

# London Advisory Committee on Heritage

## Report

The 10th Meeting of the London Advisory Committee on Heritage  
October 9, 2019  
Committee Rooms #1 and #2

Attendance                   PRESENT: D. Dudek (Chair), M. Bloxam, J. Dent, S. Gibson, T. Jenkins, S. Jory, J. Manness, E. Rath, M. Rice and K. Waud and J. Bunn (Secretary)

ABSENT:    S. Bergman, L. Fischer, J. Monk and M. Whalley

ALSO PRESENT: L. Dent, K. Gonyou and M. Greguol

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

### 1. Call to Order

#### 1.1 Disclosures of Pecuniary Interest

L. Jones discloses a pecuniary interest in Item 3.4 of the 10th Report of the London Advisory Committee on Heritage, having to do with a Notice of Planning Application - Revised Application - Official Plan and Zoning By-law Amendment for the properties located at 2555-2591 Bradley Avenue, by indicating that her employer is involved in this matter.

### 2. Scheduled Items

None.

### 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 the meeting held on September 11, 2019, was received.

#### 3.2 Notice of Planning Application - Official Plan and Zoning By-law Amendments - 332 Central Avenue/601 Waterloo Street

That it BE NOTED that the Notice of Planning Application, dated October 2, 2019, from M. Vivian, Planner I, with respect to Official Plan and Zoning By-law Amendments related to the properties located at 332 Central Avenue and 601 Waterloo Street, was received.

#### 3.3 Public Meeting Notice - Zoning By-law Amendment - 1018-1028 Gainsborough Road

That the following actions be taken with respect to the Public Meeting Notice, dated October 2, 2019, from L. Mottram, Senior Planner, with respect to a Zoning By-law Amendment for the properties located at 1018-1028 Gainsborough Road:

a)           the Civic Administration BE REQUESTED to submit the Heritage Impact Assessment related to the above-noted Notice for the November 2019 meeting of the London Advisory Committee on Heritage (LACH); and,

b)           the above-noted Notice BE DEFERRED to the November 2019 meeting of the LACH.

- 3.4 Notice of Planning Application - Revised Application - Official Plan and Zoning By-law Amendment - 2555-2591 Bradley Avenue

That it BE NOTED that the Notice of Planning Application - Revised Application, dated October 2, 2019, from A. Riley, Senior Planner, with respect to an Official Plan and Zoning By-law Amendment related to the properties located at 2555-2591 Bradley Avenue, was received.

#### **4. Sub-Committees and Working Groups**

- 4.1 Stewardship Sub-Committee Report

That it BE NOTED that the London Advisory Committee on Heritage Stewardship Sub-Committee Report, from its meeting held on September 25, 2019, was received.

#### **5. Items for Discussion**

- 5.1 Demolition Request for Dwelling on Heritage Listed Property at 6100 White Oak Road by the Islamic Cemetery of London

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, with respect to the demolition request for the existing dwelling on the heritage listed property at 6100 White Oak Road, the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of this dwelling;

it being noted that the Islamic Cemetery of London property at 6100 White Oak Road remains a heritage listed property on the Register of Cultural Heritage Resources, as are all cemeteries in the City of London;

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

- 5.2 Proposed Signage for the Medway Valley Heritage Forest Environmentally Significant Area – Sunningdale Access Kiosk Sign

That the Civic Administration BE ADVISED that the London Advisory Committee on Heritage supports the proposed wording and design of the signage for the Medway Valley Heritage Forest Environmentally Significant Area - Sunningdale Access Kiosk Sign, as appended to the agenda.

- 5.3 (ADDED) Heritage Planners' Report

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

#### **6. Confidential**

- 6.1 Personal Matters/Identifiable Individual

The London Advisory Committee on Heritage convened, In Closed Session, from 6:29 PM to 6:33 PM, after having passed a motion to do so, with respect to a personal matter pertaining to identifiable individuals, including municipal employees, with respect to the 2020 Mayor's New Year's Honour List.

**7. Adjournment**

The meeting adjourned at 6:33 PM.

# London Advisory Committee on Heritage

## Report

9th Meeting of the London Advisory Committee on Heritage  
September 11, 2019  
Committee Rooms #1 and #2

Attendance                   PRESENT: D. Dudek (Chair), S. Bergman, J. Dent, L. Fischer,  
S. Gibson, T. Jenkins, S. Jory, J. Manness, E. Rath, M. Rice and  
K. Waud and J. Bunn (Secretary)

ABSENT:   M. Bloxam, J. Monk and M. Whalley

ALSO PRESENT: L. Dent and K. Gonyou

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

### 1. Call to Order

#### 1.1 Disclosures of Pecuniary Interest

S. Bergman discloses pecuniary interests in the following:

- a)           Item 5.1 of the 9th Report of the London Advisory Committee on Heritage, having to do with a Notice of Planning Application – Official Plan and Zoning By-law Amendments for the properties located at 1-3 Bathurst Street and 269-281 Thames Street, by indicating that her employer was involved in a past application with respect to this matter; and,
- b)           Item 5.2 of the 9th Report of the London Advisory Committee on Heritage having to do with the Victoria Park Secondary Plan – Draft Secondary Plan, by indicating that her employer was involved in a past application with respect to this matter.

### 2. Scheduled Items

#### 2.1 7th Annual Emancipation Day Celebration

That it BE NOTED that a verbal presentation from J. Turner and J. O'Neil, with respect to the Emancipation Day Celebration scheduled for September 22, 2019 at Westminster Ponds Environmentally Significant Area, was received.

#### 2.2 Heritage Alteration Permit Application by P. and P. Cameron at 40 Craig Street, Wortley Village-Old South Heritage Conservation District

That, on the recommendation of the Managing Director, City Planning & City Planner, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act seeking approval for alterations to the property located at 40 Craig Street, within the Wortley Village-Old South Heritage Conservation District, BE PERMITTED with the following terms and conditions:

- the vinyl siding cladding the front gables be removed within 1 year and the painted wood shingle imbrication be retained and restored;
- only painted wood be used for the alterations to the porch, including but not limited to the hand railings on the steps, the steps, and the porch skirt;
- all exposed wood be painted;

- the Heritage Planner be circulated on the Building Permit application drawings to verify compliance with this Heritage Alteration Permit prior to issuance of the Building Permit; 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, was received with respect to this matter.

2.3 Heritage Alteration Permit Application by S. Caplan at 213 King Street, Downtown Heritage Conservation District

That, on the recommendation of the Managing Director, City Planning & City Planner, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act seeking retroactive approval for replacement of the front door at 213 King Street, within the Downtown Heritage Conservation District, BE PERMITTED with the term and condition that the former door be salvaged by the property owner for appropriate reuse elsewhere; it being noted that the ~~attached~~ presentation from K. Gonyou, Heritage Planner and a verbal delegation from S. Caplan were received with respect to this matter.

**3. Consent**

3.1 8th Report of the London Advisory Committee on Heritage

That it BE NOTED that the 8th Report of the London Advisory Committee on Heritage, from its meeting held on August 14, 2019, was received.

3.2 Notice of Planning Application - Intent to Remove Holding Provision - 804-860 Kleinburg Drive

That it BE NOTED that the Notice of Planning Application, dated August 15, 2019, from N. Pasato, Senior Planner, with respect to an intent to remove a holding provision for the properties located at 804-860 Kleinburg Drive, was received.

3.3 Public Meeting Notice - Zoning By-law Amendment - Intent to Revise the Wording for the Existing H-18 Holding Provision for Archaeological Assessment City-Wide

That it BE NOTED that the Public Meeting Notice, dated August 19, 2019, from C. Parker, Senior Planner, with respect to a Zoning By-law Amendment related to an intent to revise the wording for the existing H-18 holding provision for archaeological assessment city-wide, was received.

3.4 Ministry of Tourism, Culture and Sport - Update on Heritage Advisory Services

That it BE NOTED that the communication dated August 29, 2019, from S. Fraser, Ministry of Tourism, Culture and Sport, with respect to an update on Heritage Advisory Services, was received.

3.5 (ADDED) Public Meeting Notice - Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments - 3700 Colonel Talbot Road and 3645 Bostwick Road

That it BE NOTED that the Public Meeting Notice, dated September 6, 2019, from N. Pasato, Senior Planner, with respect to a Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments related to the properties located at 3700 Colonel Talbot Road and 3645 Bostwick Road, was received.

#### **4. Sub-Committees and Working Groups**

##### **4.1 Stewardship Sub-Committee Report**

That it BE NOTED that the London Advisory Committee on Heritage Stewardship Sub-Committee Report, from its meeting held on August 28, 2019, was received.

#### **5. Items for Discussion**

##### **5.1 Notice of Planning Application - Official Plan and Zoning By-law Amendments - 1-3 Bathurst Street and 269-281 Thames Street**

That the following actions be taken with respect to the Notice of Planning Application, dated July 24, 2019, with respect to Official Plan and Zoning By-law Amendments related to the properties located at 1-3 Bathurst Street and 269-281 Thames Street:

a) C. Lowery, Planner II, BE ADVISED that the London Advisory Committee on Heritage (LACH) is not satisfied with the conclusions of the Heritage Impact Assessment (HIA) associated with the above-noted Application; it being noted that the HIA has not adequately addressed the following impacts to the adjacent and on-site heritage resources or attributes:

- massing impacts, particularly with respect to adjacent southerly heritage listed properties;
- design impacts, with respect to compatibility with the properties located at 1-3 Bathurst Street, in terms of building materials, colour and overall design as referenced in Section 3.3 of the above-noted HIA; and,
- glazing attributes; it being noted that the LACH recommends glazing inspired by the 19th Century Industrial style; and,

b) the attached document, entitled "Comments on the HIA for 1-3 Bathurst Street and 269-281 Thames Street" from T. Jenkins, BE FORWARDED to C. Lowery, Planner II for consideration.

