matters must be included. The consulting team should have experience and insight into how the new by-law would be “operationalized”.

4.2.1 Expectations and responsibilities

The consulting team will work closely with the Project Manager and Project Team to complete the work plan for this project. Deliverables will be submitted to the Project Team who will coordinate with the Steering Committee and make recommendations, based on the information provided by the consultants, to City Council. The Work Program section of this report identifies what tasks will be led by the consultant team.

5.0 Community Engagement and Information Sharing

This project requires input from a variety of stakeholders, agencies, and the public if it is to be successful. This project will give direction to the way we grow as a city and will shape our neighbourhoods, urban centres, and other places within London. While the intent is not to engage in a discussion about first principles – issues like the city structure and the vision for each place type have been established through The London Plan – there is plenty of opportunity for stakeholders and the public to help shape our approach to how we implement the Plan.

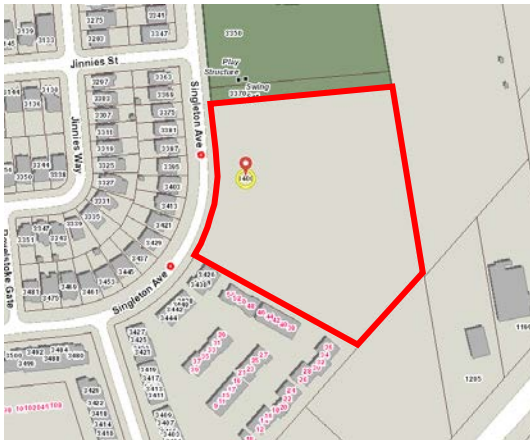
Equally important during this project is the availability of information. People will want to know where this project stands, what opportunities they will have for participation, and how changes to the zoning by-law could affect their properties and communities. Through the various tools available, including the city website, social media, open houses, traditional advertising, and other approaches, we will strive to provide up-to-date and useful information to the public regarding the project.

All members of the public are invited to participate throughout the ReThink Zoning process. Some key stakeholders have been identified and will be invited to meet with staff and discuss the options to replace our zoning by-law. These stakeholders include:

- All City Service Areas
- Advisory Committees to Council
- Public agencies – eg: London Economic Development Corporation, Upper Thames River Conservation Authority, London Hydro, London Housing Development Corporation, Ministry of Municipal Affairs.
- Community organizations – eg: business improvement areas, the Urban league of London, neighbourhood associations, ratepayer groups.
- The Development Industry – eg: London Development Institute, London Home Builders Association, London Association of Planning Consultants, and other members of the Building and Development Liaison Forum.

Intent to Remove Holding Provision

3400 Singleton Avenue



File: H-8967

Applicant: 1967172 Ontario Inc. c/o Ric Knutson

What is Proposed?

Removal of Holding Provision(s) regarding:

- Orderly development of the lands and adequate servicing;
- Street-oriented development;
- Adequate water service and appropriate access;
- A stormwater management strategy; and,
- Adequate sanitary servicing and transportation infrastructure.



LEARN MORE & PROVIDE INPUT

Please provide any comments by **November 7, 2018**

Planner: Meg Sundercock

Msundercock@london.ca

519-661-CITY (2489) ext. 4471

Development Services, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9

File: H-8967

You may also discuss any concerns you have with your Ward Councillor:

Virginia Ridley

Vridley@london.ca

519-661-CITY (2489) ext. 4010

Application Details

Commonly Used Planning Terms are available at london.ca/planapps

Request to Remove Holding Provision(s)

Possible change to Zoning By-law Z.-1 by deleting the Holding “h”, “h-71”, “h-100”, “h-104”, and “h-137” Provisions from the subject lands. The removal of the holding provisions is contingent on: the required security being provided and a development agreement entered into prior to development; the façade of the proposed dwelling units being oriented to abutting streets; the construction of a looped watermain system and a second public access; the acceptance of a comprehensive storm drainage and stormwater management report; and, the decommissioning of the temporary Bostwick sanitary sewage pumping station and forcemain, and the acceptance of a Traffic Impact Study.

For More Information

You can review additional information and material about this application by:

- visiting Development Services at 300 Dufferin Ave, 6th floor, Monday to Friday between 8:30am and 4:30pm; or
- contacting the City’s Planner listed on the first page of this Notice

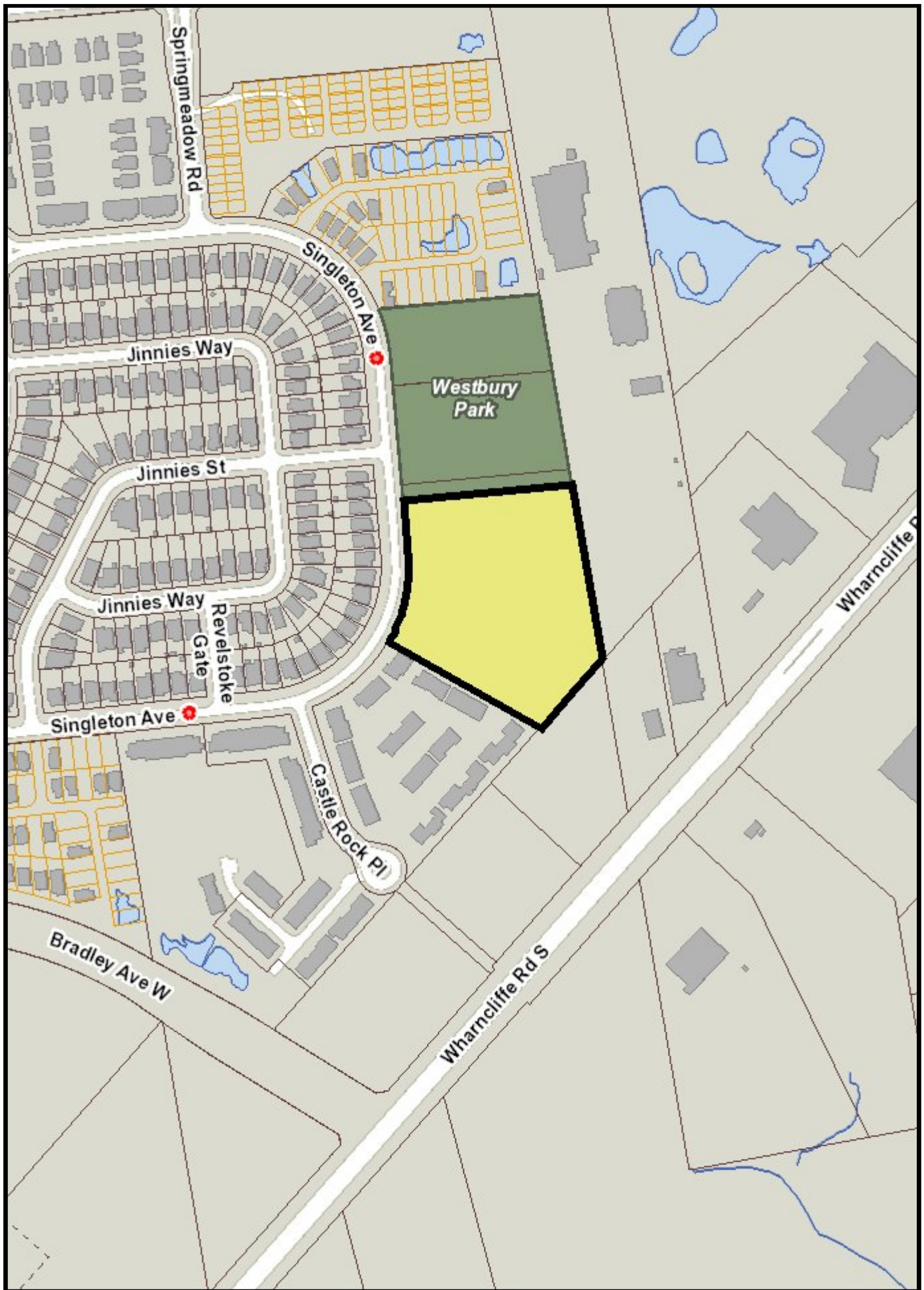
Reply to this Notice of Application

The Planning and Environment Committee will not hear representations from the public on this matter; however, inquiries about the amendment may be made by contacting the City’s Planner listed on the first page of this Notice. The Planning and Environment Committee will consider removing the holding provision as it applies to the lands described above, no earlier than November 12, 2018.

Notice of Collection of Personal Information

Personal information collected 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 this Notice, will be made available to the public, including publishing on the City’s website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.






Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact accessibility@london.ca or 519-661-CITY(2489) extension 2425 for more information.



Location Map

Subject Property: 3400 Singleton Avenue
 Applicant: 196172 Ontario Inc.
 File Number: H-8967
 Created By: Meg Sundercock
 Date: 10/16/2018
 Scale: 1:4000

Legend

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

Corporation of the City of London





Adelaide Street North Municipal Class Environmental Assessment Study

Notice of Public Information Centre No. 1

The City of London is undertaking a Municipal Class Environmental Assessment (EA) Study for the widening of Adelaide Street North according to the recommendations in the City's *Smart Moves Transportation Master Plan* (TMP). The study area includes Adelaide Street North from Fanshawe Park Road East to 350m north of Sunningdale Road East; including Sunningdale Road East from Blackwater Road to Stoney Creek Community Centre entrance. This project is being carried out under the planning and design process for a Schedule C project as outlined in the Municipal Engineers Association's *Municipal Class Environmental Assessment (October 2000, as amended in 2007, 2011 and 2015)*.

Public consultation is a key element of the EA planning process, and the first Public Information Centre (PIC) to share study details with the public is scheduled for:

- Date:** Wednesday, November 14, 2018
- Time:** 5:00 pm – 7:00 pm
- Location:** London Public Library, Stoney Creek Branch
920 Sunningdale Road East
London, ON, N5X 0H5

For those taking London Transit, Route 38 will pass by the PIC location.

The PIC will be held as a drop-in format, where attendees can freely browse the display boards, which will be used to present and obtain feedback on:

- The Municipal Class Environmental Assessment process being followed;
- The study background and existing conditions of the study area; and,
- The Alternative solutions, evaluation criteria and opportunities.

Following the PIC, in consideration of the comments received from the PIC, the project team will select the preferred solution. Afterwards, alternative design concepts will be developed and presented at a second PIC to be held in the spring 2019.

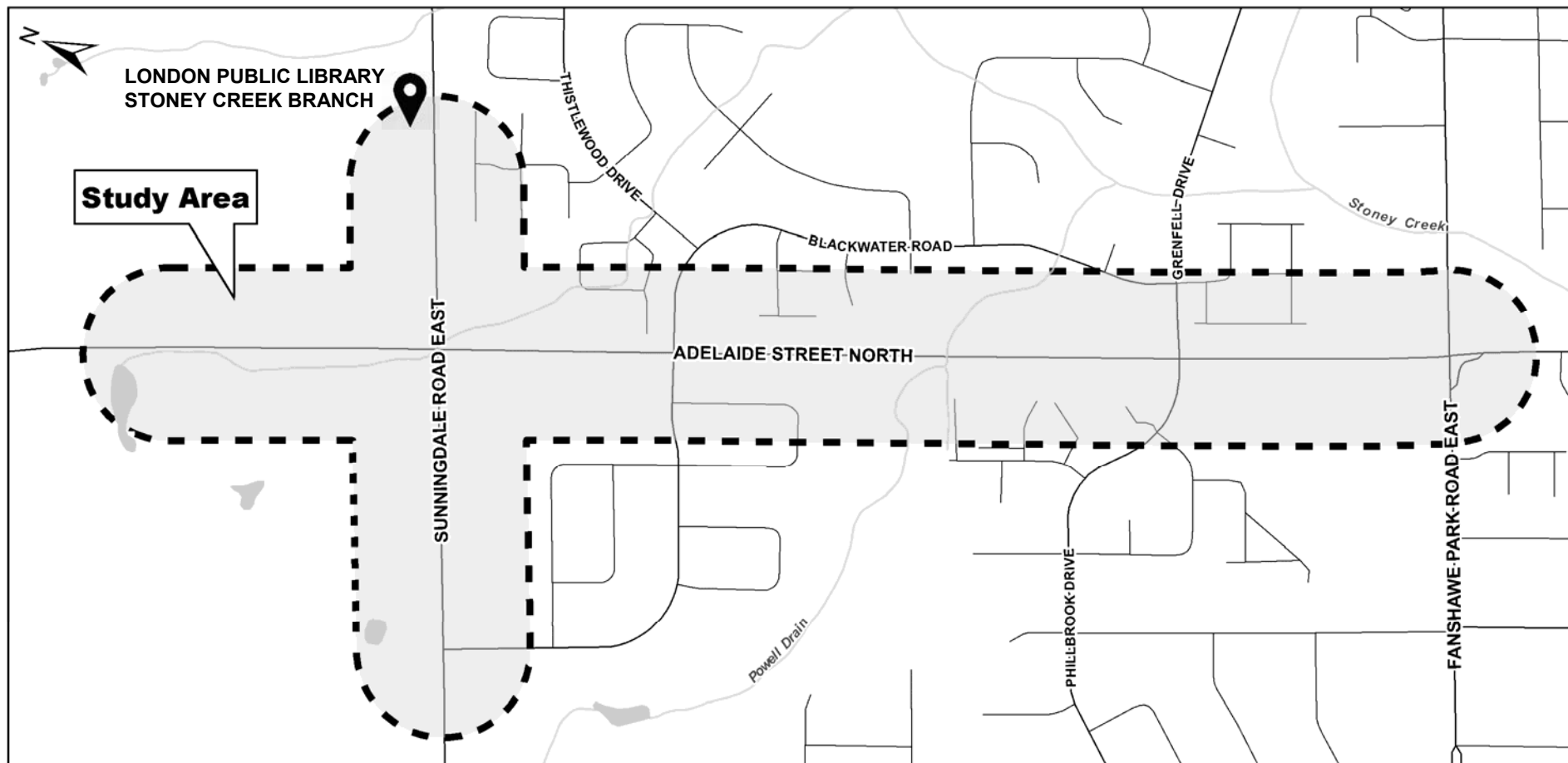
For more information, to provide comments, or to be added to the mailing list, please visit <http://www.london.ca/residents/environment/EAs/Pages/default.aspx> or contact:

Henry Huotari, Project Manager
Parsons Inc.
1069 Wellington Road South, Suite 214
London, ON N6E 2H6
Tel: 519-286-5517
Email: henry.huotari@parsons.com

Matthew Davenport, Project Manager
City of London
300 Dufferin Avenue, 8th Floor, P.O Box 5035
London, Ontario, N6A 4L9
Tel: 519-661-2489 x5232
Email: mdavenport@london.ca

Information collected for the study will be used in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Except for personal information, including your name, address and property location, all comments received throughout the study will become part of the public record and included in project documentation.

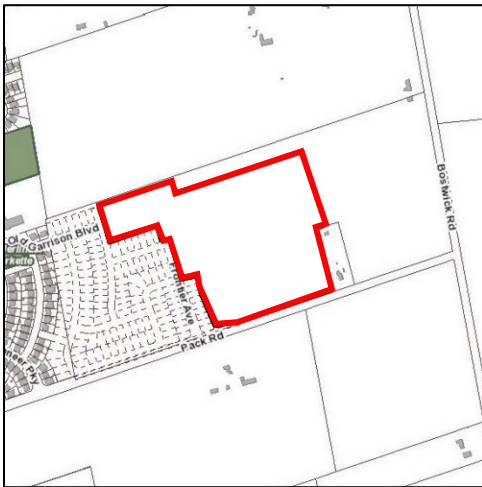
**ADELAIDE STREET NORTH
MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT
STUDY AREA KEY MAP**



NOTICE OF PLANNING APPLICATION

Intent to Remove Holding Provision

3105 Bostwick Road



File: H-8968

Applicant: Topping Family Farm Inc.

What is Proposed?

Removal of Holding Provision(s) regarding:

- Orderly development of the lands and adequate municipal servicing; and,
- Adequate water service and appropriate access.



LEARN MORE & PROVIDE INPUT

Please provide any comments by **November 7, 2018**

Planner: Meg Sundercock

Msundercock@london.ca

519-661-CITY (2489) ext. 4471

Development Services, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9

File: H-8968

You may also discuss any concerns you have with your Ward Councillor:

Anna Hopkins

Ahopkins@london.ca

519-661-CITY (2489) ext. 4009

Application Details

Commonly Used Planning Terms are available at london.ca/planapps

Request to Remove Holding Provision(s)

Possible change to Zoning By-law Z.-1 by deleting the Holding “h” and “h-100” Provisions from the subject lands. The removal of the holding provisions is contingent on: the required security being provided and a development agreement entered into prior to development; and, the construction of a looped watermain system and a second public access.

For More Information

You can review additional information and material about this application by:

- visiting Development Services at 300 Dufferin Ave, 6th floor, Monday to Friday between 8:30am and 4:30pm; or
- contacting the City’s Planner listed on the first page of this Notice

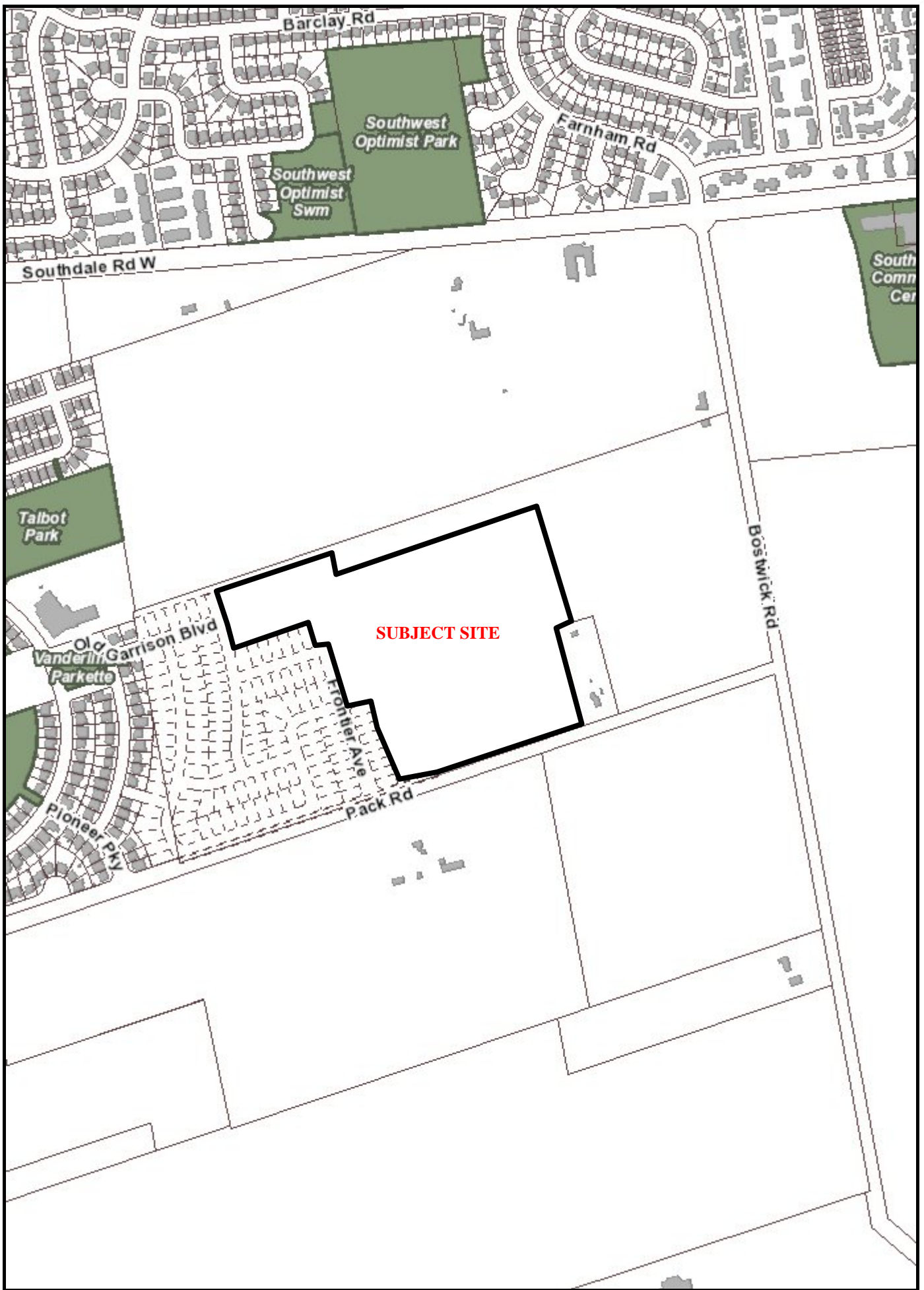
Reply to this Notice of Application

The Planning and Environment Committee will not hear representations from the public on this matter; however, inquiries about the amendment may be made by contacting the City’s Planner listed on the first page of this Notice. The Planning and Environment Committee will consider removing the holding provision as it applies to the lands described above, no earlier than November 12, 2018.

Notice of Collection of Personal Information

Personal information collected 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 this Notice, will be made available to the public, including publishing on the City’s website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.






Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact accessibility@london.ca or 519-661-CITY(2489) extension 2425 for more information.



Location Map

Subject Property: 3105 Bostwick Rd
 Applicant: Speyside East Corporation
 File Number: 39T-14506
 Created By: Frank Gerrits
 Date: 5/9/2018
 Scale: 1:8000

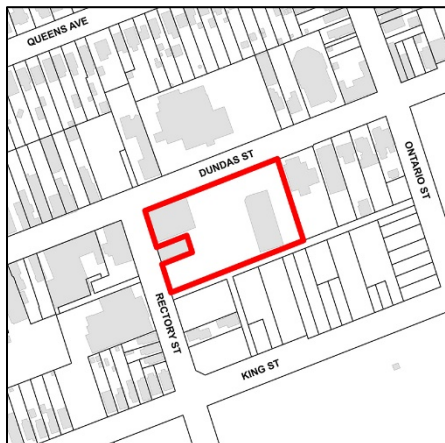
Legend

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



Zoning By-law Amendment

809 Dundas Street



File: Z-8875

Applicant: Paramount Development (London) Inc.

What is Proposed?

Zoning amendment to allow for a mixed use development with:

- Two (2) residential apartment buildings with heights of 24 storeys and a 3 storey podium
- A total of 480 residential units and a density of 710 units per hectare
- A range of commercial uses, with a total gross floor area of 1,845m²
- Two levels of underground parking



YOU ARE INVITED!

Further to the Notice of Application you received on February 21, 2018, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, November 12, 2018, no earlier than 7:00 p.m.

Meeting Location: City Hall, 300 Dufferin Avenue, 3rd Floor

For more information contact:

Sonia Wise
swise@london.ca
519-661-CITY (2489) ext. 5887
Development Services, City of London, 300
Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9
File: Z-8875

london.ca/planapps

To speak to your Ward 4 Councillor:

Jesse Helmer Ward 4
jhelmer@london.ca
519-661-CITY (2489) ext. 4004

If you are a landlord, please post a copy of this notice where your tenants can see it. We want to make sure they have a chance to take part.

Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Requested Zoning By-law Amendment

To change the zoning from an Office Residential/Business District Commercial Special Provision (OR*BDC(20)*D250*H46) Zone to a Business District Commercial Special Provision Bonus (BDC(20)*D250*H46*B-___) Zone. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Current Zoning

Zone: OR*BDC(20)*D250*H46 Zone

Permitted Uses: a wide range of commercial, retail and residential uses including: animal hospitals, apartment buildings, bake shops, clinics, commercial recreation establishments, commercial parking structures, converted dwellings, day care centres, dry cleaning and laundry depots, duplicating shops, emergency car establishments, existing dwellings, financial institutions, grocery stores, laboratories, laundromats, libraries, medical/dental offices, offices, personal service establishments, private clubs, restaurants, retail stores, service and repair establishments, studios, video rental establishments, lodging house class 2, cinemas, brewing on premises establishment, food store, animal clinic, convenience store, post office, convenience service establishments, dwelling units, bed and breakfast establishments, antique store, police stations, artisan workshop, craft brewery; theatres, hotels, restaurants, taverns, assembly halls, places of worship, community centres, funeral homes, institutions, schools and fire halls; with a maximum density of 250 units per hectare and an approximate height of 15 storeys (46m)

Requested Zoning

Zone: BDC(20)*D250*H46*B-___

Permitted Uses: the existing range of uses permitted by the Business District Commercial Zone variation

Special Provisions: an increased lot coverage

Residential Density: 710 units per hectare

Height: 82m – 24 storeys

Bonus Zone: A bonus zone is requested to allow for the increase in height and density in return for the facilities, services and matters described in section 19.4.4 of the 1989 Official Plan and policies 1638-1655 of The London Plan such as enhanced urban design, underground parking and affordable housing.

A Planning Justification Report, Urban Design Brief, Heritage Impact Statement, Transportation Impact Assessment, and Sanitary Servicing Capacity Analysis have been prepared to assist in the evaluation of this application.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan and The London Plan, London's long-range planning documents. The subject lands are in the Rapid Transit Corridor in *The London Plan* (Council-adopted but not in full force and effect), permitting a range of residential, retail, service, office, cultural, recreational, mixed-use buildings and institutional uses. 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.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation and the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional ways you can participate in the City's planning review and decision making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](http://london.ca) page at london.ca.

See More Information

You can review additional information and material about this application by:

- visiting Development Services at 300 Dufferin Ave, 6th floor, Monday to Friday between 8:30am and 4:30pm;
- contacting the City's Planner listed on the first page of this Notice; or
- viewing the application-specific page at london.ca/planapps.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested zoning changes at this meeting, which is required by the *Planning Act*. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed official plan amendment and zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

Right to Appeal to the Local Planning Appeal Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the City of London to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

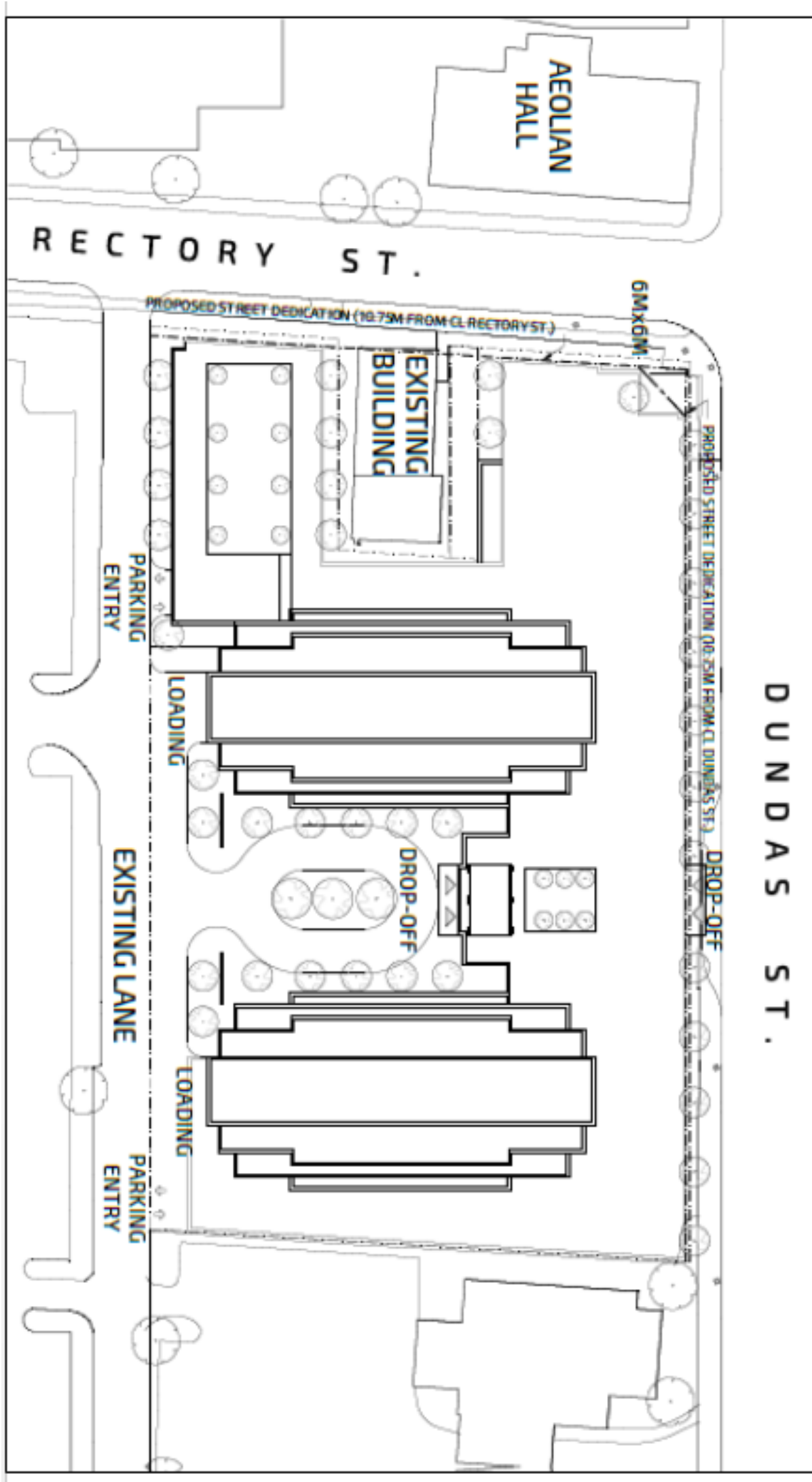
For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

Notice of Collection of Personal Information

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-CITY(2489) ext. 4937.

Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact accessibility@london.ca or 519-661-CITY(2489) extension 2425 for more information.

