

Agenda

London Advisory Committee on Heritage

The 1st Meeting of the London Advisory Committee on Heritage
December 11, 2019, 5:30 PM
Committee Rooms #1 and #2

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	Pages
1. Call to Order	
1.1 Disclosures of Pecuniary Interest	
1.2 Election of Chair and Vice Chair for the term Ending November 30, 2020	
2. Scheduled Items	
2.1 5:30 PM Demolition Request and Heritage Alteration Permit Application by Distinctive Homes London Ltd. at 88 Blackfriars Street, Blackfriars/Petersville Heritage Conservation District	3
a. Kyle Gonyou, Heritage Planner; and,	
b. Thor Dingman, Heritage Consultant	
2.2 5:45 PM Michael Greguol, Heritage Planner - Heritage Alteration Permit Application by Brian Allen at 906 Lorne Avenue, Old East Heritage Conservation District	106
2.3 6:00 PM Michelle Morris, Major Projects - Cultural Heritage Evaluation Reports (CHERs)	
a. 90 Wellington Road;	115
b. 92 Wellington Road; and,	155
c. 120 Wellington Road	192
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3. Consent	
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	a. A. M. Valastro - Request for Delegation Status; and,	284
	b. M. Tovey - Request for Delegation Status	285
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5.6	Heritage Planners' Report	
	(Note: A copy of the Heritage Planners' Report will be available at the meeting.)	
6.	Adjournment	

Next Meeting Date: January 8, 2020

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 and Heritage Alteration Permit
**Application by Distinctive Homes London Ltd. at 88
 Blackfriars Street, Blackfriars/Petersville Heritage
 Conservation District**

Meeting on: Wednesday December 11, 2019

Recommendation

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 the demolition of the existing building and approval for a proposed building, as described herein and shown in Appendix D, on the property at 88 Blackfriars Street, within the Blackfriars/Petersville Heritage Conservation District, **BE PERMITTED** with the following terms and conditions:

- a) Buff brick be used for the exterior cladding of the proposed building;
- b) A painted wood front door be used for the proposed building;
- c) Parking be limited to a driveway to the west of the proposed building with front yard parking prohibited;
- d) 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,
- e) The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

Executive Summary

A demolition request and Heritage Alteration Permit application have been submitted for the property at 88 Blackfriars Street, a Contributing Resource in the Blackfriars/Petersville Heritage Conservation District.

Analysis

1.0 Background

1.1 Location

The property at 88 Blackfriars Street is located on the south side of Blackfriars Street between Albion Street and Wharncliffe Road North (Appendix A).

1.2 Cultural Heritage Status

The property at 88 Blackfriars Street is located within the Blackfriars/Petersville Heritage Conservation District, which was designated pursuant to Part V of the *Ontario Heritage Act* in 2015. The property at 88 Blackfriars Street is identified as a Contributing Resource by the *Blackfriars/Petersville Heritage Conservation District*, meaning it contributes to the cultural heritage value of the Blackfriars/Petersville Heritage Conservation District.

1.3 Description

The dwelling located at 88 Blackfriars Street is a single storey, frame building with a shallow hipped roof and central gable (Appendix B). The Contributing Resource was constructed in c.1876.

1.4 Property History

The Euro-Canadian history of the subject property at 88 Blackfriars Street begins with the first survey of London Township (1810). The *Blackfriars/Petersville Heritage Conservation District Study* (2014) reports the early Euro-Canadian history of the area, including Joshua Applegarth's cultivation of hemp at the Forks of the Thames and the acquisition of Lots 1-2, east of the Wharncliffe Highway (or Proof Line) in 1832 by John Kent. In 1848, John Kent began to survey his property on the east side of the North Branch of the Thames River into park lots (RP191(W)), generally thought to be intended for small farms or market gardens. Lot 1, on the east side of "the Wharncliffe Road" and on the west of Centre Street (now Wilson Avenue), was purchased by Duncan Campbell in 1852, who, in May 1856, surveyed the park lot into smaller lots for development in RP111(W).

A review of the available records in the land registry office suggest that Duncan Campbell's plan of subdivision, Registered Plan 111(W), was not developed until the mid-1870s. The subject property at 88 Blackfriars Street includes parts of Lots 19-20 on RP111(W), with the transactions in 1876.

In 1876, the lot was conveyed to Elizabeth Drummond, with mortgages taken out in 1876, 1878, 1886 (two) before the property was sold to William Nicholls by James Blair (Trustee) in 1891. The property was sold to Herbert V. Nicholls in 1911 for \$1.00, suggesting a familial relation between the grantee and grantor (Instrument 15275). Some transactions in the 1930s and 1940s appear to suggest boundary adjustments to the Lots 19 and 20 in RP111(W). Information ascertained from the City Directory suggests that the property was a rental, as the occupants changed every few years particularly during the 1890s and early 1900s (Appendix C).

On September 10, 1931, John and Annie Petfield purchased the property for \$1,800 (Instrument 30853). John H. Petfield is recorded as the occupant of the property at 88 Blackfriars Street from at least 1905 until his death on April 2, 1962 (he was predeceased by his wife, Annie, on October 1, 1953) (Instrument GR17545). This suggests that John and Annie Petfield were first tenants of the property and later property owners. On November 9, 1962, the property was sold by the estate of John H. Petfield to Thomas H. Gerry (Instrument 106636). Following the death of Thomas H. Gerry in 1986, the property was granted to Jennie Leona Gerry, his wife, who granted the property in 1987 to Patricia Leone Swatuk (Instruments 729591, 757164). In the same year, she sold the property to Murray Lee Milligan for \$56,000 (Instrument 764331). The property changed hands several more times and was purchased by the current owner in July 2018.

Based on the form and remaining details of the property, and supported by some documentation within the land registry records, the ascribed date of construction of circa 1876 is believed to be accurate for the existing dwelling.

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 make a decision on the Heritage Alteration Permit application within 90 days or the request is deemed permitted (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 "ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources." To help ensure that new development is compatible, 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.*

Policy 13.3.6 of the *Official Plan* (1989, as amended) includes similar language and policy intent.

Policy 597_ states,

Where a property is located within a heritage conservation district designated by City Council, the alteration, erection, demolition, or removal of buildings or structures within the district shall be subject to the provisions of Part V of the Ontario Heritage Act.

Policy 600_ states,

Where a property within a heritage conservation district is to be demolished or removed, the City will ensure the owner undertakes mitigation measures including a detailed documentation of the cultural heritage features to be lost, and may require the salvage of materials exhibiting cultural heritage resources for the purpose of re-use or incorporation into the proposed development.

2.3 Blackfriars/Petersville Heritage Conservation District

The Blackfriars/Petersville Heritage Conservation District is recognized for its significant cultural heritage value, not just for its individual cultural heritage resources (Contributing Resources) but for the value that they have together, collectively. The goals of the designation of Blackfriars/Petersville as a Heritage Conservation District pursuant to Part V of the *Ontario Heritage Act* support the conservation of its resources. Specifically for its cultural heritage resources:

Goal: To encourage the conservation of contributing heritage resources including buildings, landmarks, and other structures that contribute to the cultural heritage value of the district by:

- *Encouraging that alterations, additions, and renovations to heritage resources be consistent with the identified cultural heritage value of the area;*
- *Encouraging the maintenance and retention of significant heritage landmarks identified in the district;*
- *Avoiding unnecessary demolition and inappropriate alterations of identified heritage resources that contribute to the heritage value of the district; and,*
- *Encouraging sympathetic design and appropriate alterations when new development is proposed to ensure that there is no negative impact on the heritage value of the area, with particular attention to form, scale, massing, and setback.*

To implement this goal and these objectives, the policies of Section 7.5 (Demolition of Contributing Resources), Section 7.7.1 (Residential Area), and the design guidelines of Section 10.3.2 (Design Guidelines – New Buildings - Residential) and applicable

Architectural Conservation Guidelines of Section 11 were considered in the evaluation of the demolition request and Heritage Alteration Permit application.

The Blackfriars/Petersville Heritage Conservation District Plan identifies Contributing Resources and Non-Contributing Resources. The property at 88 Blackfriars Street is identified as a Contributing Resource. Contributing Resources are defined as

A property, structure, landscape element, or other attribute of a Heritage Conservation District that supports the identified cultural heritage values, character, and/or integrity of the HCD. Contributing Resources are subject to the policies and guidelines for conservation, alteration, and demolition.

The demolition of a Contributing Resource is discouraged by the policies and guidelines of the *Blackfriars/Petersville Heritage Conservation District Plan*. Section 7.5.1 recognizes that situations may arise where the demolition of a Contributing Resource is necessary. The demolition of a Contributing Resource is the last option, after all other potential options have been exhausted.

Applicable policies of Section 7.5.1 regarding the demolition of a Contributing Resource include:

- Policy 7.5.1.c *The demolition or relocation of contributing resources located within the Blackfriars/Petersville Heritage Conservation District is strongly discouraged and will only be permitted in exceptional circumstances.*
- Policy 7.5.1.d *All options for on-site retention of contributing resources must be exhausted before resorting to relocation or demolition. The following alternatives must be given due consideration in order of priority:*
- i) On-site retention in the original use and integration with the surroundings;*
 - ii) On site retention in an adaptive reuse;*
 - iii) Relocation to another site within the Heritage Conservation District; and,*
 - iv) Relocation to another site within the City.*
- Policy 7.5.1.e *In the event that demolition, relocation or irrevocable damage to a contributing resource is unavoidable as determined by Council, thorough archival documentation is required to be undertaken by the proponent and made available to the City for archival purposes.*
- Policy 7.5.1.f *The above-noted archival documentation must be prepared by a qualified heritage architect or built heritage specialist and include at least the following as appropriate, or additional matters as specified by the City:*
- i) Architectural measured drawings;*
 - ii) Land use history; and,*
 - iii) Photographs, maps and other available materials about the cultural heritage resource and its surrounding context.*
- Policy 7.5.1.g *Any proposal to demolish or relocate a contributing resource, or portion thereof, located within the Blackfriars/Petersville Heritage Conservation District shall require the approval of the Council of the City of London;*
- Policy 7.5.1.h *The proponent of any proposal to demolish a contributing resource, or portion thereof, located within the Blackfriars/Petersville Heritage Conservation District shall be required to provide supporting evidence and documentation demonstrating the necessity of the demolition, as well as the exploration of all other, more desirable conservation approaches to the satisfaction of the City's Heritage*

Planner. This may take the form of a Heritage Impact Assessment and/or Demolition Plan.