##### **5.2 Victoria Park Secondary Plan - Draft Secondary Plan**

That the Civic Administration BE ADVISED that the London Advisory Committee on Heritage is satisfied with the vision, principles and policies of the Victoria Park Secondary Plan Draft Secondary Plan; it being noted that the proposed policies for cultural heritage outlined in Section 3.5 of the above-noted Secondary Plan continue to support the objectives and policies of the West Woodfield and Downtown Heritage Conservation Districts and promotes the conservation of on-site cultural heritage resources and compatibility of new development with on-site and adjacent cultural heritage resources.

5.3 Heritage Planners' Report

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

**6. Adjournment**

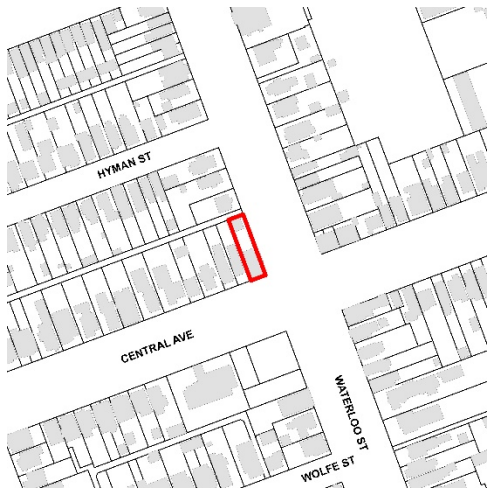
The meeting adjourned at 6:35 PM.



# NOTICE OF PLANNING APPLICATION

## Official Plan and Zoning By-law Amendments

### 332 Central Ave/601 Waterloo St



**File: O-9120 & Z-9121**

**Applicant: City of London & Tao Tran**

#### What is Proposed?

Official Plan and Zoning amendments to allow:

- Hair studio and spa use together with at least one dwelling unit
- A reduction in parking to five (5) on-site parking spaces

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **October 22, 2019**

Melanie Vivian

[mvivian@london.ca](mailto:mvivian@london.ca)

519-661-CITY (2489) ext. 7547

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

File: **O-9120 & Z-9121**

[london.ca/planapps](http://london.ca/planapps)

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

Arielle Kayabaga

[akayabaga@london.ca](mailto:akayabaga@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.**

Date of Notice: October 2, 2019



# Application Details

Commonly Used Planning Terms are available at [london.ca/planapps](http://london.ca/planapps).

## Requested Amendment to the Current Official Plan

The City has initiated an Official Plan Amendment to add a Specific Policy Area to permit the Personal Service Establishment use within the Low Density Residential designation. The intent is to align the 1989 Official Plan as it applies to these lands, with the policies of The London Plan, the new Official Plan for the City of London.

## Requested Zoning By-law Amendment

To change the zoning from a Residential R3 Special Provision/Office Conversion (R3-2(6)/OC2) Zone to a Residential R3 Special Provision/Office Conversion Special Provision (R3-2(6)/OC2(\_\_)) Zone to add a Personal Service Establishment together with at least one dwelling unit as a permitted use as well as a site specific regulation for a reduction in parking to permit five (5) on-site parking spaces. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at [london.ca/planapps](http://london.ca/planapps).

### Current Zoning

**Zone:** Residential R3 Special Provision/Office Conversion (R3-2(6)/OC2) Zone

**Permitted Uses:** The Residential R3 Special Provision (R3-2(6)) Zone permits single detached dwellings; semi-detached dwellings; duplex dwellings; triplex dwellings; converted dwellings; fourplex dwellings. The Office Conversion (OC2) Zone permits offices, professional in existing buildings together with at least one dwelling unit and offices, service in existing buildings together with at least one dwelling unit.

**Special Provision(s):** The Residential R3 Special Provision (R3-2(6)) Zone regulates the floor area ratio/maximum floor area gross residential based on lot sizes; a rear yard depth of thirty percent (30%) of the actual lot depth or as indicated on Table 7.3, whichever is greater; yards where parking where parking in rear yards is restricted to the required rear depth where access is obtained from a lane and where there is no garage or carport located in the rear or side yard; and a parking standard of one space per 100 sq. m. (1,076 sq. ft) of Floor Area, Gross Residential or as indicated in Section 4.19.10 of this by-law, whichever is greater.

**Residential Density:** The Residential R3 Special Provision (R3-2(6)) Zone, in no case shall a converted dwelling have a lot area of less than 180.0 sq. m. per unit in the R3-1 and R3-2 Zone. The Office Conversion (OC2) Zone requires at least one dwelling unit with the Permitted Uses mentioned above.

### Requested Zoning

**Zone:** Residential R3 Special Provision/Office Conversion Special Provision (R3-2(6)/OC(\_\_))

**Permitted Uses:** The Residential R3 Special Provision (R3-2(6)) Zone permitted uses are outlined above under Permitted Uses. The Office Conversion Special Provision (OC(\_\_)) Zone permits offices, professional in existing buildings together with at least one dwelling unit; offices, service in existing buildings together with at least one dwelling unit.

**Special Provision(s):** The Residential R3 Special Provision (R3-2(6)) Zone's special provisions will remain, as outlined above in Special Provision(s). The Office Conversion Special Provision (OC2(\_\_)) Zone will permit a Personal Service Establishment together with at least one dwelling unit and, to permit five (5) on-site parking spaces.

**Residential Density:** No change requested.

The City may also consider additional special provisions for landscape open space and other site specific regulations.

## 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 Low Density Residential in the 1989 Official Plan, which permits single detached; semi-detached; and duplex dwellings as the main uses.

The subject lands are in the Neighbourhoods Place Type in *The London Plan*, permitting a range of housing types including mixed-use buildings at the intersection of two Neighbourhood Connectors.

## 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*. 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 Development Services at 300 Dufferin Ave, 6<sup>th</sup> 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](#).

## 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 Development 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.

This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, Development Services staff and the Planning and Environment Committee will also consider detailed site plan matters such as fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the proposed building on the site. We would like to hear your comments on these matters.

**[delete this paragraph if not applicable]**

## Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and 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 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](mailto: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 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.

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.

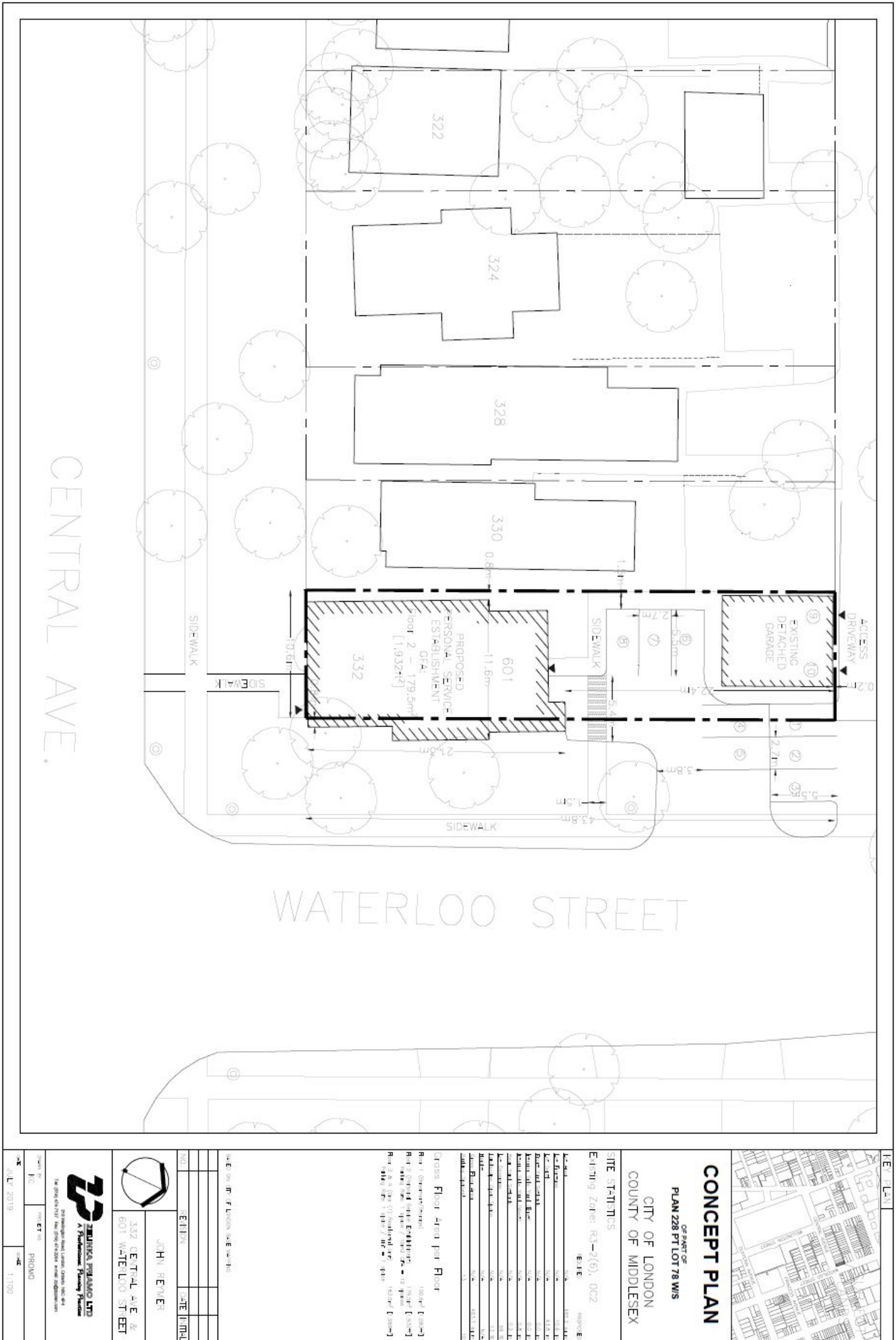
For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