Site Concept



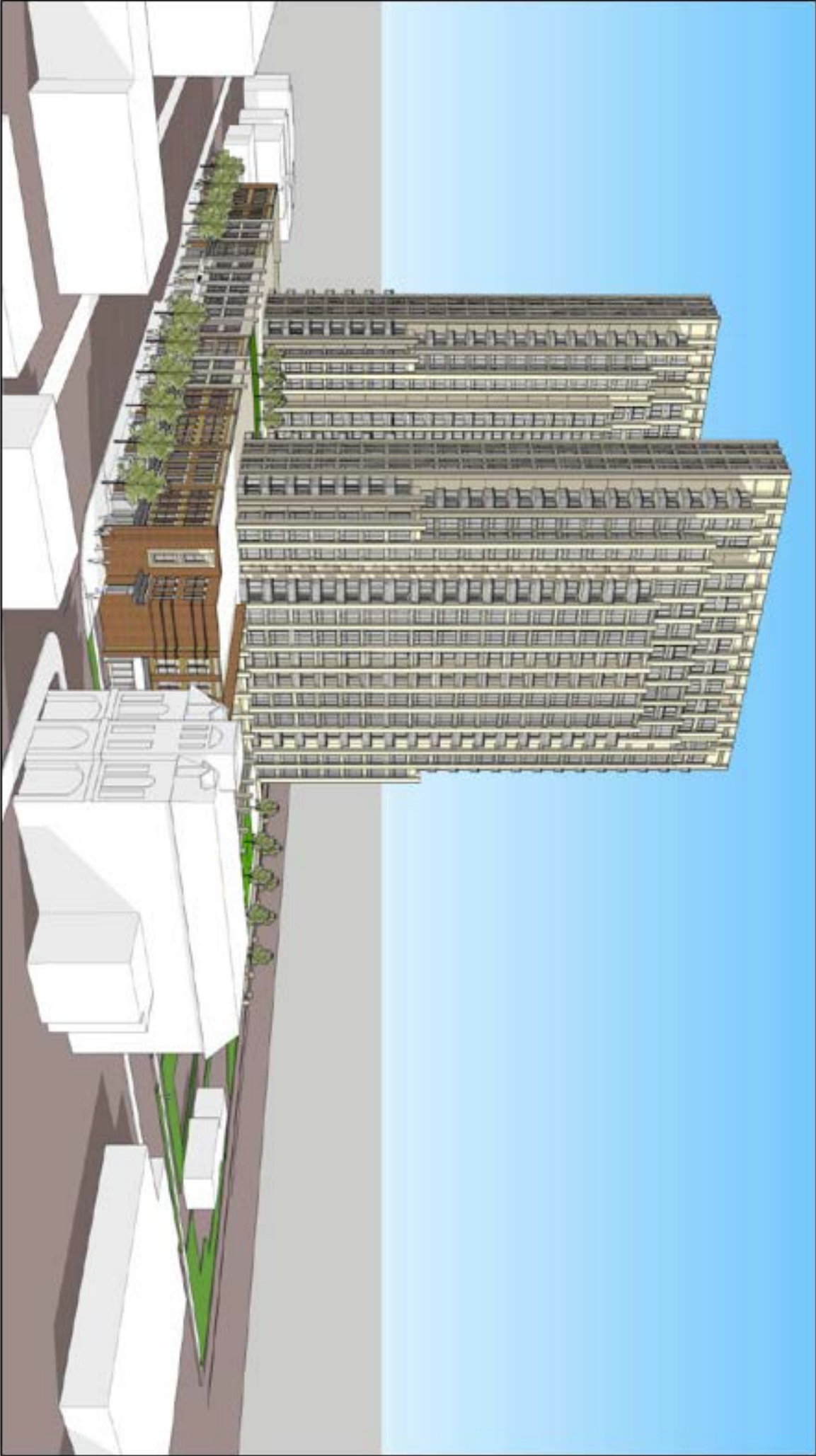
Z-8875: Conceptual Site Plan

DUNDAS ST.

Conceptual Site Plan

The above image represents the applicant's proposal as submitted and may change.

Building Rendering



Z-8875: Conceptual Rendering

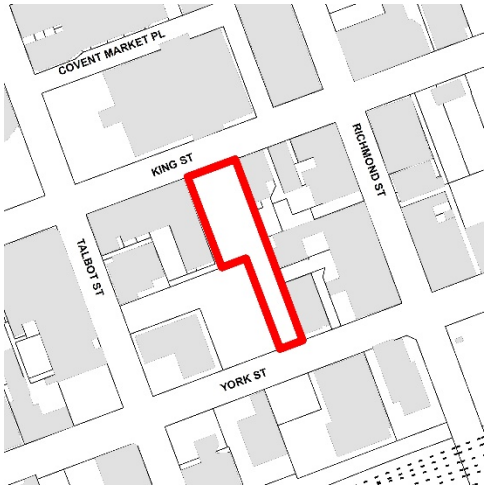
Conceptual Rendering

The above images represent the applicant’s proposal as submitted and may change.

NOTICE OF CANCELLATION - PUBLIC MEETING

Zoning By-Law Amendment

131 King Street



File: Z-8902

Applicant: York Developments

What is Proposed?

- 30-storey (102 metre) apartment building
- 266 residential units (931 uph)
- 309 parking spaces
- Main floor commercial space



In regards to the Notice of Public Meeting you received on October 10, 2018 which identified that file Z-8902 – 131 King Street would be considered by the Planning and Environment Committee at its meeting October 29, 2018, this meeting **has been cancelled**. This matter will be considered at a future Public Meeting.

For more information contact:

Mike Corby
mcorby@london.ca
519-661-CITY (2489) ext. 4657
Planning Services, City of London, 206
Dundas St., London ON N6A 1G7
File: Z-8902

london.ca/planapps

To speak to your Ward Councillor:

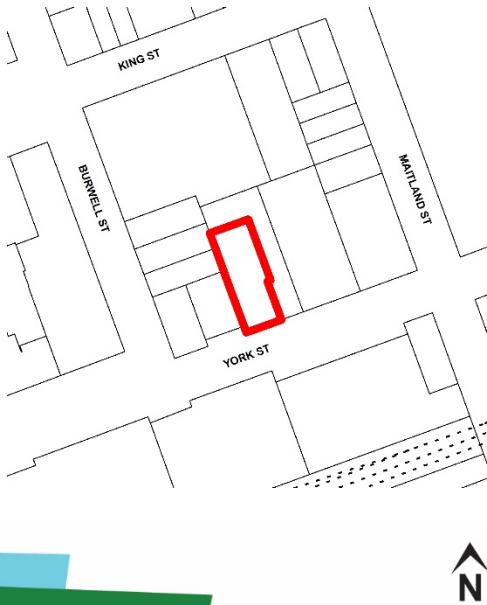
Tanya Park
tpark@london.ca
519-661-CITY (2489) ext. 4013

**If you are a landlord, please post a copy of this notice where your tenants can see it.
We want to make sure they have a chance to take part.**

NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

446 York Street



File: Z-8971

Applicant: Middlesex-London Health Unit

What is Proposed?

Zoning amendment to allow:

- A clinic use in addition to the other uses already permitted on the subject site.
- This clinic use is intended for a Supervised Consumption Facility.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **November 20, 2018**

Michelle Knieriem

mknieriem@london.ca

519-661-CITY (2489) ext. 4549

Planning Services, City of London, 206 Dundas St., London ON N6A 1G7

File: Z-8971

london.ca/planapps

You may also discuss any concerns you have with your Ward Councillor:

Councillor Park

tpark@london.ca

519-661-CITY (2489) ext. 4013

**If you are a landlord, please post a copy of this notice where your tenants can see it.
We want to make sure they have a chance to take part.**

Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Requested Zoning By-law Amendment

To change the zoning from a Restricted Service Commercial (RSC2/RSC4) Zone to a Restricted Service Commercial (RSC2) and a Restricted Service Commercial Special Provision (RSC4(_)) Zone. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Current Zoning

Zone: Restricted Service Commercial (RSC2/RSC4) Zone

Permitted Uses: animal clinics; automobile rental establishments; automobile repair garages; automobile sales and service establishments; automobile supply stores; automotive uses, restricted; catalogue stores; duplicating shops; home and auto supply stores; home improvement and furnishing stores; kennels; repair and rental establishments; service and repair establishments; studios; taxi establishments; self-storage establishments; bulk beverage stores; dry cleaning and laundry depots; liquor, beer, and wine stores; pharmacies; bulk sales establishments; bake shops; convenience service establishments; convenience stores; day care centres; duplicating shops; financial institutions; florist shops; personal service establishments; restaurants; video rental establishments; brewing on premises establishment; self-storage establishments

Special Provision(s): none

Height: 12 metres

Requested Zoning

Zone: Restricted Service Commercial/Restricted Service Commercial Special Provision (RSC2/RSC4(_)) Zone

Permitted Uses: clinics in addition to the other uses already permitted on the subject site (note: this clinic use is currently intended for a supervised consumption facility)

Special Provision(s): allow clinics as a permitted use

Height: 12 metres

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 Office/Residential Areas in the Official Plan, which permits a variety of office and residential uses as the main uses. Clinics are a secondary permitted use.

The subject lands are in the Neighbourhoods Place Type in *The London Plan*, permitting a range of residential uses.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. The ways you can participate in the City's planning review and decision making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](#) page at london.ca.

See More Information

You can review additional information and material about this application by:

- visiting Planning Services at 206 Dundas Street, Monday to Friday between 8:30am and 4:30pm;
- contacting the City's Planner listed on the first page of this Notice; or
- viewing the application-specific page at london.ca/planapps.

Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Planning Services staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

Attend a Community Information Meeting

A community information meeting will be held in your neighbourhood to present this proposal and obtain input from interested members of the public. The meeting has not yet been scheduled, but will be in advance of the Future Public Meeting described below. You will receive a separate notice inviting you to this meeting. The Community Information Meeting is not the public meeting required by the Planning Act and attendance at this meeting does not create a right to appeal the decision of Council to the Local Planning Appeal Tribunal.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the *Planning Act*. You will also be invited to provide your comments at this public participation meeting. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

Right to Appeal to the Local Planning Appeal Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

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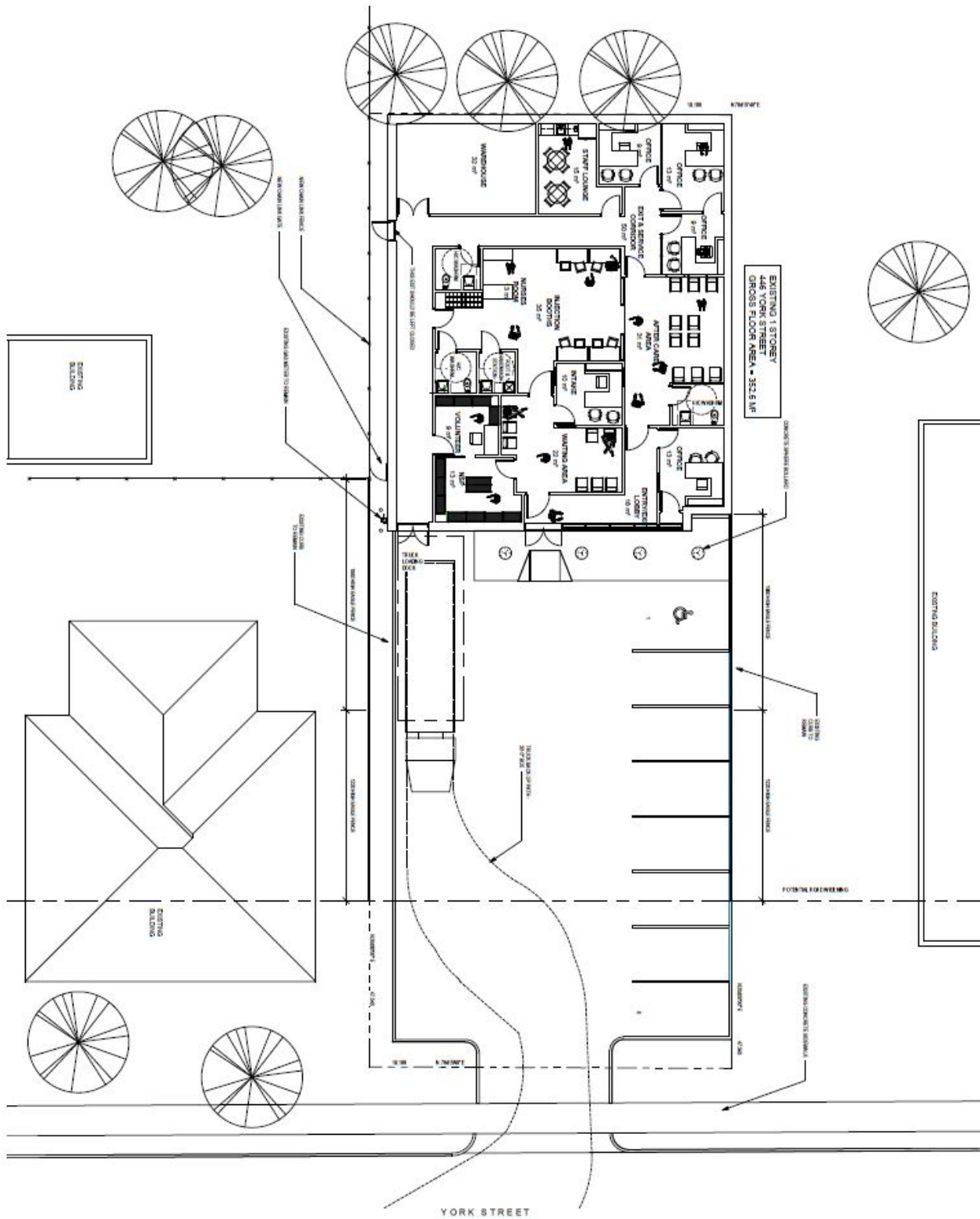
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Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact accessibility@london.ca or 519-661-CITY(2489) extension 2425 for more information.

Site Concept



The above image represents the applicant's proposal as submitted and may change.

HERITAGE IMPACT ASSESSMENT

446 York Street
London, ON

October 2018

Prepared for:
Middlesex London Health Unit
50 King Street
London Ontario
N6A 5L7
(519) 663-5317

Prepared by:



Monteith•Brown
planning consultants

610 Princess Avenue, London, Ontario, N6B 2B9

T: (519) 686-1300 | F: (519) 681-1690

E: jmcguffin@mbpc.ca | W: www.mbpc.ca

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1. INTRODUCTION

1.1 Study Purpose

The Middlesex London Health Unit (MLHU) and RHAC are proposing to open a clinic that will operate as a Supervised Consumption Facility (SCF) within the existing building at 446 York Street in London. At the Pre-Consultation Meeting on June 29, 2018, City staff noted that the site is adjacent to 444 York Street, which is listed on the City's heritage register. In accordance with Policy 565 of the London Plan, a Heritage Impact Assessment (HIA) is required. This HIA examines whether the proposed new use at 446 York Street will have a negative impact on the historical attributes of 444 York Street, and recommends mitigation measures.

1.2 Study Method

This HIA 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* is part of the *Ontario Heritage Toolkit*. MBPC undertook the following tasks to prepare the HIA:

1. Review of the City of London's Inventory of Heritage Resources, the Ontario Heritage Trust registry, the Canadian Register of Historic Places, and the Directory of Federal Heritage Designations;
2. Summary of the building history of 444 York Street;
3. Site investigation of 444 York Street;
4. Assessment of impacts based on the understanding of the proposed new use of 446 York Street and the potential impacts to the cultural heritage value or interest of the property, in order to identify appropriate mitigation strategies, if any.

1.3 Description of Subject Lands

446 York Street is currently occupied by John Bellone's Musical Instruments, a retail musical instrument business which will be moving to a new location. The proposal is to permit a clinic to operate in the existing building. 446 York Street is situated on the north side of York Street, between Burwell and Maitland Streets. Minimal renovations are planned for the exterior of the building.

444 York Street, a City of London registered heritage property, is located directly west of the subject lands. It is a two-storey yellow brick building constructed in the Italianate style in 1878. It is listed as a Priority 3 Heritage Property (the lowest priority) with the City of London.

2. LEGISLATIVE AND POLICY CONTEXT

2.1 Planning Act and Provincial Policy Statement

The *Planning Act* (1990) and the *Provincial Policy Statement* (PPS) provide a legislative and policy framework for land use planning in Ontario. Section 2 of the *Planning Act* identifies “the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest” as a matter of Provincial interest, along with a number of other areas.

The PPS recognizes that the wise use and management of *cultural heritage resources* (among other types of resources) is a key provincial interest. Section 2.6.1 of the PPS states that “*Significant built heritage resources and significant cultural heritage landscapes shall be conserved*”.

2.2 Ontario Heritage Act

The *Ontario Heritage Act* enables municipalities and the Province to designate individual properties or districts as places of cultural heritage value or interest, according to criteria set out in *Ontario Regulation 9/06, Criteria for determining Cultural Heritage Value or Interest*. Municipalities may also establish municipal registries to recognize properties that have cultural heritage value or interest, even though they have not been officially designated as such. Municipal heritage planning staff and municipal heritage committees report to municipal councils regarding heritage matters. If a municipality does not have planning staff or a municipal heritage committee, the Province may assume responsibility for properties and districts of cultural heritage value.

2.3 City of London Policies

Official Plan

Chapter 13 of the London Official Plan (1989) identifies planning objectives and policies associated with the identification, evaluation, and management of cultural heritage resources (including built heritage, archeological resources, Heritage Conservation Districts, and Cultural Heritage Landscapes). The City's heritage planning objectives are to:

- i) *Protect in accordance with Provincial policy those heritage resources which contribute to the identity and character of the City;*
- ii) *Encourage 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;*
- iii) *Encourage new development, redevelopment, and public works to be sensitive to, and in harmony with, the City's heritage resources; and*
- iv) *Increase public awareness and appreciation of the City's heritage resources, and encourage participation by the public, corporations, and other levels of government in the protection, restoration, and utilization of these resources.*

The London Plan

The *London Plan* outlines policies related to cultural heritage resource conservation in the City of London. The new *London Plan* heritage conservation policies require an HIA when new development and redevelopment takes place on sites adjacent to heritage designated properties. According to Policy 565 of the *London Plan*:

“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.”

City of London Inventory of Heritage Resources

The *Inventory of Heritage Resources (2006)* contains information on 2,900 buildings inventoried by the City of London for architectural, historical, and contextual reasons in order to identify, protect, and preserve built features to maintain the distinctive character of the city. The Inventory is a planning tool for City Council, the London Advisory Committee on Heritage (LACH), planners, developers, and property owners. London City Council may designate buildings as heritage resources based on their architectural significance, historical significance, and/or contextual importance.

3. HISTORICAL CONTEXT

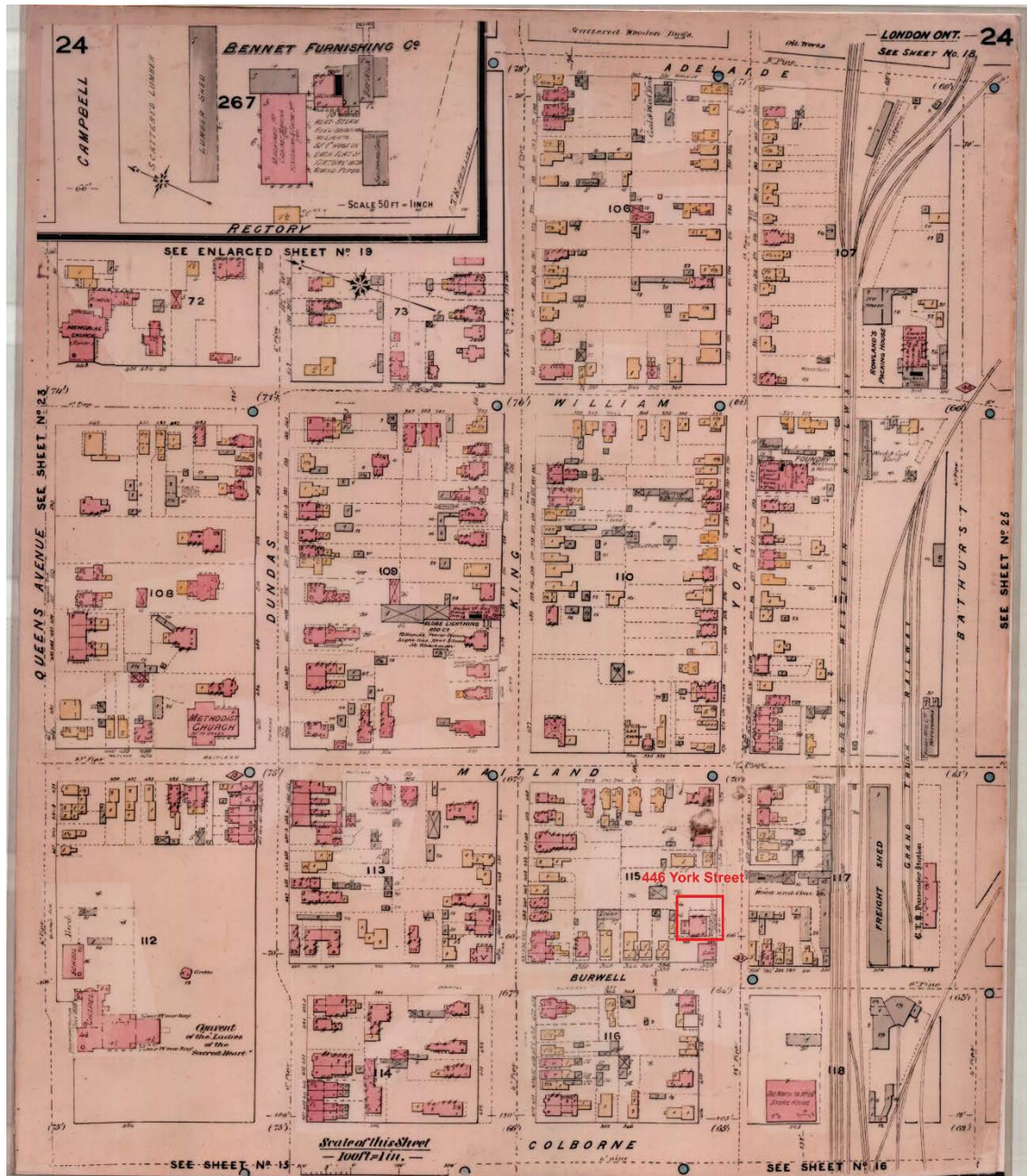
444 York Street is located four blocks east of the original 1819 Burwell survey of London. In 1840, London's eastern boundary was extended from Wellington Street to Adelaide Street to incorporate partially-surveyed settlements outside of the original boundaries. After the "Great Fire" destroyed one-fifth of London on April 13, 1845, London's City Council passed a by-law ordering that new homes be built in brick and stone, rather than wood. As a result of the fire, many residents chose to construct brick homes east of Wellington Street, away from the more crowded areas of London.

444 York Street was built in 1878, during a prosperous period in the City's history, shortly before the annexation of London East (1885), London South (1890), and London West (1898). In Figure 1 below, it is labelled as the London Convalescent Home.

HERITAGE IMPACT ASSESSMENT

446 York Street
City of London

Figure 1 Map 24 of the 1881 Rev. 1888 Insurance Plan of London, Ontario



Source: Western Libraries Fire Insurance Plan Holdings

The Italianate style of architecture was quite popular for houses during this time period, along with Ontario Cottage and Queen Anne architectural styles. Italianate-style buildings are characterized by strongly accentuated corners, rounded windows, and paired cornice brackets.

4. SITE DESCRIPTION

The building at 444 York Street is a two-storey brick building constructed in the Italianate architectural style in 1878 and set back approximately 7 metres from the sidewalk. The building has strongly accentuated corners, rounded windows, and paired cornice brackets associated with Italianate-style buildings (see Figure 2). The glass door and entrance way are a more recent addition to the building. The building exterior appears to be in good condition. It is currently occupied by the Lance Howard Group.

Figure 2 Looking north on York Street toward 444 York Street



Source: MBPC, 2018

Figure 3 shows 444 York Street beside 446 York Street. Figure 3 shows 330 Burwell Street, which is located to the west of 444 York Street. The building at 330 Burwell Street has similar corner, window, and cornice bracket features, but modern siding and shingle roofs have been added to the eastern side of the building's lower level (see Figure 4). It is also listed as a Priority 3 Heritage Property in the City of London's *Inventory*.

HERITAGE IMPACT ASSESSMENT

446 York Street
City of London

Figure 3 Looking north on York Street toward 444 York Street and 446 York Street



Source: MBPC, 2018

Figure 4 330 Looking northwest on York Street to the corner of York Street and Burwell Street



Source: MPBC, 2018

5. EVALUATION

The building at 444 York Street is listed as a Priority 3 Heritage Property in the City of London's *Inventory of Heritage Resources* data base. According to the *Inventory*:

“Priority 3 buildings may merit designation as part of a group of buildings designated under Part IV of the Ontario Heritage Act or as part of a Heritage Conservation District designated under Part V of the Act, even though these buildings are not often worthy of designation individually. They may have some important architectural features or historical associations, be part of a significant streetscape or provide an appropriate context for buildings of a higher priority.”

The building is not located within a Heritage Conservation District. It is not listed in the Ontario Heritage Trust inventory, the Canadian Register of Historic Places, or the Directory of Federal Heritage Designations. The building is one of two Italianate-style heritage buildings on York Street for several blocks, the second of which (330 Burwell Street) has undergone extensive exterior modifications.

The building at 444 York Street is set back approximately 7 metres from the sidewalk, while the building at 446 York Street is set back approximately 27 metres from the sidewalk. As a result, the building at 444 York Street is more prominent and noticeable from the street and sidewalk, and the existing signage on the building at 446 York Street does not distract from the historical character of 444 York Street.

6. PROPOSED DEVELOPMENT

A clinic or SCF is proposed to be located next to 444 York Street at 446 York Street. The clinic, or SCF, will occupy the existing approximately 3800 square foot building on the subject lands (See Figure 5). As illustrated, there will be one main entrance and exit facing onto York Street, with a newly proposed loading door on the west side of the front of the building. Fencing will be installed on the east and west sides of 446 York Street to prevent clients from accessing the site via neighbouring properties (including 444 York Street). The fencing will allow for natural surveillance from neighbouring properties. Minimal exterior site alteration is anticipated. Figure 5 shows the proposed site plan for 446 York Street.

7. IMPACTS OF PROPOSED DEVELOPMENT

The proposed re-use of 446 York Street is anticipated to have no impact on the historical character and attributes of 444 York Street. There will be minimal alteration to the exterior of 446 York Street and the surface parking lot in front of the building. The clinic is intended to be discrete and inconspicuous. CPTED measures will be in place to discourage clients from loitering and trespassing onto neighbouring properties. A private security team will also be on site during operating hours.

8. MITIGATION

As the proposed re-use of 446 York Street is anticipated to have no impact on the cultural heritage attributes of 444 York Street, minimal mitigation measures are proposed at this time. As part of the site operations, MLHU and RHAC will conduct sweeps around 446 York Street multiple times per day to pick up litter on or near the site, and address any loitering issues at 446 York Street and neighbouring properties. Any future site alterations to 446 York Street will be evaluated to ensure that the alterations do not have a negative impact on the cultural heritage attributes of 444 York Street.

The Middlesex London Health Unit (MLHU) and the Regional HIV/AIDS Connection (RHAC) will continue to monitor the potential impacts on 444 York Street associated with the new use at 446 York Street. The MLHU and RHAC will hold regular public consultation meetings (at least one per year) with residents, business owners, and property owners within a 250-metre radius of 446 York Street to proactively address community concerns relating to the supervised consumption facility clinic at 446 York Street. Any negative impacts to the cultural heritage attributes of 444 York Street associated with the new use at 446 York Street may be brought to the attention of MLHU and RHAC at any time, including at these meetings.

9. RECOMMENDATIONS

In conclusion, the proposed re-use of the existing building at 446 York Street is anticipated to have no impact on the cultural heritage attributes of 444 York Street. This HIA recognizes that the City of London has designated 444 York Street as a Priority 3 Heritage Building. In compliance with Policy 565 of the *London Plan*, the limited exterior modifications to 446 York Street described above will be designed to minimize the visual and physical impact on 444 York Street and protect its heritage attributes and character.

10. REFERENCES

City of London. Inventory of Heritage Resources. 2006.

City of London. Official Plan, Chapter 13. 1989, as amended.

City of London. London Plan, Part 4, City Building Policies. 2016.

City of London. London Plan, Map 9. 2016.

Government of Ontario. Ontario Heritage Act. 1990.

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Ministry of Municipal Affairs. Provincial Policy Statement. 2014.

Western Libraries. Fire Insurance Plan Holdings. 2018.

<https://www.lib.uwo.ca/madgic/fips.html>



NOTICE OF PLANNING APPLICATION

Official Plan Amendment

Amendment to the Cultural Heritage Guidelines of The London Plan

File: O-8965

Applicant: The Corporation of the City of London

What is Proposed?

Official Plan Amendment to:

- delete the reference to the guideline document entitled “Heritage Places: A Description of Potential Heritage Conservation Areas in the City of London”, and replace it with a new document entitled, “Heritage Places 2.0: A Description of Potential Heritage Conservation Districts in the City of London” in Policy 1721 of the Cultural Heritage Guidelines of The London Plan.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **October 31, 2018**

Planner: Laura E. Dent

ldent@london.ca

519-661-CITY (2489) ext. 0267

Planning Services, City of London, 206 Dundas St., London ON N6A 1G7

File: O-8965

london.ca/planapps

You may also discuss any concerns you have with your Ward Councillor.

Ward Councillors' contact information is available at the following webpage:

<http://www.london.ca/city-hall/city-council/Pages/default.aspx> or

Telephone the Ward Councillors' office: 519-661-5095

**If you are a landlord, please post a copy of this notice where your tenants can see it.
We want to make sure they have a chance to take part.**

Date of Notice: October 16, 2018

Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Requested Amendment to The London Plan (New Official Plan)

Possible amendment to Policy 1721 of the Cultural Heritage Guidelines under the Guideline Documents section of the Our Tools part of The London Plan, to DELETE reference to “Heritage Places: A Description of Potential Heritage Conservation Areas in the City of London” and to REPLACE it with reference to “Heritage Places 2.0: A Description of Potential Heritage Conservation Districts in the City of London.” The updated Heritage Places 2.0 includes a prioritized list of candidate areas which were identified based on a city-wide evaluation referencing a common set of selection criteria.

How Can You Participate in the Planning Process?

The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. The ways you can participate in the City’s planning review and decision making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](#) page at london.ca.

See More Information

You can review additional information and material about this application by:

- visiting Planning Services at 206 Dundas Street, Monday to Friday between 8:30am and 4:30pm;
- contacting the City’s Planner listed on the first page of this Notice; or
- viewing the application-specific page at london.ca/planapps.

Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Planning Services staff’s recommendation to the City’s Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the *Planning Act*. You will also be invited to provide your comments at this public participation meeting. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed official plan amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

Right to Appeal to the Local Planning Appeal Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

Notice of Collection of Personal Information

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-CITY(2489) ext. 4937.

Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact accessibility@london.ca or 519-661-CITY (2489) extension 2425 for more information.



PUBLIC MEETING NOTICE

Official Plan Amendment

Amendment to the Cultural Heritage Guidelines of The London Plan

File: O-8965

Applicant: The Corporation of the City of London

What is Proposed?

Official Plan Amendment to:

- delete the reference to the guideline document entitled “Heritage Places: A Description of Potential Heritage Conservation Areas in the City of London”, and replace it with a new document entitled, “Heritage Places 2.0: A Description of Potential Heritage Conservation Districts in the City of London” in Policy 1721 of the Cultural Heritage Guidelines of The London Plan.

YOU ARE INVITED!

Further to the Notice of Application you received on October 16, 2018, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, November 12, 2018, no earlier than 5:00 p.m.

Meeting Location: City Hall, 300 Dufferin Avenue, 3rd Floor

For more information contact:

Planner: Laura E. Dent

ldent@london.ca

519-661-CITY (2489) ext. 0267

Planning Services, City of London,

206 Dundas St., London ON N6A 1G7

File: O-8965

london.ca/planapps

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How Can You Participate in the Planning Process?

The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional ways you can participate in the City’s planning review and decision making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](http://london.ca/participating-in-the-planning-process) page at london.ca.

See More Information

You can review additional information and material about this application by:

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- contacting the City’s Planner listed on the first page of this Notice; or
- viewing the application-specific page at london.ca/planapps.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan changes at this meeting, which is required by the *Planning Act*. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed official plan amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

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If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

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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-CITY(2489) ext. 4937.

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HERITAGE PLACES 2.0

Potential
Heritage
Conservation
Districts
in the
City of London



Parts of this report may be reproduced on the condition that proper reference is made to the

City of London
and
Letourneau Heritage Consulting Inc.