Policy 7.5.1.i *Salvage or reclamation of materials from a demolished contributing resource is encouraged.*

The policies of Section 7.7 are intended to assist in the management of change within the Residential Area of the *Blackfriars/Petersville Heritage Conservation District*. Guidelines for new buildings are found within Section 10.3.2 of the *Blackfriars/Petersville Heritage Conservation District Plan*.

3.0 Demolition Request & Heritage Alteration Permit Application

The property owner's written notice of intention to demolish the building located at 88 Blackfriars Street was received on October 25, 2019. The demolition request was accompanied by a Heritage Impact Assessment (Thor Dingman B. Architecture Sc. Inc., dated October 21, 2019).

The Heritage Alteration Permit application was submitted by an authorized agent for the property owners and received on November 8, 2019. The applicant has applied for a Heritage Alteration Permit for a new building with the following details:

- New, proposed building with the following details:
 - Two storey with a footprint of 1220 square feet (113.3m²), approximately 28'9" in width by 42'5" in depth built on a concrete foundation;
 - Three-bay façade design, with a central doorway;
 - Brick exterior cladding (reclaimed/salvaged buff brick proposed);
 - Vinyl simulated divided light, two-over-two windows with a cut stone sill and brick soldier course lintel;
 - Front door;
 - Shallow pitched hipped roof (4/12 pitch) clad in asphalt shingles;
 - Front porch with hipped roof and paneled columns, set on a concrete base with two steps (less than 24" above grade); and,
 - Single width asphalt driveway to the west of proposed building (no garage) and a new concrete walkway from the sidewalk to the porch.

Drawings for the proposed building are attached to this report as Appendix D. The Heritage Impact Assessment (Thor Dingman B. Architecture Sc. Inc., dated October 21, 2019) is attached as Appendix E).

As the demolition of a Contributing Resource is a major alteration within a Heritage Conservation District, consultation with the London Advisory Committee on Heritage is required. Consistent with Policy 7.5.1.g, a decision of Municipal Council is required.

Per Section 42(4) of the *Ontario Heritage Act*, Municipal Council must make a decision on this demolition request and Heritage Alteration Permit application by January 23, 2020 or the request is deemed permitted.

The scope of the designation of the subject property in the Blackfriars/Petersville Heritage Conservation District is limited to the exterior of the building and property; interior design is not subject to the approvals required pursuant to the *Ontario Heritage Act*.

4.0 Analysis

One of the goals of the designation of the Blackfriars/Petersville Heritage Conservation District pursuant to the *Ontario Heritage Act* is to avoid the unnecessary demolition of identified heritage resources (Contributing Resources). It is the onus of the proponent to demonstrate the necessity of the demolition of a Contributing Resource in compliance with Policy 7.5.1.h of the *Blackfriars/Petersville Heritage Conservation District Plan*.

To support the demolition request, a Heritage Impact Assessment (HIA) (Thor Dingman B. Architecture Sc. Inc., dated October 21, 2019) was submitted as part of the demolition Request. The HIA is appended to this report as Appendix E.

4.1 Review of the Heritage Impact Assessment

The HIA (TD-BAS) undertook site-specific analysis to understand how the subject property *fits* within the context of the Blackfriars/Petersville Heritage Conservation District. Limited historical research, supplemented by the property history presented in Section 1.4 of this report, positioned the property in the context of the Blackfriars/Petersville Heritage Conservation District. The property-based research did not identify any specific or significant historical associations of the subject property. Extensive documentation and consideration of its context was presented. The HIA found that 50% of the building stock on Blackfriars Street was constructed before 1900 and that 80% of the building stock was one or one-and-a-half storey buildings (TD-BAS, Section 3.4, 21).

The HIA undertook an evaluation of the property using the criteria of O. Reg. 9/06. As the property has been identified as a Contributing Resource as part of the *Blackfriars/Petersville Heritage Conservation District Plan*, designated pursuant to Part V of the *Ontario Heritage Act*, it was unclear why this evaluation was completed. Staff have not completed a detailed review of this evaluation. However, the evaluation found that the property has cultural heritage value and heritage attributes of the subject property were identified.

4.2 Demolition of a Contributing Resource

Demolition of a Contributing Resource is strongly discouraged. Policy 7.5.1.c of the *Blackfriars/Petersville Heritage Conservation District Plan* directs that demolition of a Contributing Resource should be permitted only in exceptional circumstances.

Options for retention of the Contributing Resource were considered in Section 4.3 of the HIA (TD-BAS, 31). It concluded that the existing resource was “virtually beyond repair or salvage” and that “repairs are impractical and not advised.” The HIA has articulated that demolition of the existing Contributing Resource at 88 Blackfriars Street is unavoidable. This Contributing Resource has suffered years of neglect, resulting in the frustrating position that it is not “practical or feasible” to repair the resource because of its “advanced state of neglect.” The HIA reported that the existing building had not been inhabited for approximately 18 years.

The HIA considered options for on-site retention, on-site retention and adaptive reuse, and relocation, in compliance with Policy 7.5.1.d. Section 4.4 of the HIA (TD-BAS, 32) states, “the retention, repair and restoration, adaptive reuse or relocation of the building is untenable [sic.] due to the advanced deterioration of the structure due to long term neglect and abandonment.”

Demolition of a Contributing Resource in the Blackfriars/Petersville Heritage Conservation District is the least desired outcome. The analysis completed in the HIA found no alternatives to the demolition of the building, citing its condition. No significant historical or associative values unique to this property were identified, which would otherwise force the preservation of a cultural heritage resource.

The demolition of a Contributing Resource will have a negative impact on the cultural heritage values of the subject property and on the Blackfriars/Petersville Heritage Conservation District. The HIA states,

In conclusion, the loss of the contributing heritage property at 88 Blackfriars Street results in a negative impact on the neighbourhood along Blackfriars Street and throughout its connection within the broader context of the HCD. Due to serious and irreversible structural deterioration the heritage resource cannot be retained. Mitigation of this loss is achieved through the effective incorporation of the HCD design guideline recommendations in the design of the new house (TD-BAS, 45).

The HIA recommends that the loss of this Contributing Resource can be mitigated by the design of a new building at the property.

Pursuant to Policies 7.5.1.e-f of the *Blackfriars/Petersville Heritage Conservation District Plan* and Policy 600_ of *The London Plan*, archival documentation of the subject property is required. The information contained within the HIA, accompanied by this report, can serve to document the land use history of the property and other available material about the cultural heritage resource. Measured drawings of the existing building have been submitted to the satisfaction of the Heritage Planner, as part of the HIA.

With the advanced state of deterioration of the existing building noted by the HIA and knowledge that the front door was stolen, no elements of the existing building have been identified or recommended for salvage prior to demolition.

4.2 Heritage Alteration Permit (New Building)

As the HIA has articulated that the demolition of the existing Contributing Resources unavoidable, the HIA recommends the mitigation of this loss through the design and construction of a new building on the property that complies with the design guidelines for new buildings. While the approval of a Heritage Alteration Permit with terms and condition may signal an intent or desire, no planning mechanism can compel the construction of a new building.

Section 7.7 of the *Blackfriars/Petersville Heritage Conservation District Plan* identifies policies for the residential area. These policies are intended to ensure the conservation of the cultural heritage value of the Blackfriars/Petersville Heritage Conservation District. The following policies were used in the analysis of the proposed building at 88 Blackfriars Street.

Table 1: Policies and Analysis of Section 7.7.1, Residential Areas, of the Blackfriars/Petersville Heritage Conservation District Plan

Policies	Analysis
a) The predominant form of development within the residential area should continue to be single detached dwellings of 1 – 1 ½ storeys	Information presented in Section 3.4 of the HIA (TD-BAS) found that 80% of the buildings on Blackfriars Street were one or one-and-a-half storeys in height. Some examples of two-storey residential buildings were identified in the surrounding area (e.g. buildings at 167 Wharncliffe Road North, 88 Albion Street, 29 Argyle Street, 13 Napier Street), demonstrating the general compatibility of a two-storey building in the area. The form of development will remain a detached dwelling at 88 Blackfriars Street.
b) Proposed development or site alteration that is not sympathetic to the heritage attributes and cultural heritage value of Blackfriars/Petersville Heritage Conservation District, and which may have a negative impact on the residential area, shall be discouraged	The design guidelines of Section 10.3.2 of the <i>Blackfriars/Petersville Heritage Conservation District Plan</i> will be applied to evaluate the design of the proposed building; see Table 2 (below).

Policies	Analysis
c) Where incompatible land use and/or built form already exists, their replacement with land uses and built form that contribute to the cultural heritage value of Blackfriars/Petersville Heritage Conservation District should be encouraged	No land use change is proposed.
d) The creation of new lots or enlarging existing lots within Blackfriars/Petersville Heritage Conservation District should be discouraged, unless resulting in lot(s) are of compatible depth, width, and overall size and configuration as surrounding and/or adjacent lots	No new lot/lot fabric alteration is proposed.
e) Continued or adaptive reuse of a contributing resource is encouraged rather than demolition and development	See Section 4.1 of this staff report and Appendix E; the HIA submitted in support of this application found the demolition of the existing Contributing Resource to be unavoidable.
f) Gaps in the streetscape are discouraged	To discourage a vacant lot within the Blackfriars/Petersville Heritage Conservation District, the demolition request for the existing Contributing Resource at 88 Blackfriars Street is being brought forward with a Heritage Alteration Permit application for a proposed building.
g) The conservation of front porches, gardens and other front yard features is encouraged to support a friendly atmosphere and interactions among neighbours	The proposed building retains the front yard character of the existing property. The design of the proposed building includes a front porch (see Appendix D).
h) Replacement of buildings lost due to circumstances such as severe structural instability, fire, flood or other reasons shall be sympathetic , respectful , and contextual to the heritage attributes and cultural heritage value of Blackfriars/Petersville Heritage Conservation District	The design guidelines of Section 10.3.2 of the <i>Blackfriars/Petersville Heritage Conservation District Plan</i> will be applied to evaluate the design of the proposed building; see Table 2 (below).
i) New development shall conserve the continuity of the street edge by implementing setbacks, form, scale, and massing similar to adjacent protected resources along the streetscape	The proposed building maintains the general setback of dwellings on the south side of Blackfriars Street and contributes to the rhythm of the street in general form, scale, and massing.
j) Additions should be generally located in the rear or side yards to maintain the consistent street edge, front yard landscaping, front porches, and front façade of protected heritage resources	Not applicable.