### **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](mailto:accessibility@london.ca) or 519-661-CITY(2489) extension 2425 for more information.***

# Site Concept

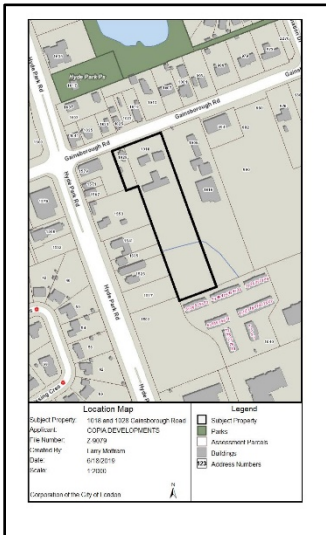


Existing Site Concept Plan.

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

## Zoning By-Law Amendment

### 1018 - 1028 Gainsborough Road



**File: Z-9079**

**Applicant: Copia Developments**

#### What is Proposed?

Zoning amendment to allow:

- Six (6) storey mixed-use building with ground floor commercial, second floor office, and third to sixth floor residential uses located at the front of the property fronting Gainsborough Road; and a twelve (12) storey residential apartment building located at the rear.



## YOU ARE INVITED!

Further to the Notice of Application you received on June 19, 2019, you are invited to a public meeting of the Planning and Environment Committee to be held:

**Meeting Date and Time:** Monday, October 21, 2019, no earlier than 4:30 p.m.

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

For more information contact:

Larry Mottram  
 lmottram@london.ca  
 519-661-CITY (2489) ext. 4866  
 Development Services, City of London  
 300 Dufferin Avenue, 6<sup>th</sup> Floor,  
 London ON PO Box 5035 N6A 4L9  
 File: Z-9079

**[london.ca/planapps](http://london.ca/planapps)**

To speak to your Ward Councillor:

Councillor Josh Morgan  
 joshmorgan@london.ca  
 519-661-CITY (2489) ext. 4007

**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](http://london.ca/planapps).

## Requested Zoning By-law Amendment

To change the zoning from a Holding Business District Commercial (h-17•BDC) Zone to a Business District Commercial Special Provision (BDC( )) Zone at the front; and from an Urban Reserve UR3 Zone to a Residential R9 Special Provision Bonus (R9-7( )•B- ) Zone at the rear. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at [london.ca/planapps](http://london.ca/planapps).

### Current Zoning

**Zone:** Holding Business District Commercial (h-17•BDC)

**Permitted Uses:** A broad range of uses such as animal hospitals; apartment buildings with any or all of the other uses permitted on the first floor; clinics; commercial recreation establishments; day care centres; financial institutions; medical/dental offices; offices; private clubs; restaurants; retail stores; service and repair establishments; convenience stores; artisan workshop; brewing on premises establishment; and food stores.

**Height:** 12 metres

**Zone:** Urban Reserve UR3

**Permitted Uses:** A range of uses such as existing dwellings; agricultural uses except for mushroom farms, commercial greenhouses, livestock facilities, and manure storage facilities; conservation lands; passive recreation uses; kennels; private outdoor recreation clubs; and riding stables.

**Height:** 15 metres

### Requested Zoning

**Zone:** Business District Commercial Special Provision (BDC( ))

**Permitted Uses:** Uses permitted by current zoning

**Special Provision(s):** Special provisions are requested for building height and density

**Density:** 97 units per hectare

**Height:** 25 metres

**Zone:** Residential R9 Special Provision Bonus (R9-7( )•B- )

**Permitted Uses:** Apartment buildings; lodging house class 2; senior citizens apartment buildings; handicapped persons apartment buildings; and continuum-of-care facilities.

**Special Provision(s):** Special provisions are requested for an east interior side yard setback of 11.2 metres; and a west interior side yard setback of 2.2 metres.

**Height:** 43.5 metres

**Bonus Zone:** Maximum residential density 392 units per hectare

A possible City-initiated amendment is being considered to add the subject lands to Map 7 – Specific Policy Areas of The London Plan.

## 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 designated in the Official Plan as Main Street Commercial Corridor on the front portion, and Multi-family, High Density Residential on the rear portion. The Main Street Commercial Corridor designation permits a range of small-scale retail uses; convenience commercial uses; financial institutions; small-scale offices; and residential units created through the conversion of existing buildings, or through the development of mixed-use buildings. The Multi-family, High Density Residential designation permits such uses as low-rise and high-rise apartment buildings; apartment hotels; multiple attached dwellings; nursing homes; rest homes, and homes for the aged, as the main uses. The site is also located within the Hyde Park Community Planning Area which provides Community and Urban Design Guidelines to guide the overall design of the community, as well as development of individual sites.

The subject lands are in the Main Street and Neighbourhoods Place Types in *The London Plan*. The Main Street Place Type permits a range of residential, retail, service and office uses. Mixed-use buildings are encouraged, with retail and service uses at grade, and residential and non-service offices uses directed to the rear of buildings and to upper floors. The Neighbourhoods Place Type permits a range of residential uses including stacked townhouses, fourplexes, and low-rise apartments.

# 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 public meeting notice 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](#) 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, 6<sup>th</sup> 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 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](mailto: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.

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.

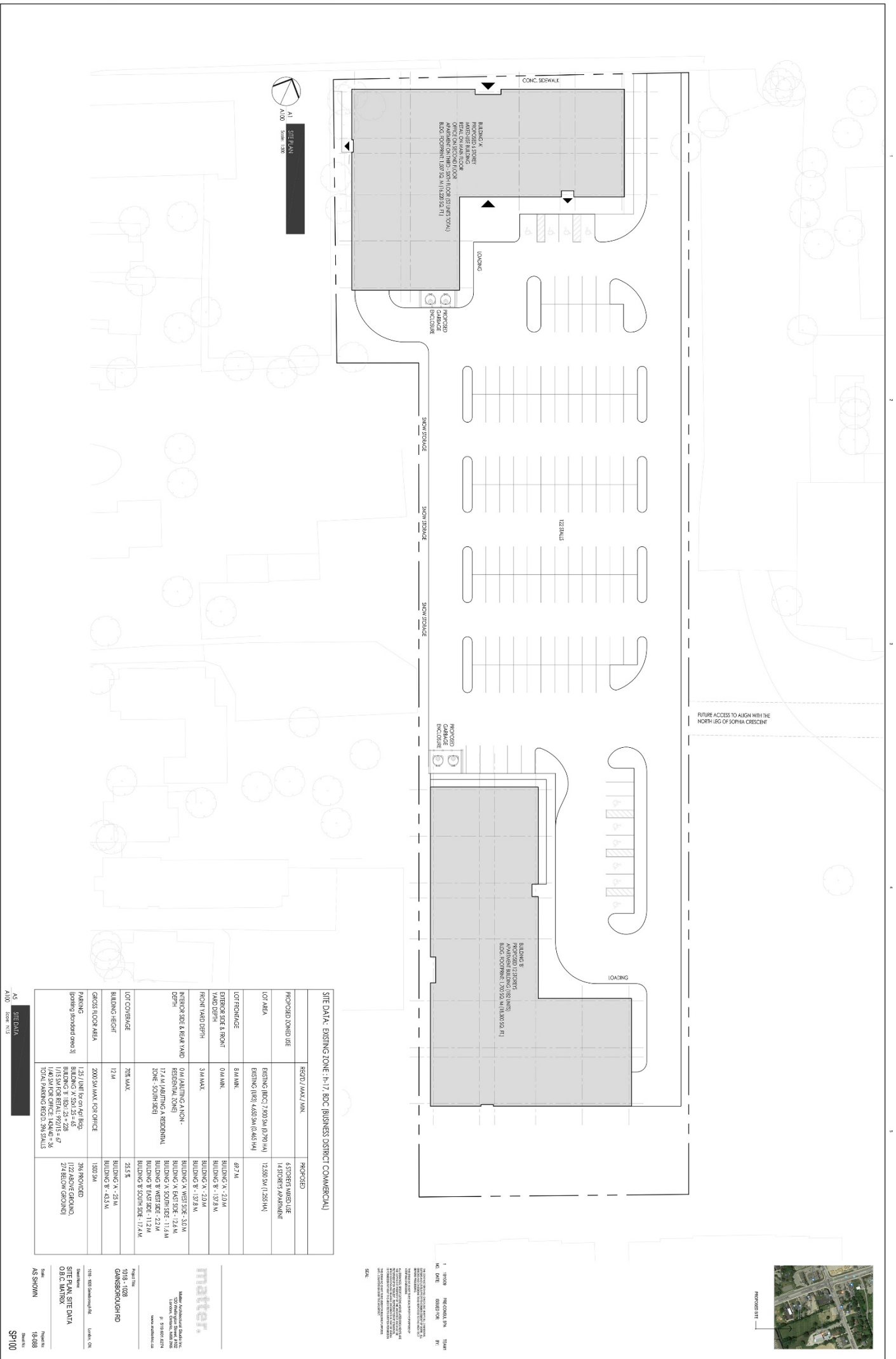
For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

### Notice of Collection of Personal Information

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

# Site Concept Plan



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



# Building Renderings

View from Gainsborough Road looking southwest.