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NOVEMBER 2018

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DRAFT - NOVEMBER, 2018

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A INTRODUCTION

London is known as ‘The Forest City’ – a city which prides itself on its parks, greenery and tree lined streets. It is also recognized as a ‘City of Communities’ – a city that defines itself by the many differentiated neighbourhoods that dot its landscapes; rural neighbourhoods, urban neighbourhoods, outer and inner suburbs, and areas with industrial and institutional qualities. These special, unique places help to make London legible – it is readable; meaning that people understand it visually and can make sense of it as a whole. Urban planner Kevin Lynch called this ‘imageability’ which he attributes to helping to enhance people’s attachments to ‘place’ and community, and helping to support a committed citizenry. A major component of a community’s ‘sense of place’ is its relationship to its heritage and landscape setting. Heritage is an important community resource. It is a source of knowledge and memory. It contributes to the quality of life of a community. It is a collective legacy.

It should be no surprise then that London ranks 3rd in the Province with the highest number of designated heritage conservation districts (HCD). London has seven HCDs– tied with Hamilton also having seven – and is behind Ottawa with eighteen and Toronto with twenty HCDs. Further, London has the 2nd most number of properties designated in HCDs (just over 3,700); behind only Toronto with nearly 5,000. Londoners are plainly passionate about their City’s heritage!

Back in 1994, the original *Heritage Places* began the process of identifying areas in the City that may have potential cultural heritage value or interest. In the twenty years since its adoption as a Guideline Document to the City of London’s *Official Plan*, ten of the original fourteen potential Heritage Conservation Districts have been designated. There have also been updates to the *Provincial Policy Statement*, the *Ontario Heritage Act* and the City has a new official plan (*The London Plan*); these updates impact the identification

and evaluation of cultural heritage resources.

Moving forward, the following document, *Heritage Places 2.0* is intended to be a reset of the original Heritage Places and to take a second look at the this document. There is now the opportunity to expand the review of the City to see if there’s anything that’s was missed the first go around, and to begin to establish a sense of priority to what areas should likely be study first. It is important to recognize that the areas that are identified in *Heritage Places 2.0* are not being identified as future HCDs, but rather are being noted as worthy of further study in the future. This may lead to designation as an HCD under Part V of the *Ontario Heritage Act* – however it is a separate process beyond the scope of this document.



B BACKGROUND

In 1993, *Heritage Places: A Description of Potential Heritage Conservation Areas* in the City of London, was approved as a guideline document to the *Official Plan* of the City of London. It states that:

“[t]he purpose of this guideline document is to “highlight areas of outstanding historical, architectural and natural character in the City. The intent is to identify candidate areas for potential heritage conservation or district status through the implementation of Parts IV and V of the Ontario Heritage Act” (p3).

This document has since been the primary reference used to identify candidate areas for the potential development of heritage conservation district areas within the City.

Fourteen areas were originally identified within *Heritage Places* based on ‘characterization studies’.

These studies were intended to act as an indicator of heritage significance, but were never meant to be an exhaustive resume reflecting all areas within the City. Place name, location, and historic themes were identified for each of the fourteen areas identified. Consideration was given to identification and evaluation of potential HCDs based on criteria in the *Official Plan*, but the list remained un-prioritized. The original list of fourteen areas was as follows: Richmond Streetscape; Ridout Restoration; Talbot North; East Woodfield; West Woodfield; Lorne Avenue; Wortley Village; Marley Place; Elmwood Avenue; Stanley-Becher; Hellmuth-St. James; Grosvenor-St. George; Petersville; and, Pond Mills.

A report for the LACH (March 1999) was the first to prioritize potential Heritage Conservation Districts (HCD), and this list has been amended, expanded, consolidated and re-prioritized over time. The City has since dealt with requests for HCD designation from the community in a

sequential process based on episodic re-prioritizations of areas identified in *Heritage Places*.

Since the adoption of *Heritage Places* as a guideline document, the planning and policy framework for heritage conservation in Ontario has undergone substantial changes, including most notably revisions to the *Ontario Heritage Act* in 2005, and the *Provincial Policy Statement* in 2014, and at the municipal level, adoption of *The London Plan* in 2016. Given changes to heritage conservation planning and policy framework, and the accomplishments of the original *Heritage Places* (ten of the original fourteen candidate areas have been designated as HCDs), it is an opportune time to revisit and reset this original guideline document. Ultimately, the goal of *Heritage Places 2.0* is to build on the original document, reflecting a similar format and focus on ‘characterization studies’ while also clarifying a process to identify and prioritize candidate areas for further study as potential HCDs.



G OVERVIEW + APPROACH

At its meeting on January 16, 2017, Municipal Council directed Civic Administration “to review [the] prioritized list of potential Heritage Conservation Districts and to recommend an update to Heritage Places.” Subsequently, in March 2018, Letourneau Heritage Consulting (LHC) was retained to prepare the updated *Heritage Places 2.0* document. The objectives of the update have been to conduct a comprehensive, city-wide review of areas, and prepare a prioritize list for further study of these areas as potential Heritage Conservation Districts (HCD) – pursuant to Part V of the *Ontario Heritage Act*. The intention has been to essentially ‘reset’ Heritage Places to reflect current Provincial legislation, City policies, Council direction and community interest. LHC was tasked with the following:

1. Review Policy Context – Update background component of *Heritage Places* to reflect the *Provincial Policy Statement – 2014 (PPS)*, *Ontario Heritage Act* and *The London Plan* (London’s Official Plan).

2. Consultation with Heritage Community – With input from members of the London Advisory Committee on Heritage (LACH) and representatives from the heritage community, undertake a city-wide comprehensive review of areas identified as having heritage significance, using an a priori established methodology, and prepare characterization studies of each area.

- Re-evaluate (and update as needed) information on candidate areas already documented in the current *Heritage Places*.

3. Develop Methodology – Develop a method for identifying and prioritizing areas in the City—with possible cultural heritage value – for potential HCD designation.

- Prepare a prioritized list for further study and consideration as potential HCDs.

1. Policy Context

Since the development of *Heritage Places* there have been substantial changes to land use planning associated with resources that demonstrate, or have the potential to demonstrate, cultural heritage value or interest. In Ontario, cultural heritage is considered to be a matter of provincial interest. Cultural heritage resources are managed under provincial legislation, policy, regulations and guidelines. The *Ontario Heritage Act (OHA)* directly addresses cultural heritage and is the key legislation enabling the protection of properties of cultural heritage value or interest at the municipal and provincial level. The *Planning Act*, through the *Provincial Policy Statement – 2014 (PPS)*, also addresses cultural heritage as an area of provincial interest. Other provincial legislation deals with cultural heritage indirectly or in specific cases. These various acts and policies indicate broad support for the conservation of cultural heritage by the Province. They also provide a framework that must be considered for any proposed development or property alteration.

Planning Act

The *Planning Act* is the primary document for land use planning in Ontario. The *Planning Act* also defines matters of provincial interest. It states under Part I (2, d):

“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, matters of provincial interest such as, the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.”

Section 3 of the *Planning Act* issues the *Provincial Policy Statement (PPS)*, and all decisions affecting land use planning matters “shall be consistent with” the *PPS*.

Provincial Policy Statement (2014)

The *Provincial Policy Statement (PPS)* does not explicitly address heritage conservation districts (HCD), it does however include HCDs within its definition of cultural heritage landscapes, as follows: Section 2.6.1 of the *PPS* directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved.” “Significant” is defined in the *PPS* as, in regards to cultural heritage and archaeology, “resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, and event, or a people.”

Ontario Heritage Act + The London Plan

The *Ontario Heritage Act (OHA)* does not specifically set out policies to identify potential Heritage Conservation Districts (HCD), however the *OHA* enables local municipalities to designate HCDs provided the requirements of the *OHA* are met and the municipality has sufficient supporting policies within its *Official Plan*. HCDs are designated under Part V of the *OHA*. See Appendix for further description of the Heritage Conservation District designation process.

The London Plan – the Official Plan of the City of London – underscores the commitment of the City to conserve and promote its culturally rich and diverse cultural heritage resources and the important role of its cultural heritage resources in building and maintaining its neighbourhoods. The identification and further study of areas in the City of London for potential heritage conservation district status is supported by the following strategic directions of *The London Plan*. Particularly:

- Direction #1-4: Revitalize our urban neighbourhoods and business areas (Policy 55);
- Direction #3-7: Protect our built and cultural heritage to promote our unique identity and develop links to arts and eco-tourism in the London region (Policy 57);

- Direction #5-2: Sustain, enhance, and revitalize our downtown, main streets, and urban neighbourhoods (Policy 59);
- Direction #7-5: Protect what we cherish by recognizing and enhancing our cultural identity, cultural heritage resources, neighbourhood character, and environmental features (Policy 61).

The *London Plan* also contains sufficient policies to enable the designation of an HCD in accordance with the *OHA*, as well as the identification of criteria for the evaluation of potential HCD designation (Policy 575).

“City Council will consider the following criteria in the evaluation of an area for designation as a heritage conservation district:

1. The association of the area with a particular historical event or era that is unique to the community.
2. The presence of properties which are considered significant to the community as a result of their location or setting.
3. The presence of properties representing a design or method of construction which is considered to be of cultural heritage value or interest to the community, region, province, or nation.
4. The presence of properties which collectively represent a certain aspect of the development of the city that is worthy of maintaining.
5. The presence of physical, environmental, or aesthetic elements which, individually, may not constitute sufficient grounds for designation as a heritage conservation district, but which collectively are significant to the community” (Policy 576).

The above criteria provide a clear basis for the evaluation of potential HCD designation once candidate areas have been identified and prioritized.

2. Consultation with Heritage Community

Consultation with community stakeholders was integral to the preparation of *Heritage Places 2.0*. The consultation process was initiated in April 2018 starting with an introductory email-out to nearly 50 active members of London’s heritage

community including members of the: Architectural Conservancy of Ontario – London; Downtown London; Heritage London Foundation; London Advisory Committee on Heritage; London Heritage Council; London Planners Council, Middlesex Historical Society; and, the Urban League. A total of three roundtable discussions were conducted in May and June, with a series of informal interviews carried out both before and following the first roundtable. The second roundtable took place during the June meeting of the London Advisory Committee on Heritage (LACH) with participation of nearly the full committee. Throughout the consultation process, participants had the opportunity to provide feedback via email or phone. Over thirty people participated in the consultation process providing input on the identification of candidate areas for consideration as potential HCDs in London, along with what factors should be considered in the prioritization process.

3. Methodology – A Values-Based Approach

Since the development of the original *Historic Places* document in 1994, there have been significant shifts in heritage conservation planning theory and practice. In particular, following the Nara Document on Authenticity (1994), the 1999 Burra Charter (updated 2013), and the Getty Conservation Institute research into values (1998-2005), the focus of heritage conservation planning has been on the importance of heritage value in determining significance. This understanding is reflected within Ontario heritage planning practice through revisions to the *Ontario Heritage Act (OHA)* in 2005, and the development of local and provincial designation criteria (O.Reg 9/06). However, in terms of the identification of potential Heritage Conservation Districts (HCD), the *OHA* does not provide any criteria, and only states what an HCD Study and Plan must include as part of the HCD designation process.

The standard baseline for identifying potential Heritage Conservation Districts (HCD) under the *Ontario Heritage Act (OHA)* is outlined by the Ontario Ministry of Tourism, Culture and Sport in the *Ontario Heritage Tool*

Kit: Heritage Conservation Districts (2006). The *Tool Kit* does not provide specific criteria for the identification of candidate areas, however it does provide broad descriptions of characteristics that might constitute a Heritage Conservation District (HCD). More specifically, the *Tool Kit* does identify that values are important to the identification of heritage conservation districts and that the “value of the district as a whole is always greater than the sum of its parts.” The cultural heritage value of areas “can be expressed in terms of their design or physical, historical or associative or contextual values”, and that values can be “expressed more broadly as natural, historic, aesthetic, architectural, scenic, scientific, cultural, social or spiritual values” (p10).

The *Tool Kit* specifically references the *Historic Places Initiative (HPI)* as a potential model to identify heritage values and attributes. Further, the *HPI Statement of Significance Training Workbook and Resource Guide* outlines a number of heritage values that can be applied to cultural heritage resources (including heritage conservation districts). These values overlap with those outlined in the *Tool Kit* (historical, scientific, cultural, spiritual, aesthetic, educational, social, natural and, contextual).

Finally, a best practices review was undertaken to determine how other Ontario communities considered HCDs. This included the City of Toronto, the Town of Oakville CHL project, and the Region of Waterloo CHL criteria. This information, and approach was used to begin to develop a values-based criteria to identify (for further study) potential heritage conservation districts in the City of London. For further description, see the following Section D.

D IDENTIFICATION OF AREAS

A city-wide review of candidate areas for *Heritage Places 2.0* was initiated by Letourneau Heritage Consulting Inc. in April 2018. General areas having potential cultural heritage value or interest were identified based on heritage staff reports and existing heritage inventories, and areas previously identified in Heritage Places that had yet to be designated as districts. As well, members of London's heritage community provided input into potential areas for consideration during Roundtable Discussions.

The goal was to develop an initial (working) list of candidate areas that merit further consideration as part of the Heritage Places 2.0 project; over fifty areas were initially identified. A values-based assessment (see Section D) was applied to further cull the list of candidate areas. Values were derived from: 1) those outlined in O.Reg. 9/06 – to capture associative, physical and contextual aspects of candidate areas; 2) those outlined in *The London*

Plan (Policy_576) – to ensure that criteria captured overlapped with those that would be used for potential designation of candidate areas as HCDs; and, 3) those identified in the *Ontario Heritage Tool Kit* and the *Standards and Guidelines for the Conservation of Historic Places in Canada* – to capture additional values not necessarily related to the built/physical environment. The following values were used to identify candidate areas for Heritage Places 2.0:

- Historical/Associative Value
- Physical/Design Value
- Contextual Value
- Other values include:
 - o Spiritual Values
 - o Educational and Scientific Values
 - o Natural Values
 - o Archaeological Values
 - o Social Values

These values provide a framework for the consideration of a range of

factors reflected in cultural heritage resources. See Table x for descriptions of the values and examples of attributes related to each value. [See attached E1] The Values-Based Assessment resulted in over fifty candidate areas city-wide being initially identified, which was then short-listed to fourteen and prioritized for further. See Section F for the short-list of candidate areas.



E PRIORITIZATION OF AREAS

The prioritization of candidate areas for consideration as potential Heritage Conservation Districts (HCD) was derived from a systematic review of other municipalities' practices, previous staff reports and consultation with the members of London's heritage community. Of the Ontario municipalities reviewed, only the City of Toronto was found to have a defined, publicly-available prioritization process for the nomination of Heritage Conservation Districts. Toronto's framework is based on five factors: 1) development activity; 2) existing level of protection; 3) fragility of the area; 4) planning priorities, and 5) archaeology. Other factors are also considered such as cultural heritage value or interest (relative to other nominated areas) and/or relevant planning studies. Toronto's factors were found to generally align with those outlined in Heritage Staff's report to the Planning and Environment Committee (2018-11-04 – HCD Work Plan and Prioritization). A draft list of factors for prioritization was compiled and then vetted with input from community members during Roundtable Discussions on May 1st and June 20th, and in consultation with the London Advisory Committee on Heritage (LACH) at their June 13th meeting.

The final list of factors that was considered during the prioritization of candidate areas is as follows:

- Results of the **values-based assessment** of candidate areas relates to how strongly each area met the characteristics associated with these values;
- **Potential for change** within an area can include development pressure, existing levels of protection, as well as a variety of external pressures, such as projected growth, threats to cultural heritage integrity, or the addition or loss of a significant economic driver;
- **Community preparedness** or readiness and willingness to initiate and engage in an HCD Study process;

- **Appropriateness of planning tool** (*Part V – Ontario Heritage Act*, HCD designation) for conservation of significant cultural heritage resources in the area versus other planning tools; and,
- **Other factors** such as previous Municipal Council direction, recognition of City planning priorities and implications of planned future initiatives.

The fourteen (14) areas identified were prioritized based on a qualitative assessment assigned to each of the above factors based on how strongly the candidate area associated with that factor. Table x illustrates the assessment, graphed along each factor per candidate area.

Fourteen areas (14) in the City of London have been identified as having heritage significance for potential designation as Heritage Conservation Districts. Note that this prioritization is by no means a measure or reflection of the perceived cultural heritage value or interest or significance of candidate areas. It is recommended that the areas listed below be studied further, prioritized as follows:

1. Talbot North
2. SoHo (South of Horton)

3. The Smokestack District
4. Stanley-Becher-Riverforks
5. Dundas Street – Old East
6. Piccadilly
7. Old South II
8. Old North
9. Orchard Park Sherwood Forest
10. Lambeth
11. Hamilton Road
12. Braemar Crescent
13. Hall's Mills
14. Pond Mills

It is important to stress that the outcome of *Heritage Places 2.0* is not an evaluation or recommendation of these candidate areas for designation, but simply the identification and recognition that these areas have potential heritage significance. These areas are not being recommended for designation at this time, but may be recommended for further study and evaluation as part of Municipal Council decision to move forward with an HCD Study under Part V of the *Ontario Heritage Act*. See Figure 1.

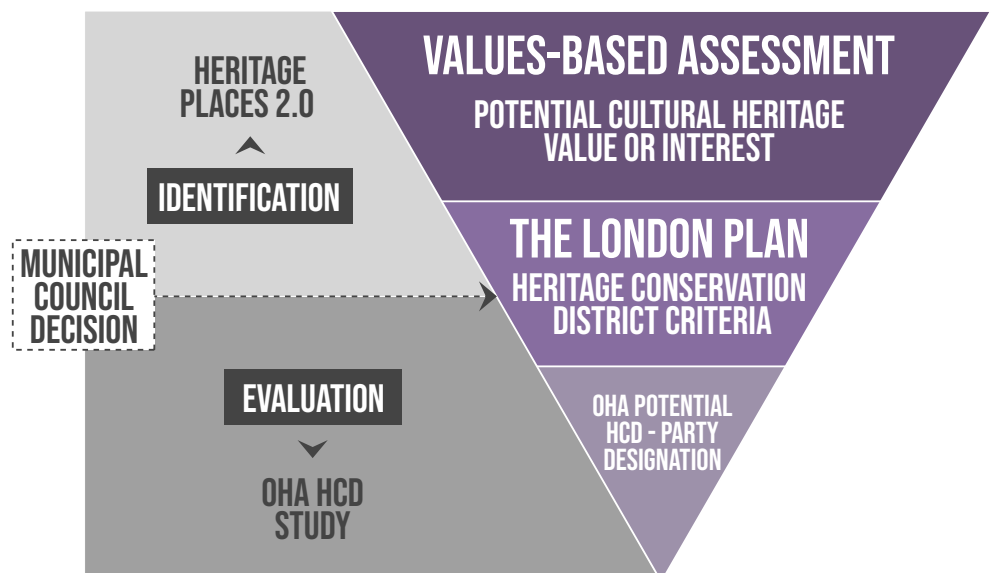
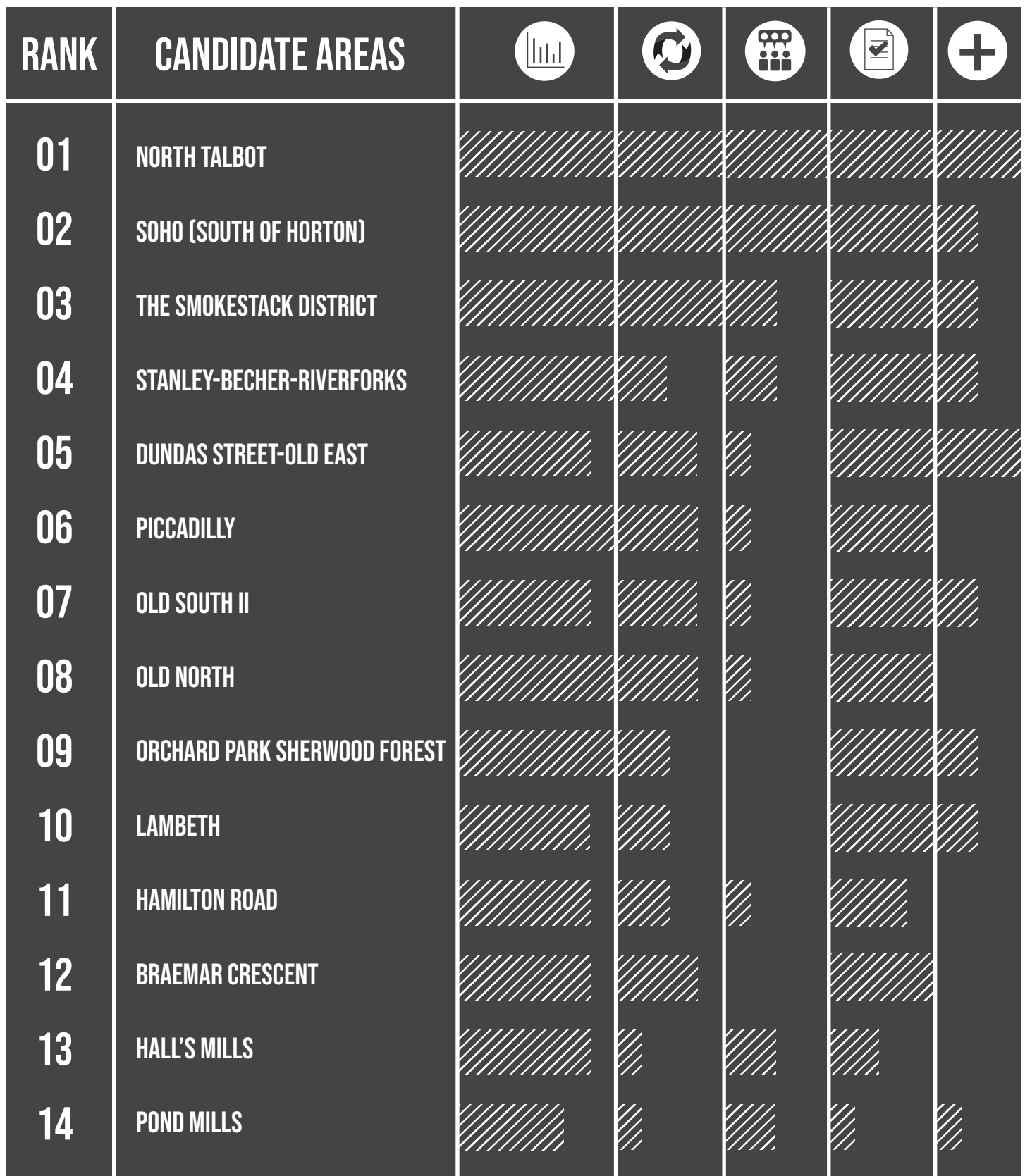


Figure 1. Distinction between identification of properties for Heritage Places 2.0, and evaluation for further study as potential HCD designation

	VALUE	ILLUSTRATIVE ATTRIBUTES
MAIN VALUES	Historical/Associative	Association of area (or properties) with: <ul style="list-style-type: none"> - an individual, development period, event or theme significant to a community
	Physical/Design	Presence in area of: <ul style="list-style-type: none"> - distinctive architectural design, style or construction method - clusters of properties considered to be of cultural heritage value or interest
	Contextual	Presence in area of: <ul style="list-style-type: none"> - distinctive landscapes - landmarks - a distinctive sense of place - properties that are significant as a result of their location or setting
ADDITIONAL VALUES	Spiritual	Association of area with: <ul style="list-style-type: none"> - particular religious communit(ies) - clusters of religious building/cemeteries, ceremonial or cosmological features - oral traditions identifying significance
	Educational & Scientific	Association of area with: <ul style="list-style-type: none"> - teaching landscape(s) - a significant presence of educational/training facilities
	Natural	Association of area with: <ul style="list-style-type: none"> - natural features - environmentally sensitive area(s) - environmental elements which are collectively significant to the community
	Archaeological	Association of area with: <ul style="list-style-type: none"> - known architectural site(s) - potential archaeological site(s) - known burials
	Social	<ul style="list-style-type: none"> - Area contributes to a broader understanding of a way of life - Area contributes to the understanding of an underrepresented aspect or group in London's history - Presence in area of memorial or symbolic elements within the landscape - Area depicts a particular way of life

Figure 2. Values referenced in identification of areas for Heritage Places 2.0



VALUES-BASED ASSESSMENT



COMMUNITY FEEDBACK + READINESS



POTENTIAL FOR CHANGE



FITNESS OF PLANNING TOOL



OTHER FACTORS

Figure 3. Prioritization of areas, graphed along criteria referenced for ranking purposes



F AREA CHARACTERIZATION STUDIES

Similar to its predecessor, the major part of this Heritage Places 2.0 is dedicated to characterization studies of the fourteen areas within the City of London. These areas were identified as having cultural heritage significance, and prioritized for further study as potential Heritage Conservation Districts. The characterization studies are brief, abundantly illustrated, and intended only to act as an indicator of heritage significance, not an exhaustive resume of each area.

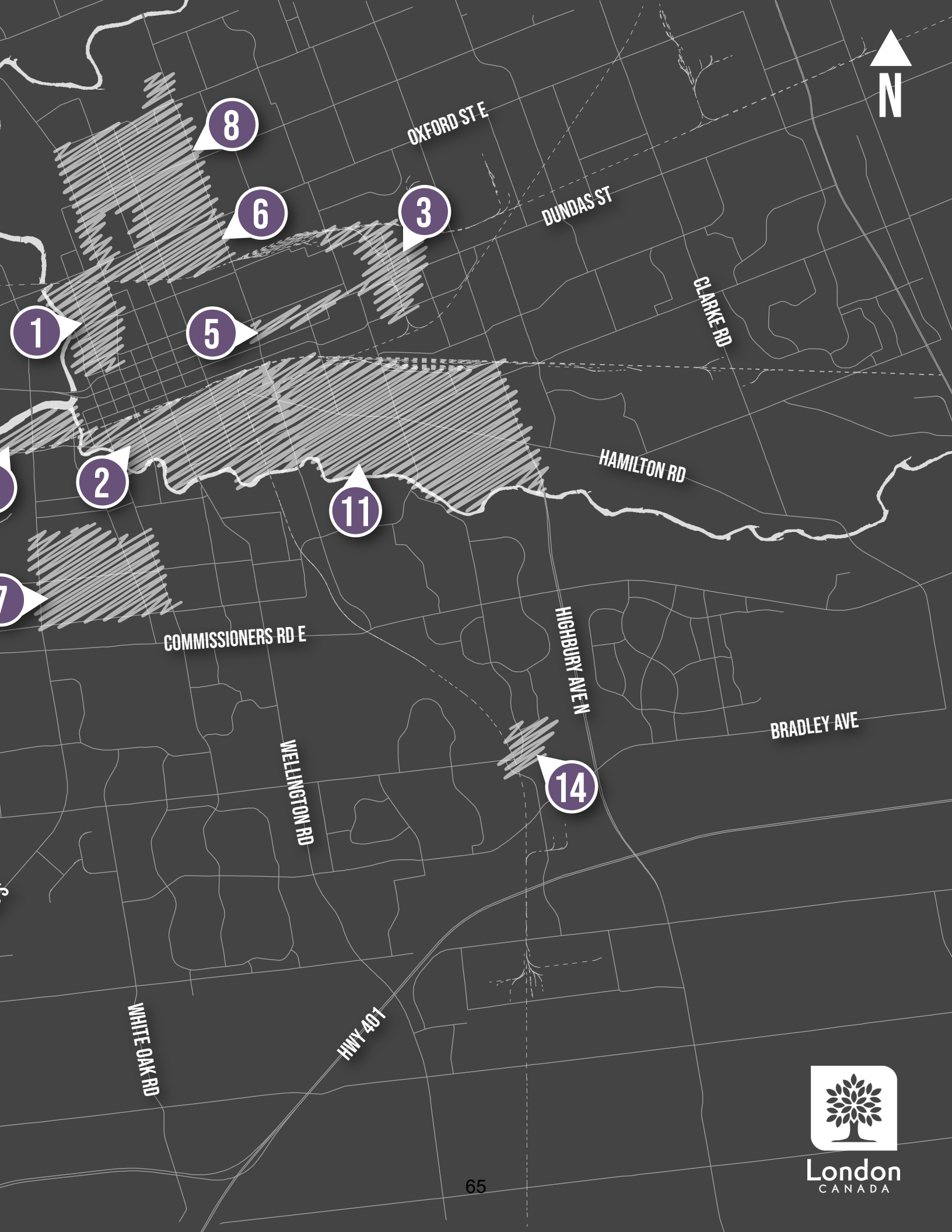
The following characterization studies include a:

- numerical ranking
- place name
- description of the area's location along with a location map;
- statement of primary use of properties within the area;
- summary of assessment and illustrative graph; and finally,
- description of the area.

HERITAGE PLACES 2.0 CANDIDATE AREAS



- 01 TALBOT NORTH
- 02 SOHO (SOUTH OF HORTON)
- 03 THE SMOKE STACK DISTRICT
- 04 STANLEY-BECKER-RIVERFORKS
- 05 DUNDAS STREET-OLD EAST
- 06 PICCADILLY
- 07 OLD SOUTH II
- 08 OLD NORTH
- 09 ORCHARD PARK SHERWOOD FOREST
- 10 LAMBETH
- 11 HAMILTON ROAD
- 12 BRAEMAR CRESCENT
- 13 HALL'S MILLS
- 14 POND MILLS



8

6

3

1

5

2

11

7

14

OXFORD ST E

DUNDAS ST

CLARKE RD

HAMILTON RD

COMMISSIONERS RD E

WELLINGTON RD

WHITE OAK RD

HWY 401

HIGBURY AVEN

BRADLEY AVE



01 TALBOT NORTH

The Talbot North area generally includes properties on Talbot Street between Fullarton Street and Oxford Street East. Harris Park and the north branch of the Thames River (including Ann Street Park) form a natural border to the west. Abutting the Talbot North area are three existing heritage conservation districts – West Woodfield (to the east), Blackfriars-Petersville (to the west), and the Downtown Heritage Conservation District (mainly to the south-east).

PRIMARY USE: residential

ASSESSMENT:

Talbot North rates strongly in all factors used to assess candidate areas for further study as potential heritage conservation districts.





Background

The Talbot North area was not comprehensively settled until the 1860s, but quickly became London's first 'suburb' established outside of the City-proper. Early on, the area developed to have an exclusive character reflecting London's elite, including homes of the Carling, Leonard, Gunn, Smart, and Blackburn families. Riverside mansions lined the east bank of the Thames River, and wealthy Londoners built expansive homes along major thoroughfares to reflect their high social standing. Over time, this area has transitioned to accommodate many of London's prominent business enterprises, often within historic buildings. Today, Talbot North still retains a predominantly residential character that is also clearly bordered with commercial main streets.

Description

The area is associated with the urban development of London following its annexation in 1840 and includes properties exhibiting late 19th and early 20th century architectural styles and details (e.g., Italianate, Gothic Revival, and Queen Anne). Some of the most

characteristic features of the area is the many architectural variations on the Italianate style along with commanding residences and the prevailing use of buff brick. The natural landscape predominates with several access points and views along the Thames River, including at Ann Street Park and Harris Park.