Policies	Analysis
k) Parking should be located in the driveways at the side of the dwelling or in a garage at the rear of the main building, wherever possible. New garages shall not be permitted at the front of the building. Front yard parking shall be discouraged	<p>Parking for the proposed building is located to the west side.</p> <p>No front yard parking is proposed or permitted.</p>
l) Ongoing maintenance of protected heritage resources should be promoted to build a sense of community pride. Property standards shall be enforced within the Blackfriars/Petersville Heritage Conservation District	
m) The conservation of landscaped areas and mature vegetation should be encouraged	The proposed building will maintain a landscaped area in front of the proposed building.
n) The planting of new trees where gaps exist to contribute to the urban forest should be encouraged	Noted.
o) Along major entrances, particularly along Wharncliffe Road North, Oxford Street West, Blackfriars Street, Riverside Drive/Queens Avenue, development should generally reflect the character of the area and instill a sense of arrival	The HIA states that the proposed building will improve the gateway at Blackfriars Street. Gateways in Section 12.9 of the <i>Blackfriars/Petersville Heritage Conservation District</i> are generally considered to be public features, rather than private property. The built form and setbacks of the proposed building will make positive contributions, in accord with the guidance of Section 10.2.1 (Key Elements: Building Form, Massing, Height, Width, and Visual Depth) of the <i>Blackfriars/Petersville Heritage Conservation District</i> .

Design guidelines included within Section 10.3.2 of the *Blackfriars/Petersville Heritage Conservation District Plan* were used in the analysis of the proposed building at 88 Blackfriars Street.

Table 2: Guidelines and Analysis of Section 10.3.2, New Buildings, of the Blackfriars/Petersville Heritage Conservation District Plan

Guideline	Analysis
Match setback, footprint, size and massing patterns of the area, particularly to the immediately adjacent neighbors. Match façade pattern of street or of “street wall” for solids and voids, particularly to ensure continuity of the street wall where one exists.	The setback of the proposed building is consistent with that of other properties on the south side of Blackfriars Street. As demonstrated in the HIA, there is some variety of footprint, size, and massing, however the proposed building has been designed to generally fit within this character. The proposed building will contribute to the street wall and maintain the rhythm of the street.
Setbacks of new development should be consistent with adjacent buildings. Where setbacks are not generally uniform, the new building should be aligned with the building that is most similar to the predominant setback on the street.	The setback of the proposed building is consistent with the properties on the south side of Blackfriars Street.

Guideline	Analysis
New buildings and entrances must be oriented to the street and are encouraged to have architectural interest to contribute to the visual appeal of the district.	The proposed building only has one entry door, which faces Blackfriars Street. The porch located at the front door provides architectural interest and contributes to the cultural heritage values of the Blackfriars/Petersville Heritage Conservation District.
Respond to unique conditions or location, such as corner properties, by providing architectural interest and details on both street facing façades.	The subject property does not have any unique conditions within the context of the Blackfriars/Petersville Heritage Conservation District.
Size, shape, proportion, number and placement of windows and doors should reflect common building patterns and styles of other buildings in the immediate areas.	The size, shape, proportion, number, and placement of windows and doors follows conventions in Italianate/Georgian architectural styles. Noted examples in the Blackfriars/Petersville Heritage Conservation District include buildings at 167 Wharncliffe Road North, 13 Napier Street, and 9 Blackfriars Street. The proposed windows are simulated divided lights to replicate historic proportions and glazing patterns, with spacing that is stoic reflecting Georgian proportions of the proposed building. Three-bay buildings are common in the Blackfriars/Petersville Heritage Conservation District.
Use materials and colours that represent the textures and palette of the Blackfriars/Petersville area.	The proposed use of salvaged buff brick is part of the historic texture and palette of the Blackfriars/Petersville Heritage Conservation District. The porch must be constructed with painted wood posts (and railings, if required). The front door must be wood.
Where appropriate, incorporate in a contemporary way, some of the traditional details that are standard elements in the principal façades of properties within the Blackfriars/Petersville area. Such details as transoms and sidelights at doors and windows, covered entrances, divided light windows and decorative details to articulate plain and flat surfaces, add character that complements the original appearance of the neighbourhood and add value to individual properties.	The proposed building reflects the vernacular architectural character of the Blackfriars/Petersville Heritage Conservation District. It draws inspiration from popular historic forms and details without replicating a specific building. The proposed building includes simulated divided lights and a porch; details which characterize many other Contributing Resources in the Blackfriars/Petersville Heritage Conservation District.
New buildings should not be any lower in building height than the lowest heritage building on the block or taller than the highest heritage building on the same block.	The proposed building may be near the tallest building on the block, but as a two-storey building it is anticipated to fit within an appropriate height range for the Blackfriars/Petersville Heritage Conservation District. The shallow pitch of the roof (12:4) is anticipated to minimize any overwhelming appearance of height in the building.

The proposed building complies with the policies of Section 7.5.1 and the guidelines of Section 10.3.2 of the *Blackfriars/Petersville Heritage Conservation District*. The proposed building reflects the prevailing character of the Blackfriars/Petersville Heritage Conservation District, in accord with Policy 13.3.6.ii of the *Official Plan* (1989, as amended) (and Policy 594_* of *The London Plan*). To ensure compliance, the terms and conditions are recommended as noted in Table 2.

5.0 Conclusion

The subject property at 88 Blackfriars Street has suffered long-term neglect. It survived the floors of 1883 and 1937, but cannot withstand anymore.

The policies and approach within a Heritage Conservation District seeks to conserve existing resources that contribute to the cultural heritage values of an area that make it unique. Situations arise, from time to time, where retention and conservation are no longer possible. Physical deterioration of a heritage designated property is not a justification to support the demolition of this cultural heritage resource. The retention and conservation of a cultural heritage resource is the preferred approach.

Property-based research was undertaken to understand the history of the property at 88 Blackfriars Street and its place within the context of the Blackfriars/Petersville Heritage Conservation District. No significant historical or associative values unique to this property were identified.

When a building has deteriorated to the point where retention and conservation are no longer possible, and has been sufficiently demonstrated from a cultural heritage perspective, the redevelopment of the site in conformity with the *Blackfriars/Petersville Heritage Conservation District Plan* that reflects the cultural heritage values, character, and context of the Blackfriars/Petersville Heritage Conservation District may be an acceptable alternative.

The Heritage Impact Assessment, submitted as part of the demolition request and Heritage Alteration Permit application, recommends that the loss of this Contributing Resource can be mitigated by an appropriately designed new building. This approach is not appropriate in every situation, as our cultural heritage policies and approaches to heritage conservation discourage the inappropriate destruction of our cultural heritage resource; it may be appropriate in this situation. The proposed new building has been designed in a manner which complies with the guidelines for new buildings in the *Blackfriars/Petersville Heritage Conservation District Plan* and conforms to the policy direction *Official Plan/The London Plan* which protects the character of our Heritage Conservation Districts, with terms and conditions recommended to ensure its appropriate execution at the time of construction.

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

December 3, 2019

kg/

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- Appendix A Property Location
- Appendix B Images
- Appendix C Historic Research
- Appendix D Drawings of Proposed Building
- Appendix E Heritage Impact Assessment (attached separately)

Appendix A – Location



Figure 1: Location of the subject property at 88 Blackfriars Street in the Blackfriars/Petersville Heritage Conservation District.

Appendix B – Images



Image 1: The Contributing Resource at 88 Blackfriars Street on February 5, 2016.



Image 2: View of the main (north) and west elevations of the Contributing Resource at 88 Blackfriars Street on July 12, 2018.



Image 3: View of the main (north) and west elevations of the Contributing Resource at 88 Blackfriars Street on January 25, 2019.



Image 4: View of the main (north) and west elevations of the Contributing Resource at 88 Blackfriars Street on April 17, 2019.



Image 5: View of the south side of Blackfriars Street, looking west towards Wharcliffe Road North including a view of the subject property at 88 Blackfriars Street on October 7, 2019.



Image 6: View of the main (north) and west elevations of the Contributing Resource at 88 Blackfriars Street on October 7, 2019.



Image 7: View of the main (front) elevation of the Contributing Resource at 88 Blackfriars Street on October 7, 2019.