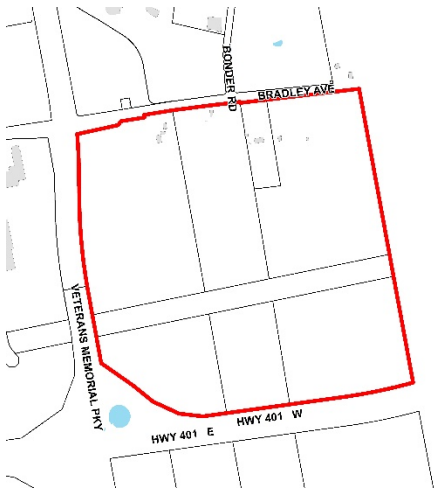
The above images represent the applicant's proposal as submitted and may change.



# NOTICE OF PLANNING APPLICATION

## REVISED APPLICATION Official Plan and Zoning By-Law Amendment

### 2555-2591 Bradley Ave



File: OZ-8679  
Applicant: City of London

#### What is Proposed?

Official Plan and Zoning Amendments to a range of light industrial uses including:

- commercial grain handling facilities
- processing and growing of agricultural and cannabis products
- processing of meat and poultry products, and
- research and development uses associated with any material processed at the facility



## LEARN MORE & PROVIDE INPUT

Please provide any comments by **October 30, 2019**

Alanna Riley

[ariley@london.ca](mailto:ariley@london.ca)

519-661-CITY (2489) ext. 4579

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

File: OZ-8679

[london.ca/planapps](http://london.ca/planapps)

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

Steven Hillier

[shillier@london.ca](mailto:shillier@london.ca)

519-661-CITY (2489) ext. 4014

**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](http://london.ca/planapps).

## Requested Amendment to the Current Official Plan

To add a site-specific policy under Chapter 10 - Policies for Specific Areas to permit an expanded range of uses including commercial grain handling facilities, processing and growing of agricultural and cannabis products, processing of meat and poultry products, and research and development uses associated with any material processed at the facility.

## Requested Zoning By-law Amendment

To change the zoning from an Urban Reserve (UR6) Zone and a Light Industrial special provision (LI6(6)) Zone to a Light Industrial special provision (LI1/LI2/LI6(\_)) Zone and an Open Space (OS1) Zone. The Light Industrial zones permit a range of light industrial uses. Special provisions are being requested to permit commercial grain handling facilities, processing and growing of agricultural and cannabis products, processing of meat and poultry products, and research and development uses associated with any material processed at the facility. The complete Zoning By-law is available at [london.ca/planapps](http://london.ca/planapps).

### Current Zoning

**Zone:** Urban Reserve (UR6) and Light Industrial special provision (LI6(6))

**Permitted Uses:** Existing dwellings, Agricultural uses except for mushroom farms, Commercial greenhouses, Livestock facilities and manure storage facilities, Conservation lands, Managed woodlot, Wayside pits, Passive recreation uses, Kennels, Private outdoor recreation clubs, Riding stables, Dry cleaning and laundry plants, Food, tobacco and beverage processing industries excluding meat packaging, Leather and fur processing excluding tanning, Repair and rental establishments, Service and repair establishments, Service trades, Textile processing industries, Building or contracting establishments, Storage depots, Terminal centres, Transport terminals and Commercial Grain Handling Facilities.

### Requested Zoning

**Zone:** Light Industrial special provision (LI1/LI2/LI6(\_)) Zone and an Open Space (OS1) Zone

**Permitted Uses:** The existing range of permitted uses.

**Special Provision(s):** Request to allow commercial grain handling facilities, processing and growing of agricultural and cannabis products, processing of meat and poultry products, and research and development uses associated with any material processed at the facility.

## 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 Light Industrial in the Official Plan, which permits industrial uses that involve assembling, fabricating, manufacturing, processing and/or repair activities as the main uses. The subject lands are also within the Airport Road South Industrial Area Plan, which requires that development has a high standard of urban design.

The subject lands are in the Light Industrial Place Type in *The London Plan*, permitting a range of industrial uses that are unlikely to impose significant impacts on surrounding light industrial land uses due to their emissions such as noise, odour, particulates and vibration. Permitted uses will have a tolerance for planning impacts created by a broad range of light industrial uses that are unlikely to impose significant impacts on surrounding areas. The subject lands are also within the Airport Road South Innovation Park – Specific Policies

## 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](http://london.ca/planapps) page at [london.ca](http://london.ca).

### See More Information

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

- visiting Development Services at 300 Dufferin Ave, 6<sup>th</sup> 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](http://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 Development 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 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](mailto: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.

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/>.

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**LACH Stewardship Sub-Committee  
Agenda**

Wednesday September 25, 2019

Location: Planning Office, 206 Dundas Street

Start Time: 6:30pm

Present: K. Waud, J. Hunten, T. Regnier, J. Cushing; K. Gonyou (staff)

Regrets: M. Whalley, T. Regnier

**Agenda Items:**

**1. Demolition Request: Dwelling on 6100 White Oak Road, heritage listed property**

The Stewardship Sub-Committee received a presentation of historical research and evaluation by K. Gonyou.

Motion: The Stewardship Sub-Committee does not object to the demolition of the dwelling at 6100 White Oak Road, as the dwelling does not contribute to the cultural heritage value of the Islamic Cemetery of London. Moved: K. Waud; Seconder: J. Cushing. Passed.

**2. Request for Designation: 36 Pegler Street**

K. Gonyou advised the Stewardship Sub-Committee that the evaluation and draft Statement of Cultural Heritage Value or Interest was forwarded to the property owner for review and comment.

Motion: The Stewardship Sub-Committee supports the designation of the property at 36 Pegler Street under Part IV of the *Ontario Heritage Act*. Moved: J. Cushing; Seconder: K. Waud. Passed.

**3. Western University Public History Program – Property Research Presentations**

The Western University Public History Program property research presentations will be on Tuesday November 26, 2019 at 6:30pm in Committee Room 4, City Hall (300 Dufferin Avenue).

**4. Request for Designation: 75 Langarth Street East**

Research previously collected to this property has been forward to a graduate student of the Western University Public History program, as this property was selected to be part of their research programme.

**5. Compile a list of Potential Cultural Heritage Landscapes in London**

The Stewardship Sub-Committee continued their discussion on potential cultural heritage landscapes in London.

## Report to London Advisory Committee on Heritage

**To:** Chair and Members  
London Advisory Committee on Heritage  
**From:** John M. Fleming  
Managing Director, City Planning and City Planner  
**Subject:** Demolition Request for Dwelling on Heritage Listed Property  
at 6100 White Oak Road by the Islamic Cemetery of London  
**Meeting on:** October 9, 2019

## Recommendation

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, with respect to the demolition request for the existing dwelling on the heritage listed property at 6100 White Oak Road, that the Chief Building Official **BE ADVISED** that Municipal Council consents to the demolition of this dwelling.

It being noted that the Islamic Cemetery of London property at 6100 White Oak Road remains a heritage listed property on the Register of Cultural Heritage Resources, as are all cemeteries in the City of London.

## Executive Summary

All cemeteries in the City of London are listed on the Register of Cultural Heritage Resources. When a demolition request is received for a building or structure on a heritage listed property, a formal review process is triggered pursuant to the requirements of the *Ontario Heritage Act* and the Council Policy Manual. While the Islamic Cemetery of London is a more recently established cemetery, it still has cultural heritage value or interest. The pre-existing dwelling on the property was evaluated using the criteria of O. Reg. 9/06 and found to not demonstrate sufficient cultural heritage value or interest, notwithstanding the significant cultural heritage value of the Islamic Cemetery of London. The Islamic Cemetery of London should remain a heritage listed property, but Municipal Council should consent to the demolition of the dwelling on the property.

## Analysis

### 1.0 Background

#### 1.1 Property Location

The property at 6100 White Oak Road is on the southeast corner of White Oak Road and Manning Drive (Appendix A). The property is located in the former Westminster Township, annexed by the City of London in 1993.

#### 1.2 Cultural Heritage Status

All cemeteries in the City of London have been included on the Register of Cultural Heritage Resources since 2006. As the Islamic Cemetery of London, the property at 6100 White Oak Road is considered to be a potential cultural heritage resource.

#### 1.3 Description

The property at 6100 White Oak Road is the Islamic Cemetery of London. The Islamic Cemetery of London was established in 2005-2006. A dwelling was located on the subject property prior to the establishment of the Islamic Cemetery of London. The dwelling was formerly part of a farmstead, however the barn was demolished prior to 1999.

The subject property is approximately 67 acres in size.