The Talbot North contains a high concentration of significant cultural heritage resources with nearly 120 heritage listed and designated properties on the City's Register. Some notable properties within the Talbot North area include:

- 76 Albert Street (c1865), built for Josiah Blackburn;
- 90 Albert Street (c.1870), home of William R. Meredith, member of Ontario Legislature in 1872 and leader of the Conservative opposition government in 1878; elected Chief Justice of Ontario in 1884
- 93-95 Dufferin Avenue – including 93 Dufferin Ave (c1864), believed to be designed by Samuel Peters;
- Kent Streetscape – including 126-128 Kent Street, home of Thomas H. Carling, president of the Carling Brewing and Malting Company, 130

- Kent Street (c.1863), built for George Mackenzie Gunn, and 136 Kent Street (c.1888), designed by George F. Durand for William A. Gunn, son of George M. Gunn
- 140-146 Mill Street (c1863), a set of two double houses in the Italianate style;
- 513 Talbot Street (1881), formerly the Talbot Street Baptist Church; and,
- 651 Talbot Street (c1905) and adjacent 653 Talbot Street (c1908) part of the 'Riverside Residences'.

Talbot North was identified in the original Heritage Places as an area of outstanding historical, architectural and natural character that had potential for designation as a heritage conservation district under Part V of the Ontario Heritage Act. In July 2017, Municipal Council requested that the Talbot North Community be considered as the top priority on the list of upcoming Heritage Conservation Districts (HCD) to be designated.



02 SOHO (SOUTH OF HORTON)

SoHo or South of Horton, is largely situated south of Horton Street East as the name of this area implies. The area generally includes properties south of the Canadian National Railway lines and west of Adelaide Street North, with south branch of the Thames River form a natural southern and western boundary. SoHo abuts the downtown city core and the existing Downtown Heritage Conservation District.

PRIMARY USE: residential/commercial

ASSESSMENT:

SoHo rates strongly in nearly all factors used to assess candidate areas for further study as potential heritage conservation districts.





Background

The area south of Horton Street more commonly known as the SoHo Neighbourhood has a long history, of over 150 years, as a community in the city of London from its early days as a place of refuge on the Underground Railroad, to housing one of the City's major medical facilities, to being located along the edges of the downtown and the Thames River. These factors have given this neighbourhood a prominent role in the development of the City.

The area is generally characterised by an eclectic mix of late 19th to 20th century residential properties, with commercial properties along Wellington Street and Horton Street East. The portion of the area west of Wellington Street was located within the boundaries of Burwell's "Survey of the Town Site of London" (1826). It is the location of several of London's early mills and industries, including the Labatt Brewery. A major feature impacting the character of SoHo is the now vacant South Street Hospital Complex (formerly the London General Hospital, Victoria Hospital) including both the remaining heritage buildings and vacant lands. When the London General Hospital first opened in 1875,

the surrounding streets were lined with modest homes, the majority of which were occupied by a largely working-class community.

In addition to the prominent theme of healthcare and medicine, SoHo is associated with early mills and industry, as well as Clark's Bridge and a car barn associated with the London and Port Stanley rail line that bisects the neighbourhood east of Maitland Street. Afro-Canadian history in London is linked to 'The Hollow' (around Thames Street) and the neighbourhood more broadly. Other ethnic communities in London, including the Jewish and Polish communities are associated with the neighbourhood and vestiges of their institutions are situated among its built heritage. The area is also associated with the history of the 1840 annexation of London.

Description

The SoHo area contains a high concentration of significant cultural heritage resources with well over 125 heritage listed and designated properties on the City's Register. A distinct sense of place is found throughout particularly noting key streetscapes, such as Clarence Street, Colborne Street, Grey Street, and Henry

Street. Some notable properties within the area include:

- 391 South Street (c1899), the Colborne Building; is the only building that remains on the south side of South Street as part of the original Victoria Hospital
- 392 South Street (c1922), War Memorial Children's Hospital; built after WWI for specialized child care; Neo-classical styling with cut stone trim and foundations
- 432 Grey Street (c1853), Fugitive Slave Chapel; associated with early development of the Black community in London and later connections to the Underground Railway
- 430 Grey Street (c1868), Beth Emmanuel British Methodist Episcopal Church, one of the oldest surviving churches representing the Black community in London
- 240 Waterloo Street (c1886), the Michigan Central Roundhouse

The SoHo Community Improvement Plan (2011) recommended that this area be studied for further potential heritage conservation district status. In 2013, Municipal Council supported this recommendation by adding SoHo to a 'priority listing' of areas identified for further HCD study.



03 THE SMOKE STACK DISTRICT

The Smokestack District comprises an area dotted with industrial complexes situated south of the Canadian Pacific Railway lines and east of Ashland Avenue. Florence Street and Kelloggs Lane and Burbrook Place loosely form the southern and western edges of the area.

PRIMARY USE: industrial heritage

ASSESSMENT:

The Smokestack District rates strongly in nearly all factors used to assess candidate areas for further study as potential heritage conservation districts.





Background

The Smokestack District includes a number of exemplary early 20th century industrial complexes along Dundas Street and several side streets. It is one of a small number of urban areas in the City with observed industrial land uses nearby low- to mid-rise residential, commercial, and park land uses.

The District and its physical legacy is integral with the history of London. The District’s development pattern traces the City’s relationship with rail transportation. Remaining building structures and typologies reflect early 20th century industrial architecture, factory workers’ housing, and the rise of automobile usage (e.g. ‘the early gas station’).

The area is generally characterised by early 20th century industrial complexes associated with municipality-sponsored industrial development in the 1910s to 1920s. The area was annexed by the City of London in 1912. At the time, it was a largely undeveloped stretch of land between the City of London and Pottersburg. The land was offered for sale for the construction of large industrial complexes and the area is associated with municipality-sponsored

industrial development during this period. A number of expansive factory complexes were constructed here in the early 20th century. Factory workers’ housing was constructed along many of the side streets in adjacent areas.

Description

There is a concentration of intact examples of early 20th century factory complexes, as well examples from the late 19th century and mid-20th century, many of which are listed on the City’s Register. Some notable properties within the area include:

- 1156 Dundas Street (c1914), McCormick Manufacturing Company building, designed by architectural firm Watt & Blackwell; McCormick’s was one of the largest employers in London, and remains a major architectural landmark on Dundas Street
- 1152 Dundas Street (c1920), Ruggles Truck building, designed by architectural firm Watt & Blackwell; classical structure with a center bay dominated by three great arched windows and flanked by two symmetrical wings; ornamentation in both the stone and the brickwork is extensive for an industrial structure

- 1108 Dundas Street (earliest construction dates to 1907), the Empire Brass Company building, designed by architect John Mackenzie Moore
- 445 Nightingale Avenue (c1923), the Reid Brothers; red brick structure, indicative of the smaller companies in the District; original smokestack and skylights remain
- 471 Nightingale Avenue (c1917), the Hunt Milling Company building, designed by architectural firm Watt & Blackwell; when built it housed one of the largest flour mills in Canada
- 100 Kellogg Lane (1913-1931), original structure designed by architect John Mackenzie Moore and boiler house by Albert Kahn; a large industrial structure dominating its portion of Dundas Street with repetitive pillars of red brick separated by large windows

The Smokestack District was identified in the Cultural Heritage Landscape Study of London (1996) as a potential Cultural Heritage Landscape – “Dundas East Industrial”. In 2017, fifteen properties in this area were added to the City’s Register (Inventory of Heritage Resources).



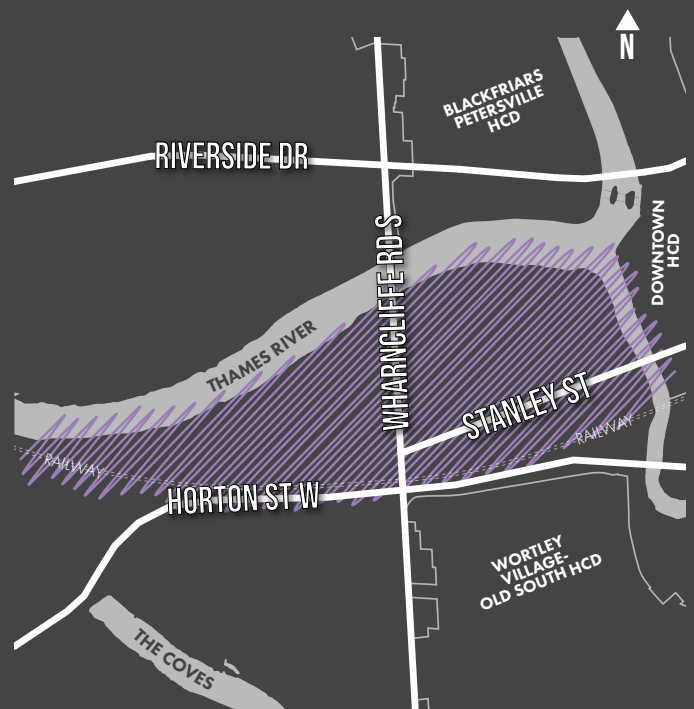
04 STANLEY-BECKER-RIVERFORKS

The Stanley-Becher-Riverforks area is bounded by the Thames River on the north, east and west, and the Canadian National Railway to the south. Surrounding the area are three existing heritage conservation districts – Blackfriars-Petersville (to the north), Wortley Village-Old South (to the south) and the Downtown Heritage Conservation District (to the east).

PRIMARY USE: residential

ASSESSMENT:

Stanley Becher-Riverforks rates strongly in many of the factors used to assess candidate areas for further study as potential heritage conservation districts.





Background

Stanley Street used to be the primary route that linked the Wharnccliffe Highway to Ridout Street, on the south side of the Thames River. Stanley Street was later subdivided into building lots in the 1870s, with much of the development in the Stanley-Becher-Riverforks area dating from the subsequent period. Some of the oldest homes in London are in this area such as "Stanley Terrace" and "Wincomblea".

Stanley-Becher-Riverforks is generally characterised by a mix of single detached homes, many built in the mid-19th to early 20th century. Parks along the Thames River are a defining element of this area with Stanley Street providing a connection from the Wharnccliffe Highway (now Wharnccliffe Road) to Ridout Street North via the Westminster Bridge. The area is closely associated with the Forks of the Thames River with scenic views to this natural heritage resource.

Examples of period architectural styles and refined details are found throughout the area. The King Street Bridge connecting the Stanley-Becher-Riverforks to Ivey Park, is recognized as a significant cultural heritage resource through its designation under

the Ontario Heritage Act. The area is associated with a number of prominent figures, including but not limited to James Givens, a judge in the County Court and President of the London Town Council in 1840-1841.

Description

The Stanley-Becher-Riverforks contains a number of properties listed in the City's Register. Key streetscapes include Stanley Street, Becher Street, The Ridgeway, Riverview Avenue, and Evergreen Avenue. Some notable properties within the area include:

- 15-17-19-21 Stanley Street (1843) – known as Stanley Terrace – built as the home of Judge James Givens, the first notary and solicitor for the Bank of Upper Canada and also president of the London Town Council in 1841
- 28-30-32 Stanley Street (c1888), terrace cluster in a mixture of the Georgian and Italianate styles; the porch features cut-out pattern detailing
- Numerous groupings of properties on the inventory (ranging from 1843-ca.1925)
- 40 Becher Street (c.1856) – known as Wincomblea – built for Finlay McFee and later occupied by Charles Hutchinson, Crown Attorney for

the County of Middlesex and, later, Clerk of the Peace; it is a simple, two storey, white brick home with a low hip roof and prominent chimneys; the architecture combines Georgian and Regency styles

- 46 Stanley Street (c1875), one of the finest porches in the City in the Queen Anne Revival style
- 50 Stanley Street (c1886), designed by architect George Durand; a Queen Anne Revival home with unusual L-shaped plan with an offset, centre bay projection topped by a conical roof
- 54 Stanley Street (c1879), unusual Renaissance Revival style and liberal use of stone work and detailing

Stanley-Becher-Riverforks was identified in the original Heritage Places as an area of outstanding historical, architectural and natural character that had potential for designation as a heritage conservation district under Part V of the Ontario Heritage Act. In 2013, Municipal Council added Riverforks to Stanley-Becher-Riverforks to recognize the candidate areas on both sides of Wharnccliffe Road South. Areas of archaeological potential are identified in the area in the Archaeological Management Plan (2017).



05 DUNDAS STREET-OLD EAST

The Dundas Street- Old East area generally includes properties on Dundas Street between Adelaide Street North and Quebec Street. In the surrounding area is the Western Fair and the existing Old East Heritage Conservation District – which the area abuts at its northern edge.

PRIMARY USE: commercial

ASSESSMENT:

Dundas Street- Old East rates strongly in many of the factors used to assess candidate areas for further study as potential heritage conservation districts.





Background

The Dundas Street–Old East area is closely associated with the former Village of London East and the annexation of the area in 1885, as the City of London expanded eastward. The area is also associated with the 1912 annexation of the ‘Smokestack District’, immediately east of this candidate area, and the growth of London’s industries. Examples of late-19th and early 20th century commercial architectural styles and details are found throughout the area as well as examples of important religious and institutional architecture.

Description

The Dundas Street-Old East area is generally characterised by several blocks of late-19th to early 20th-century commercial storefronts, Aeolian Hall (the former Town Hall of the Village of London East), the Palace Theatre building, several turn of the century residential buildings and prominent religious structures. The area reflects the commercial centre of the former Village of London

East. A distinct sense of place is found throughout the area due in part to a cohesive main street streetscape. The area contains a concentration of significant cultural heritage resources with nearly 50 heritage listed and designated properties on the City’s Register. Some notable properties within the area include:

- 609 Dundas Street (1871), Lilley's Corners
- 664 Dundas Street (1897), London Clay Arts Centre; Late Victorian, part of Anderson Block
- 694 Dundas Street (c1900), two storey, red brick Italianate building – flat roof with large wooden cornice
- 710 Dundas Street (1929), Palace Theatre, Park Theatre; in the Art Deco style – currently the London Community Players
- 778-780 Dundas Street (1886), first business on premises was J. H. Cunningham Fancy Goods; Italianate, two-storey white brick
- 795 Dundas Street (1883), Aeolian Hall
- 864-872 Dundas Street (1885, c1907), Hayman Commercial Block; built in two sections, with brick of

earlier section stained red to match c1907 addition

- 869-871 Dundas Street (1890), Hayman House; built for John Hayman, founder of J. Hayman & Sons, contracting business; extensive verandah with bandshell

The City of London is currently undertaking the preparation of the Old East Village-Dundas Street Corridor Secondary Plan (2018). This area is also subject to the Old East Village Community Improvement Plan (CIP) and guidelines contained within the Old East Village Commercial Corridor: Urban Design Manual (2016).



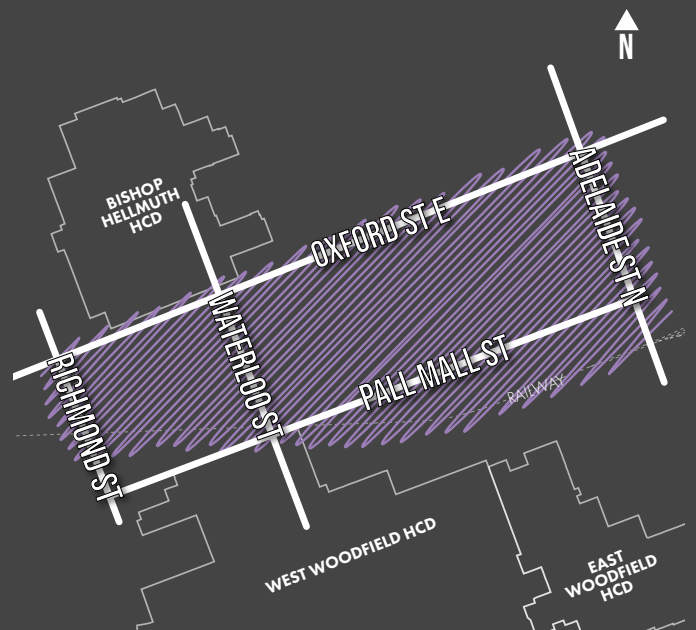
06 PICCADILLY

The Piccadilly area generally includes properties south of Oxford Street East, west of Adelaide Street North, north of the Canadian Pacific Railway and east of Richmond Street. Surrounding the area are three existing heritage conservation districts- West Woodfield Heritage Conservation District, East Woodfield Heritage Conservation District, and the Bishop-Hellmuth Heritage Conservation District, which abuts the northern edge of the Piccadilly area.

PRIMARY USE: residential

ASSESSMENT:

Piccadilly rates strongly in several factors and is emerging in others used to assess candidate areas for further study as potential heritage conservation districts.





Background

The Piccadilly area was sparsely populated until the 1880's, due to several blocks being occupied by the British Garrison and the Carling Brewery. The British Garrison was situated on land east of Richmond Street and south of Piccadilly Street down to present day Victoria Park. An artificial body of water, named Lake Horn after Colonel Horn, was created by the British Garrison in the mid 1800's at the most northern point of the garrison grounds. The Carling Creek, which ran through the Piccadilly area, was dammed at Richmond Street to create Lake Horn. The Garrison grounds were gradually quitted after 1865, but the area just south of Piccadilly Street was not sold until the 1880's.

The former Carling Brewery occupied most of the Piccadilly, Waterloo, Pall Mall, and Colborne Street block, just east of the British Garrison. Thomas Carling opened the brewery around 1840, but in 1888 the brewery was relocated to Talbot Street. The relocation of the brewery left the block open for development. Colborne Street Methodist Church, built in 1889, was the first development on the former Carling Brewery property.

By the 1880's, the Garrison grounds had been divided up, the damn at Richmond Street was removed and Horn Lake had disappeared. The block that once occupied Carling Brewery was open for development, and the Canada Pacific Railway tracks were laid out alongside Carling Creek.

Description

The sudden availability of land in a relatively short period of time, resulted in consistency in building designs. Wide gable ends on the front, with small attic windows, ornamented with milled woodwork that are sided with shingles, can still be seen throughout the area. While these decorative gables are a common element in the area, the distinctiveness comes from similarities being found in a variety of building plans and heights.

The Piccadilly area contains a high concentration of significant cultural heritage resources with over 70 heritage listed and designated properties on the City's Register. Some notable properties within the area include:

- 301 Piccadilly Street (c.1872), home of James Shanley, organizer of the London Field Battery and Local

- Master of the Supreme Court
- 336 Piccadilly Street (c.1907), also known as Kenross, designed for Charles R. Somerville, founder of a paper box manufacturing company that grew into Somerville Industries
- 398 Piccadilly Street (c.1903) designed by Herbert E. Mathews for John George Richter, a president of the London Life Insurance Company
- 445 Piccadilly Street (c.1905) built by architect William G. Murray for Mr. Fred Henderson, a clerk with Robinson, Little & Co., Wholesale and Dry Goods Dealers

The Piccadilly area is consistently recognized by members of London's heritage community when areas in the City are discussed for potential Heritage Conservation District designation. Although the area has seen newer 20th century development, much of Piccadilly still dates from its early turn-of-the-century period of rapid building and construction.



07 OLD SOUTH II

The Old South II area generally includes properties south of Duchess Avenue/McKenzie Avenue, west of Ridout Street South, north of Baseline Road East, and west of Wharncliffe Road South. The area abuts the existing Wortley Village- Old South Heritage Conservation District.

PRIMARY USE: residential

ASSESSMENT:

Old South II rates strongly in several factors and is emerging in others used to assess candidate areas for further study as potential heritage conservation districts.





Background

The Old South II area was annexed by London in 1890 and developed substantially between the World War I and World War II. South of Emery Street East – between Wharncliffe Road South and Edward Street – interwar period homes of the 1920s and 1930s are laid out in narrow blocks. East-west roads in this portion of the area extend only one or two blocks, with several prominent bends (notably along Elworthy and Iroquois Avenues). Examples of predominantly vernacular styles dating to the early 20th century are found throughout the area. A distinct sense of place is found with respect to scale, massing, setbacks and groupings of similar decorative motifs or plans.

Description

The Old South II area is generally characterised by an eclectic mix of 19th century and many 20th century detached residential properties. The area contains a number of significant cultural heritage resources with nearly 50 heritage listed and designated

properties on the City's Register. Some notable properties within the area include:

- 244 Base Line Road East (c1934), Eclectic styling in brick with Tudor details
- 139 Briscoe Street East (c1882), Ontario Cottage with edged hip roof and pediment gable with gingerbread verging
- 161 and 163 Devonshire Avenue; couplet of (c1938) Tudor Revival brick buildings with stone trim
- 198 Emery Street East (c1875), Ontario Cottage built for Thomas Hayden who early on farmed the area bounded by Wortley Road, Wharncliffe Road S, Briscoe Street and Devonshire Avenue
- 212 Emery Street East (c1890), Ontario Cottage with central pediment gable and two front bays
- 128 Langarth Street East (c1883), Ontario Cottage; frame with original wood siding
- 353 Wortley Road (c1919), one-and-a-half storey Queen Anne red brick with high cross-gabled roof
- 379 Wortley Road (1921), one and a half storey in the Prairie style

with red Spanish tile roof; former home of Mary Scoffield (1907-1992), London's first female medical specialist

- 385 Wortley Road (c1890), Italianate styling with partially enclosed front verandah

There are some areas of archaeological potential identified in the Archaeological Management Plan (2017).



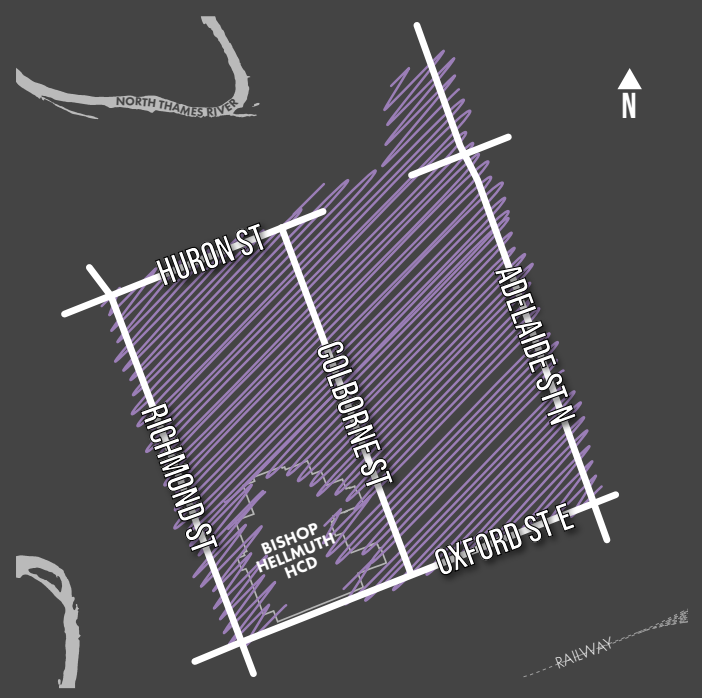
08 OLD NORTH

The Old North area generally includes properties south of Huron Street and the North London Athletic Fields, west of Adelaide Street North, north of Oxford Street and east of Richmond Street. Old North completely surrounds the existing Bishop Hellmuth Heritage Conservation District.

PRIMARY USE: residential

ASSESSMENT:

Old North rates strongly in several factors and is emerging in others used to assess candidate areas for further study as potential heritage conservation districts.





Background

Formerly located at the north end of the City of London, Old North was part of a large area surveyed for settlement in the 1840s. The area remained largely undeveloped until the end of the 19th century. Many of the extant residential structures were constructed in the early 20th century, mostly before World War II. North-south streets within the area – to the immediate south – are generally continuations of those of the old City of London. Generally, the survey pattern of Old North reflects its association with inter-war era development.

Description

Old North is generally characterised by detached, low-rise residential properties with a number of wide, tree-lined boulevards. Groupings of residential-vernacular – with some examples of architect-designed residences – are found throughout the area. A distinct sense of place is found throughout, particularly along prime streetscapes, such as Clenray Place

and Richmond Street North between Oxford and Huron Streets.

The area contains a high number of significant cultural heritage resources with over 180 heritage listed and designated properties on the City's Register. Some notable properties within the area include:

- 1 to 18 Chalmers Street (1933-37), clustering of inter-war Tudor Revival residential properties
- 1 to 17 Clenray Place, cul-de-sac (1932-36), strong streetscape of compatibly-designed properties
- 807 Colborne Street (1909), Fire Hall No. 4; designed by architect Arthur E. Nutter and features a hose-drying tower
- 290 Huron Street (1929), owned by Stuart Gallagher of Gallagher Motors Ltd; Tudor Revival style with original casement windows and picturesque dormers
- 401 Huron Street (1937) Colonial with centre hall plan and wood siding
- 986 Richmond Street (c1908), in the Shingle Style with gambrel roof sheathed in slate

- 268 Regent Street (1935), Albert M. Masuret was the first owner who was a well-known wholesale grocer; Herbert E. Murton architect, designed in the English Cottage style
- 273 Regent Street (1927), house exhibiting many recognizable features that define the Arts & Crafts style
- 784 Richmond St (1863), Picturesque Gothic with double gable façade
- 371 St James Street (1880), former home of William Wyatt in the Italianate style
- 325 Victoria Street (1930) Tudor Revival styling in stucco and brick, projecting decorative beams on front façade and low pitched gable roof

The area contains archaeological potential identified in the Archaeological Management Plan (2017).



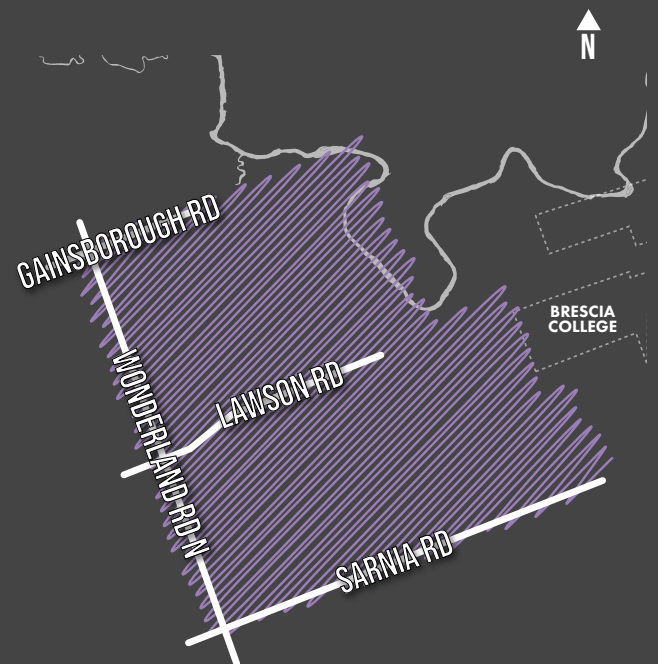
09 ORCHARD PARK SHERWOOD FOREST

The Orchard Park Sherwood Forest area generally includes properties south of Gainsborough Road and Medway Valley Heritage Forest ESA, west of Brescia Lane, north of Sarnia Road and east of Wonderland Road North. Abutting the Orchard Park Sherwood Forest area to the north is the Elsie Perrin Williams Estate, and to the east is Brescia College.

PRIMARY USE: residential

ASSESSMENT:

Orchard Park Sherwood Forest rates strongly in several factors and is emerging in others used to assess candidate areas for further study as potential heritage conservation districts.





Background

The Orchard Park Sherwood Forest area is associated with residential subdivision development outside the City core during a period of post-war growth. This period saw a major increase in the population to the City (of nearly 60,000 people) during annexation in 1961.

In 1955, developer Bill Davies confirmed plans for a \$7.5 million, 500 home development on land in the Brescia Heights area of what was then the former London Township. Promotional material stated that this project is to be “carved out a huge apple orchard” from farms owned by the Sleights, Edwards, and Palsers into the Orchard Park subdivision. Many of the street names within Orchard Park reflect Davies’ interests. Bromleigh Avenue is from Birmingham, England, where Davies’ daughter lived. Further, Wychwood Park echoes the name of the Toronto neighbourhood where Davies grew up. Development continued gradually north of Orchard Park, as Sherwood Forest on the former site of Dr. Russell Schram’s

farm. The development proceeded in three phases: 1960, 1963, and 1964.

Description

The Orchard Park Sherwood Forest area is a characteristic planned residential subdivision of the 1950s and 1960s era, comprising mainly single-family detached residential properties sited along winding crescents and cul-de-sacs. Irregular parcels have resulted a distinct rhythm of staggered building frontages.

There are many parks with open green space in the area, including Gretna Green Park, Ruskin Park, Rollingwood Circle Park and A.L. Furanna Park. The grounds of the former Sherwood Forest Public School also offer recreation opportunities. There are two elementary schools, Orchard Park and St. Thomas More.

The area includes two heritage listed properties on the City’s Register – 33 Bromleigh Avenue (1962) and 122 Bloomfield Drive (1956) – which reflect Mid-Century Modern architectural styling. In addition to

a high concentration of 1950s and 1960s residential structures, the area includes a number of physical features and characteristics representative of subdivision planning and design including the prevalence of bungalows with attached garages or carports, wide chimneys and wide setbacks. Development of the subdivision is indicative of the period, and includes the use of cul-de-sacs and integration with the natural topography and planned park spaces.

A request from the Orchard Park-Sherwood Forest Ratepayers Association was received in May 2013 to add their community to the priority listing of potential HCDs. This was received by the London Advisory Committee on Heritage (LACH) on June 12, 2013, and approved by Municipal Council’s resolution on June 25, 2013.



10 LAMBETH

The Lambeth area is located in the south end of London and includes properties in the former village of Lambeth. James Street, Campbell Street, Sunray Avenue and Dingman Creek loosely form the edges of the area.

PRIMARY USE: commercial/residential

ASSESSMENT:

Lambeth is an emerging area for further study as a potential heritage conservation district, reflecting many of the factors used to assess candidate areas for *Heritage Places 2.0*.





Background

For the purposes of this characterization study, the Lambeth area generally comprises the central core of the former rural village of Lambeth – centred around the intersection of two historic transportation routes – Colonel Talbot Road and Main Street/Longwoods Road. The Euro-Canadian history of the village of Lambeth dates to around 1809, when Abraham Patrick settled on the east side of Dingman Creek. A post office was established in the community in 1840, operating under the names of Westminster and Lambeth; the post office was located along Main Street, west of Colonel Talbot Road. Lambeth was annexed by the City of London in 1993, and maintains a strong sense of place as a distinct community.

Description

The area includes a number of low-rise detached residential structures, commercial structures and park spaces. Two churches, Lambeth United Church and Trinity Anglican Church,

are located near the core of the area along with a cemetery and cenotaph. Several of the primary streets in the area are named for key figures in Lambeth’s development history. For example, James and Beattie Streets are named for James and Sarah Beattie, who, in 1865, purchased land from the St. Andrew’s Division of the Sons of Temperance, and then sold this property to the Wesleyan Methodist Church in 1866 (Anguish, 16).

The area contains a concentration of significant cultural heritage resources with nearly 40 heritage listed and designated properties on the City’s Register. Some notable properties within the area include:

- 4307 Colonel Talbot Road (1868), Trinity Anglican Church and Cemetery
- Lambeth’s Cenotaph
- 4380 Colonel Talbot Road (1861), Beresford House; property associated with early settler Merrill S. Ayers, who he purchased the lot in 1853 where the present house is located
- 4402 Colonel Talbot Road (1925),

McEacheren School; designed by architect Herbert McBride in the Beaux Arts style

- 2457 Main Street (c1870), Gothic Revival styling
- 2527 Main Street (c1865), Georgian style with centre hall plan

The City of London is currently undertaking the preparation of a Community Improvement Plan (CIP) for Lambeth (draft 2018). The Lambeth Village Core is subject to the Southwest Area Secondary Plan (2017 update). Areas of archaeological potential are identified in the Archaeological Management Plan (2017).