Appendix C – Historic Research

Table 3: Summary of City Directory Research

Year	Entry
1888-1889	No entry identified ^a
1890	No entry identified
1891	Vacant
1892	Elliott Hickson, joiner O. B. Graves
1893	Elliott Hickson, framer O. B. Graves
1894	Alfred M. Williams, agent
1895	Walter P. Hendershot, trunkmaker, P. Hendershot & Co.
1896-1897	William May, helper G. White & Sons Co.
1897-1898	William May, helper G. White & Sons Co.
1898-1899	William May, helper G. White & Sons Co.
1900	William J. Brown, pntr A. B. Greer (Carriage Manufacturer)
1901	J. Edward Dean, driver J. D. Saunby (Saunby Feed Mill)
1902	J. Edward Dean, driver J. D. Saunby (Saunby Feed Mill)
1903	J. Edward Dean, driver J. D. Saunby (Saunby Feed Mill)
1904	J. Edward Dean, driver J. D. Saunby (Saunby Feed Mill)
1905	John H. Petfield, bartender, Boswell House
1906	John H. Petfield, bartender, Boswell House
1907	John H. Petfield, bartender, Boswell House
1908	John H. Petfield, bartender, Hotel Windsor
1909-1910	John H. Petfield, wine clerk, Western Hotel
1915	John H. Petfield, pntr GTR
1915	Verne Sherdown, moto St Ry, b 88 Blackfriars ^b
1916	John H. Petfield, pntr GTR
1917	John H. Petfield, pntr GTR
1918	John H. Petfield, pntr GTR
1920	John H. Petfield, pntr GTR
1921	John H. Petfield, pntr GTR
1922	John H. Petfield, wks GTR
1923	John H. Petfield, wks GTR
1924	John H. Petfield, wks CNR
1925	John H. Petfield, wks CNR
1926	John H. Petfield, wks CNR
1927	John H. Petfield, wks CNR
1928	John H. Petfield, wks CNR
1929	John H. Petfield, wks CNR
1930	John H. Petfield, wks CNR
1931	John H. (Annie) Petfield, pntr CNR ^c
1932	John H. (Annie) Petfield, pntr CNR
1933	John H. (Annie) Petfield, pntr CNR
1934	John H. (Annie) Petfield, pntr CNR
1935	John H. (Annie) Petfield, pntr CNR
1936	John H. (Annie) Petfield, pntr CNR
1937	John H. (Annie) Petfield, pntr CNR
1938	John H. (Annie) Petfield, pntr CNR

^a Entries for London West, which was not annexed by the City of London until 1898, are recorded without an address which makes property-based research difficult to achieve particularly where it appears that the property was rented as opposed to owner occupied (which could allow information from the Land Registry records to be used to corroborate information in the City Directory).

^b The “b” that accompanies the entry for Verne Sherdown indicates that he “boarded” at the property

^c An asterisk appears with the City Directory (1931) entry for John H. Petfield, indicating that the property is owner-occupied.

Year	Entry
1939	John H. (Annie) Petfield, pntr CNR
1940	John H. (Annie) Petfield, pntr CNR
1941	John H. (Annie) Petfield, pntr CNR
1942	John H. (Annie) Petfield, pntr CNR
1943	John H. (Annie) Petfield, pntr CNR
1944	John H. (Annie) Petfield, pntr CNR
1945	John H. (Annie) Petfield, pntr CNR
1946	John H. (Annie) Petfield, pntr CNR
1947	John H. (Annie) Petfield, pntr CNR
1948	John H. (Annie) Petfield, pntr CNR
1949	John H. (Annie) Petfield, pntr CNR
1950	John H. (Annie) Petfield, pntr CNR
1951	John H. (Annie) Petfield, pntr CNR
1952	John H. (Annie) Petfield, pntr CNR
1953	John H. (Annie) Petfield, pntr CNR
1954	John H. Petfield ^d
1955	John H. Petfield
1956	John H. Petfield
1957	John H. Petfield
1958	John H. Petfield
1959	John H. Petfield
1960	John H. Petfield
1961	John H. Petfield
1962	John H. Petfield ^e
1963	Vacant
1964	Thomas Gerry
1965	Thomas (Jennie) Gerry, bridge builder
1966	Thomas (Jennie) Gerry, bridge builder
1967	Thomas (Jennie) Gerry, bridge builder
1968	Thomas (Jennie) Gerry, bridge builder
1969	Thomas (Jennie) Gerry, bridge builder
1970	Thomas (Jennie) Gerry, bridge builder
1971	Thomas (Jennie) Gerry, bridge builder
1972	Thomas (Jennie) Gerry, bridge builder
1973	Thomas (Jennie) Gerry, bridge builder
1974	Thomas (Jennie) Gerry, bridge builder
1975	Thomas (Jennie) Gerry, bridge builder
1976	Thomas (Jennie) Gerry, bridge builder
1977	Thomas (Jennie) Gerry, bridge builder
1978	Thomas (Jennie) Gerry, bridge builder
1979	Thomas (Jennie) Gerry, bridge builder
1980	Thomas H. (Jennie), bridgemn CNR
1981	Thomas H. (Jennie), bridgemn CNR
1982	Thomas H. (Jennie), bridgemn CNR
1983	Thomas H. (Jennie), bridgemn CNR
1984	Thomas H. (Jennie), bridgemn CNR
1985	Thomas (Jennie) Gerry
1986	Jennie Gerry ^f

^d Annie Petfield, born 1867, died October 1, 1953.

^e John Petfield, born 1874, died April 2, 1962. The property was sold in October 1962 to Thomas H. Gerry.

^f The property at 88 Blackfriars Street was granted to Jennie Leona Gerry in 1986, following the death of Thomas Gerry. Jennie Gerry sold the property in 1987 to Patricia Leone Swatuk, who is not recorded in the City Directory.

Year	Entry
1987	Jennie Gerry ^g
1988	No return
1989	E. Powileit
1990	A. M. Barrett
1991	Lisa Pieniazek
1992	Lisa Pieniazek
1993	Lisa Pieniazek
1994	Lisa Pieniazek
1995	Lisa Pieniazek, Murray L. Milligan ^h
1996	Lisa Pieniazek, Murray L. Milligan
1997	Lisa Pieniazek
1998	Lisa Pieniazek
1999	Lisa Pieniazek
2000	Lisa Pieniazek
2001	Lisa Pieniazek
2002	Lisa Pieniazek
2003	Lisa Pieniazek
2004	Lisa Pieniazek
2005	Lisa Pieniazek
2006	M. Hossein, Mohammed Hassan
2007	M. Hossein, Mohammed Hassan
2008	M. Hossein, Mohammed Hassan
2009	No return
2010	No return
2011	No return
2012	No return
2013 ⁱ	No return

^g The City Directory (1988) records Mrs. J. Gerry at 345 Wharnccliffe Road North, Apartment 812.

^h Murray Lee Milligan purchased the property at 88 Blackfriars Street in 1987 for \$56,000 from Patricia Leone Swatuk. He is only recorded as occupying the property in the 1995 and 1996 City Directory.

ⁱ The City Directory was last published in 2013.

Appendix D – Proposed Building



Figure 2: Front façade of the proposed new building at 88 Blackfriars Street.

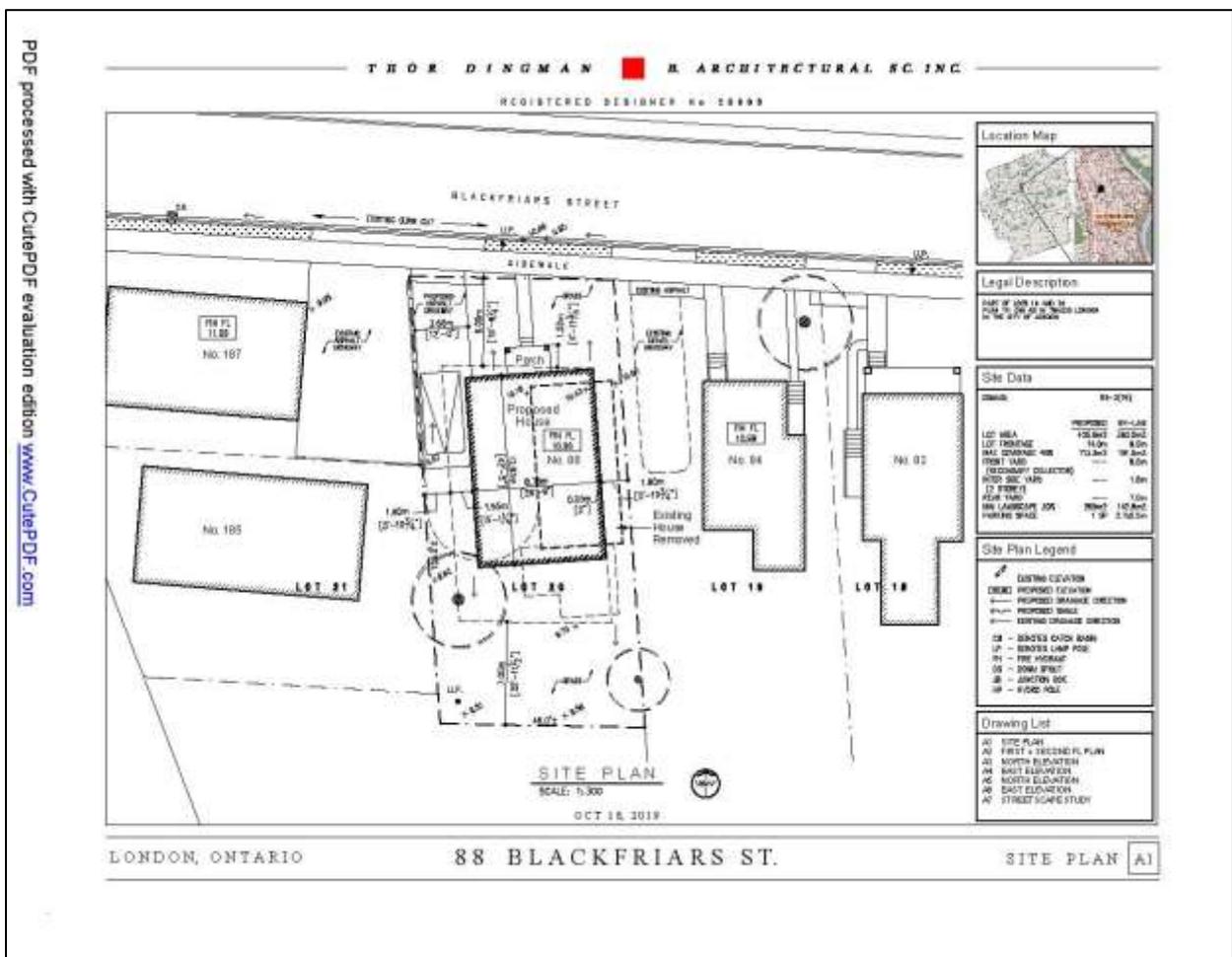


Figure 3: Site plan showing the proposed new building at 88 Blackfriars Street with the setbacks and footprints of adjacent and nearby buildings in the Blackfriars/Petersville Heritage Conservation District.