### 1.3.1 Dwelling

The existing dwelling located at 6100 White Oak Road is rectangular in footprint, approximately 40' in width by 30' in depth, with a rear addition (including a garage) (Appendix B). The dwelling is one-and-three-quarters stories in height, with a gambrel roof clad in asphalt shingles. Gambrel roofs are more commonly found on barns and residential buildings of the 1890s – World War I. A gable is located above the front door, centred on the façade. The central doorway is flanked by a window opening to each side.

The dwelling is presently clad in vinyl siding. As identified in several holes in the existing vinyl siding, the dwelling appears to have been constructed of buff brick masonry, and painted several times (see Appendix B, Image 6). The brickwork appears to have been laid in common bond, and may be structural. The brickwork appears to extend to the ground (and likely the foundation walls), however boards applied at the base of the dwelling prevented the confirmation of this detail. A single stack brick chimney projects from the ridge of the gambrel roof.

All of the windows and doors on the main storey of the dwelling have been hoarded in unpainted plywood on the exterior, with the exception of a window on the south façade (which is hoarded with unpainted plywood from the interior) (see Appendix B, Image 7). All of the second storey windows are broken and not hoarded. Some of the concrete sills of the window openings remain exposed.

### 1.4 History

The Euro-Canadian history of this property begins with the grant of the north half of Lot 20, Concession VII (100 acres) of the former Westminster Township on March 21, 1849 to James B. Strathy (Crinklaw & Bishop 1987, 234). The 1851 Census records Philip Smith, a single man residing in a log cabin on the subject property (Crinklaw & Bishop 1897, 4). The 1861 Census records Philip Smith living on the subject property in a one storey brick house. This suggests that Strathy sold the property shortly after acquiring it in 1849. On September 20, 1877, Philip Smith advertised a farm for sale in *The London Free Press*,

*Farm for Sale – North half of Lot 20, 7<sup>th</sup> Concession, Westminster, 70 acres cleared, remainder hardwood timber, soil clay loam: good brick house, barn, sheds, etc. Orchard of grafted fruit; never failing ell of water; near churches, school and Glanworth Section; terms easy. For further particulars enquire at Philip Smith, Glanworth P.O. (Crinklaw & Bishop 1987, 27).*

It is not clear if Philip Smith's advertisement was unsuccessful or the property was sold to an unrelated individual with the same surname.

Robert F. Smith is noted as the occupant of the subject property on the *Illustrated Historical Atlas of Middlesex County* (1878) (see Appendix A, Figure 2). A structure is shown in the same approximate location as the existing dwelling, however there are insufficient details to confirm if it is the same structure.

Accessible land registry records for the subject property commence in 1881, with Robert F. Smith taking a \$4,000 mortgage on the property from the Dominion Savings and Loan Society. In 1889, the 100-acre property was sold to Walter W. S. Hunt, and subsequently Charles B. Hunt and John I. G. Hunt in 1897 and to William H. Learn in the same year. The property remained in the Learn family until 1965, when it was sold to Frederick C. and Evalyn E. Thomas for \$28,000. The following year, the southern portion of the property was sold to the Middlesex Broadcasters Ltd. In 1979, the property (appearing to reflect the existing property boundaries) was sold to Peter N. J. and Hubertha A. Ruyter. Several mortgages were taken out. In 1982, under power of sale, the property was sold to Iqbal M. Hussain, Samina Hussain, Mohammed Sarwar, and Razia Sawar; the property was later transferred to Iqbal Hussain and Samina Hussain.

The property was subsequently acquired for the Islamic Cemetery of London. Following a challenge to the Ontario Municipal Board, planning approvals were obtained in 2002 (PL20066). Construction of the Islamic Cemetery of London commenced in 2005.

The dwelling has been vacant and boarded for approximately the past 15 years.

## **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.”

### **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 until changes to the *Ontario Heritage Act* arising from Bill 108 come into force and effect.

### **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.

### **2.5 Register of Cultural Heritage Resources**

Municipal Council may include properties on the Register of Cultural Heritage Resources 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 Register of Cultural Heritage Resources states that further research is required to determine the cultural heritage value or interest of heritage listed properties.

## **3.0 Demolition Request**

Written notice of their intention to demolish the house located at 6100 White Oak Road was submitted by the President of the Islamic Cemetery of London and received on September 9, 2019. Staff undertook a site visit of the property, accompanied by the President of the Islamic Cemetery of London, on September 9, 2019. The site visit included an exterior inspection of the property and dwelling.



Municipal Council must respond to a notice of intention to demolish a heritage listed property within 60 days, or the request is deemed consented. During this 60-day period, the London Advisory Committee on Heritage (LACH) is consulted and, pursuant to Council Policy, a public participation meeting is held at the Planning & Environment Committee (PEC).

The 60-day period for the demolition request for the property at 6100 White Oak Road expires on November 8, 2019.

## **4.0 Cultural Heritage Evaluation**

### **4.1 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:

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*. Should the property not meet the criteria for designation, the demolition request should be granted and the property removed from the *Inventory of Heritage Resources* (Register).

The evaluation of the property using the criteria of *Ontario Heritage Act* Regulation 9/06 can be found below.

### **4.2 Evaluation**

The evaluation arising from this demolition request focuses on the dwelling, and is not a comprehensive evaluation of the entire property at 6100 White Oak Road. The same methodological approach was taken when considering the demolition request for an administrative building at St. Peter's Cemetery (806 Victoria Street, heritage listed property) in 2016.

All cemeteries are understood to have cultural heritage value.

Table 1: Evaluation of existing dwelling 6100 White Oak Road using the criteria of Ontario Heritage Act Regulation 9/06.

<b>Cultural Heritage Value</b>	<b>Criteria</b>	<b>Evaluation</b>
The property has design value or physical value because it,	Is a rare, unique, representative or early example of a style, type, expression, material, or construction method	<p>The existing dwelling is not a rare, unique, representative, or early example of a style, type, expression, material, or construction method. The existing dwelling has been subject to many alterations in the past, some unsympathetic to its original character.</p> <p>The existing dwelling (or portions thereof) may have been constructed prior to 1860 (as noted in the 1861 Census), however the evidence is circumstantial. The masonry has been subject to previous alterations which has compromised its integrity. Additionally, the gambrel roof is unlikely to be original to the dwelling, as are the concrete window sills, which, along with the vinyl siding and replacement windows, demonstrates the volume of alterations to the dwelling.</p>
	Displays a high degree of craftsmanship or artistic merit	The existing dwelling does not appear to demonstrate a high degree of craftsmanship or artistic merit.
	Demonstrates a high degree of technical or scientific achievement	The existing dwelling is not believed to demonstrate a high degree of technical or scientific achievement.
The property has historical value or associative value because it,	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	Research undertaken did not identify any direct associations of the existing dwelling with matters of historical or associative value, beyond being located on the property of the Islamic Cemetery of London.
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	The existing dwelling is not believed to yield, or have the potential to yield, information that contributes to an understanding of a community or a culture.
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No information was located to associate the existing dwelling with the work or ideas of an architect, artist, builder, designer, or theorist.

Cultural Heritage Value	Criteria	Evaluation
The property has contextual value because it,	Is important in defining, maintaining, or supporting the character of an area	The dwelling is not important in defining, maintaining, or supporting the character of the area. The area has transition away from its historic agricultural uses with farmscapes. The subject property is the Islamic Cemetery of London, and is surrounded by some agricultural lands, telecommunications towers (to the south), and the W12A landfill (to the north). The area has not evolved in manner which supports or maintains its historic agricultural functions.
	Is physically, functionally, visually, or historically linked to its surroundings	Changes in land uses have isolated the existing dwelling from its surroundings. It is no longer linked to its surroundings in any substantive way.
	Is a landmark	The existing dwelling is not believed to be a landmark.

**4.3 Consultation**

Pursuant to Council Policy for the demolition of heritage listed properties, notification of the demolition request was sent to 7 property owners within 120m of the subject property on October 2, 2019, as well as community groups including the Architectural Conservancy Ontario – London Region, London & Middlesex Historical Society, and the Urban League. Notice was also published in *The Londoner* on October 3, 2019.

**5.0 Conclusion**

The evaluation of the existing dwelling at 6100 White Oak Road found that it did not meeting any of the criteria of O. Reg. 9/06 and is therefore not considered to be a significant cultural heritage resource. Municipal Council should consent to the demolition of the existing dwelling.

An evaluation of the subject property at 6100 White Oak Road, including the Islamic Cemetery of London, may have resulted in a different outcome of the evaluation. To ensure that the Islamic Cemetery of London is considered to be a place of potential cultural heritage value or interest, it should remain a heritage listed property on the City’s Register of Cultural Heritage Resources.

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

October 3, 2019

KG/

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Appendix A Property Location

Appendix B Images

### **Sources**

Census. 1851, 1861.

Crinklaw, Raymond and Olga B. Bishop. *Glanworth, Westminster Township*. The Aylmer Express Ltd., 1987.

Crinklaw, Raymond and Olga B. Bishop. *Westminster Township South-East of the Thames*. The Aylmer Express Ltd., 1987.

Fisher Archaeological Consulting. Islamic Centre of SW Ontario Proposed Cemetery Archaeological Assessment Stage 1: Background, Stage 2: Assessment & Limited Stage 3: Testing Final Report. CIF#2001-010-006. October 2001. DCAP-004.

Granger, D. R. Ontario Municipal Board. PL20066. November 15, 2002.

Land Registry. LRO-33. North Half of Lot 20, Concession VII, former Westminster Township.