11 HAMILTON ROAD

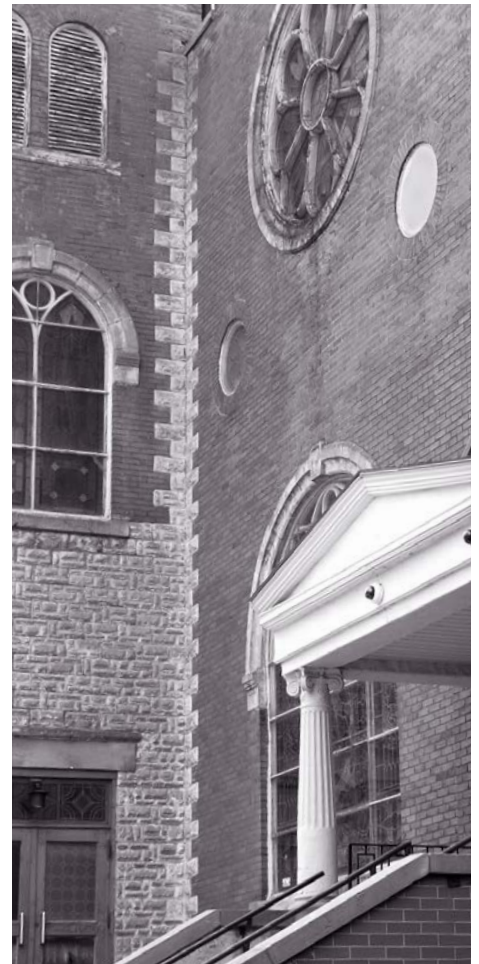
The Hamilton Road area is located southwest of the downtown city core and includes properties surrounding Hamilton Road, as the name of the area implies. The area generally includes properties south of the Canadian National Railway, west of Highbury Avenue North and east of Adelaide Street North. The south branch of the Thames River forms a natural southern boundary.

PRIMARY USE: commercial/residential

ASSESSMENT:

Hamilton Road is an emerging area for further study as a potential heritage conservation district, reflecting many of the factors used to assess candidate areas for *Heritage Places 2.0*.





Background

The Hamilton Road area has and continues to be an important route into the City's downtown core. The area west of Adelaide Street to east of Egerton Street was annexed by London in 1840. After annexation, the area began to emerge as an industrial area with a number of small oil refineries. The number of industrial and commercial properties increased after the Grand Trunk Railway (currently part of the Canadian National Railway system) was completed in 1853. The remaining portion of the Hamilton Road area became a part of the City of London in 1885 when the area west of Egerton Street was annexed. In the early 20th century, a number of industrial businesses relocated, which allowed for large areas to be subdivided for housing. Industrial business along the railway consolidated, and commercial properties continued to grow along Hamilton Road.

Description

Hamilton Road continues to be the spine that runs through the area, and includes a high concentration of detached late 19th to mid-20th century low-rise commercial properties as well as institutional, educational, and spiritual structures. The angle of Hamilton Road creates an irregular, but rhythmic pattern of lots and building facades. Neighbourhoods branching off from Hamilton Road include high concentrations of residential structures dating from the late 19th to mid-20th century, and it is not uncommon for a residential structure to be identical to other houses on the street.

The Hamilton Road area contains a high concentration of significant cultural heritage resources with over 150 heritage listed and designated properties on the City's Register. Some notable properties within the area include:

- 75 Dillabough Street (c.1915), first occupant was J.H. Parker, a foreman
- 88 Egerton Street (c.1914), first occupant was W. Clarke Rumble of Barton and Rumble Carworks
- 77 Price Street (c.1875) Henry Stratford, a plasterer
- Smith Street – (c.1908), a row of identical houses

Working with the local community, Planning Services undertook a Community Improvement Plan (CIP) for the Hamilton Road Area which was adopted by Municipal Council in March 2018.



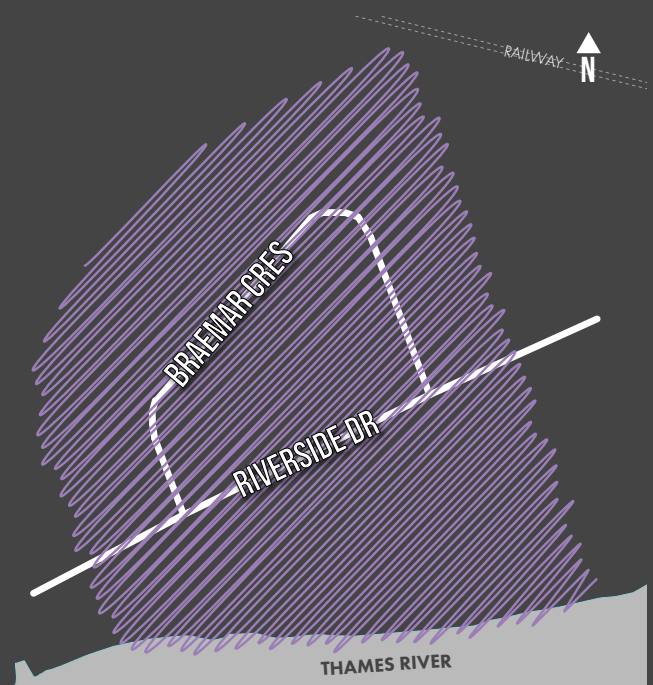
12 BRAEMAR CRESCENT

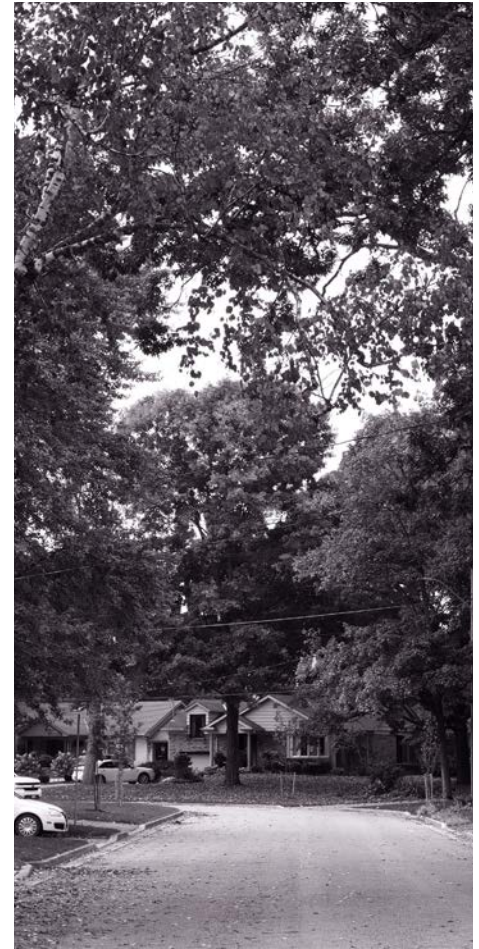
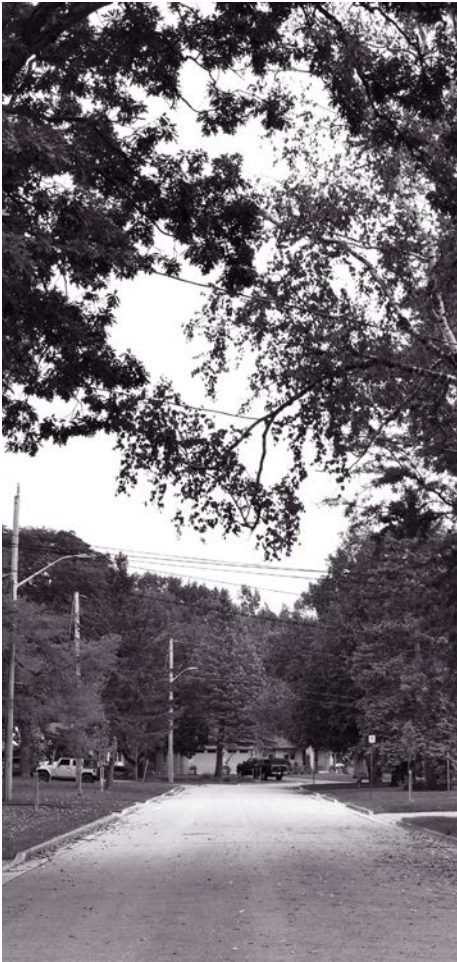
The Braemar Crescent area is located in West London and generally includes properties fronting Braemar Crescent as the name of the area implies. The area is generally located south/west of Braemar Crescent, north of the Thames River, and east of Wonderland Road North.

PRIMARY USE: residential

ASSESSMENT:

Braemar Crescent is an emerging area for further study as a potential heritage conservation district, reflecting many of the factors used to assess candidate areas for *Heritage Places 2.0*.





Background

Braemar Crescent was London's first subdivision, and the first subdivision development undertaken by London home-builder Harry Sifton (The Sifton Construction Company) in an area then located outside of the City limits. The area is generally characterised by mainly single story two and three bedroom homes situated on lots to take advantage of the existing landscape and mature trees. Development primarily dates from 1949 to 1951. The south half of the plan of subdivision – comprising long residential lots fronting Riverside Drive (then North River Road) and backing onto the Thames River – was registered in 1948. The north half of the subdivision, comprising smaller, irregularly-shaped lots along Braemar Crescent, was approved in 1950. Construction began in spring 1950, with a total of 57 homes being built from 1950-1951. Braemar Crescent was a pivotal point for Sifton, and a litmus test as the Company considered future development in London.

Description

Braemar Crescent is associated with the suburban development of London beginning in the 1950s. It is the first example of a suburban residential development by a private developer and the first subdivision by local home-builder Harry Sifton and the Sifton Construction Company. The area includes a high concentration of structures from the 1949-1951 Sifton development. A distinct sense of place is found along Braemar Crescent throughout the Braemar Crescent development. No properties within the area are currently listed or designated on the City's Register.



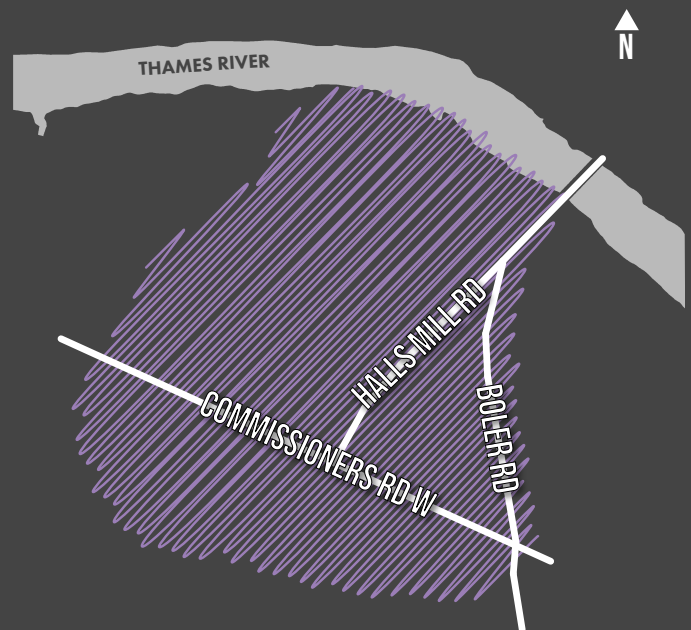
13 HALL'S MILLS

The Hall's Mills area is located in West London and generally includes properties on Halls Mill Road, as the name implies. The area is generally bounded by the Thames River to the north, Boler Road to the west, Commissioners Road West to the south and Stephen Street to the east. The surrounding area includes Springbank Park.

PRIMARY USE: residential

ASSESSMENT:

Hall's Mills is an emerging area for further study as a potential heritage conservation district, reflecting several of the factors used to assess candidate areas for *Heritage Place 2.0*.





Background

In the 1820s, a carding and fulling mill was constructed in this location along the Thames River. Burleigh Hunt purchased that property in 1831 and constructed a gristmill and dam across the Thames River. The business was purchased in 1833 by Cyrenius Hall, after whom the hamlet was known. The village of Byron developed around Hall's Mills, and in 1961 the Village of Byron was annexed by the City of London.

The Hall's Mills area is associated with the early history of Westminster, Hall's Mills and Byron Village. Westminster was called Hall's Mills as early as 1845 by local community members. In 1853 the area officially became Hall's Mills in honour of Cyrenius Hall an early owner of a gristmill and dam constructed across the Thames River at this location. At that time the area was settled by 200 people and had post office and . In 1857, Hall's Mills was renamed Byron by Sir Henry Niles after a village close to London England. The area continued to grow and in 1961 the Village of Byron was annexed by the City of London.

Description

The Thames River exerts a strong presence in the area and is a significant geographical, contextual, and historical feature. The natural topography, dense canopy, and location of Hall's Mills along the Thames River contribute to the character and secluded sense of place.

The Hall's Mill area is generally characterised by the collection of early- to mid-19th century properties along Halls Mills Road and Commissioners Road West. The properties along Halls Mills Road ranges in styles, including Georgian, Ontario Cottage and Queen Anne. Halls Mill Road is also almost completely surrounded by parks, which contributes to the character of the area. There are several properties along Commissioners Road West that are included in the area, including 1289 Commissioners Road West, which is believed to be the last remaining building of the original commercial area.

Within a relatively small area, Hall's Mills contains a concentration of cultural heritage resources that are listed on the City's Register. Some notable properties within the area include:

- 225 Halls Mill Road (c1860), Ontario Cottage with centre gable
- 247 Halls Mill Road (c1890), Queen Anne styled with bargeboard and open verandah with decorative gingerbread detailing
- 249 Halls Mills Road (c.1835), occupied by Dr. John Lee and his wife who operated a private school out of their home until 1842 – it is a typical five-bay Georgian styled house
- 1288 Halls Mill Place (c1834), Gothic Revival, built by C. M. Elson, carpenter in Byron
- 1289 Commissioners Road West (c.1835), house of Lanson Harrington, a trunk and saddle maker
- 1344 Commissioners Road West (c.1853), St. Anne's Church in Gothic Revival style



14 POND MILLS

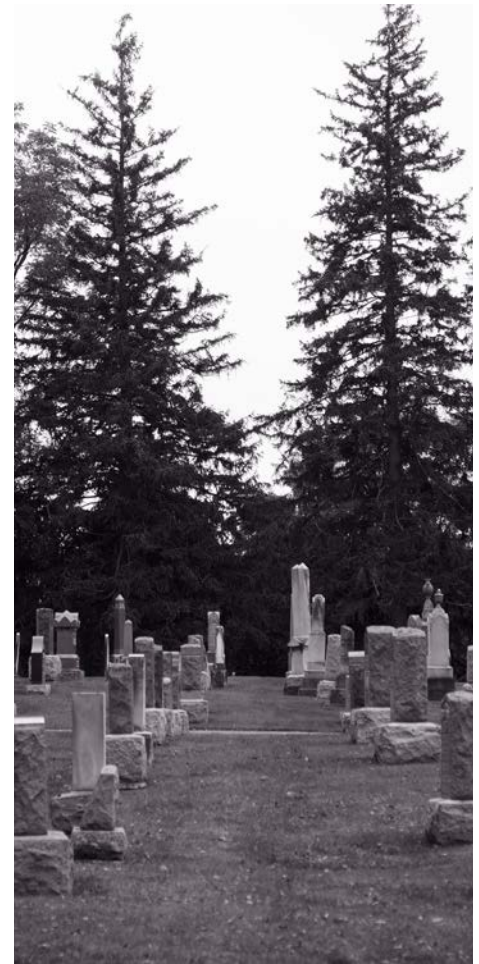
The Pond Mills area is located in south/east London and is mostly surrounded by Westminster Ponds-South- Pond Mills ESA. The area generally includes properties south of Pond View Road, north/west of Pond Mills Road and east of Pond Mills Road/Southdale Road East.

PRIMARY USE: residential

ASSESSMENT:

Pond Mills is an emerging area for further study as a potential heritage conservation district, reflecting several of the factors used to assess candidate areas for *Heritage Place 2.0*.





Background

Pond Mills is one of the oldest settlements in the former Westminster Township and associated with the small rural settlement that developed here in the 19th century. The area is characterised by the surrounding natural landscape, which includes the Westminster Ponds – Pond Mills Environmentally Sensitive Area and its kettle lakes. This is a key landscape feature. Previously recorded Indigenous sites in the area include, at least, one late Archaic period site (2500 – 1000 BC) and one Middle Woodland period site (BC 500- 500 AD).

This area attracted early settlers to shores of the Ponds, with a French settler named Mr. Lumeree building the first mill on the Pond in 1823. A hamlet soon grew to include small grist mills, cheese factories, general stores, a school, church and cemetery. The Pond Mills Cemetery on the North Pond, is one of the oldest in London, with the first burial recorded on May 12, 1825.

Pond Mills contains several scenic features which contribute the area's attractiveness. These include the natural areas surrounding the Ponds and stretches of scenic roadways along Pond Mills Road where it meets Southdale Road as well as a stretch of Pond View Road.

Description

The area includes several listed properties on the City's Register which comprise remnants of the former "Scottish Settlement" that grew around the Ponds. Some notable heritage resources within the Pond Mills area include:

- Pond Mills Cemetery
- 555 Pond Mills Road (c1843), original home of miller whose grist mill was located nearby; the foundations of the mill are still visible
- 570 Pond Mills Rd (c1870), 1 ½ storey white brick Ontario farmhouse
- 700 Pond Mills Road (c1870), Baty House, a Gothic Revival farmhouse still within its original setting

- 1075 Pond View Road (c1870), an early Ontario farmhouse

Pond Mills was identified in the original Heritage Places as an area of outstanding historical, architectural and natural character that had potential for designation as a heritage conservation district under Part V of the Ontario Heritage Act. Areas of archaeological potential are identified in the Archaeological Management Plan (2017).

APPENDIX

HERITAGE CONSERVATION DISTRICT - DESIGNATION PROCESS

Ultimately, the objective of designating an area under Part V of the Ontario Heritage Act is the long-term conservation and management of its cultural heritage value or interest.

Policy – Ontario Heritage Act + The London Plan

The *Ontario Heritage Act (OHA)* enables local municipalities to designate *Heritage Conservation Districts (HCD)* provided the requirements of the OHA are met and the municipality has sufficient supporting policies within its official plan. London's official plan, *The London Plan*, contains sufficient policies to enable the designation of an HCD in accordance with the OHA, as well as the identification of criteria for the evaluation of potential HCDs (Policy 575).

“City Council will consider the following criteria in the evaluation of an area for designation as a heritage conservation district:

1. The association of the area with a particular historical event or era that is unique to the community.
2. The presence of properties which are considered significant to the community as a result of their location or setting.
3. The presence of properties representing a design or method of construction which is considered to be of cultural heritage value or interest to the community, region, province, or nation.
4. The presence of properties which collectively represent a certain aspect of the development of the city that is worthy of maintaining.
5. The presence of physical, environmental, or aesthetic elements which, individually, may not constitute sufficient grounds for designation as a heritage conservation district, but which collectively are significant to the community” (Policy 576).

Process – Requests for Designation

The City has traditionally dealt with a request for HCD designation in a sequential process. Following Municipal Council's direction in response to a request from the community, a request for proposals is issued to select consultants to undertake the formal study to determine whether an area meets *The London Plan* and provincial requirements for protection as a HCD

under Part V of the *Ontario Heritage Act (OHA)* and to make recommendations regarding possible boundaries. As part of this phase, the consultants are required to conduct at least one public information meeting. Upon reporting back to Municipal Council, Municipal Council may then direct the preparation of a Plan & Guidelines for the proposed HCD. Again, at least one public information meeting is required as well as a statutory public meeting before Planning and Environment Committee prior to a recommendation that Municipal Council pass a by-law to designate the HCD pursuant to Part V of the OHA. The passing of the by-law triggers a thirty day appeal period. If an appeal is launched, the HCD is not in force and effect until the appeal is resolved.

The following are the key steps to designate a HCD as outlined in the *Ontario Heritage Tool Kit – Heritage Conservation Districts* (p16):

The Study

- o Step 1 – Request to designate
- o Step 2 – Consultation with the Municipal Heritage Committee
- o Step 3 – Official Plan provisions
- o Step 4 – The Area Study and Interim Control
- o Step 5 – Evaluation of cultural heritage resources and attributes
- o Step 6 – Delineation of boundary of the study area & potential HCD
- o Step 7 – Public consultation on draft HCD study

The Plan

- o Step 8 – Preparation of the HCD plan and guidelines (public consultation required)
- o Step 9 – Passing the designation bylaw & adoption of the HCD plan
- o Step 10 – Registration of bylaw on title
- o Step 11 – Notification of passing of bylaw to the Ontario Heritage Trust
- o Step 12 – Proposed changes to existing bylaws and Official Plan provisions
- o Step 13 – Implementing the HCD plan

See Figure x.

HCD Study – Required Contents under the Ontario Heritage Act

Section 40(2) of the Ontario Heritage Act (OHA) requires that a study for the purpose of designating one or more

HCDs shall include the following:

- a) Examine the character and appearance of the area that is subject of the study, including buildings, structures and other property features of the area, to determine if the area should be preserved as a heritage conservation district;
- b) Examine and make recommendations as to the geographic boundaries of the area to be designated;
- c) Consider and make recommendations as to the objectives of the designation and the content of the heritage conservation district plan required under section 41.1;
- d) Make recommendations as to any changes that will be required to the municipality's official plan and to any municipal by-laws, including any zoning by-laws. 2005, c. 6. S. 29.

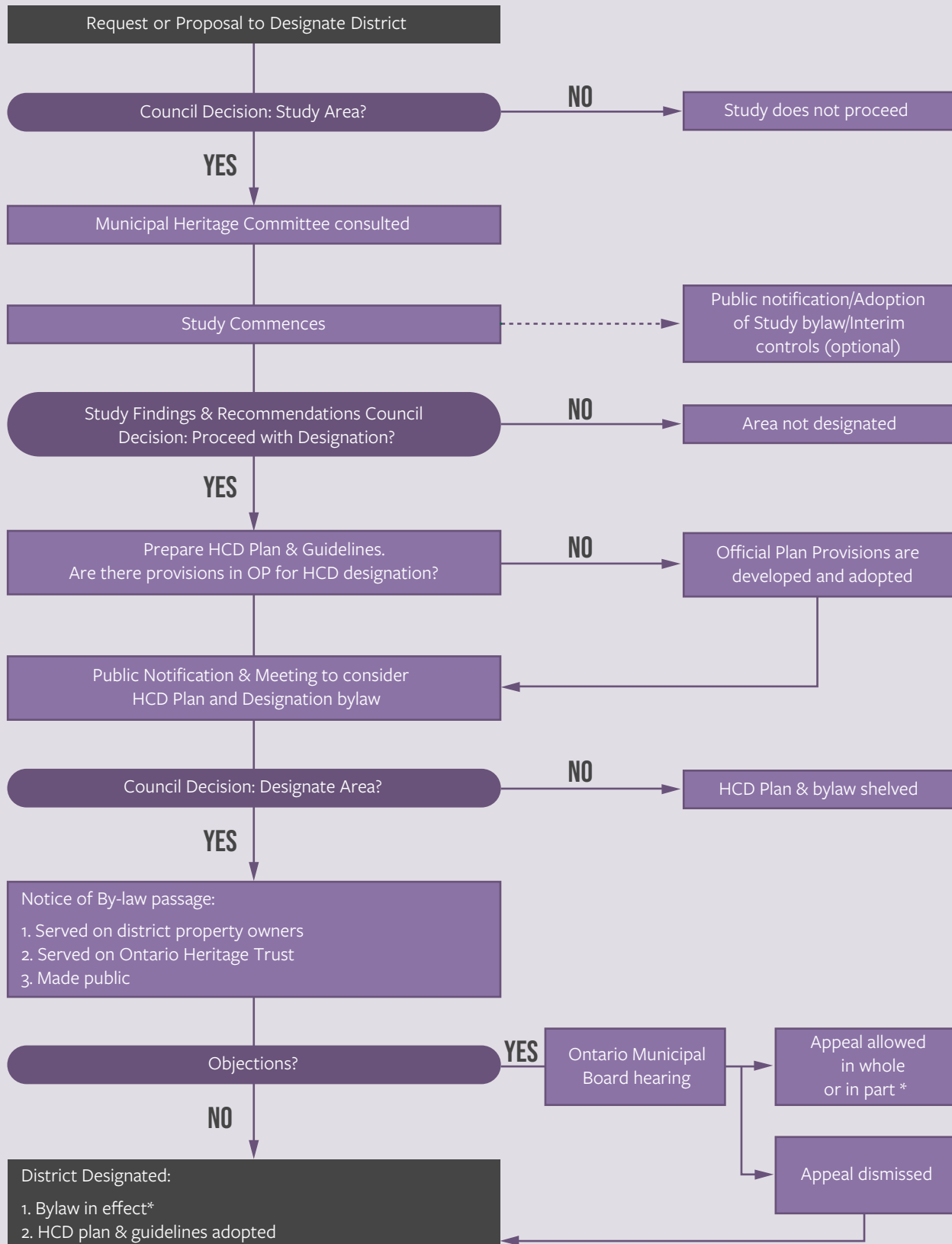
The OHA requires consultation with a municipal heritage committee, where established, with respect to the study (Section 40(3)). London's municipal heritage committee is the London Advisory Committee on Heritage (LACH).

HCD Plan – Required Contents under the Ontario Heritage Act

Should the council of a municipality be satisfied with the findings and recommendations of an HCD Study, it may direct the preparation of an HCD Plan as required by Section 41.1(1) of the Ontario Heritage Act (OHA). The OHA specifies that an HCD Plan shall include:

- a) A statement of the objectives to be achieved in designating the area as a heritage conservation district;
- b) A statement explaining the cultural heritage value or interest of the heritage conservation district;
- c) A description of the heritage attributes of the heritage conservation district and of properties in the district;
- d) Policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and,
- e) A description of the alterations or classes of alterations that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under Section 42.

HERITAGE CONSERVATION DISTRICT DESIGNATION PROCESS



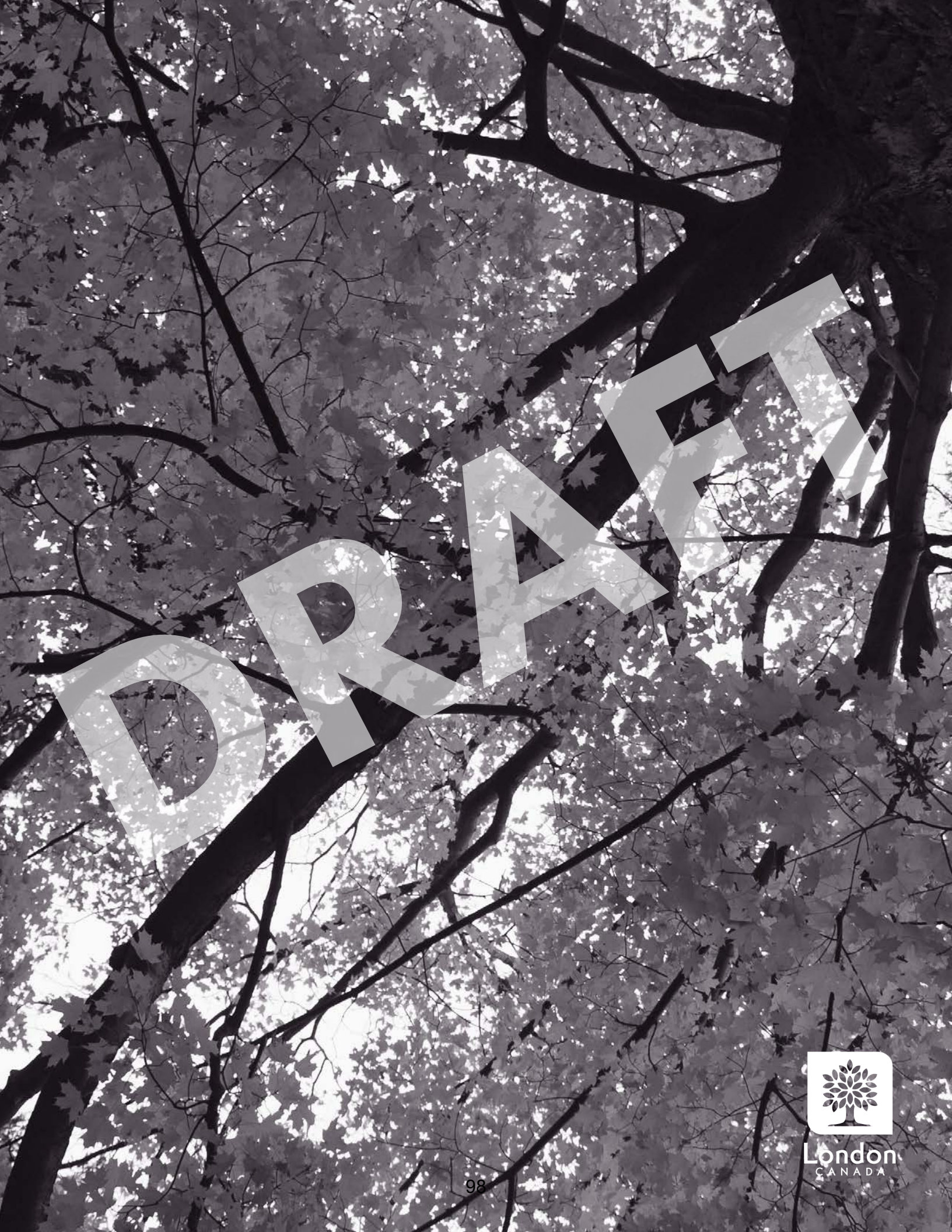
*NB. Bylaw may need to be amended for an appeal allowed “in part”

Figure 4. Heritage Conservation District designation process (Ontario Heritage Tool Kit. HCDs, p17)

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London
CANADA

**LACH Stewardship Sub-Committee
REPORT**

Wednesday October 24, 2018

Location: Planning Office, 206 Dundas Street

Start Time: 6:30pm – 8:00pm

Present: M. Whalley, J. Hunten, J. Cushing, T. Regnier; K. Gowan, K. Gonyou (staff)

Agenda Items:

1. Designation: Kenross (336 Piccadilly Street)

The Stewardship Sub-Committee reviewed the draft Statement of Cultural Heritage Value or Interest prepared by K. Gonyou for Kenross, the property located at 336 Piccadilly Street.

Motion: That the property at 336 Piccadilly Street be designated under Part IV of the *Ontario Heritage Act* with the Statement of Cultural Heritage Value or Interest appended to the Stewardship Sub-Committee agenda. Moved: M. Whalley; Seconded: J. Hunten. Passed.

2. Discussion: Heritage Alteration Permit: 508 Waterloo Street, West Woodfield HCD

The Stewardship Sub-Committee received a verbal report from K. Gowan regarding the alteration (window replacement) to the heritage designated property located at 508 Waterloo Street, within the West Woodfield Heritage Conservation District. The London Advisory Committee on Heritage will be consulted on this application at its next meeting.