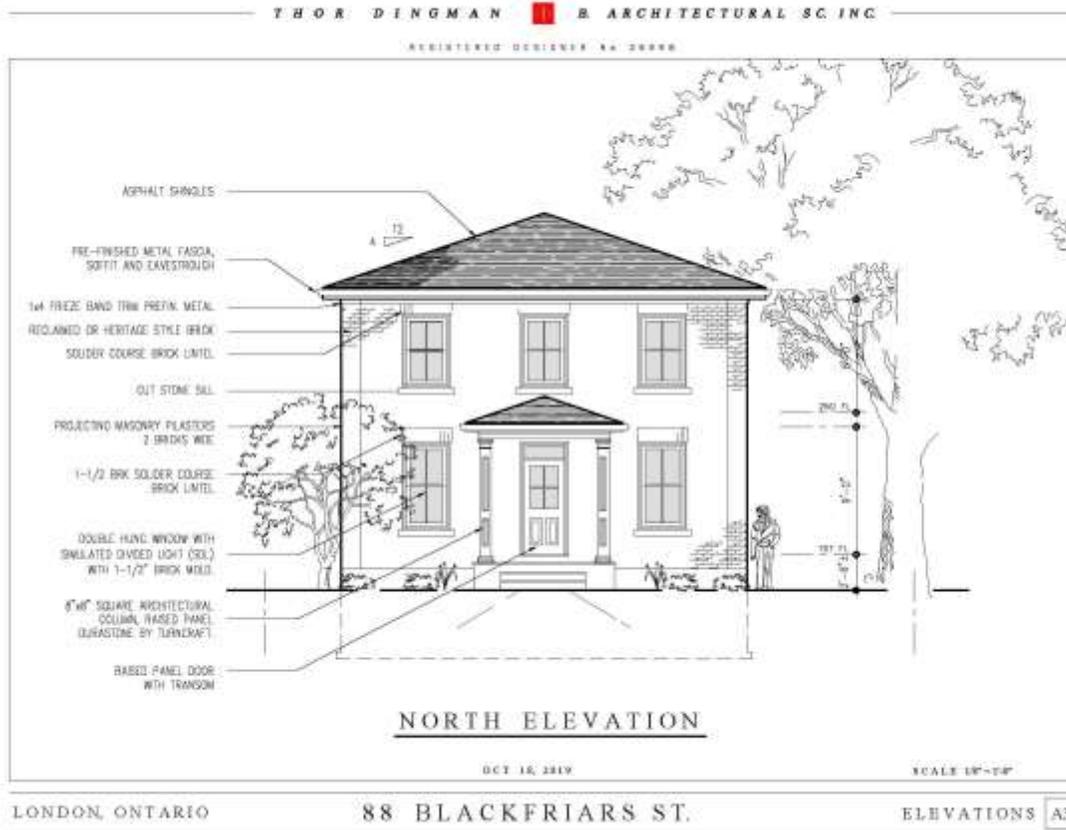


Figure 4: Front elevation of the proposed building at 88 Blackfriars Street.

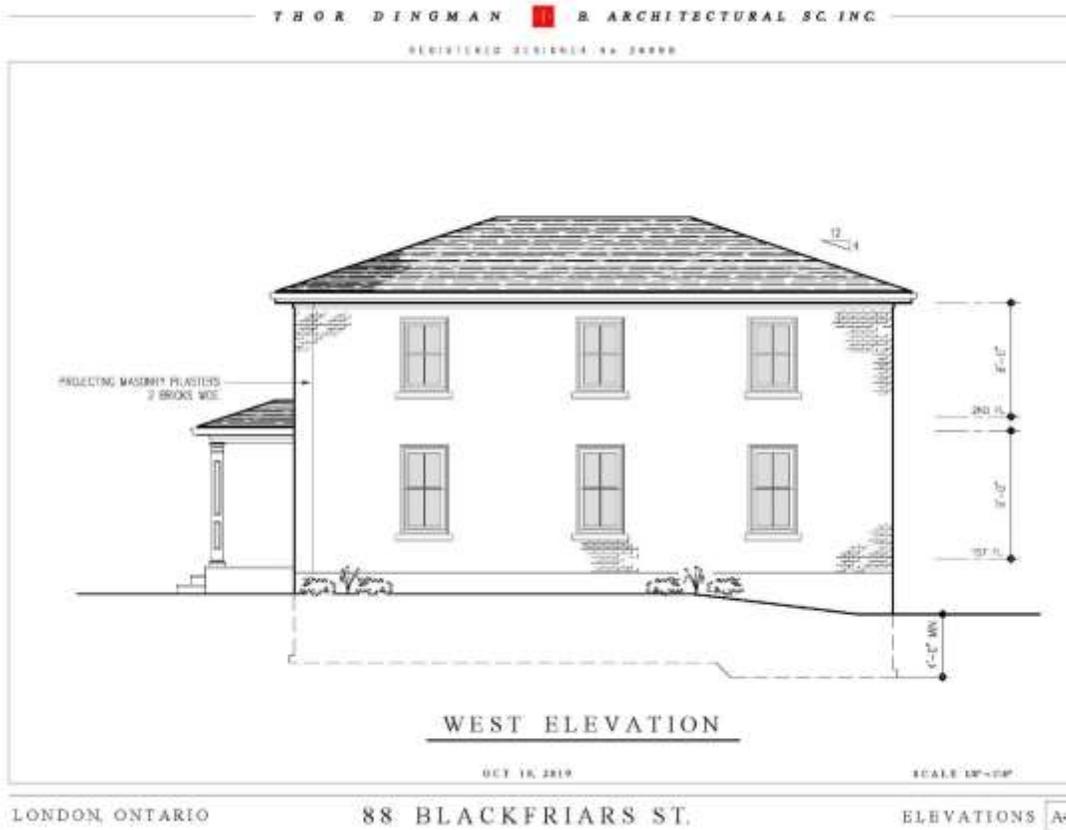


Figure 5: Side (west) elevation of the proposed building at 88 Blackfriars Street.

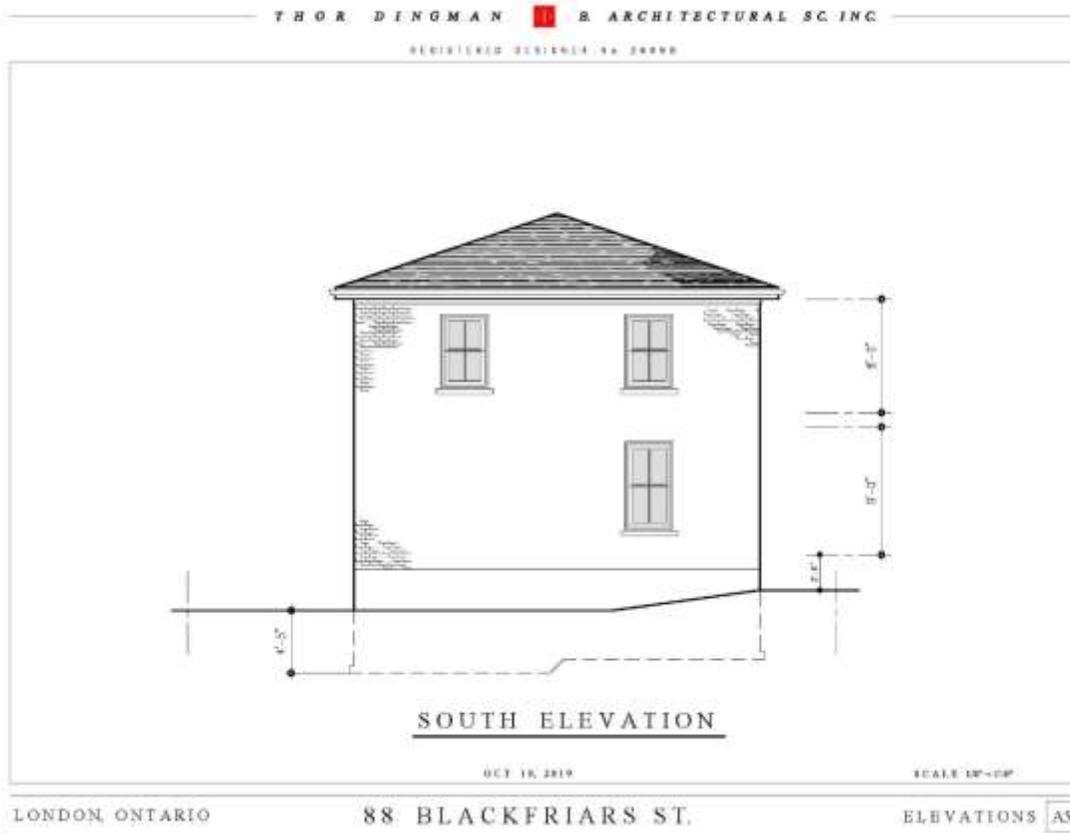


Figure 6: Rear (south) elevation of the proposed building at 88 Blackfriars Street.