Page, H. R. & Co. *Illustrated Historical Atlas of Middlesex County*. 1878.

Tremaine, G. *Tremaine's Map of the County of Middlesex, Canada West*. 1862.

# Appendix A – Property Location



Figure 1: Location of the subject property at 6100 White Oak Road. The dwelling on the subject property is noted.

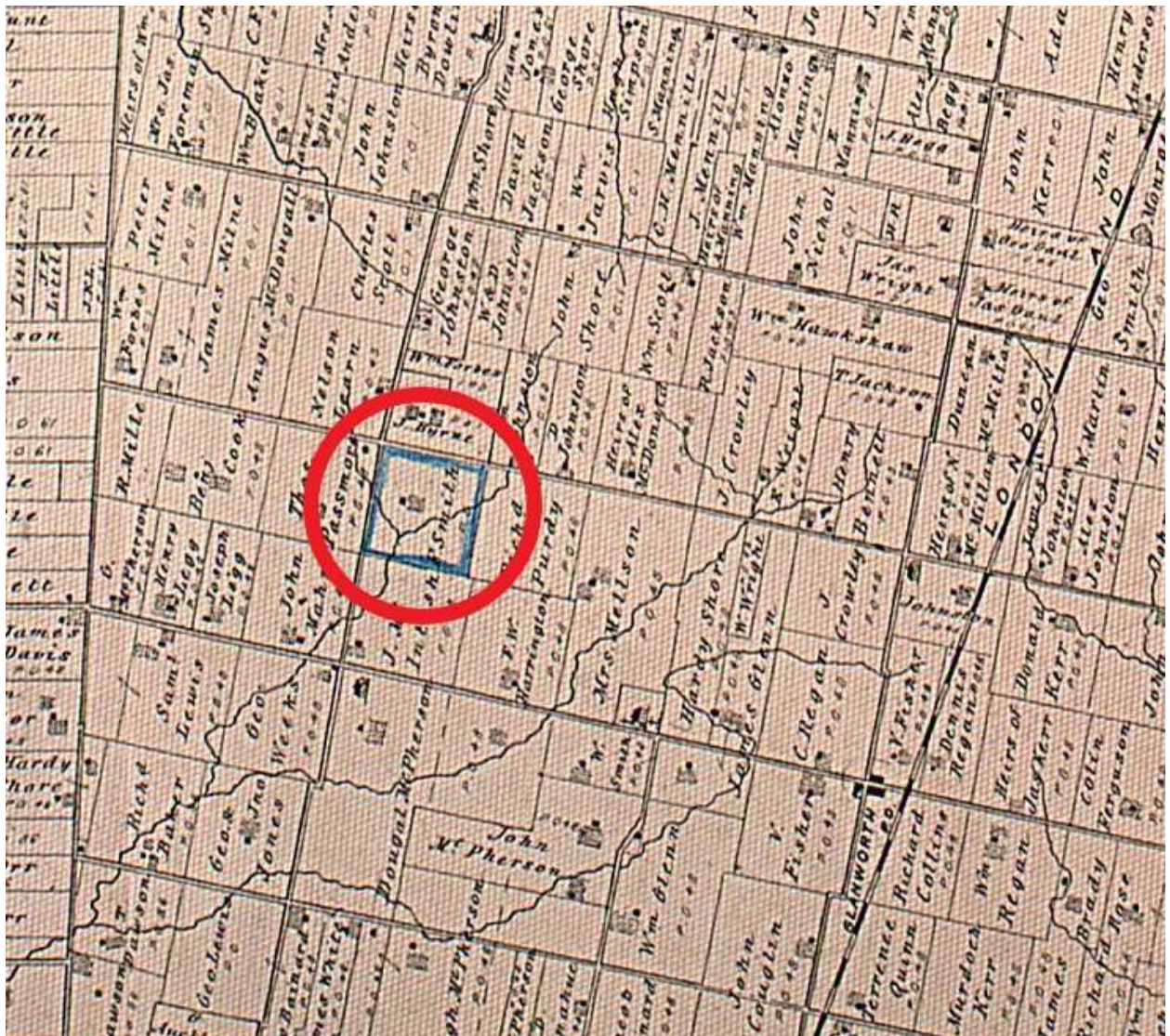


Figure 2: Extract from the Illustrated Historical Atlas of Middlesex County (1878), showing the north half of Lot 20, Concession VII in the former Westminster Township (red circle). F. Smith is noted as the occupant with a structure on the property.

**Appendix B – Images**



*Image 1: Entrance to the London Islamic Cemetery at 6100 White Oak Road. The dwelling is located in the brush to the left (south) of the entrance.*



*Image 2: Main (west) façade of the dwelling at 6100 White Oak Road.*



*Image 3: View of the south façade of the dwelling at 6100 White Oak Road.*



*Image 4: North façade of the dwelling at 6100 White Oak Road, showing the historic house and the rear addition with garage.*





*Image 5: Rear (east) façade of the dwelling at 6100 White Oak Road.*



*Image 6: Detail of the brickwork, underneath the existing vinyl siding. The brick work appears to be buff brick, with several layers of paint applied. The brickwork appears to be laid in a common bond pattern. The brickwork appears to extend to the ground level, however board cladding prevented the confirmation of this detail.*



*Image 7: The above pictured window on the south façade of the dwelling at 6100 White Oak Road is the only main storey window that is not secured from the exterior (it is boarded from the interior). Also note the concrete window sill.*



## Demolition Request for Dwelling on Heritage Listed Property at 6100 White Oak Road

London Advisory Committee on Heritage  
Wednesday October 9, 2019

[london.ca](http://london.ca)



## 6100 White Oak Road



- 67 acres
- Former Westminster Township, annexed in 1993
- London Islamic Cemetery, established 2005
- Heritage listed property



## Dwelling



- 1-3/4 storeys
- Gambrel roof
- Vinyl cladding over painted brick
- May date prior to 1860 (unconfirmed)
- Barns demolished c.1999
- Unoccupied since c.2002











## Property Ownership

- 1849: Grant to James B. Strathy
- 1851: Philip Smith (census)
- 1861: Philip Smith, brick house (census)
- 1877: Philip Smith, property for sale
- 1878: Robert F. Smith (*Illustrated Atlas*)
- 1889: Robert F. Smith sold property to Walter W. S. Hunt
- 1897: Walter W. S. Hunt sold property to Charles B. Hunt and John I. G. Hunt
- 1897: Charles B. Hunt and John I. G. Hunt sold property to William H. Learn
- 1965: Learn family sold property to Frederick C. and Ealyn E. Thomas
- 1966: Southern portion of property sold to Middlesex Broadcasters Ltd.
- 1979: F. C. and E. E. Thomas sold property to Peter N. J. and Hubertha A. Ruyter
- 1982: Power of sale to Iqbal M. Hussain, Samina Hussain, Mohammed Sarwar, and Razia Sawar



## Census (1861)

PUBLIC ARCHIVES OF CANADA MICROFILMED 1955

PERSONAL CENSUS		Enumeration Station, No.		In the County of	
Name of inhabitant	Place of birth	Age	Sex	Profession, occupation, or trade	Value of real and personal estate
Philip Smith	England	45	M	Farmer	1000
Robert F. Smith	England	35	M	Farmer	1000
Walter W. S. Hunt	England	25	M	Farmer	1000
Charles B. Hunt	England	20	M	Farmer	1000
John I. G. Hunt	England	18	M	Farmer	1000
William H. Learn	England	15	M	Farmer	1000
Frederick C. Thomas	England	12	M	Farmer	1000
Ealyn E. Thomas	England	10	F	Farmer	1000
Peter N. J. Ruyter	Netherlands	8	M	Farmer	1000
Hubertha A. Ruyter	Netherlands	6	F	Farmer	1000
Iqbal M. Hussain	India	5	M	Farmer	1000
Samina Hussain	India	4	F	Farmer	1000
Mohammed Sarwar	India	3	M	Farmer	1000
Razia Sawar	India	2	F	Farmer	1000

RECENSEMENT - CANADA OUEST 1861 CANADA WEST CENSUS

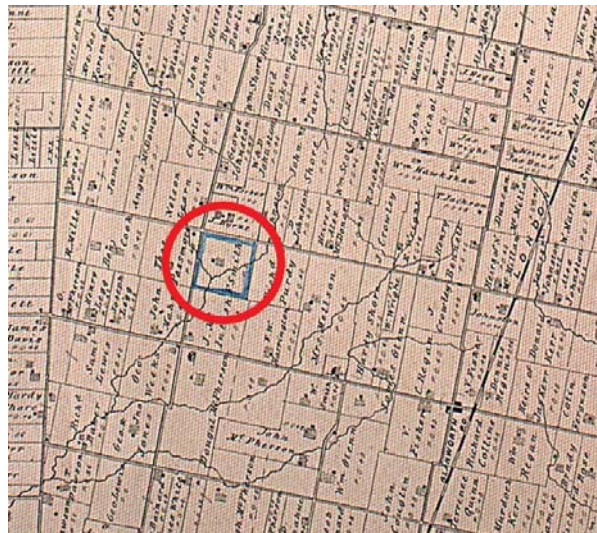




## Tremaine (1863)



## Illustrated Historic Atlas (1878)





## Aerial Photograph (1960)



## Cemeteries

- All cemeteries in London are listed on the Register or designated under the *Ontario Heritage Act***
- Mather's Cemetery
  - Scottsville Cemetery
  - North Street Cemetery
  - Brick Street Cemetery
  - Forest Lawn Memorial Gardens
  - Siloam Cemetery
  - St. George's Cemetery
  - McCaul Cemetery
  - Bostwick Cemetery
  - Grove Cemetery
  - Fox Hollow of Mount Pleasant
  - McGregor
  - Oakland Cemetery
  - Restmount Cemetery
  - Kilbourne Cemetery
  - Kilworth Cemetery
  - Pond Mills Cemetery
  - Or Shalom
  - Wesleyan Methodist Cemetery
  - Mount Pleasant Cemetery
  - Woodland Cemetery
  - St. Peter's Cemetery
  - Nichols Cemetery
  - Islamic Cemetery of London
  - Woodhull Cemetery
  - McKay Cemetery