3. Rapid Transit

a. Revised Cultural Heritage Screening Report (dated October 8, 2018)

The Stewardship Sub-Committee received the revised Cultural Heritage Screening Report.

b. Draft Terms of Reference for Cultural Heritage Evaluation Reports (individual and group)

The Stewardship Sub-Committee received the draft Terms of Reference for Cultural Heritage Evaluation Reports (individual and group) and has provided the following comments:

- The historical section of the CHER should be focused on the history of the property and how it fits into the London context, rather than a regurgitation of the history of London;

- It may not be essential to take land registry research back to the Crown in all instances;
- A combined Terms of Reference for both group and individual CHERs should be considered as the essential/required content is identical.

c. Draft Table of Contents for Cultural Heritage Evaluation Reports

The Stewardship Sub-Committee received the draft Table of Contents for Cultural Heritage Evaluation Reports and has provided the following comments:

- Only a brief summary of provincial and municipal context and policies should be included in the CHERs;
- Consideration should be given to combining all relevant information on an individual property (description, evaluation, conclusion, and recommendation) to be better suited for a reader's perspective for the group CHERs;
- It should be noted that the grouping or sum of properties together may be of cultural heritage value or interest, rather than just the individual properties on their own (e.g. collective value of the streetscape);
- There are concerns with the potential volume of including all of the necessary information on thirty-five (35) properties in one CHER. Consideration should be given to break this down further, perhaps on a block-basis, for a more manageable CHER.

d. Cultural Heritage Work Plan (revised October 22, 2018)

The Stewardship Sub-Committee received the Cultural Heritage Work Plan (prepared by IBI Group, dated October 22, 2018).

4. Request to Repeal the Heritage Designating By-law for 1266 Riverside Drive (The Cedars)

K. Gonyou advised the Stewardship Sub-Committee that a request to repeal the heritage designating by-law for The Cedars (1266 Riverside Drive) had been received from the property owner. The Cedars was destroyed by fire on July 7-8, 2018. Per Section 32(2) of the *Ontario Heritage Act*, Municipal Council must respond by January 13, 2019 to the request to repeal the heritage designating by-law.

5. Referred to the Stewardship Sub-Committee: 536 Windermere Road and 542 Windermere Road

The Stewardship Sub-Committee received the correspondence from E. Mara (dated September 16, 2018) that was received by the London Advisory Committee on Heritage at its October meeting and forwarded to the Stewardship Sub-Committee. The

Stewardship Sub-Committee also received the “Building Assessment Property at 536 & 542 Windermere Road, London, Ontario” prepared by M. W. Hall Corporation.

The Stewardship Sub-Committee felt that the report provided was not satisfactory.

Motion: Based the local knowledge and preliminary research of the Stewardship Sub-Committee, the Stewardship Sub-Committee believes that no further action regarding 536 Windermere Road and 542 Windermere Road should be taken. Mover: T. Regnier; Seconder: M. Whalley. Passed.

6. Discussion: Priorities on the Register (Inventory of Heritage Resources)

The Stewardship Sub-Committee had a general discussion regarding the use of Priority levels on the Register (Inventory of Heritage Resources).

Motion: Priority levels presently used on the Register (Inventory of Heritage Resources) should be removed. It being noted that all properties listed on the Register (Inventory of Heritage Resources) have the same level of protection and treatment under the provisions of Section 27 of the *Ontario Heritage Act*. Mover: T. Regnier; Seconder: J. Hunten. Passed.

7. Referred to the Stewardship Sub-Committee: North Talbot Area

The Stewardship Sub-Committee received the list of properties identified within the North Talbot Area that was received by the London Advisory Committee on Heritage at its October meeting and forwarded to the Stewardship Sub-Committee. The Stewardship Sub-Committee was appreciative of the information received. The Stewardship Sub-Committee agreed to review the list for further discussion at a future meeting.

8. Referred to the Stewardship Sub-Committee: Cultural Heritage Evaluation Report/Heritage Impact Assessment – 900 King Street (Western Fair)

The Stewardship Sub-Committee received the Cultural Heritage Evaluation Report/Heritage Impact Assessment – 900 King Street (Western Fair), prepared by Common Bond Collective (August 2018), which was referred from Municipal Council. The Stewardship Sub-Committee agreed to review the report for further discussion at a future meeting (after February 2019).

Education Sub Committee Minutes – November 5, 2018

Attendance: H.Garrett, R.Armistead, H.Elmslie, J.Manness, M.Tovey and K.Gowan.

The committee met on November 1st to review and provide comments for the attached interpretive signage. The projects have funding but R.Armistead would like them to be reviewed for historical inaccuracies.

The committee also discussed reprinting and reinstalling lost signs in Harris Park, replace Gibbons Park plaque on the Bathhouse to John Gibbons Counsel (disabled WWI veteran) and to provide funding for a sign for the Graham Arboretum in Springbank Park.

Krista is going to provide further information about the cost of the above noted signage to allow LACH to determine if all three can be funded or just one or two.

Possible Motions:

MOTION – The Education Sub Committee recommends LACH reviews the information for Bishop Hellmuth Boy’s College, Richmond Village and Saunders Pond for historical inaccuracies, and to provide support for the signage. Any comments can be forwarded Robin Armistead, Manager of Culture.

MOTION – The Education Sub Committee recommends LACH provide \$_____ to each of the signs to help with funding.

Hellmuth Boys College

Hellmuth Boys College was a private school on the block bounded by Wellington, Waterloo, Grosvenor, and St. James. It was founded by Isaac Hellmuth, who would later found Western University. Hellmuth Boys College was intended as a feeder school for Huron College.

Originally named The London Collegiate Institute when it opened on September 1, 1865, it was not merely the first school called a "Collegiate Institute", it may well have been the first school organized around Egerton Ryerson's ideas of what such a Collegiate Institute should be like. The London Collegiate Institute was, in effect, a private school version of what would, in 1871, be mandated as the model for public secondary education throughout the province of Ontario. Ironically, the advent of public education in the Province signaled the death knell for Hellmuth Boys College.

The first (and most noted) pupil was Judge Talbot Macbeth. Macbeth remembers as a young boy attending the laying of the corner stone for Hellmuth Boys College "in a field of clover where the only building was a small cottage," on the 17th of October, 1864. Talbot Macbeth eagerly awaited the opening of the school so that he could enroll, and was the first pupil to register. The school was to be ready to receive pupils by September 1st, 1865. On Talbot's first day, he was apparently so anxious to start at the College that he arrived "with his trunk many hours ahead of the next boy to enter". The trunk would have been necessary because the College was a boarding school, initially accommodating 150 students.

The formal opening, in the autumn of 1865, was attended by "ladies and gentlemen to the number of about one hundred and fifty", who witnessed "a few pleasing experiments together with revolving views, and interesting objects by means of the magic lantern."

Initially, the boys were mostly from Canada, but by 1870, there were a "large number" from the United States. By all appearances, the Hellmuth College of 1870 was thriving.

In 1871, however, the *Common Schools Act* was declared, creating free public education in Ontario. As a private school in a new era where free education would become the norm, the days of the school as a Boys' College were numbered. By 1875, a mortgage for \$12,000 was taken out, increased to \$22,000 by 1877. Hellmuth tried unsuccessfully to persuade the province to purchase the building and turn it into a Normal School (or teachers college).

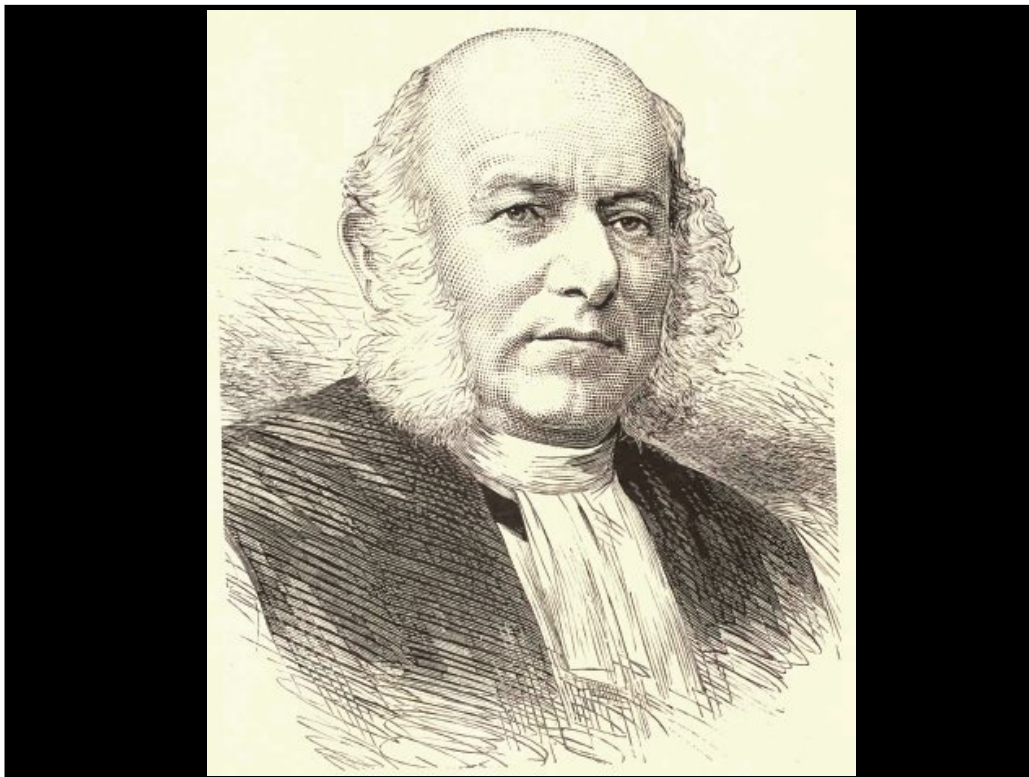
A new use was found for the school as the first home of Western University, which was incorporated in 1878. Hellmuth pledged \$10,000 of his own money towards the new University. However, in 1883, Hellmuth found a new post and moved back to England. Without its energetic founder and fundraiser, the fledgling University ran into trouble. The Faculty of Arts closed in 1885, and the building fell into disrepair. Western University moved to the St. George Street campus of Huron College until 1925, where it would eventually thrive.

Hellmuth Boys' College Heritage Interpretive Sign

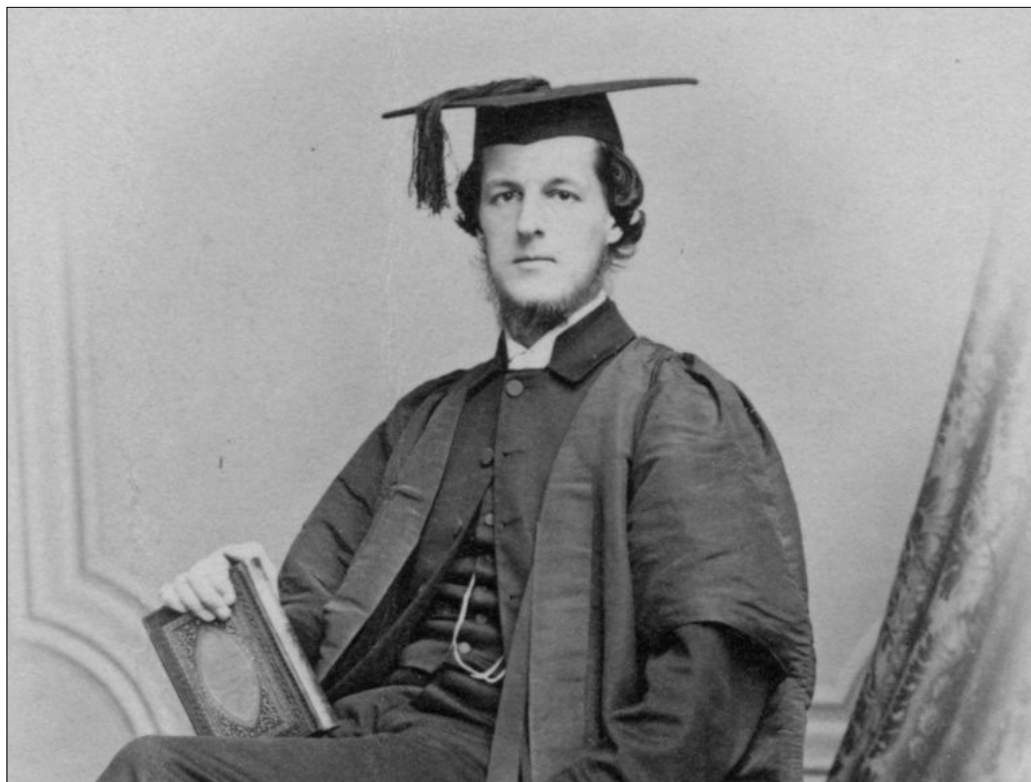
Illustrations with captions



Hellmuth Boys College in 1864. Situated on 10 acres (Gwynne-Timothy, 67), the College was a “four-storey white brick building and could accommodate 150 students and staff in more than 70 rooms.” (Turner). Courtesy: Western Archives, Western University, RC41507c.



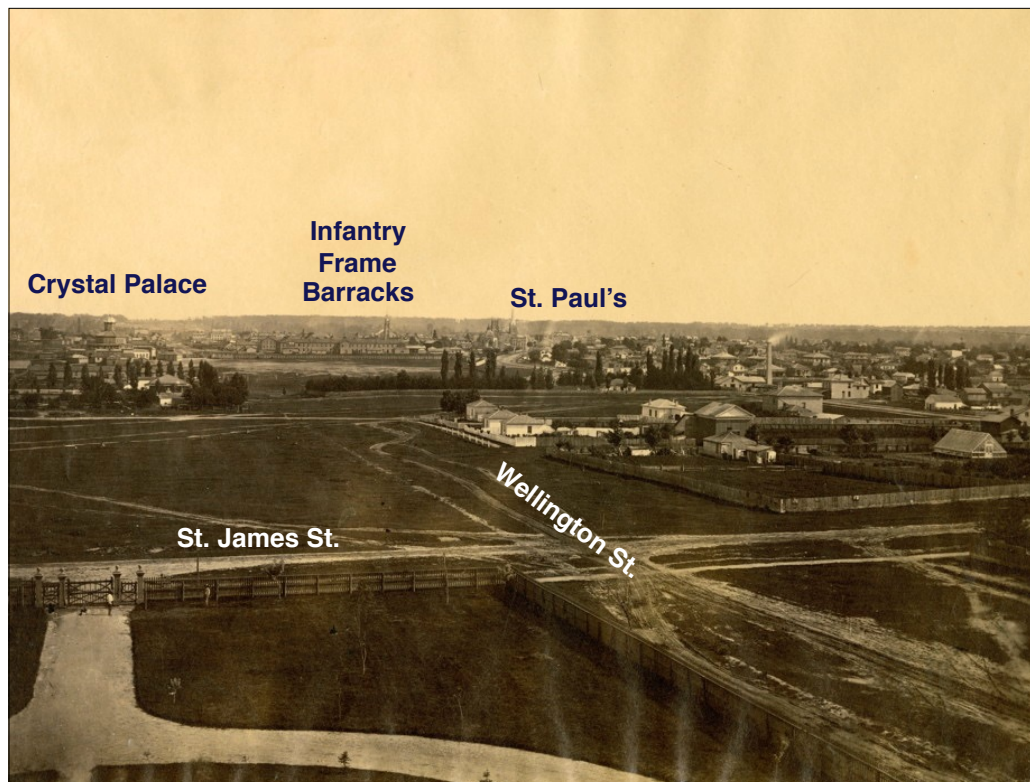
Isaac Hellmuth was the Principal of Huron College, and the founder of the Hellmuth Boys School and Western University. Dr G. J. Low, an early student at Huron College, recalls: "Principal Hellmuth was a remarkable man, his personal magnetism was immense. He had a wonderful pair of dark brown eyes – large, mobile, luminous, penetrating, yet kindly." (Western's First Century, Gwynne-Timothy, 64).



Arthur Sweatman, around the time he was Principal of Hellmuth Boys College. Rev. Sweatman (1834–1909) later served as Archbishop of Toronto, and Primate of the Anglican Church of Canada.



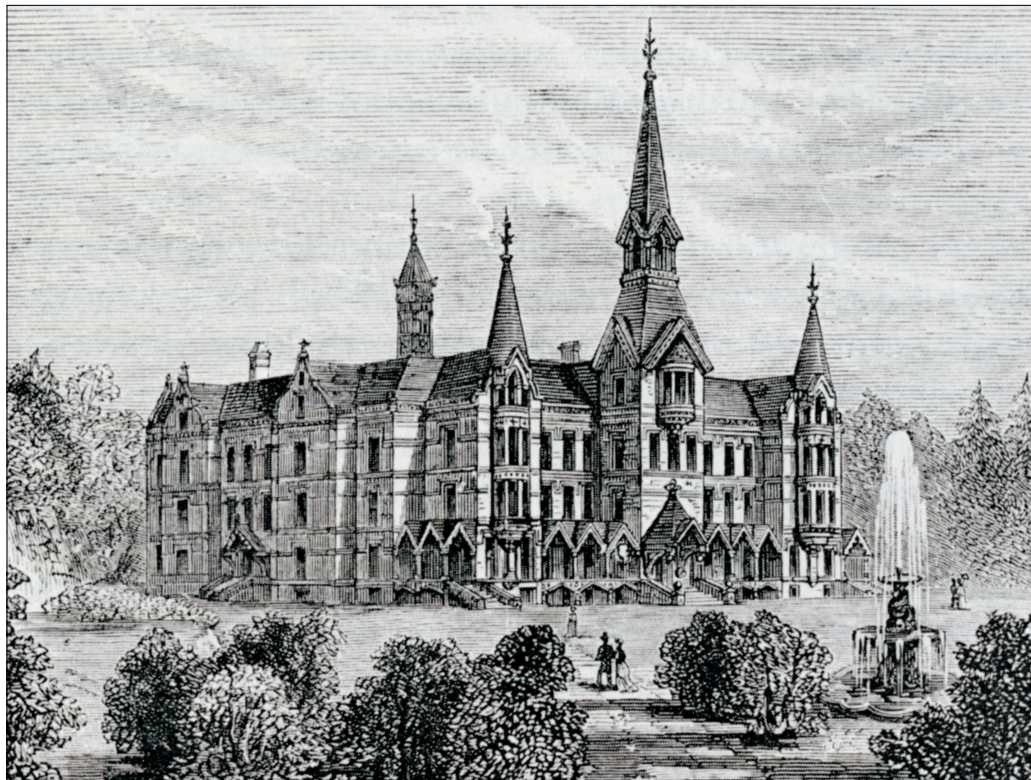
Cricket being played on the lawn of Hellmuth Boys College. Apart from a cricket field, the school's amenities included a gymnasium, a racket court, and a pond for swimming. (Joyce, *At the Close of Play: The Evolution of Cricket in London Ontario, 1836-1902*, 77). Detail. Courtesy: Western Archives, Western University, RC40847.



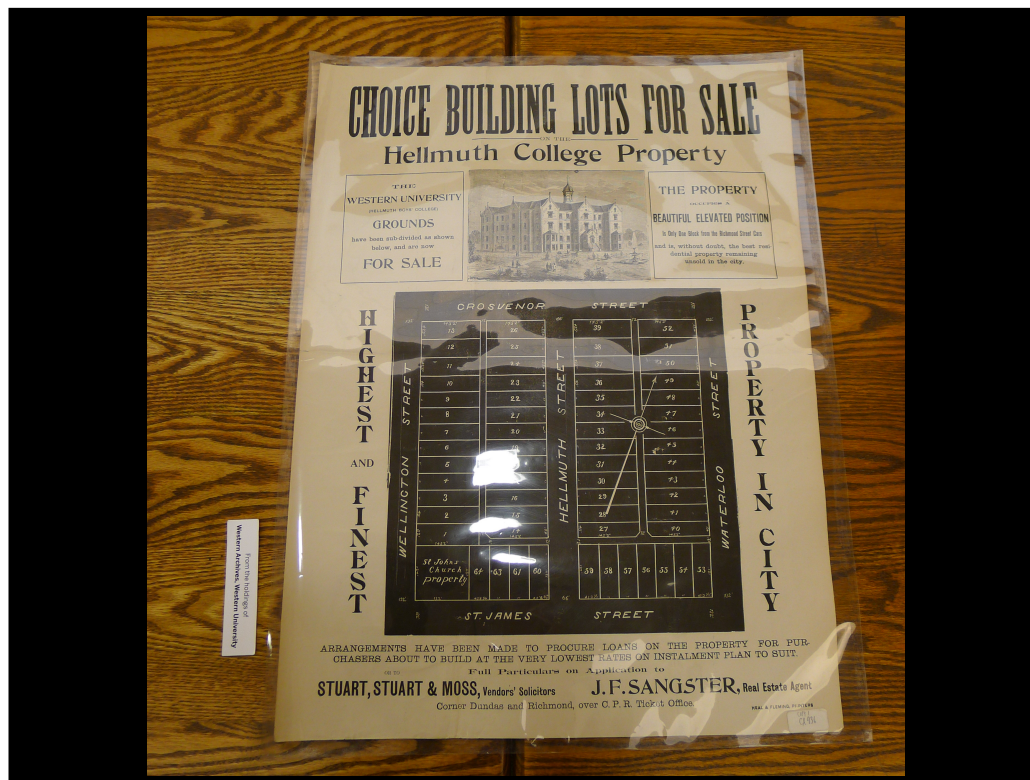
View from Hellmuth Boys College shortly before the College became the first campus of Western University. In the foreground on the left is the College's circular drive, exiting onto St. James Street. The muddy street that emerges from the bottom right corner is Wellington Street. In the distance on the left is the Crystal Palace Barracks. In the centre distance is the Infantry Barracks of the British Garrison. On the right in the distance can be seen St. Paul's Cathedral. Image: View of Central London including Crystal Palace, Military Barracks (now Victoria Park) from Hellmuth Boys College. Courtesy: Western Archives, Western University, RC 60179.



For a time, St. John the Evangelist Church (built in 1888) and the College (demolished in 1894) were both situated on the block bounded by Wellington, Waterloo, Grosvenor, and St. James. Courtesy: Western Archives, Western University. RC40957.



Hellmuth commissioned noted architect Gordon Lloyd to redesign the facility in a way that would be suitable for a university. A design was duly produced, above. Although funds were raised for the reconstruction, the actual renovations were never carried out. In spite of this, in 1881, Western University held its first classes in Hellmuth Boys College Building as it originally stood, and by 1882 there was a Faculty of Medicine. Illustration: *Illustrated London News*, November 23rd, 1878.



By the 1890s, the tile company that ran a nearby quarry (in what is now Doidge Park), was using the basement for storage. In 1894, the mortgage was foreclosed, the building sold to a contractor, and the building demolished, leaving only the chimney of the heating plant to temporarily stand as a testament to what had once been. Some of the bricks form part of the Parish Hall of St. John's Evangelist Church. The property was subdivided into lots for residences, and the area now forms the core of the Bishop Hellmuth Heritage Conservation District. Courtesy: Western Archives, Western University.

The Village

The two-block shopping street on Richmond Street between the CPR tracks and Oxford Street is known as *The Village*, or sometimes, *The Richmond Village*. As with many commercial centres, it formed at a crossroads: the corner of Oxford and Richmond.

The deep narrow lots which mark *The Village* as a commercial strip are largely unchanged since the early 1850s. Small shops make it more economical to start a business, encouraging local entrepreneurship. In 1871, there was a general store, a shoemaker, two grocers, a butcher, and a saloon.

The Village has always been physically separated from the more southerly businesses of Richmond Street, first by water, later by industrial facilities, and, starting in 1887, by the railroad.

By 1895, *The Village* was home to Mrs. Hudson's stables and Mr. Neville's smithy, Mrs. Hitchcock ran a fancy goods store, and Mr. Lewis, a furniture store. The Cairncross & Lawrence drug store was conveniently across the street from Dr. Hutchinson, the physician.

By 1925, the complexion of *The Village* had expanded to include a stationary, a fireproof warehouse, and a coal company, as well as laundries and drug stores.

A dominant feature of the mid-20th century were gas stations. Mark Pittam, of Oxford Books, recalls: "The Village used to be gas stations. . . . There was a gas station on the corner. There was a gas station across the street. The restaurant on the corner was a gas station. The Supertest down the street was a gas station . . . It was all gas stations, because this was the edge of the city." Drug stores were another conspicuous feature of the 20th Century. Both gas stations and drug stores had disappeared by the 21st.

As transport improved, this village, like others, became increasingly specialized. Gas stations, pharmacies, and stores selling durable goods, have given way to boutiques, cafés, and hair salons. The tradition of local proprietors has remained.

The Village retains the hallmarks of an urban village—human-scale storefronts with parking at the back and picture windows abutting the sidewalk. The picture windows provide eyes on the street while inviting passersby inside, giving shoppers a safe and welcoming place to walk.

The Village Heritage Interpretive Sign - Pictures with captions

1. The 4th Earl of Richmond

Richmond Street was named after the 4th Earl of Richmond, Charles Lennox (9 December 1764 – 28 August 1819), who was appointed Governor in Chief of British North America in 1818. While touring Upper and Lower Canada in 1819, Richmond was bitten by a tame (but rabid) fox, and died of the resulting hydrophobia. Painting by Henry Collen (1797–1879) after Henry Hoppner Meyer. Courtesy: Wikimedia Commons. (68 words).

2. 1855 Plan of London (cropped)

1855 plan of London, by Samuel Peters Jr., illustrating the narrow lots that have made it easy to start businesses in *The Village*. Industries built up along Carling's Creek, which ran south of *The Village*. These industries included Water's Mill, Carling's Tannery and Carling's Brewery. In the mid-19th Century, Carling's Creek was dammed to create Lake Horn, which allowed for swimming, regattas and ice-skating. Courtesy: Map and Data Centre, Western University.

[A cropped version of the 1855 plan might be displayed similarly to the map on the "Richmond Row" plaque, on both the front and back of the sign, with the location of *The Village* highlighted with a red line. The map is not attached, because it is too large, but the full TIFF can be downloaded by clicking "Download TIFF" at <https://ir.lib.uwo.ca/mdc-London-maps/21/>]

3. Aerial view of The Village 1961, annotated

1961 aerial view of Richmond Street, with stores labelled using data from the 1961 City Directory. Richmond Street was originally four streets: Sarnia (or Great Burlington) Road, Mark Lane, Richmond Street, and Church Street (where The Village is today). Aerial view courtesy: Western Archives Western University. (46 words)

4. The Davis Taxi Building (742 Richmond Street)

Advertising "all new day and night service", Davis Taxi opened at 742 Richmond Street on November 23, 1925 (see inset). The roofline is a distinct feature of the streetscape, with four chimneys, and a central pediment containing a datestone ("1925"). It later became home to an early supermarket (A&P), which merged the functions of the butcher and the traditional grocery. Courtesy: Western Archives, Western University, London Free Press Image Archives - January 25, 1955.

5. 1949 - Standard Drug Store and Quong Lee Laundry

The oldest building in *The Village*, on the north-west corner of Piccadilly and Richmond, dates to the 1860s. In the 19th Century, it operated as a hotel and saloon. In 1949, it housed the Quong Lee laundry and a Standard Drug Store. Standard Drugs was a London company established in 1913. Courtesy: Western Archives Western University - February 1949.

6. 1954 15 August - Water Sprinkler Burst at Murray-Selby Shoes London Ontario

The few large lots shaped *The Village* in ways different from the many narrow lots. The Murray-Selby shoe factory building was built in 1909 on the sizable lot on the south-east corner of Richmond and Piccadilly. This photograph shows the day when crews responded to a sprinkler burst which "sent hundred of gallons of water out third story windows." Courtesy: Western Archives, Western University. London Free Press Photo Archives - August 15, 1954.

7. View looking south along east side of Richmond Street from Oxford Street.

Businesses on the east side of Richmond in the 1950s, looking south from Oxford. In 1949, *The Village* retailers formed the *North London Merchants Association*. Topics discussed over coffee included "traffic problems, store hours, Christmas decoration, and district-wide sales." Courtesy: Western Archives Western University London Free Press Image Archives - November 11, 1955.

8. View looking north along Richmond from Piccadilly Street.

The Village retains the feel of its early-to-mid-20th Century streetscape, as seen in this 1957 view looking north along Richmond from Piccadilly. It is easy to see what might have prompted the moniker, "The Village". The stretch appears self-contained, like the crossroads of a small town. Courtesy: Western Archives Western University London Free Press Image Archives - September 24 1957.

9. La Jolie Jupe. April 12, 1967.

Cindy Kydd in her store, La Jolie Jupe, when it was located at 711 Richmond Street. The Murray-Selby shoe factory and the CPR train station can be glimpsed through the plate glass windows typical of shops on the street. Courtesy: Western Archives, Western University. London Free Press Photo Archives - April 12, 1967. (53 words).



CEEPS

Mill St.

Hyman Tannery

Murray-Selby
Shoe Factory

Ann St.

Metropolitan
Stores Warehouse

CPR Tracks

Piccadilly St.

Standard Drug Store
Coral Hi Fidelity

Stan C. Reade Photo

Fenwick-Cochran Floor and Wall Coverings

Esso

Good Food Restaurant
Henson's Smoke Shop

Campus Food Bar
Oxford Books
Bob Turnbull Flowers
Irving Appliances
Bank of Nova Scotia

Fisher Drugs

Richmond Bakery

Firestone

Cosy Lunch

Richmond St.

Oxford St.







The BANK of NOVA SCOTIA

FRIGIDAIRE

L'ÉQUIPEMENT DE LA MAISON

L'ÉQUIPEMENT DE LA MAISON

SELF SERVICE A&P FOOD STORES

2-49

STANDARD
DRUG
LIMITED
I SAVE YOU MONEY

STANDARD DRUG LIMITED

PICCADILLY ST.

LAUNDRY

QUONG LEE CO.
723 1/2
LAUNDRY
WORK CALLED for & DELIVERED





THE COSY
FINE FOOD

SODA FOUNTAIN · LUNCHES · SODA FOUNTAIN



B. & HOLT'S PHARMACY

PRESCRIPTIONS

BILL HOLT DRUGS
PRESCRIPTIONS

LAUNDRY

THE BANK OF
NOVA SCOTIA

Esso



BUS STOP



STAN READE
PHOTOGRAPHIC AND
ART SUPPLIES

BOB
FLOWERS

bob
turnbull
FLOWERS

CAMPUS
FOOD BAR

IMPERIAL
Esso
DEALER

DRINK
Coca-Cola

CAMPUS HI-
FOOD BAR

NO PARKING
HERE TO
CORNER

FLOOR & WALL
COVERINGS

DRUGS

THE BANK
NOVA SCOTIA

FRIGIDAIRE

STAN WELBY

SUNDRY

BAKERY

MEL

RELL
NTING
2-3618
IN ST. LONDON

693-384



The Westminster Ponds complex, a sprawling array of glacier-sculpted uplands and ponds, supports a rich diversity of native plants, insects and birds. By the 1860's, it was an important centre for natural discovery in the region. Local druggist William Saunders (1836–1914), a proficient self-taught botanist and avid student of insects, explored Westminster Ponds with his children and other naturalists. His oldest son, William E. (W.E.) Saunders (1861–1943), later turned their shared passion for what grew, flew and crawled into education and preservation initiatives that spanned generations.