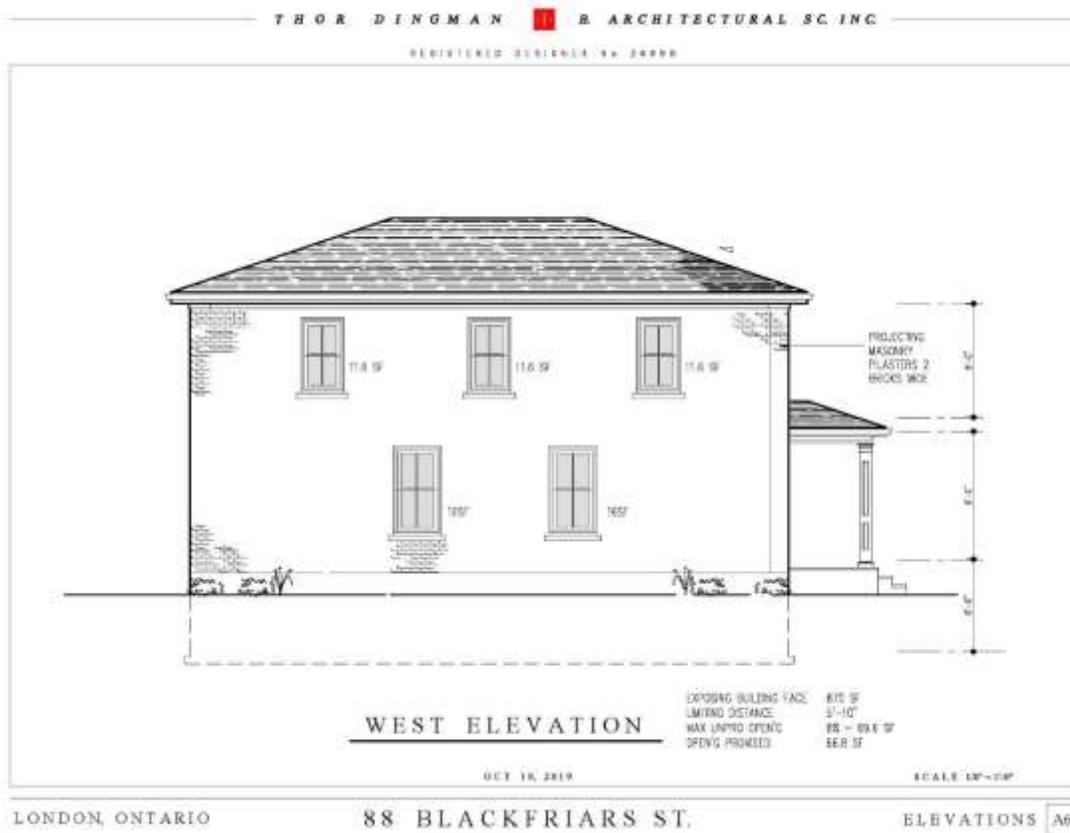


Figure 7: Side (east) elevation of the proposed building at 88 Blackfriars Street.

THOR DINGMAN ARCHITECTURAL BC INC.
REGISTERED DESIGNER NO. 28868



OCT 18, 2019

LONDON, ONTARIO

88 BLACKFRIARS ST.

STREETSCAPE STUDY A7

Figure 8: Rendering showing the proposed building in its context on the south side of Blackfriars Street.

Appendix E – Heritage Impact Assessment

Attached Separately.

Heritage Impact Assessment **88 Blackfriars Street**

October 2019

Submitted to the City of London,
October 21, 2019

Project Number: TD19-548

Prepared for:
Distinctive Homes London Inc.



October 21, 2019

Distinctive Homes London Inc.

420 York Street,
London, Ontario
N6B 1R1

Attn: Steven Underhill

Re: 88 Blackfriars Street - Heritage Impact Assessment

I am pleased to submit a completed Heritage Impact Assessment for the proposed building development at 88 Blackfriars Street. Please do not hesitate to call me if you have any questions or if you require any clarification of the findings of the impact assessment.

Respectfully Submitted,

Thor Dingman, B. Arch. Sc., CAHP, BCQ
FIRM BCIN 26998

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Appendices

APPENDIX A: Contributing and Non-Contributing Properties BPHCD
APPENDIX B: Structural Engineer Assessment
APPENDIX C: Property Standards Order
APPENDIX D: Vacant Building By-law A-35 Notice
APPENDIX E: Proposed Building Architectural Design Drawings

1.0 INTRODUCTION

1.1 Purpose

The purpose of this Heritage Impact Assessment (HIA) is to determine if the cultural heritage resources or attributes are impacted by the proposed development. If negative impacts are identified, avoidance measures, alternative development strategies or mitigation may be recommended.

The subject property at 88 Blackfriars Street is included within the boundary of the Blackfriars-Petersville Heritage Conservation District (BPHCD). The District is designated under Part V of the *Ontario Heritage Act* (OHA). The property has been identified in the District Plan to be a contributing heritage resource within the District boundary.

A Heritage Impact Assessment (HIA) has been requested by the Heritage Planner to measure the effect of the proposed development on the property at 88 Blackfriars Street, and on the Blackfriars-Petersville Heritage Conservation District.

The owner, Distinctive Homes London Inc., has retained Thor Dingman B. Architecture Sc. Inc. (TD-BAS) to prepare the HIA for the proposed redevelopment of the property. The HIA will form the primary rationale for the heritage permit application review process. The permit review process will be completed by city staff with the advice of the London Advisory Committee on Heritage (LACH). Demolition of a building within the Blackfriars-Petersville HCD requires final approval by London City Council.



2. No. 88 Blackfriars Street, the subject property. This is identified as a contributing heritage resource to the Blackfriars-Petersville Heritage Conservation District.



1. No. 11 Leslie Street, c 1887, built by bricklayer Samuel Moore, is another example of a contributing heritage resource in the Blackfriars-Petersville Heritage Conservation

1.2 Objectives

The Heritage Impact Assessment has the following objectives

1. To assess and determine the cultural heritage value and heritage attributes of the property at 88 Blackfriars Street
2. To assess and determine the contributing cultural value of the property at 88 Blackfriars Street to the broader context of the Blackfriars-Petersville Heritage Conservation District.
3. To determine the potential negative impact of the proposed redevelopment on the cultural heritage resource at 88 Blackfriars Street.
4. To determine the potential negative impact of the proposed development on the Blackfriars-Petersville Heritage Conservation District.
5. To provide recommendations including avoidance measures, alternative development strategies or mitigation of potential negative impacts by the proposed development.

1.3 Limitations

This assessment is the result of the observations, research, opinions and recommendations on cultural heritage matters. The assessment will follow good heritage practise in accordance with accepted technical and ethical standards as outlined by the Canadian Association of Heritage Professionals, the *Ontario Heritage Act* and the generally accepted heritage guidelines published by the Provincial Government of Ontario and the Federal Government of Canada.

This assessment is limited to heritage matters and shall not be interpreted as having opinions or recommendations, expressed or implied, on the adequacy of any buildings or structures for safe human occupancy. The opinions or recommendations within this assessment, expressed or implied, shall not be interpreted as taking responsibility for construction as defined under the *Ontario Building Act* or any other construction work.

1.4 Property Introduction

The owner of the property, Distinctive Homes London Inc., proposes to redevelop the land at 88 Blackfriars Street by building a new detached single dwelling. Construction of the proposed new building requires the complete removal of the existing residential structure.

The property is located in the Blackfriars-Petersville Heritage Conservation District (BPHCD) and has been identified as a Contributing Heritage Resource. Approval to proceed with demolition of the structure will require internal municipal review and London City Council approval.

The existing house is vacant and is currently unsuitable for human habitation. The property was purchased by Distinctive Homes London Inc. in July 2018. At the time of purchase the existing building was in an advanced state of neglect and was uninhabitable. The circumstances that led to the deterioration prior to the purchase by Distinctive Homes has not been determined. Local and municipal concern over the appearance and condition of the house has been on ongoing concern.

Since purchasing the building, the owner has secured the envelope. This included the removal of approximately 300 square feet at the rear of the house where the roof had totally collapsed leaving the rear width of the structure open to the weather and to unauthorized entry. At the last date of on-site review by TD-BAS, the envelope has been secured against unauthorized entry with plywood sheeting. Hydro power and natural gas have been disconnected.



3. (top right) North elevation.

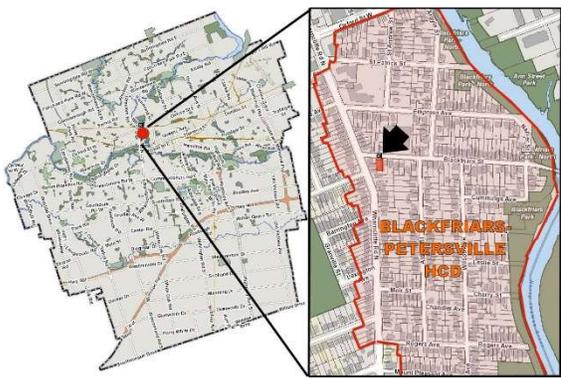
4. (top right) West elevation.



5. (bottom left) South elevation with collapsed rear roof.

6. (bottom right) South elevation with collapsed portion removed and plywood sheeting.

1.5 Property Features Table

88 Blackfriars Street	
 <p style="text-align: center;">Key Maps</p>	
 <p style="text-align: center;">North elevations (view looking southward)</p>	
Address	88 Blackfriars Street, London Ontario, N6H 1K9
Ward & Planning District	Ward 13, West London
Legal Description	Part Lots 19 & 20, Plan 111(W) As In 764330 London, Roll Number 010120002000000
Neighbourhood	Blackfriars
Historical Name	Unknown
Construction Date	1875 (unconfirmed)
Original Owner at Construction	(unconfirmed)
Original Use	Residential Single Family (assumed)
Current Occupancy	Unoccupied / Uninhabitable
Current Zoning	R2-2(19) Residential Zone - low density residential development, single detached dwellings, existing legally established semi-detached, duplex, converted (max. 2 unit) dwellings
Current Use	Vacant Single Dwelling Unit / Uninhabitable
Site Dimensions	14m x 30.5m (approximate)
Building Footprint Area	61.6 m2 (663 sq ft)
Building Height	1 Storey
Architect / Designer	Unknown
Architectural Style	Ontario Cottage, vernacular variation - asymmetrical
Additions / Alterations	Rear portions removed
Heritage Status	Part V OHA, Blackfriars-Petersville Heritage Conservation District, By-law L.S.P.-3437-179. Contributing Heritage Resource.
Proposed Work	Demolition, Redevelopment

1.6 Scope of Work & Methods

The scope of work has been compiled to determine firstly, if the cultural heritage attributes of the property at 88 Blackfriars Street are significant, and secondly, if the attributes of the property are a contributing heritage resource to the Blackfriars-Petersville Heritage Conservation District.