## Ontario Heritage Act

- Section 27: Register
- Section 27(3): Requiring 60-day written notice of intent to demolish a building or structure on a heritage listed property
- Section 29: enables designation under Part IV of the *Ontario Heritage Act*



## Demolition Request

- Received: September 9, 2019
- 60-day Review Period: November 8, 2019



## O. Reg. 9/06

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



## Physical or Design Value

Cultural Heritage Value	Criteria	Evaluation	Meets Criteria?
The property has design value or physical value because it,	Is a rare, unique, representative or early example of a style, type, expression, material, or construction method	The existing dwelling is not a rare, unique, representative, or early example of a style, type, expression, material, or construction method. The existing dwelling has been subject to many alterations in the past, some unsympathetic to its original character.  The existing dwelling (or portions thereof) may have been constructed prior to 1860 (as noted in the 1861 Census), however the evidence is circumstantial. The masonry has been subject to previous alterations which has compromised its integrity. Additionally, the gambrel roof is unlikely to be original to the dwelling, as are the concrete window sills, which, along with the vinyl siding and replacement windows, demonstrates the volume of alterations to the dwelling.	
	Displays a high degree of craftsmanship or artistic merit	The existing dwelling does not appear to demonstrate a high degree of craftsmanship or artistic merit.	
	Demonstrates a high degree of technical or scientific achievement	The existing dwelling is not believed to demonstrate a high degree of technical or scientific achievement.	



## Historical or Associative Value

Cultural Heritage Value	Criteria	Evaluation	Meets Criteria?
The property has historical value or associative value because it,	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	Research undertaken did not identify any direct associations of the existing dwelling with matters of historical or associative value, beyond being located on the property of the Islamic Cemetery of London.	✘
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	The existing dwelling is not believed to yield, or have the potential to yield, information that contributes to an understanding of a community or a culture.	✘
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No information was located to associate the existing dwelling with the work or ideas of an architect, artist, builder, designer, or theorist.	✘



## Physical or Design Value

Cultural Heritage Value	Criteria	Evaluation	Meets Criteria?
The property has contextual value because it,	Is important in defining, maintaining, or supporting the character of an area	The dwelling is not important in defining, maintaining, or supporting the character of the area. The area has transition away from its historic agricultural uses with farmscapes. The subject property is the Islamic Cemetery of London, and is surrounded by some agricultural lands, telecommunications towers (to the south), and the W12A landfill (to the north). The area has not evolved in manner which supports or maintains its historic agricultural functions.	✘
	Is physically, functionally, visually, or historically linked to its surroundings	Changes in land uses have isolated the existing dwelling from its surroundings. It is no longer linked to its surroundings in any substantive way.	✘
	Is a landmark	The existing dwelling is not believed to be a landmark.	✘



## Consultation

- Mailed notice to property owners within 120m
- *The Londoner*
- City website
- ACO – London Region, London & Middlesex Historical Society, and Urban League



## Recommendation

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, with respect to the demolition request for the existing dwelling on the heritage listed property at 6100 White Oak Road, that the Chief Building Official **BE ADVISED** that Municipal Council consents to the demolition of this dwelling.

It being noted that the Islamic Cemetery of London property at 6100 White Oak Road remains a heritage listed property on the Register of Cultural Heritage Resources, as are all cemeteries in the City of London.



# Medway Valley Heritage Forest

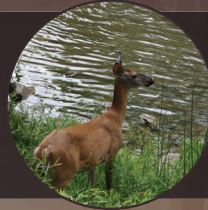
## Environmentally Significant Area

Welcome to the Medway Valley Heritage Forest Environmentally Significant Area (ESA). The publicly-owned lands cover 133 hectares (329 acres), roughly between the Elsie Perrin Williams Estate and Sunningdale Road West.

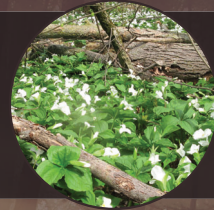
The ESA includes floodplain forests, swamps, marshes, and forested valley slopes. Medway Creek winds between steep banks up to 25 metres in height. Several small tributary streams feed the creek through steep-sided ravines.



Painted Turtle Photo Credit: Wendy Hamoud



Deer Photo Credit: Wendy Hamoud



White Trillium Photo Credit: Cathy Quinlan

### Trails

The map shows the 10.9 km of marked trails and pathways, identified with yellow markers on the trees, which follow both sides of the creek. The terrain is rolling with several steep climbs.

### Shaping the Landscape

The Medway Valley was formed when glacial meltwater cut through the Arva Moraine during the retreat of the last glaciers more than 10,000 years ago. The gravelly moraine had been deposited by two glaciers, one moving north and the other south, pushing against each other. The area's geologic history can be seen in exposed, eroded creek banks or slip faces, where horizontal layers of sediment are revealed.

### Plant Communities

The Medway Valley has a diversity of habitats including woodlands, floodplain meadows, and hawthorn thickets. The valley slopes and upland forests are home to Sugar Maple, American Beech, Black Cherry, Bitternut Hickory, and Basswood. Spring flowers include Red and White Trilliums, Mayapple, Violets, and Yellow and White Trout Lilies. There are a few large patches of Twinleaf.

In the damp flood plains, Willows, Black Walnut, Hackberry, and Sycamore grow. During the summer, look for colourful wildflowers such as Spotted Joe-Pye Weed, Blue Vervain and Swamp Milkweed.

In old orchards and abandoned pastures, shrubs such as hawthorn, Grey Dogwood, Crab Apple, White Elm, Basswood, and aspen are found. In summer, wildflowers fill the grassy meadows.

### Wildlife

The valley provides habitat and food for many species of wildlife. Mallard and Belted Kingfisher are common year round, while Great Blue Heron and Wood Duck are regular summer visitors. The high banks often serve as nesting sites for bank swallows. Please do not disturb nests by climbing on the banks.

White-tailed Deer and smaller mammals are common in the ESA. The rarely seen Southern Flying Squirrel has also been recorded. Near the Creek, look for Muskrat, Mink, and Beaver, as well as frogs and turtles. Although 43 species of fish have been found in the creek, minnows, shiners, and carp are most commonly seen in the clear water. The ESA is home to several species-at-risk, both on land as well as in the water.

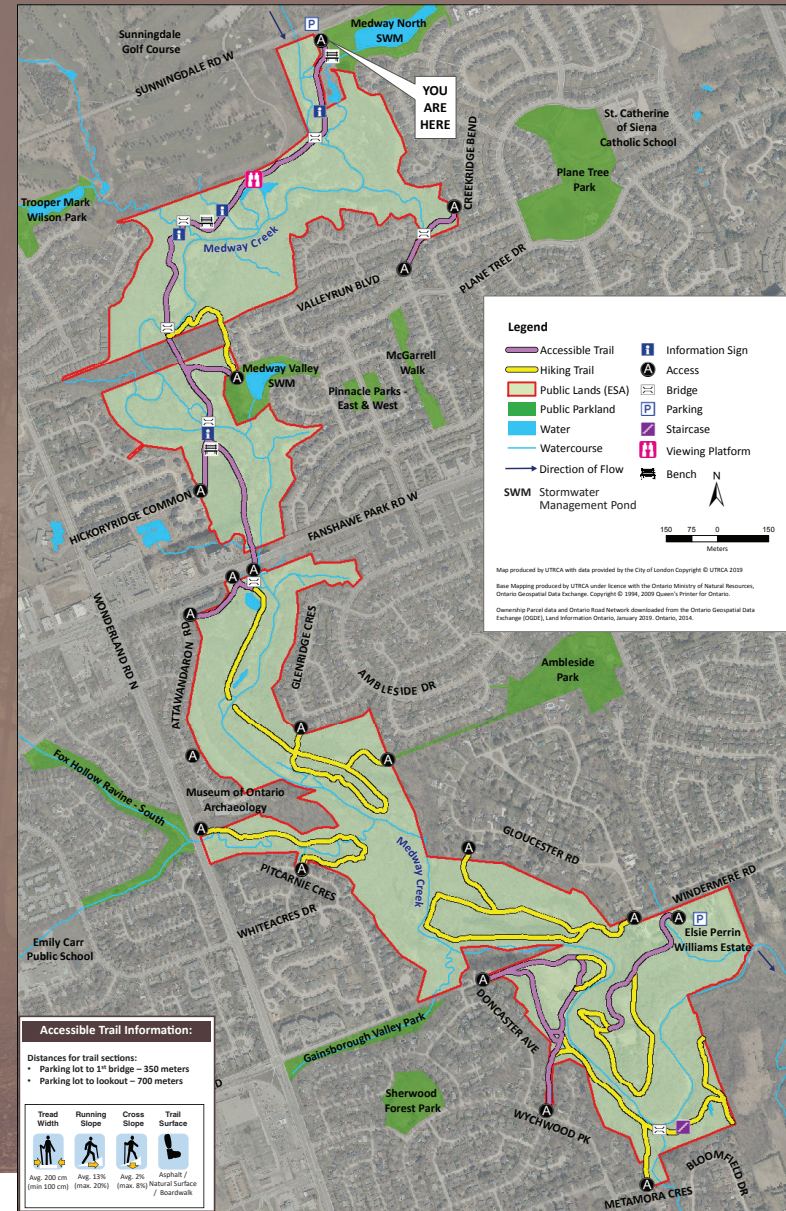
### Community Partners

Adopt an ESA Groups, City of London, Friends of Medway Creek, Museum of Ontario Archaeology, Upper Thames River Conservation Authority