A Father's Tradition

Saunders Sr. studied the life cycles of insects, particularly pests, and bred new plant varieties suited to the Canadian climate. The elder Saunders encouraged his son's curiosity and helped W.E. develop the skills and mindset to document nature and share his expertise.

After Saunders Sr. founded the London Branch of the Entomological Society of Canada in 1864, W.E. broadened his father's insect-study group to include birds, launching the Ornithological Section in 1890. It later became the McIlwraith Ornithological Club, now known as Nature London.

W.E. took over his father's wholesale pharmaceutical business when Saunders Sr. moved to Ottawa in 1886 as the founding director of the Dominion Experimental Farm system.

The Saunders Cabin, Nature Education and Instilling a Conservation Ethic

Known for his charismatic warmth, W.E. Saunders welcomed all ages on nature fieldtrips throughout the pond area. In 1913 and 1918, W.E. Saunders bought adjacent plots of land straddling the western half of Saunders Pond. He built a small cabin in 1920, which served as a space for picnics and gatherings.

In the early 1900's, many people did not yet realize that the natural resources of North America had limits. Hawks, owls and eagles were shot on sight, and the Canada Goose had been hunted to near extinction. W.E. Saunders was an early and vocal advocate for wildlife protection.

An internationally respected authority on birds and mammals, W.E. rallied fellow naturalists, teachers and the London public to the conservation cause. He also spread the word as president of the Federation of Ontario Naturalists and through weekly nature columns in London newspapers from 1929 to 1943.

The Saunders Legacy

Much of the Westminster Ponds complex, including Saunders' property, was expropriated for a veterans' care and rehabilitation centre in the 1940's. Acquisition of area land for public park purposes began in the 1960's. In 1990, Westminster Ponds was designated as an Environmentally Significant Area by the City of London. Today the legacy of W.E. Saunders lives on in the passion for nature and commitment to conservation demonstrated by local naturalists.



William Saunders, Sr. (photograph courtesy of Museum London)



Members of the Entomological Society of Canada meet in London, July 8, 1868. W.E. Saunders, 6, stands in front of his father, William Saunders, Sr. (photograph courtesy of Nature London Archives)



The Grass-pink orchid was known to be common at Westminster Ponds when Saunders, Sr. published a list of plant species in 1863. This orchid no longer grows here. (photograph courtesy of David Wake)



The Bog Copper butterfly was observed by the Entomological Society in 1868. Its larvae feed on cranberry plants, shown here. This tiny butterfly is no longer found at Westminster Ponds. (photograph courtesy of David Wake)



This map shows the two parcels of land purchased by W.E. Saunders in 1913 (northern 30 acres) and 1918 (southern 50 acres), aligned with modern-day street references.



W.E. Saunders enjoys lunch outside during a field trip at Westminster Ponds in 1942. (photograph courtesy of Nature London Archives)



W.E. Saunders in front of his cabin with his wife, Emma, daughter, Muriel Fetherston, and two grandchildren, Norah and Marjorie in 1921. (photograph courtesy of Nature London Archives)



The lawn in front of Saunders' cabin was used for picnics and gatherings of family and friends. This view looks north across Saunders Pond with the boat house on the left. (photograph courtesy of Nature London Archives)



Students from University of Western Ontario pose on Wellington Road facing east toward the Saunders property in 1925. They are about to take an early morning bird hike lead by W.E. Saunders (second from right). (photograph courtesy of Nature London Archives)



W.E. Saunders examines leaves in 1937, at a regional gathering of the Federation of Ontario Naturalists, of which he was the president from 1931 to 1943. (photograph courtesy of Nature London Archives)



A passionate advocate for the protection of birds of prey, W.E. Saunders poses with a young Bald Eagle in nearby Delaware, Ontario, in 1941. (photograph courtesy of Nature London Archives)

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: Request for Heritage Designation for Heritage Listed Property
at 336 Piccadilly Street by N. & T. Tattersall
Meeting on: Wednesday November 14, 2018

Recommendation

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, with respect to the request for the designation of the heritage listed property at 336 Piccadilly Street, that notice BE GIVEN under the provisions of Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the property to be of cultural heritage value or interest for the reasons outlined in Appendix D of this report.

Executive Summary

The property at 336 Piccadilly Street featured, for the third time, in the Architectural Conservancy Ontario – London Region's Geranium Heritage House Tour in 2017. Subsequent, the property owners requested heritage designation of their property. Staff completed an evaluation of the property using the mandated criteria of O. Reg. 9/06 and found the property to be a significant cultural heritage resource that merits designation under the *Ontario Heritage Act*. The property owners were consulted through the research and evaluation process, and have concurred with the designation of their property.

Analysis

1.0 Background

1.1 Property Location

The property at 336 Piccadilly Street is located on the northeast corner of Piccadilly Street and Waterloo Street (Appendix A).

1.2 Cultural Heritage Status

The property at 336 Piccadilly Street has long been recognized for its potential cultural heritage value or interest in London. It was formally identified as part of the Local Architectural Conservancy Advisory Committee (LACAC; precursor to the London Advisory Committee on Heritage) "Inventory of Buildings of Interest in the City of London" that was adopted by Municipal Council in 1988. The property has been included on the Inventory of Heritage Resources, which was adopted as the Register pursuant to Section 27 of the *Ontario Heritage Act* in 2007, since.

The property has been featured three time on the Architectural Conservancy Ontario – London Region's Geranium Heritage House Tour (1979, 2000, and 2017). The property owners were the recipient of an award from the Architectural Conservancy Ontario – London Region & Heritage London Foundation in 2009 for their stewardship of Kenross.

1.3 Description

Known as "Kenross," the building located at 336 Piccadilly Street, is a monumental, landmark building (Appendix B). It is a unique and representative example and expression of the late Queen Anne Revival architectural style which demonstrates the exuberance of the Edwardian Period prior to the Great War (World War I). Completed in 1909 for the Somerville family, the building is complicated in its massing and refined in its high degree of craftsmanship found in its details and finishes.

The Queen Anne Revival architectural style is the most eclectic of the nineteenth century style, a cocktail of styles drawing inspiration from fifteenth century English architecture, with a blend and revival of Classical and Medieval motifs suited to a local vernacular. The particular execution of these architectural motifs in Kenross demonstrates the enthusiasm and flamboyance of the Edwardian Period and a culmination of the Queen Anne Revival architectural style and its expression. Kenross was designed to impress.

Detached garage was constructed in the late 1930s, about 30 years after the initial completion of the house in 1909.

1.4 Property History

Development in the Piccadilly area is often cited as having been slow to start. While this area was annexed by the Town of London in 1840, the Military Reserve (generally bound by the present-day Dufferin Avenue, Richmond Street, Piccadilly Street, and Waterloo Street) restricted development. In addition to the military, the construction of the Canadian Pacific Railway in 1887 and the Carling Brewery was located in this general area, until it relocated to the shore of the north branch of the Thames River in 1888, keeping most development to the south. With only a few exceptions, most buildings in the Piccadilly area were constructed between 1890 and 1915.

The building located at 336 Piccadilly Street is the second building to be located on the property on the northeast corner of Piccadilly Street and Waterloo Street. The earlier building, known under the municipal address of 730 Waterloo Street, was built between 1882 and 1887, and demolished in 1907. The building at 730 Waterloo Street was the home of Rev. James and Helen Gordon. The property was purchased by Charles Ross Somerville (1856-1931) in 1907, and the building demolished in anticipation of the construction of his home. A wall found in the basement of Kenross is attributed to this earlier structure.

The name “Kenross” is a portmanteau of the first names of the children of C. R. Somerville – Kenneth Ian (1895-1918) and Charles Ross “Sandy” (1903-1991). Noted as “unfinished house” in the 1908 tax assessment rolls, Kenross was completed in 1909 as the home of the Somerville family including C. R. Somerville, his second wife, Christina, his first son Kenneth Ian, and youngest son, Sandy. At the time of its completion in 1909, Kenross was had an assessed value of \$12,000 – nearly four times most of the surrounding properties (and ten times the assessed value of some nearby properties!).

C. R. Somerville has an eloquently-worded entry in *London & Its Men of Affairs* (1916): *Born in the Village of Morton, County of Leeds, Ontario; son of John Broen and Elizabeth (McKinnon) Somerville. Educated in Goderich and commenced business in London in 1888 as a manufacturer of paper boxes and special lines of confectionery, in which he met with marked success. He retired from business in 1909 and since then he has travelled extensively, spending the larger portion of his time in different parts of Europe and America.*

London has no more public-spirited nor philanthropic citizen than C. R. Somerville. He has given freely of his time and money to every worthy cause and public-spirited movement of recent years; he served his since in the past as public school trustee; is now chairman of the Board of Governors of Western University; chairman of the Board of Health.

For over thirty years he has been a member of Chorazan Lodge, I.O.O.F. [Independent Order of Foresters] of London.

Has two sons, Kenneth and Ross Somerville.

Following a successful career as a paper box manufacturer (Somerville Paperbox Company Limited), C. R. Somerville served as Mayor of the City London in 1918-1919.

During his terms as Mayor, C. R. Somerville tackled the issues of the high costs of living following the end of the Great War (World War I), garbage collection, and the City's response to the Spanish influenza. C. R. Somerville also headed the City's formal receptions of the Duke and Duchess of Devonshire on June 8-10, 1918 and the Prince of Wales on October 22-23, 1919 (see Image 9, Appendix B).

C. R. Somerville owned the property at 336 Piccadilly Street until 1923. He died in 1931 while in New York City, and is buried in Woodland Cemetery. In 1955, Somerville House was constructed at Western University, named in honour of the former Board Chair, C. R. Somerville. The former Somerville Paperbox Company factory building is still extant at 630 Dundas Street (built in 1903, designed by architect Herbert Edward Matthews) in the Old East Village.

Lieutenant Kenneth Ian Somerville, eldest son of C. R. Somerville and his first wife, served in the 7th Fusiliers Regiment and later an officer in the 33rd Canadian Infantry Battalion. He died following wounds inflicted during a raid of a German trench near Mericourt, France on March 16, 1918.

Surviving son, Sandy Somerville, younger son of C. R. Somerville and his second wife, later became the first Canadian to win the coveted United States Amateur Title in 1932 and was a Canadian golfing legend. As Sandy Somerville's accomplishments were achieved after his family's tenure of Kenross, those accomplishments are better acknowledge at other locations of potential cultural heritage value, including but not limited to his home at 315 Huron Street (heritage listed property) or the London Hunt & Country Club, where he was served as President (1953) and was an active member. Sandy Somerville was acknowledge as Canadian Athlete of the Year in 1932, Canadian Golfer of the Half Century, founding inductee into the Canadian Sports Hall of Fame, the Canadian Golf Hall of Fame, the Ontario Golf Hall of Fame, and the London Sports Hall of Fame.

A subsequent owner cited the impossibility of paying the wages of the large staff required to run Kenross as the motivation for the Somerville family selling the home in 1923 to Arthur H. Brener. Arthur H. Brener was the proprietor of the Brener & O'Flaherty Tobacconists, located at 471 Richmond Street. In 1929, Arthur H. Brener sold the property to George W. Little, of Robinson, Little & Co. dry goods. It was sold James L. Thayer (of Supertest Oil) in 1932 who sold the property in 1935 to Albert H. Murphy, a lawyer with the firm of Murphy, LeBel & Durdin. It remained in the Murphy family until it was sold to Alex M. Auchterlonie in 1953. Alex M. Auchterlonie died in 1958, and, earlier in the same year, the property now at 340 Piccadilly Street was severed from the original parcel with a new house constructed on it. The Kenross property sold to Donald J. Matthews, President of Matthews Concrete Co. Ltd. in 1967, the property was sold to N. and J. Hills. In 2007, the property was purchased by the present owners.

2.0 Legislative and Policy Framework

2.1 Provincial Policy Statement

Section 2.6.1 of the *Provincial Policy Statement* (2014) directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved."

"Significant" is defined in the *Provincial Policy Statement* (2014) as, in regards to cultural heritage and archaeology, "resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, and event, or a people."

The *Provincial Policy Statement* (2014) defines "conserved" as: "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 maintained 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.”

2.2 Ontario Heritage Act

Section 27 of the *Ontario Heritage Act* requires that a register kept by the clerk shall list all properties that have been designated under the *Ontario Heritage Act*. Section 27(1.2) of the *Ontario Heritage Act* also enables Municipal Council to add properties that have not been designated, but that Municipal Council “believes to be of cultural heritage value or interest” on the Register.

The only cultural heritage protection afforded to heritage listed properties is a 60-day delay in the issuance of a demolition permit. During this time, Council Policy directs that the London Advisory Committee on Heritage (LACH) is consulted, and a public participation meeting is held at the Planning & Environment Committee.

Section 29 of the *Ontario Heritage Act* enables municipalities to designate properties to be of cultural heritage value or interest. Section 29 of the *Ontario Heritage Act* also establishes consultation, notification, and process requirements, as well as a process to appeal the designation of a property. Appeals to the Notice of Intent to Designate a property pursuant to Section 29 of the *Ontario Heritage Act* are referred to the Conservation Review Board (CRB), however the final decision rests with Municipal Council.

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

2.3 The London Plan

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

2.4 Register (Inventory of Heritage Resources)

Municipal Council may include properties on the *Inventory of Heritage Resources* (Register) that it “believes to be of cultural heritage value or interest.” These properties are not designated, but are considered to have potential cultural heritage value or interest. The property at 336 Piccadilly Street is considered to have potential cultural heritage value or interest as a heritage listed property.

The *Inventory of Heritage Resources* (Register) states that further research is required to determine the cultural heritage value or interest of heritage listed properties.

3.0 Cultural Heritage Evaluation

3.1 Criteria for Determining Cultural Heritage Value or Interest

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

1. Physical or design value:
 - i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - ii. Displays a high degree of craftsmanship or artistic merit; or,
 - iii. Demonstrates a high degree of technical or scientific achievement.
2. Historical or associative value:
 - i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
 - ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or,

- iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. Contextual value:
- i. Is important in defining, maintaining or supporting the character of an area;
 - ii. Is physically, functionally, visually or historically linked to its surroundings; or,
 - iii. Is a landmark.

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

3.2 Evaluation

Table 1: Evaluation of the property at 336 Piccadilly Street using the criteria of O. Reg. 9/06.

Criteria of O. Reg. 9/06	Yes/No
Is a rare, unique, representative or early example of a style, type, expression, material or construction method	Yes
Displays a high degree of craftsmanship or artistic merit	Yes
Demonstrates a high degree of technical or scientific achievement	No
Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	Yes
Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Is important in defining, maintaining or supporting the character of an area	Yes
Is physically, functionally, visually or historically linked to its surroundings	No
Is a landmark	Yes

3.2.1 Physical or Design Values

The property at 336 Piccadilly Street, Kenross, is a rare, unique, and representative example of the Queen Anne Revival architectural style and of its type of building with a central, prominent tower. The particular execution of the architectural motifs found in Kenross demonstrates the enthusiasm and flamboyance of the Edwardian Period and a culmination of the Queen Anne Revival architectural style and its expression, which also display a high degree of craftsmanship. Kenross was designed to impress.

Kenross is not believed to demonstrate a high degree of technical or scientific achievement.

3.2.2 Historical or Associative Values

The property at 336 Piccadilly Street has direct historical associations with Charles R. Somerville (1856-1931). Following a successful career as a paper box manufacturer, the home at 336 Piccadilly Street was built for the Somerville family which replaced an earlier structure on the property. The home was named “Kenross,” a portmanteau for the two children of Charles R. Somerville, Kenneth Ian (1895-1918) and Charles Ross “Sandy” (1903-1991). During their occupation of the home, Charles R. Somerville served as the Mayor of London in 1918-1919. Sandy Somerville later became the first Canadian to win the coveted U.S. Amateur Title in 1932 and was a Canadian golfing legend.

The property at 336 Piccadilly Street is not believed to yield or have the potential to yield information that contributes to an understanding of a community or culture. While extensive historical research was undertaken, it was not possible to identify an architect or builder responsible for the design and construction of Kenross.

3.2.3 Contextual Values

The property at 336 Piccadilly Street defines the character of the Piccadilly area through its prominent location at the corner of Piccadilly Street and Waterloo Street. The

Piccadilly area is characterized by late Victorian and Edwardian homes, ranging in size and architectural style. Kenross is the grandest and largest historic home in the area; it is a landmark.

The property at 336 Piccadilly Street is not believed to be physically, functionally, visually, or historically linked to its surroundings in a significant manner.

3.3 Comparative Analysis

The refined level of details and craftsmanship found in Kenross places this cultural heritage resource into a rare category in London. To understand how it fits into the broader context of London’s cultural heritage resources, a preliminary survey of buildings with a similar typology was undertaken. Buildings with a central tower are rare, with corner towers being more common. The following properties were found as comparators to Kenross:

- Marr House (built c. 1907) at 385 Dufferin Avenue, located within the West Woodfield Heritage Conservation District;
- Kipps family house (built c. 1900) at 1160 Kipps Lane;
- Shuttleworth House (built 1892) at 300 Princess Avenue, located within the West Woodfield Heritage Conservation District and designated under Part IV of the *Ontario Heritage Act*; and,
- Headley (or Elliston) (rebuilt 1994) located at 240 Sydenham Street.

Kenross and the Marr House share a number of similarities, including the prominent, central tower. Research was undertaken to attempt to identify an architect responsible for the design of the Marr House, however this research was unsuccessful. While there are many architectural commonalities between the two buildings, no concrete evidence of a link could be identified.

Kenross is a rare, unique, and representative example of its style and type. It demonstrates a high degree of craftsmanship, particularly in its details and finishes both interior and exterior.

4.0 Conclusion

Kenross, located at 336 Piccadilly Street, was evaluated using the criteria of *Ontario Heritage Act* Regulation 9/06 and found to be a significant cultural heritage resource. A Statement of Cultural Heritage Value for Kenross has been prepared (Appendix D). Heritage attributes have been visually identified (Appendix E). This property merits designation under the *Ontario Heritage Act* to recognize and protect these values and heritage attributes.

Prepared by:	Kyle Gonyou, CAHP Heritage Planner
Submitted by:	Gregg Barrett, AICP Manager, Long Range Planning & Research
Recommended by:	John M. Fleming, MCIP, RPP Managing Director, Planning and City Planner

Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Planning Services

November 8, 2018
KG/

Appendix A Property Location
Appendix B Images
Appendix C Comparative Analysis Images
Appendix D Statement of Cultural Heritage Value or Interest – 336 Piccadilly Street
Appendix E Heritage Attributes

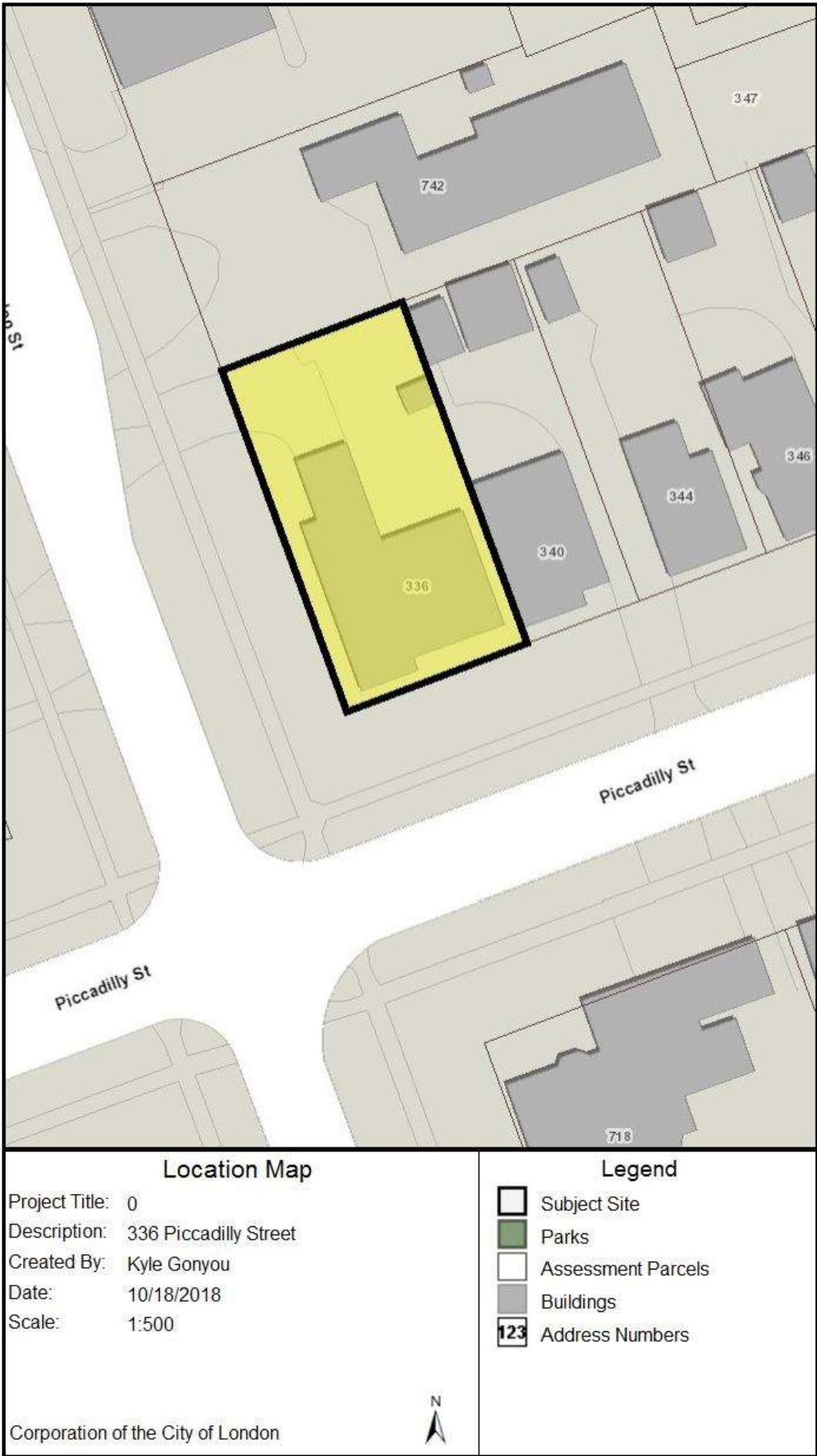
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Special thanks to Ken Somerville, son of Sandy Somerville and grandson of C. R. Somerville for his insight into the Somerville family history, Natalie and Tim Tattersall, and the “house archive” of Kenross.

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Appendix A – Property Location



Appendix B – Images



Image 1: Property at 336 Piccadilly Street (1985).



Image 2: View of the property at 336 Piccadilly Street, looking northeast from the intersection of Piccadilly Street and Waterloo Street (circa 1990).



Image 3: Photograph of the property at 336 Piccadilly Street (Courtesy Architectural Conservancy Ontario – London Region, 44th Annual Geranium Heritage House Tour).



Image 4: Photograph showing the properties at 336 Piccadilly Street (left) and 340 Piccadilly Street (right), which were under the same ownership until circa 1958.



Image 5: Detail of the brickwork detailing, sandstone lintels, and leaded windows forming one of the Palladian windows found at Kenross.



Image 6: 'Tree of Life' window program in the Dining Room, demonstrating the high degree of craftsmanship found in Kenross.



Image 7: View of the bifurcated staircase, on the second storey of Kenross.



Image 8: Example of a Somerville Paper Box, the origin of C. R. Somerville's wealth. Courtesy Museum London, from the "Packaging Unpacked: A Short History of Packaging" exhibition (September 16, 2017 – January 14, 2018).

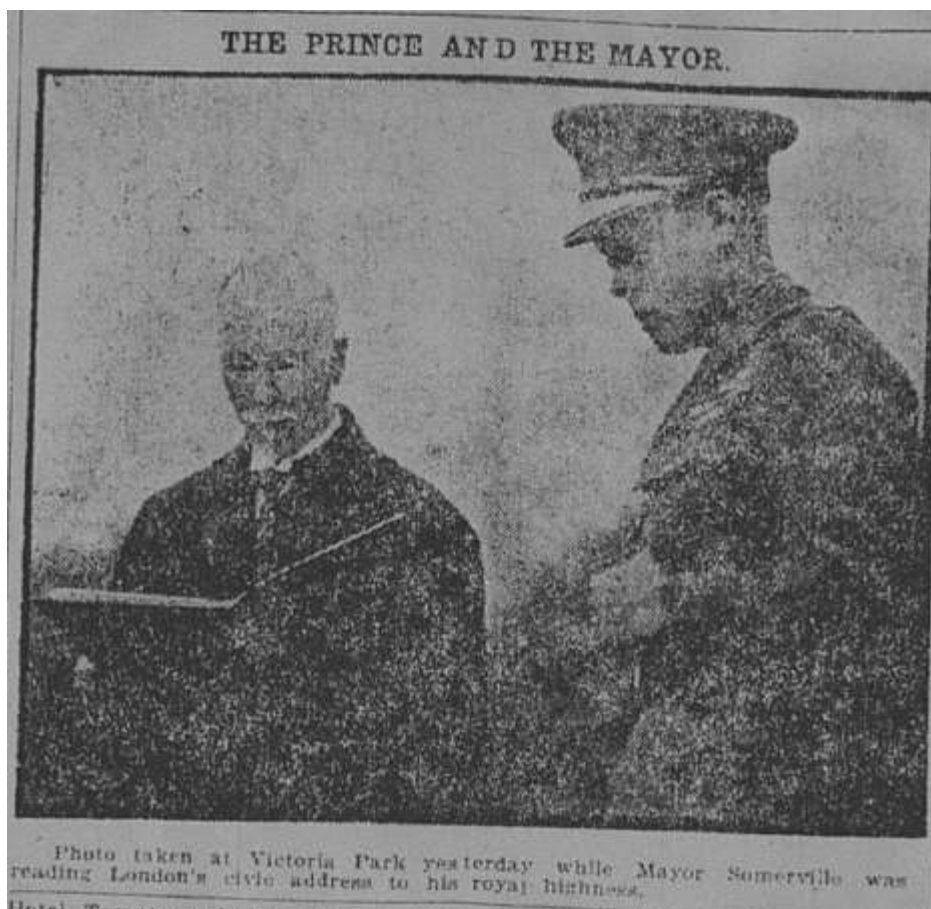


Image 9: Photograph of C. R. Somerville and the Prince of Wales included in the London Free Press on October 23, 1919, during the Prince's visit to London.



Image 10: Mayoral portrait of C. R. Somerville, Mayor of London 1918-1919. This portrait is hanging in the second floor hallway, outside of Committee Room 5.

Appendix C – Comparative Images



Image 11: The property at 385 Dufferin Avenue, located in the West Woodfield Heritage Conservation District, shares many architectural similarities with the building located at 336 Piccadilly Street. The building at 385 Dufferin Avenue, known as the Marr House, was constructed in circa 1907. Like Kenross, there is no known architect associated with the building at 385 Dufferin Avenue.



Image 12: The Kipps family house, located at 1160 Kipps Lane (built circa 1900) features a central tower, like Kenross.



Image 13: The Shuttleworth House (built 1892), located at 300 Princess Avenue, also features a prominent, central tower like Kenross. This property is individually designated under Part IV of the Ontario Heritage Act as well as located within the West Woodfield Heritage Conservation District.



Image 14: Headley or Elliston, the re-constructed home of Sir Adam and Lady Beck at 240 Sydenham Street, features a prominent, central tower like Kenross.

Appendix D – Statement of Cultural Heritage Value or Interest

Legal Description

“Part Lot 16, e/s Waterloo Street, as in LC131018, London”

Description of Property

The property located at 336 Piccadilly Street, known as Kenross, is located on the northeast corner of Piccadilly Street and Waterloo Street. A two-and-a-half storey red brick residence with a prominent central tower is located on the property.

Statement of Cultural Heritage Value or Interest

The property at 336 Piccadilly Street is of significant cultural heritage value or interest because of its historical or associative values, its physical or design values, and its contextual values.

Historical or Associative Values

The property at 336 Piccadilly Street has direct historical associations with Charles R. Somerville (1856-1931). Following a successful career as a paper box manufacturer, the home at 336 Piccadilly Street was built in 1909 for the Somerville family replacing an earlier structure on the property. The home was named “Kenross,” a portmanteau for the two children of Charles R. Somerville, Kenneth Ian (1895-1918) and Charles Ross “Sandy” (1903-1991). During their occupation of the home, Charles R. Somerville served as the Mayor of London in 1918-1919. Sandy Somerville later became the first Canadian to win the coveted U.S. Amateur Title in 1932 and was a Canadian golfing legend.

The home was sold in 1923 to Arthur H. Brener, in 1929 to George W. Little, in 1932 to James L. Thayer, in 1935 to Albert H. Murphy, in 1951 to Alex M. Auchterlonie (during whose tenure the property at 340 Piccadilly Street was sold off), in 1958 to Donald J. Matthews, in 1967 to Norman Hills, and in 2007 to Natalie and Timothy Tattersall.

Physical or Design Values

Kenross, the building located at 336 Piccadilly Street, is a monumental, landmark building. It is a unique and representative example and expression of the late Queen Anne Revival architectural style which demonstrates the exuberance of the Edwardian Period prior to the Great War (World War I). Completed in 1909 for the Somerville family, the building is complicated in its massing and refined in its demonstration of a high degree of craftsmanship in its details and finishes.

The building has a t-shaped plan, with a central, prominent three storey tower. The building is two and a half storeys in height, with the tower being a full three storeys in height. The foundation of the building is clad in coursed, rusticated red sandstone blocks. Rusticated sandstone is also used for the plinths of the porch. Dressed sandstone can also be found in the lintels of most window openings as well as coping on the Flemish gable on the west façade. The building is clad in smooth-finished red brick masonry laid in a stretcher bond pattern. This brick was imported, in keeping with the styles popular with London’s affluent classes at the time. The round tower component features particularly decorative sandstone and moulded brickwork, including a full entablature with moulding, dentils, and pilaster-like finishes which emphasizes a Palladian motif.

The building is capped by a cross-gable roof, and accented by dormers. The roof features a wide overhang accented by modillions, projecting eaves, and a plain frieze in the soffits. The slate roof is composed of rounded or fishscale shingles. Slate cladding can also be found in the chimneys protruding from gables on the west façade. Metal cresting accentuates the ridges of the roof and metal flashing in the valleys of the roof. A metal finial is located at the top of the conical tower roof. The building features four brick chimneys with decorative brickwork detailing. Dormers are located on the north and south slopes of the roof. The dormer roofs have a hipped roof with a slight bellcast slope, which is also accented by metal cresting. The main gables of the cross-gable roof feature half timbering in a different style. The south end-gable features half-timbering in

a Tudor Revival-inspired motif with braces, beams, and struts painted in a contrasting colour to the stucco. The end-gable on the north façade features similarly-inspired details, but emphasizes quatrefoil motifs in its woodwork details. The end-gable on the east façade also features half-timbering, but here with a greater emphasis on the sloping aesthetic of the braces.

The majority of windows of the building are located in triplets. This includes the triple window with quarry, or diamond-shaped leaded glass motif, on the main floor, the three-bay oriel window with leaded window in the second storey, the Palladian window in the gable and the same motif in the doorway to the upper porch, the triple arched windows of the tower, and the triplet of plain rectangular sash windows on the second storey. Additionally, the single, paired, and triplet columns of the porch create three main bays across the porch and the three chimneys of the west façade also create a motif that accentuates the Flemish gable.