The modest design of the one storey house is archetypical in the residential fabric of Blackfriars-Petersville Heritage Conservation District. As a modest, one storey house with narrow frontage, its prominence is limited to the Blackfriars streetscape. For this reason, the HIA scope will be focused locally to the immediate neighbourhood within the viewshed along Blackfriars Street.

The HIA will follow the generally accepted format outline for Heritage Impact Assessments and Conservation Plans as outlined by the Province of Ontario. The scope of the HIA will be adjusted where deemed appropriate to provide a complete and comprehensive assessment of the heritage resources, and for mitigation of any potential negative impacts.

A physical assessment of the property has been completed. Due to the unsafe condition of the structure, access to the interior of the house was limited. The methods of assessment are as follows;

- on-site review of the property
- photographic records
- as-built record building measurement
- as-built drawings of the existing building
- property boundary measurements
- topographic measurements of property and adjacent property
- tree and plant inventory

Historical research on the property within the larger context of the Heritage Conservation District has been completed using the following resources;

- Ontario Land Registry Office Title search
- Blackfriars-Petersville Study
- Blackfriars-Petersville HCD
- The London Room, London Public Library
- on-site review of the district
- photographic records
- building typology and analysis

1.7 Assessment Criteria

In determining individual cultural heritage value of the subject property, criteria from OHA Regulation 9/06 will be used. The *Ontario Heritage Act*, Regulation 9/06, Criteria For Determining Cultural Heritage Value or Interest, provides a set of criteria grouped into the following three categories. Evaluation in each category determines the cultural heritage value or interest of a potential heritage resource. High value in one or more categories is sufficient to determine cultural heritage value or interest.

According to Ontario Regulation 9/06, the following criteria will be used;

1. The property has **design value or physical value** because it,
 - 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. The property has **historical value or associative value** because it,
 - 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. The property has **contextual value** because it,
 - 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.
- O. Reg. 9/06, s. 1 (2).

Further guidance may be referenced in the Ontario Heritage Toolkit including the guide to Heritage Property Evaluation, published by the Ministry of Tourism Culture and Sport. Other references and resources that are recognised and established within the practice of cultural heritage conservation may be used as required.

2.0 PLANNING POLICY & FRAMEWORK

2.1 Ontario Heritage Act

Under Part V, Heritage Conservation Districts of the *Ontario Heritage Act*, R.S.O. 1990, C.O.18, the removal of a building within a HCD is not permitted without receiving a permit from the municipality. Section 42 under Part V of the act states the following;

42 (1) No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so:

1. Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property.
2. Erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure. 2005, c. 6, s. 32 (1).

Note: On a day to be named by proclamation of the Lieutenant Governor, paragraph 2 of subsection 42 (1) of the Act is repealed and the following substituted: (See: 2019, c. 9, Sched. 11, s. 19 (1))

2. Erect any building or structure on the property or permit the erection of such a building or structure.
3. Demolish or remove, or permit the demolition or removal of, any attribute of the property if the demolition or removal would affect a heritage attribute described in the heritage conservation district plan that was adopted for the heritage conservation district in a by-law registered under subsection 41 (10.1).
4. Demolish or remove a building or structure on the property or permit the demolition or removal of a building or structure on the property, whether or not the demolition or removal would affect a heritage attribute described in the heritage conservation district plan that was adopted for the heritage conservation district in a by-law registered under subsection 41 (10.1).

2.2 Provincial Policy Statement

As a key part of Ontario's policy-led planning system, the Provincial Policy Statement sets the policy foundation for regulating the development and use of land. Under the Ontario Provincial Policy Statement 2014 (PPS) clearly states the protection afforded to heritage resources;

2.6.1 *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

2.3 London Official Plan

On December 28, 2016, the Province approved The London Plan with modifications. Portions of The London Plan are currently under appeal before the Ontario Municipal Board, and until those appeals are resolved the previous Official Plan (1989) also remains in effect.

13.3.2. Changes to Buildings or Structures

After a Heritage Conservation District has been designated by Council the erection, alteration, demolition, or removal of buildings or structures within the District shall be subject to the provisions of the Ontario Heritage Act and any secondary plan which takes the form of a Heritage Conservation District Plan. (Section 13.3.2. amended by OPA 438 Dec. 17/09)

13.3.6. Heritage Conservation Districts

Within Heritage Conservation Districts established under the provisions of this Plan, the following policies shall apply:

- i) the character of the District shall be maintained by encouraging the retention of existing structures and landscape features;
- ii) the design of new development, either as infilling or as additions to existing buildings, should complement the prevailing character of the area;
- iii) regard shall be had at all times to the guidelines and intent of the Heritage Conservation District Plan

The Official identifies policies for near-campus neighbourhoods. A large portion of the Blackfriars-Petersville HCD is included in the “Near-Campus Neighbourhoods Area”. The following is an excerpt from 3.5.19 *Policies For Near-Campus Neighbourhoods*;

Near-Campus Neighbourhoods provide an extremely valuable asset to the City of London. They are important attributes in the City of London to attract and retain the brightest and best faculty and students. They are desirable and unique neighbourhoods, some of which offer an outstanding stock of heritage buildings and streetscapes. In addition, they provide close proximity to employment, culture and entertainment resources that their neighbouring educational institutions offer.



7. Detail of Near-Campus Neighbourhoods Area. The shaded portion show the area surrounding Western University. The red dot is the location of 88 Blackfriars Street.

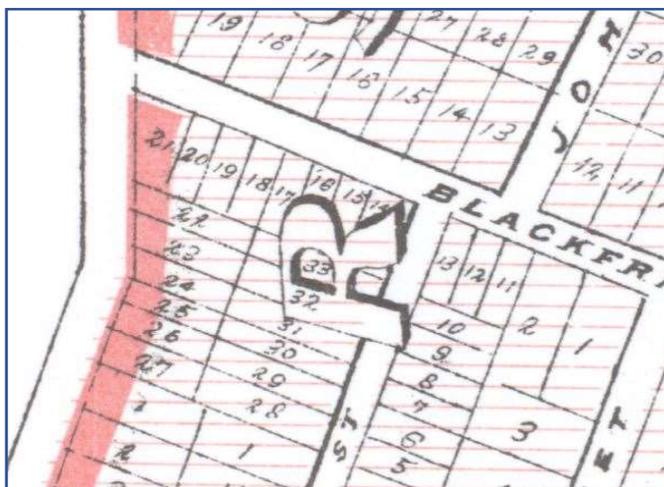
2.4 Blackfriars-Petersville Heritage Conservation District Plan

The assessment will rely principally on the previous research, evaluation and change management framework contained within the Blackfriars-Petersville Heritage Conservation District Plan (BPHCD) format. The BPHCD Plan, dated May 12, 2014, by Golder Associates and was adopted by London Municipal Council on May 6, 2014. The HCD was designated under Part V of the *Ontario Heritage Act* on May 15, 2015.

Where deemed appropriate for this assessment, direct reference will be made to relevant sections of the BPHCD Plan that sufficiently satisfy the goals of the HIA. A checkmark will appear under "Ref" column beside the relevant sections listed below. Where additional research is required to enhance the goals of the HIA, check mark will appear in the "Additional Comment" column of the table below.

BLACKFRIARS-PETERSVILLE HERITAGE CONSERVATION DISTRICT PLAN			Referenced in HIA	Additional Comment
2.0	CONSERVATION DISTRICT			
	2.1	Description of the Heritage Conservation District	✓	
	2.2	Heritage Conservation District Boundaries		
	2.3	Statement of Cultural Heritage Value	✓	
3.0	HERITAGE CONSERVATION DISTRICT GOALS & OBJECTIVES		✓	
4.0	HERITAGE CONSERVATION PRINCIPLES		✓	
5.0	ONTARIO HERITAGE ACT		✓	
	5.1	Conflict		
	5.2	Contravention of the <i>Ontario Heritage Act</i>		
6.0	MUNICIPAL POLICIES			
	6.1	Introduction	✓	
	6.2	Official Plan	✓	
	6.3	Zoning By-law	✓	
	6.4	Site Plan Control	✓	
	6.5	Severances and Minor Variances		
	6.6	Building Permits	✓	
	6.7	Design Guidelines	✓	
	6.8	Archaeological master Plan		
	6.9	Sign & canopy By-law		
	6.10	Emergency management Plan		
7.0	HERITAGE CONSERVATION DISTRICT POLICIES			
	7.1	General	✓	
	7.2	Development Pattern	✓	
	7.3	Resources in Blackfriars-Petersville heritage Conservation District	✓	
	7.4	Contributing Resources	✓	
	7.5	Demolition of Contributing Resources	✓	
	7.6	Non-Contributing Resources		
	7.7	Residential Area	✓	
	7.8	Neighbourhood Commercial Node Area		

	7.9	Open Space		
	7.11	Building Conversion		
	7.12	Public Realm		
	7.13	Public Works & Infrastructure		
	7.14	Part IV Designations within a heritage Conservation District		
	7.15	Heritage Conservation Easements		
	7.16	Adjacent Area		
8.0	HERITAGE ALTERATION PERMIT PROCESS		✓	
	8.2	Heritage Alteration Permit & Other Permits	✓	
	8.3	Emergency Repairs	✓	
9.0	IMPLEMENTAION			
	9.1	Education and Information Programs		
	9.2	Monitoring Programs	✓	
	9.3	Heritage Preservation Incentive Programs		
10.0	ARCHITECURAL DESIGN GUIDLINES			
	10.1	Introduction	✓	
	10.2	Key Elements	✓	
	10.3	Design Guidelines	✓	
11.0	ARCHITECURAL CONSERVATION GUIDLINES		✓	
	11.1	Cycles of Restoration		
	11.2	Conservation Guidelines		
12.0	CULTURAL HERITAGE LANDSCAPE CONSERVATION & DESIGN			
	12.1	Introduction		
	12.2	Streets	✓	
	12.3	Parking		
	12.4	Signage		
	12.5	Street Furniture		
	12.6	Street Lighting		
	12.7	Trees and Vegetation	✓	
	12.8	Parks and Open Space		
	12.9	Gateways	✓	
	12.10	Interpretive Features		
	12.11	Public Works and Infrastructure		



8. Map detail from the 1878 Middlesex Atlas. The subject lot 20 for 88 Blackfriars Street can be clearly shown and of equal depth to lot 19. At some point a rear portion Lot 20 was severed and joined to accommodate the house that stands today at 181 Wharncliffe Road.