### Things to Remember

To help protect the natural environment, please follow the rules when visiting London's ESAs:

1. Please use the official access points indicated on the trail maps.
2. Stay on the marked trails and pathways (identified with yellow markers on trees).
3. Bicycles are not permitted in ESAs except on specifically designated trails indicated by signs.
4. Access is allowed from 6:00 am to 10:00 pm.
5. Keep the ESAs litter free.
6. All pets must be on a leash (2m/6ft max.).
7. Do not feed the fish or wildlife.
8. Releasing or dumping fish, wildlife, or plants of any kind is prohibited and harmful to native species.
9. Fishing is permitted with a provincial fishing licence. No hunting is permitted.



### Looking for more Information?

City of London, City Planning  
[www.london.ca/ESA](http://www.london.ca/ESA), 519-661-4980  
 Upper Thames River Conservation Authority  
[www.thamesriver.on.ca](http://www.thamesriver.on.ca), 519-451-2800





# Medway Valley Heritage Forest

## Environmentally Significant Area

### Early History

London is located in the traditional territory of the Attawandaron, Anishinaabeg, Haudenosaunee, and Lunaapeewak peoples, and the Medway's wooded slopes and creeks have been utilized by Indigenous peoples for thousands of years. The area was used for hunting, fishing, harvesting seasonal food and medicinal plants, and around 1000 years ago, for farming of the upland areas. More than 500 years ago, a large village stood near where the Museum of Ontario Archaeology is now located. The village was the home to hundreds of people whose descendants today are part of several Indigenous communities in southern Ontario.

Archaeological investigations conducted at this site date back to the mid-1800s, making it one of the longest continuously investigated sites in Canada. The Museum of Ontario Archaeology opened its doors at its current location in 1981. To learn more about the Indigenous heritage of this region, please visit the museum located on the north side of Snake Creek above Medway Valley.

Drone image of the Lawson archaeological site. Photo Credit: B. Collin Craxter, 2017



Winter Longhouse Photo Credit: Museum of Ontario Archaeology



Longhouse Photo Credit: Museum of Ontario Archaeology



Swamp Milkweed Photo Credit: Brenda Gallagher



Medway Winter Scene Photo Credit: Cathy Quinlan



Great Blue Heron Photo Credit: Wendy Hansford



Red Trillium Photo Credit: Wendy Hansford



Male Wood Duck Photo Credit: Vids

### Recent History

In the 19th and 20th centuries, European settlers logged and farmed the valley area. After 1945, the land was retired from farming and allowed to naturalize. Following the demolition of an earlier house, the Elsie Perrin Williams Estate was designed and constructed in 1916-1917 under the direction of architect John M. Moore for Dr. Hadley Williams and Elsie Perrin Williams while overseas during WWI. The house was constructed with Spanish architectural influences.

Trails, river crossings, a small private golf course and picnic areas introduced local residents to the valley.



Elsie Perrin Williams Estate Photo Credit: Cathy Quinlan



Cathouse-1914 from SE corner Photo Credit: Heritage London Foundation

### Conservation Efforts

With the first residential development in the 1950s, more local residents began enjoying the valley lands and appreciating its natural beauty. Some rural property owners transferred land to the City of London in the late 1940s and 1950s. In the 1960s, a trail was marked through the Medway Valley with the help of the Thames Valley Trail Association. The trail was named the Winder Trail in honour of local conservationist Steven Winder.

Since the 1980s, more ESA land has been acquired by the City of London and the Upper Thames River Conservation Authority (UTRCA).

The City of London has designated the Medway Valley Heritage Forest as an Environmentally Significant Area (ESA). The natural area meets all seven of the London Plan ESA Criteria which can be found on the City Of London's website.

Invasive species management and ecological restoration work is funded by the City of London and enhanced by 'Adopt an ESA' groups such as the Friends of Medway Creek and local volunteers. The City and UTRCA received Federal recognition in 2017 for their leadership and innovative restoration work to protect the False Rue-anemone habitat in the ESA from invasive Goutweed. Since 2002, the UTRCA's ESA Team has completed most of the hands on aspects of ESA management under a contract funded by the City of London. The ESA Team is responsible for day to day monitoring, trail improvements, invasive species control, restoration, enforcement, and education.

The Friends of Medway Creek is a local volunteer group established in 2008 with the assistance of the UTRCA. The group's mission statement is "Community members promoting the protection and improvement of the Medway Creek watershed." They organize community events, pick up garbage, plant native trees and shrubs, remove invasive species, and secure funds from the City of London for benches and educational signs.

**New members are always welcome!**

### Looking for more Information?

City of London, City Planning  
[www.london.ca/ESA](http://www.london.ca/ESA), 519-661-4980  
 Upper Thames River Conservation Authority  
[www.thamesriver.on.ca](http://www.thamesriver.on.ca), 519-451-2800



## Heritage Planners' Report to LACH: October 9, 2019

1. Heritage Alteration Permits processed under Delegated Authority By-law:
  - a) 145 Wortley Road (WV-OS HCD)
  - b) 111 Elmwood Avenue East (WV-OS HCD)
  - c) 182 Duchess Avenue (WV-OS HCD)
  - d) 184 Duchess Avenue (WV-OS HCD)
  - e) 25 Cathcart Street (WV-OS HCD)
  - f) 95 High Street (Part IV)
  - g) 115 Wilson Avenue (B/P HCD)
2. New Heritage Planner – Michael Greguol
3. Blackfriars Bridge nominated for Peter Stokes Restoration Award (Corporate) – Architectural Conservancy Ontario (Provincial)
4. ReForest London – launch of Westminster Ponds Centre for environment and sustainability at Western Counties Health & Occupational Centre Cultural Heritage Landscape
5. Western University Public History Program – Property Research Presentations to the Stewardship Sub-Committee on Tuesday November 26, 2019 at 6:30pm in Committee Room 4, City Hall (300 Dufferin Avenue)
6. Review of Delegated Authority By-law for Heritage Alteration Permits

## Upcoming Heritage Events

- More Mid Mod Movies – Tuesdays, 7pm, Stevenson & Hunt Room A, Central Branch, London Public Library
  - October 15: Bauhaus in America
- Gallery Painting Group – Show & Sale at First St. Andrew's United Church (350 Queens Avenue), October 17-20, 2019, [www.gallerypaintinggroup.com](http://www.gallerypaintinggroup.com) (Woodfield area)
- Conservation of Heritage Structures Project Case Studies (three-day workshop in Guelph), October 23-25, 2019
- Do You Dare? Annual Haunted Mansion at Grosvenor Lodge (1017 Western Road). October 25-27, 2019. More information: [www.heritagelondonfoundation.ca](http://www.heritagelondonfoundation.ca)
- ACO London Region & Heritage London Foundation – 13<sup>th</sup> Annual London Heritage Awards – Call for Nominations (deadline: November 1, 2019)



**Architectural Conservancy of Ontario - London Region  
&  
Heritage London Foundation  
In partnership with Museum London**

**13<sup>th</sup> Annual London Heritage Awards: Call for Nominations**

This awards program seeks to recognize individuals and organizations from either the private or public sector who have demonstrated an extraordinary commitment to the preservation of London's built heritage. Nominees may be proposed for their long-term dedication to the cause, for a single outstanding effort that made a notable difference, for strong leadership and vision in educating the public, or for actions that have brought about a positive outcome for built heritage in our City. The awards also seek to honour projects that have actually preserved part of our built heritage. The awards will therefore be given in the following three categories:

1. To volunteers in the fields of education, awareness or advocacy.
2. Projects that have preserved built heritage.
3. Professionals, who were crucial to the success of a project or who have gone above and beyond their professional role.

The number of awards given each year will be at the discretion of the Awards Committee.

**How to Nominate:**

Any person may make a nomination. To do so, please fill in a nomination form that can be found on the awards website, <http://londonheritageawards.ca>. The list of awards and the evaluation criteria that the Committee will use can be found on the same website.

Alternatively, nominations may be sent by mail to ACO – HLF Awards Committee  
Grosvenor Lodge, 1017, Western Road, London, Ontario N6G 1G5  
By Fax to 519-645-0981 or by email to [awards@acolondon.ca](mailto:awards@acolondon.ca)

**Deadline for nominations is Friday November 1<sup>st</sup>, 2019**

The awards will be presented at a Gala ceremony to be held Thursday March 5<sup>th</sup>, 2020 at Museum London. Tickets for the Gala can be purchased on Eventbrite after November 1<sup>st</sup>.