Wood windows are located throughout the building in a variety of styles compatible with the period and style of the building. In addition to the quarry windows of the main storey, diamond-shaped motifs in beveled leaded windows and fanlights are found throughout the building. All of the windows and doors, including the main front door, located in the tower are curved to match the curve to fit the curve of the walls of the round tower, which demonstrates a high degree of craftsmanship found throughout Kenross. In addition to its leaded windows and bevelled glass, Kenross includes a number of important, decorative stained glass windows and the 'Tree of Life' window program found in the Dining Room.

The porch wraps around part of the south and east sides of the building which emphasizes an asymmetrical, Queen Anne Revival composition to the building. The flat roof of the porch is supported by single, paired, and triplet wood columns set on rusticated red sandstone blocks. The columns are intricate, with two-thirds fluting, bases, and Scamozzi Ionic capitals. Dressed sandstone steps provide access to the porch via its middle bay. A low, solid red sandstone wall closes the ends of the steps; a painted metal handrail accentuates the sloping curvature of the entrance steps. The porch railings are composed of small, delicately-spun wood spindles set between a carved top and bottom rail. The low height of the railing curves up to match the height of the cap stone of the plinths. The porch deck is painted tongue and groove wood, which is accentuated by a moulded frieze affixed immediately below on the porch skirt. A plain frieze with moulding forms part of the porch's entablature. An oak enclosure or vestibule provides access to the main front door to the building.

On the interior, the refined details and craftsmanship continues. The home is centred on the bifurcated main staircase, providing a focal point for the home and its circulation where semi-public and private spaces are distinctly defined. The location of the staircase on the west wall is articulated on the exterior by the Flemish gable; its windows flood the staircase with natural light. The home features eight fireplaces, each of a unique design and detail. Of further note is the mosaic flooring of the front foyer and the wood Palladian style column entry feature between the front foyer and main hall.

The property is defined by a stone curb, which acts as a short retaining wall to formally define the property at the municipal sidewalk.

The Queen Anne Revival architectural style is the most eclectic of the nineteenth century style, a cocktail of styles drawing inspiration from fifteenth century English architecture, with a blend and revival of Classical and Medieval motifs suited to a local vernacular. The particular execution of these architectural motifs in Kenross demonstrates the enthusiasm and flamboyance of the Edwardian Period and a culmination of the Queen Anne Revival architectural style and its expression. Kenross was designed to impress.

Contextual Values

The property at 336 Piccadilly Street is a landmark that defines the character of the Piccadilly area through its prominent location at the corner of Piccadilly Street and

Waterloo Street. The Piccadilly area is characterized by late Victorian and Edwardian homes, ranging in size and architectural style. Kenross is the grandest and largest historic home in the area.

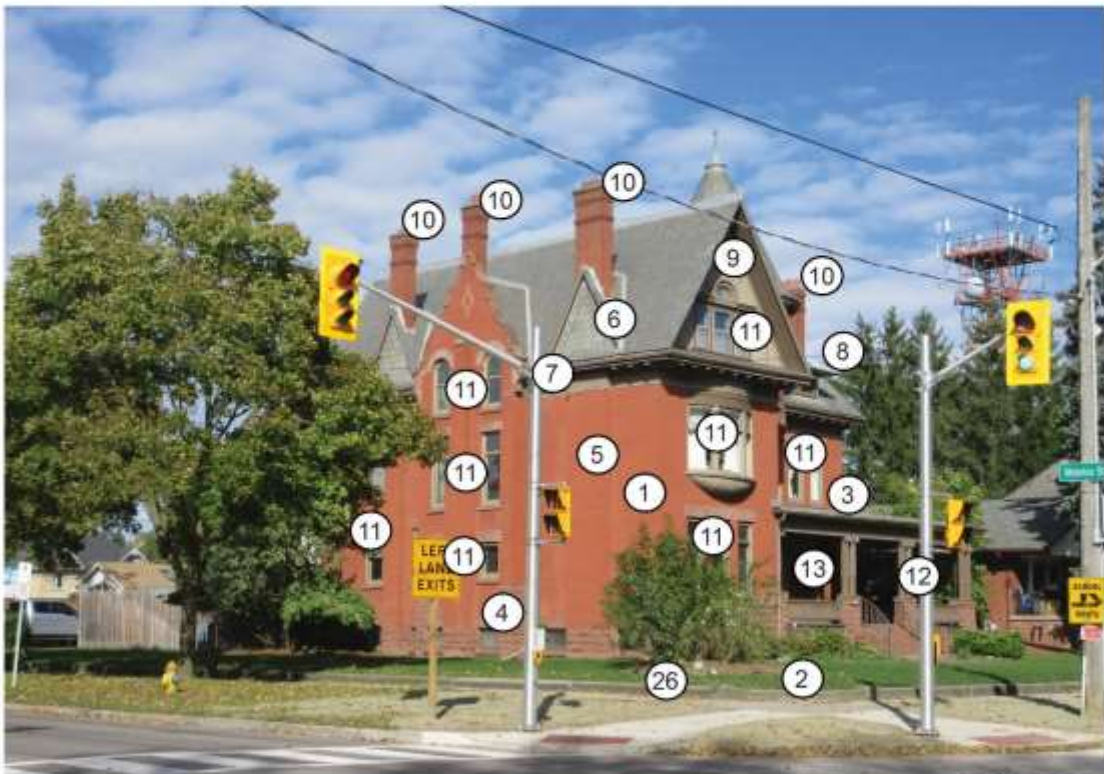
Heritage Attributes

Heritage attributes that contribute to and support the cultural heritage value of the property at 336 Piccadilly include:

- Form, scale, and massing of the building, including the tower;
- Location of the building on the northeast corner of Piccadilly Street and Waterloo Street;
- Complex and flamboyant expression of the late Queen Anne Revival architectural style
- Red sandstone, including foundation cladding, coping of the Flemish gable, and lintels
- Red brick exterior cladding, including decorative detailing
- Slate-clad cross-gable roof with cresting, as well as the conical tower roof with finial
- Projecting eaves with plain frieze in the soffit and modillions
- Dormers with slight bellcast roof
- Half-timbering of the end-gables
- Four chimneys with decorative brick detailing
- Windows, including the quarry or diamond-shaped leaded windows, three-bay oriel window with leaded windows, the Palladian window motifs, arched and square-topped windows, as well as the curved windows, fan lights, leaded windows, bevelled details, and stained glass throughout
- Porch, including red sandstone plinths, turned wooden balustrade, wood columns, plain frieze, tongue and groove decking
- Oak enclosure/vestibule at the front door
- Curved wood front door
- Mosaic tile in the front foyer of the main storey
- Wood, Palladian style column entry feature between the front foyer and main hall with the staircase
- The wood bifurcated main staircase from the main storey of the house to the attic storey, including wood balustrade and desk at main level
- The eight fireplaces (including mantle and surrounds):
 - White mantle with rosettes and marble surround in the living room
 - Classically-inspired wood mantle with paired columns with green tile surround and brass firebox cover in the study
 - Stained wood mantle beneath the staircase with blue tile and brass firebox detailing
 - Arts and Crafts style tile fireplace with heavy metal brackets and hood, with wood mantle located in the dining room
 - Puce-colour tile with green tile detail located in the south bedroom on the second storey with brass firebox detailing and paneled metal firebox insert and painted wood mantle
 - Light peach and blue tile Neoclassical fireplace and mantle located in the east bedroom on the second storey
 - Blue tile, three-sided fireplace located in the corner of the northeast bedroom on the second storey
 - Arts and Crafts style fireplace with tile and wood mantel, with decorative carving, located in the ballroom of the attic storey
- Stone curb at the sidewalk edge of Piccadilly Street and Waterloo Street

The staircase affixed to the north façade of the building and detached garage are not considered to be heritage attributes of the property.

Appendix E – Heritage Attributes



1. Form, scale, and massing of the building



2. Location of the building



3. Expression of late Queen Anne Revival architectural style



4. Red sandstone (foundation cladding, coping, lintels)

Figure 1: Heritage attributes of the property at 336 Piccadilly Street (one of two pages).



Figure 2: Heritage attributes of the property at 336 Piccadilly Street (two of two pages).

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: Amendment to Heritage Designating By-law for 660
Sunningdale Road East
Meeting on: Wednesday November 14, 2018

Recommendation

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the heritage designated property at 660 Sunningdale Road East, notice of Municipal Council's intention to pass a by-law to amend the legal description of the property designated to be of cultural heritage value or interest by By-law No. L.S.P.-3476-474 **BE GIVEN** in accordance with the requirements of Section 30.1(4) of the *Ontario Heritage Act*, R. S. O. 1990, c. O. 18.

Executive Summary

At its meeting on September 18, 2018, Municipal Council passed the heritage designating by-law to protect the two red clay tile barns located at 660 Sunningdale Road East. An error occurred in the legal description of the property included in the heritage designating by-law and an amendment to the heritage designating by-law is required. This will remove the heritage designating by-law from the title to lands that are now part of a phased development of the property and ensure that the heritage designating by-law can be registered against the appropriate property where the red clay tile barns are located.

It is anticipated that subsequent amendments to the heritage designating by-law may be necessary as future phases of the development of the property are registered.

Analysis

1.0 Background

1.1 Property Location

The property at 660 Sunningdale Road East is on the northwest corner of Sunningdale Road East and Adelaide Street North.

1.2 Cultural Heritage Resource

The two red clay tile barns located at 660 Sunningdale Road East are significant cultural heritage resources. The property was evaluated using the criteria of O. Reg. 9/06, and it found that the barns are of cultural heritage value because of their physical/design values and their contextual values. The significance of the barns located at 660 Sunningdale Road East comes from their use of the red clay tile material, the intersection of a material more typically found in industrial structures but applied here in an agricultural form, and their existing location. These materials and forms are authentically displayed in their built form which has significance particularly the rarity of its materials used in this form.

The use of materials and construction method is rare for barns. The red clay tiles, used as the primary cladding material for the barns, is rare and not found elsewhere in the City of London. The use of protruding concrete piers in the construction of the barns is also rare, where barns more typically have concrete or stone foundations, rather than concrete piers, with a timber frame. The application of these materials is more commonly found in industrial applications, such as factory buildings, which makes the barns rare examples of this expression not seen elsewhere in London.

The barns display a degree of craftsmanship in the material qualities of the clay tile. While the variety in grooving, cutting, and colour of the tiles could suggest little regard for the appearance of the building, or the use of seconds, this contributes to the rustic qualities of the barns and were well suited to their original rural context.

The barns represent technical achievement in their combination of industrial materials in an agricultural form that is not seen elsewhere in London.

Contextually, the location and arrangement of the barns on the property, and the relationship between the barns contributes to the property's physical, functional, visual, and historical links to its surroundings.

1.3 Cultural Heritage Status

At its meeting on September 18, 2018, Municipal Council passed By-law No. L.S.P.-3476-474 to designate the property at 660 Sunningdale Road East to be of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*.

The passage of the heritage designating by-law was the culmination of a process that commenced in May 2017 and resulted in two separate demolition requests for the (then) heritage listed property. As an outcome of the settlement reached with the property owner regarding the designation of the property under the *Ontario Heritage Act*, only the part of the property where the red clay tile barns are located was intended to be designated under the *Ontario Heritage Act*. To facilitate this, the property owner prepared a reference plan (33R-20149) to recognize the block on which the two red clay tile barns are located within the draft plan of subdivision for the larger property.

Unfortunately, the heritage designating by-law, By-law No. L.S.P.-3476-474, was registered against the entire property at 660 Sunningdale Road East. While the location of the red clay tile barns is limited to Part 1 on the reference plan (Plan 33R-20149), Part 1 is not a separate parcel for registration purposes. In an effort to not frustrate the development of the property, it is necessary to remove the heritage designating by-law from the title to the lands that are now in the first phase of the subdivision (Plan 33M-749).

1.4 Previous Reports

March 2, 1999. Municipal Council resolved that the lands be excluded from the Uplands Community Plan and be added to the Stoney Creek Community Plan be refused.

May 12, 1999. 6th Report of the LACH, Report of the Stewardship Sub-Committee of the LACH, re: discussion of 660 Sunningdale barns.

January 30, 2002. Report of the Stewardship Sub-Committee of the LACH, re: Uplands North Area Plan.

February 27, 2002. Report of the Stewardship Sub-Committee of the LACH, re: Uplands North Area Plan.

June 12, 2002. Monthly Report of the Heritage Planner to LACH Members, re: 660 Sunningdale Road East.

April 30, 2003. Report of the Stewardship Sub-Committee of the LACH, re: Uplands North Area Plan.

May 7, 2003. Memorandum from the Stewardship Sub-Committee of the LACH, re: Uplands North Area Plan.

June 9, 2003. Report to the Planning Committee recommending adoption of the Uplands North Area Plan.

August 7, 2007. Report to Planning Committee regarding 660 Sunningdale Road East

(39T-99513/Z-5723).

March 11, 2009. 4th Report of the LACH. Re: Notice, 660 Sunningdale Road East.

May 6, 2009. Report to the Planning Committee regarding tree cutting on the property.

June 22, 2009. Report to the Planning Committee regarding the status of the subdivision/file.

October 10, 2010. 3rd Report of the LACH. Re: Notice, 660 Sunningdale Road East.

October 8, 2013. Report to the PEC. 39T-09501/OZ-7683.

March 12, 2014. 4th Report of the LACH. Re: Notice, 660 Sunningdale Road East.

April 9, 2014. 5th Report of the LACH. Re: Notice, 660 Sunningdale Road East.

July 28, 2014. Report to the PEC. 39T-09501/OZ-7638.

July 12, 2017. Report to the LACH. Request for Demolition of Heritage Listed Property at 660 Sunningdale Road East by: Peter Sergautis.

July 17, 2017. Report to the PEC. Request for Demolition of Heritage Listed Property at 660 Sunningdale Road East by: Peter Sergautis.

January 22, 2018. Report to the PEC: Application by Extra Realty Limited, 660 Sunningdale Road East, Applewood Subdivision, Public Participation Meeting.

April 11, 2018. Report to the LACH: Demolition Request of Heritage Designated Property at 660 Sunningdale Road East by: Peter Sergautis.

April 16, 2018. Report to the PEC: Demolition Request of Heritage Designated Property at 660 Sunningdale Road East by: Peter Sergautis.

April 30, 2018. Report to the PEC: Application by Extra Realty Limited, 660 Sunningdale Road East, Applewood Subdivision Phase 1 – Special Provisions.

September 10, 2018. Report to the PEC. Passage of Heritage Designating By-law for 660 Sunningdale Road East.

October 29, 2018. Report to the PEC. 660 Sunningdale Road East, Stormwater Management (SWM) Facility Land Acquisition Agreement.

2.0 Legislative and Policy Framework

2.1 Ontario Heritage Act

The *Ontario Heritage Act* enables municipalities to protect properties of cultural heritage value or interest. Properties of cultural heritage value can be protected individually, pursuant to Section 29 of the *Ontario Heritage Act*, or where groups of properties have cultural heritage value together, pursuant to Section 41 of the *Ontario Heritage Act* as a Heritage Conservation District (HCD). Designations pursuant to the *Ontario Heritage Act* are based on real property, not just buildings.

An individual property may be designated pursuant to Section 29 of the *Ontario Heritage Act*. A heritage designating by-law, which includes a statement explaining the cultural heritage value or interest of the property and describes its heritage attributes, is registered on the title of the property. This ensures that the property is protected by the provisions of the *Ontario Heritage Act* even if the property is sold or transferred.

2.2.1 Technical Amendment to a Heritage Designating By-law

Section 30.1(2) of the *Ontario Heritage Act* includes special provisions to amend a heritage designating by-law without requiring its repeal and replacement. These special provisions are only applicable in particular, defined circumstances:

- a) *To clarify or correct the statement explaining the property's cultural heritage value or interest or the description of the property's heritage attributes;*
- b) *To correct the legal description of the property; or,*
- c) *To otherwise revise the language of the by-law to make it consistent with the requirements of this Act or the regulations. 2005, c. 6, s. 19.*

One of the major distinctions between the initial passage of a heritage designating by-law or the repeal of a heritage designating by-law, only the owner of the heritage designated property receives notice of Municipal Council's intention to make an amendment to the heritage designating by-law per Section 30.1(4). Only the property owner is able to appeal an amendment to a heritage designating by-law to the Conservation Review Board (Section 30.1(6)).

Municipal Council is required to consult with its municipal heritage committee, the London Advisory Committee on Heritage (LACH), in advance of passing an amendment to a heritage designating by-law per Section 30.1(5).

This process is visually articulated in a flowchart included in the *Ontario Heritage Toolkit* (Appendix A).

3.0 Amendment to Heritage Designating By-law

The City Solicitor's Office and the City Clerk have advised that it is possible to pursue an amendment to the heritage designating by-law, following the process pursuant to Section 30.1(2) of the *Ontario Heritage Act*. This would entail Municipal Council passing an amending by-law to remove the heritage designating by-law from the title to the lands now in the subdivision and to apply the heritage designating by-law to a parcel of land with the correct legal description so that it can be registered in the Land Registry Office.

The same approach was taken to correct an error in the heritage designating by-law for the Mather's Cemetery (3551 Colonel Talbot Road) with respect to its municipal address.

An amendment to the heritage designating by-law, By-law No. L.S.P.-3476-474, for the property at 660 Sunningdale Road East should be undertaken pursuant to Section 30.1 of the *Ontario Heritage Act* to correct the legal description within the heritage designating by-law. The correct legal description of the part of the property at 660 Sunningdale Road East with the red clay tile barns can be found in Appendix B.

It is anticipated that subsequent amendments to the heritage designating by-law may be necessary as future phases of the development of the property are registered.

5.0 Conclusion

The two red clay barns located at 660 Sunningdale Road East are significant cultural heritage resources and merit designation under the *Ontario Heritage Act*. To ensure their protection and to execute the minutes of settlement as intended, amendment to the legal description in the heritage designating by-law, By-law No. L.S.P.-3476-474, is required.

Prepared by:	Kyle Gonyou, CAHP Heritage Planner
Submitted by:	Gregg Barrett, AICP Manager, Long Range Planning and Research
Recommended by:	John M. Fleming, MCIP, RPP Managing Director, Planning and City Planner
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Planning Services	

November 8, 2018
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Appendix A Ministry of Culture, *Ontario Heritage Toolkit: Amendment of Designating By-law (Exception)* (2006)

Appendix B Legal Description – for part of the property located at 660 Sunningdale Road East

3. Amendment of Designating Bylaw (Exception)
 [Section 30.1 (2) to (10) of the Ontario Heritage Act]

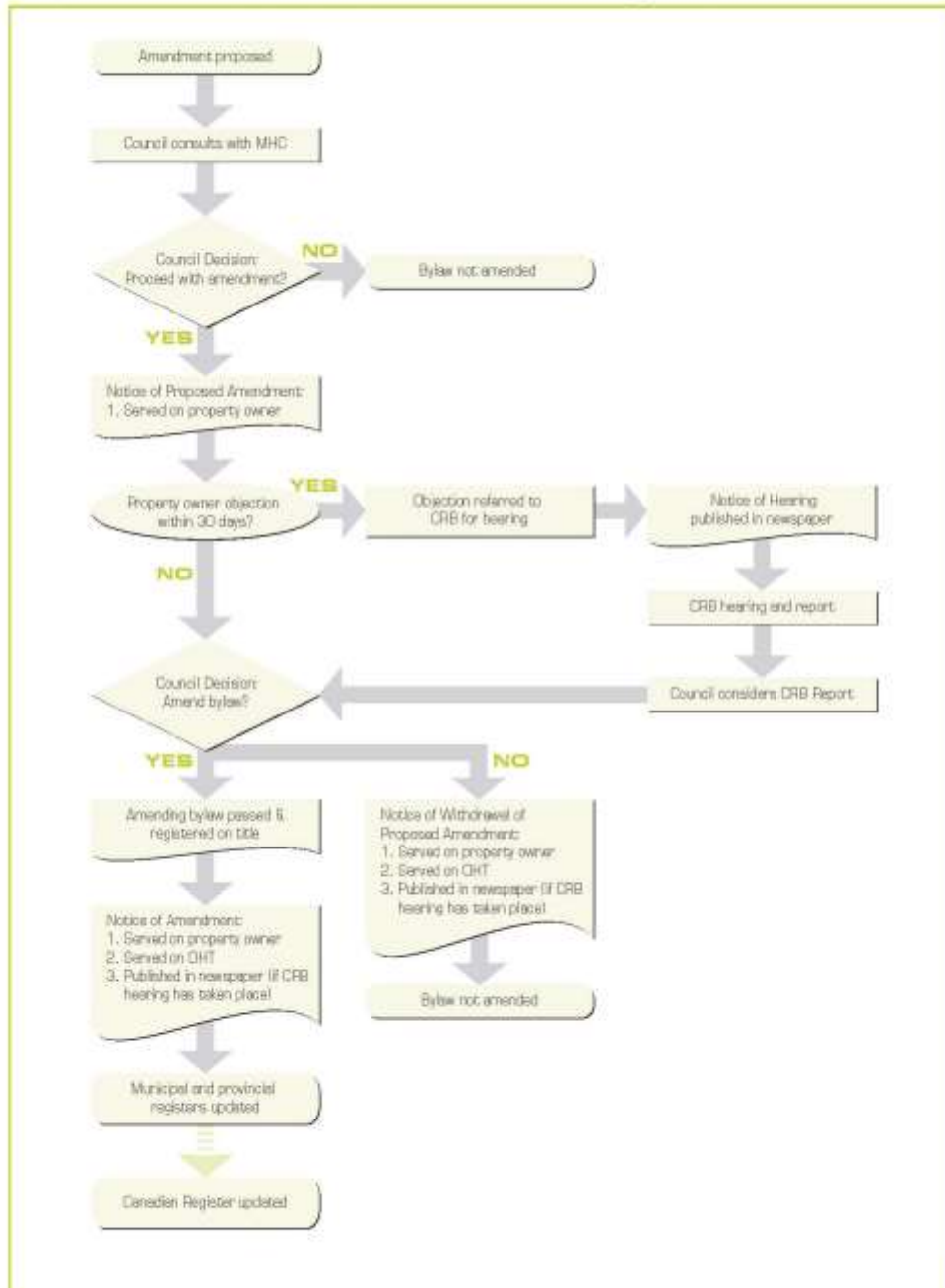


Figure 1: Process to amend a heritage designating by-law pursuant to Section 30.1 of the Ontario Heritage Act (Ministry of Culture, Ontario Heritage Toolkit, Designating Heritage Properties, 2006).

Appendix B

Legal Description – for part of the property located at 660 Sunningdale Road East with the red clay tile barns

“Part of Lot 13, Concession 6, Township of London in the City of London designated as Part 1 on 33R-16565 save and except Plan 33M-749 being all of PIN 08145-1570”.

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 Josef Dolezel
508 Waterloo Street
West Woodfield Heritage Conservation District

Meeting on: Wednesday November 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 replace windows at 508 Waterloo Street, within the West Woodfield Heritage Conservation District, **BE PERMITTED** with the following terms and conditions:

- a) The second floor main window replacement should mimic the same style, size and proportions as the original window
- b) The first floor main window should be preserved
- c) The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

Executive Summary

The property at 508 Waterloo Street is located within the West Woodfield Heritage Conservation District, which is designated under Part V of the *Ontario Heritage Act*. The property was altered without obtaining Heritage Alteration Permit approval. A Heritage Alteration Permit application was submitted on October 12, 2018 after 11 of the windows on the front façade had been replaced, including the attic windows (2), the solarium windows (8), and the second floor main window (1). The Heritage Alteration Permit application proposes replacing 12 wood windows with aluminum windows that have faux muntins and in two of the proposed alterations, awning windows.

The proposed replacement windows were analyzed using the conservation guidelines within the West Woodfield Heritage Conservation District Plan. The alterations for the attic and solarium windows are in accordance with the guidelines, but the alteration to the second floor main window and proposed alteration for the first floor main window do not comply with the guidelines.

The second floor main window was not preserved and the replacement does not mimic the style and proportions of the original window. The proposed replacement of the first floor main wood window also does not comply with the guidelines as the window can be restored, making the proposed replacement unnecessary. To ensure there are no adverse impacts to the heritage character of the West Woodfield Heritage Conservation District, the second floor main window should mimic the original window's style, size and proportions and the first floor main windows should be preserved.

Analysis

1.0 Background

1.1 Property Description

The property at 508 Waterloo Street is located on the east side of Waterloo Street between Princess Avenue and Dufferin Avenue (Appendix A).

1.2 Cultural Heritage Status

The property at 508 Waterloo Street is located within the West Woodfield Heritage Conservation District, which is designated under Part V of the *Ontario Heritage Act*.

1.3 Description

The existing cultural heritage resource located at 508 Waterloo Street was constructed c.1893 in Queen Anne styling. 508 Waterloo Street is set back from Waterloo Street, has detailed gables, unique second floor window, spacious porch, double leaf doors and pairs with the 504 Waterloo Street (Appendix B).

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

Section 42 of the *Ontario Heritage Act* requires that a property owner not alter, or permit the alteration of, the property without obtaining Heritage Alteration Permit approval. The *Ontario Heritage Act* enables Municipal Council to give the applicant of a Heritage Alteration Permit:

- 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*).

2.3 The London Plan

The policies of *The London Plan* found in the Cultural Heritage chapter support the conservation of London’s cultural heritage resources. Policy 554_ of *The London Plan* articulates one of the primary initiatives as a municipality to “conserve London’s cultural heritage resources so they can be passed on to our future generations.” To help ensure cultural heritage is conserved Policy 594_ (under appeal) of *The London Plan* provides the following direction:

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

2.4 West Woodfield Heritage Conservation District

The West Woodfield neighbourhood is one of London's older neighbourhoods and retains a large number of original buildings. Part of the overall goal of *West Woodfield Heritage Conservation District Plan* is to:

Recognize, protect, enhance and appreciate West Woodfield’s cultural heritage resources including buildings, landscapes and historical connections, and value their contribution to the community by:

- *Encouraging the retention, conservation and adaptation of the District’s heritage buildings and attributes, as described in the Study and Plan, rather than their demolition and replacement;*

West Woodfield Heritage Conservation District Plan provides direction on alterations that are on the street-facing façade of a building, as alterations can potentially have an

adverse impact on not only the building itself, but the entire streetscape. Guideline 8.2.1 directs:

- *Avoid “new” materials and methods of construction if the original is still available.*
- *“Restore” wherever possible rather than “replace”, particularly for features such as windows, doors, porches and decorative trim.*
- *Where replacement of features (e.g. – doors, windows, trim) is unavoidable, the replacement components should be of the same general style, size and proportions.*

Windows are specifically addressed in Guideline 10.6, *West Woodfield Heritage Conservation Plan*, stating:

- *The preservation of original doors and windows is strongly encouraged wherever possible as the frames, glass and decorative details have unique qualities and characteristics that are very difficult to replicate.*
- *The replacement of original wood framed windows by vinyl or aluminum clad windows is discouraged. If this is the only reasonable option, the replacement windows should mimic the original windows with respect to style, size and proportion, with a frame that is similar in colour, or can be painted, to match other windows.*

3.0 Heritage Alteration Permit Application

The West Woodfield Heritage Conservation District Plan identifies alterations where Heritage Alteration Permit (referred to as “Section 4.2.1 Alterations & Additions”) is required.

A Heritage Alteration Permit application was submitted by the property owner and received October 12, 2018. The property owner has applied for a Heritage Alteration Permit to:

- Remove original wood windows from the front façade; and
- Replace windows with “Gentek” aluminum windows with awning windows and faux muntins (Appendix C).

4.0 Analysis

There are clear guidelines within the West Woodfield Heritage Conservation District Plan pertaining to the preservation and replacement of windows. The guidelines direct that original wood framed windows should be preserved wherever possible and, if unavoidable, replacement windows should mimic the original windows with respect to style, size and proportion.

Based on the review of guidelines pertinent to this heritage alteration permit application, the attic and solarium replacement windows are in accordance with the guidelines as the windows are similar in style, size and proportions. However, the alterations to the second floor main windows and proposed alterations for the first floor main window do not comply to the guidelines.

The second floor main window was an original single hung sash wood window with unique decorative detail. While the original wood framing was retained, the replacement aluminum window has two awning windows with faux muntins. It is clear that the property owner has attempted to replicate the styling of the solarium windows throughout the other replacement windows, but this styling is not similar to the original window. Also, the two new awning windows change the proportions and how the window operates, which does not comply with the conservation guidelines.

The first floor main window, which has not yet been replaced, is a single hung sash wood window. The proposed replacement for the first floor wood window is similar to the

window currently on the second floor (an aluminum window that has two awing windows with faux muntins). Documentation supporting the removal of the window was not provided, therefore the current wood window can be restored and should be preserved. The West Woodfield Heritage Conservation District Plan provides the direction to “restore wherever possible rather than replace” and strongly encourages the preservation of wood windows.

5.0 Conclusion

In the West Woodfield Heritage Conservation District, it is important to ensure that alterations preserve the character of the house, and are complementary to adjacent dwellings. The attic and solarium windows were found to be in accordance with the guidelines, but the alterations to the second floor main window and proposed alteration for the first floor main window do not comply.

The alteration to the second floor main window does not comply with the guidelines as the original window was not preserved and the replacement does not mimic the style and proportions of the original window as directed by the guidelines. The proposed replacement of the first floor main wood window also does not comply with the guidelines as documentation supporting the removal of the window was not provided, therefore the current window can be restored and should be preserved.

To ensure there are no adverse impacts to the heritage character of the West Woodfield Heritage Conservation District, the second floor main window replacement should mimic the same style, size and proportions as the original window and the first floor main window should be preserved.

Prepared by:	Krista Gowan Heritage Planner
Submitted by:	Gregg Barrett, AICP Manager, Long Range Planning and Research
Recommended by:	John M. Fleming, MCIP, RPP Managing Director, Planning and City Planner
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Planning Services	

November 8, 2018
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Appendix A - Location



Appendix B –Images



Image 1: 508 Waterloo Street (c.1990)

Appendix C - Alterations

Table 1: Images of 508 Waterloo Street before alterations and proposed alterations

508 Waterloo Street Before Alterations	508 Waterloo Street Alterations
 <p data-bbox="305 1849 716 1884"><i>Image 2: 508 Waterloo Street - c.2016</i></p>	 <p data-bbox="870 1849 1378 1884"><i>Image 3: 508 Waterloo Street – after alterations</i></p>
 <p data-bbox="337 2373 683 2408"><i>Image 4: Attic Windows - c.2016</i></p>	 <p data-bbox="906 2373 1341 2408"><i>Image 5: Attic Windows - after alteration</i></p>

508 Waterloo Street Before Alterations	508 Waterloo Street Alterations
 <p>Image 6: 2nd floor, main window c.2016</p>	 <p>Image 7: 2nd floor, main window – after alteration</p>
 <p>Image 8: Solarium Windows c.2016</p>	 <p>Image 9: Solarium windows – after alterations</p>
 <p>Image 10: 1st floor, main window- present</p>	 <p>Image 11: Proposed replacement for 1st floor main window (photo courtesy of the property owner)</p>