Credit:
Map of the city of London and Suburbs,
Published in 1878 by Hammerburg
Productions, Drawn by Jno Rogers.

3.0 HISTORICAL RESEARCH, SITE ANALYSIS and EVALUATION

3.1 District History – Blackfriars-Petersville HCD Context

The following excerpt is taken from the Blackfriars-Petersville Heritage Conservation District Study;

2.1 Overview (BPHCD Study)

Historically, the river that dominates the area has served as both an enemy and a friend. Frequently overflowing its banks, the river has often created havoc with the homes and roads in the area. As a friend it has blanketed the plain with rich alluvial soil that fed Chippewa cornfields, produced rich farm crops and market gardens, and, because of the constant danger of flooding, provided a venue for low-income housing popular with labourers and craftsmen throughout its history.

The following excerpt is taken from the Blackfriars-Petersville Heritage Conservation District Plan;

2.3 Statement of Cultural Heritage Value (BPHCD Plan)

Architecturally, the HCD exhibits a continuity of change based on a variation of working-class housing that was built predominantly from the 1880s to the 1930s. The majority of architectural forms and styles are of the vernacular Ontario cottage style with various renditions and features. The homes within the HCD are reflective of modest, economical home building in the late-19th and early-20th centuries.

The cottage at 88 Blackfriars Street is representative of the preponderance of modest one storey cottages that are a defining characteristic of Blackfriars-Petersville Heritage Conservation District. For further background on the Blackfriars-Petersville HCD, refer to the Study, dated January, 2014 and the Plan and Guidelines, dated by May 12, 2014. Both documents are by Golder Associates in association with IBI Group and Tausky Heritage Consultants.



9. Detail of Sketch Map dated 1867 attributed to R.M. Armstrong listing croplands and species of trees in surrounding woodlands. Four categories of house are listed in the legend in the bottom right corner according to the number of rooms from one to more than eight.

The area of the lot at 88 Blackfriars Street (white arrow) does not show evidence of any buildings.

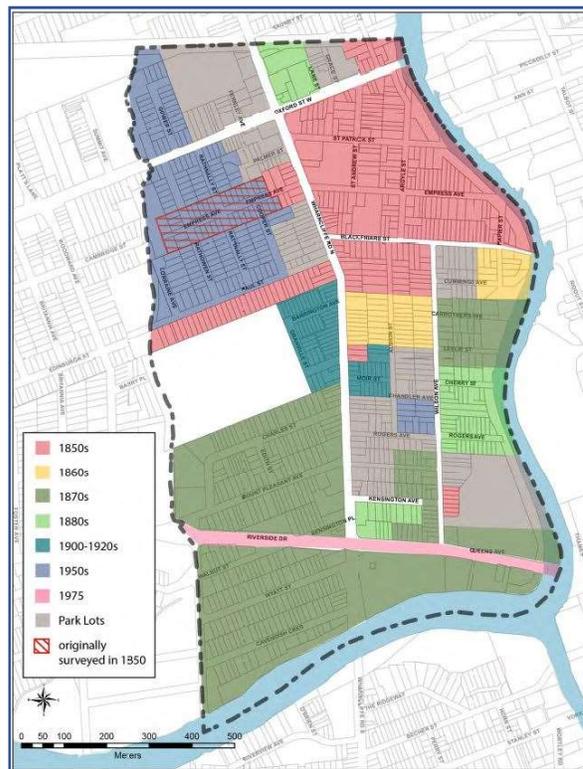
Credit:
London Historic Map Collection,
Western Libraries, University of
western Ontario.

3.2 Blackfriars Street – History & Analysis

Early access to the lands north and west of the of the Thames River forks was along the Wharncliffe Proof Line. The proof line, laid out by Mahlon Burwell in 1910, began on the north bank of the Thames River, west of the forks, and extended northward. However, a bridge across the Thames to connect the south and north sides of Wharncliffe Road was not completed until 1914. With the construction of the first Blackfriars Bridge by the 1820s, a seminal point in determining the future shape of the Blackfriars–Petersville Heritage Conservation District had arrived. The following excerpt is taken from the Blackfriars–Petersville Heritage Conservation District Study;

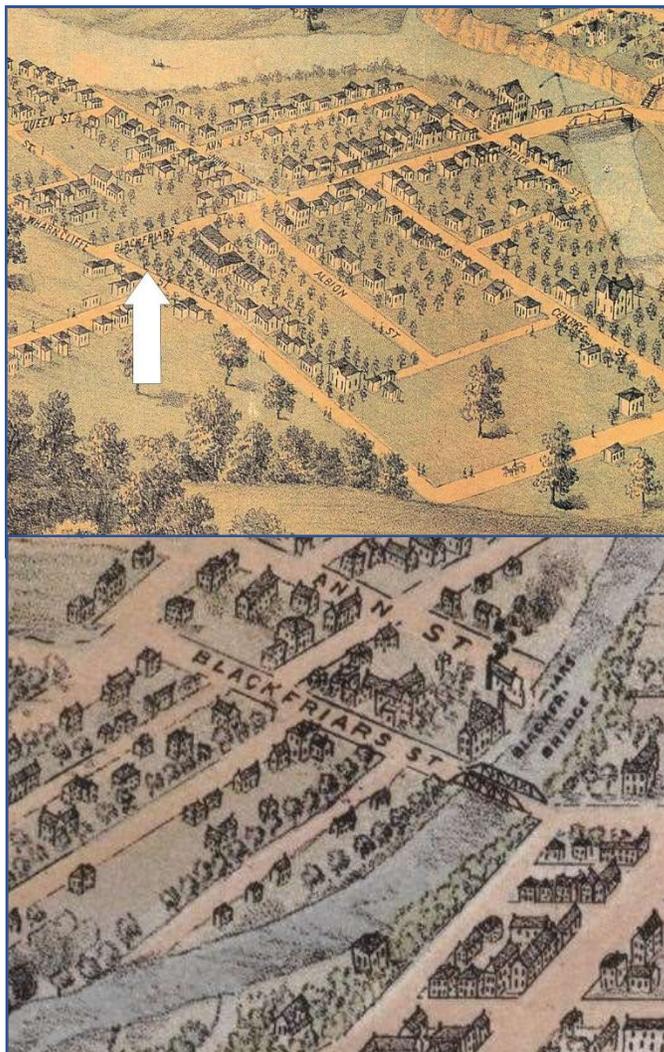
The Wharncliffe/Proof Line route was the principal means whereby people journeying from London could travel to locations north and west of the river forks. It was the first route by which settlers travelled to find their locations, and whereby they returned to London to purchase supplies or market their goods. The route they actually took from the village of London would have been north along Ridout Street and then across Blackfriars Bridge, long the only bridge connecting land on the east and west sides of the north branch of the Thames. The historical record is mute on when the first primitive bridge was constructed at the site now linking the present Ridout and Blackfriars streets. But as early as 1823, the London District Quarter Sessions dealt with a petition from Lewis Hartman, who had spent £250 constructing a bridge there, who wished to be paid for an unpaid balance.²¹

Early in the first half of the nineteenth century the route over Blackfriars Bridge and along Blackfriars Street would become an important economic link between the London and the fertile lands west of and north of the Forks of the Thames. Subdivision of land first began north and south along Blackfriars Street in the 1850s as illustrated below.



10. Map illustrating the approximate dates of surveys with the Blackfriars–Petersville HCD. The subject area at the corner of Blackfriars Street and Wharncliffe Road North is shaded in pink. This land was surveyed in the 1850s.

Reference: Figure 4, Blackfriars–Petersville Heritage Conservations District Study, 2014.



11. At left is a bird's eyes map of London dated 1872 and drawn by E.S. Glover. The area of the lot at 88 Blackfriars Street (white arrow) does not show evidence of any buildings.

Credit:
Reproduction: Canadian Cities: Bird's Eye Views, published in 1998 by the Association of Canadian Map Libraries and Archives, Ottawa, Canada. Reproduced from an original in the J.J. Talman Regional Collection Room, University of Western Ontario, London, Ontario.

12. Map of the City of London published in 1893. A building is illustrated at the corner of Wharnciffe Road and Blackfriars Street. The building shown is two storey and is possible a generic rendering. The two residential buildings south of Blackfriars Street on the east side of Wharnciffe Road could be No 175.

Credit:
City of London, Canada, With View of Principal Business Buildings, Published by Toronto Lithography Co., Published in 1893.

London Historic Map Collection,
Western Libraries, University of western Ontario.

Land assessors' records show that by 1857, 53 persons had bought land in Petersville/Bridgetown with over 30 living there. In 1863 Duncan Campbell subdivided land south of Blackfriars Street, and east of Wharnciffe, which was a first step towards settlement of lands south of Blackfriars. Despite the opening of a new wooden bridge between the City of London and Kensington/Petersville in 1871, the bird's eye view map of 1872 above does not show any buildings at the corner of Blackfriars Street and Wharnciffe Road North.

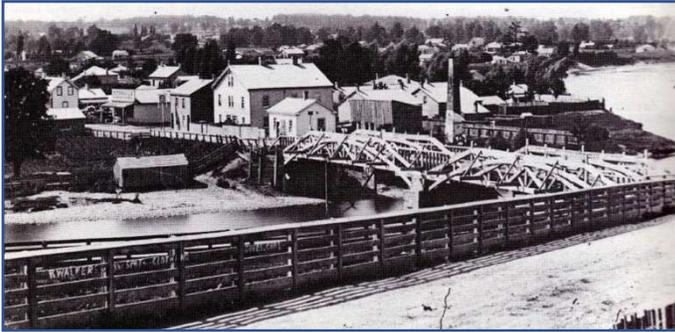
An increase in construction along Blackfriars Street coincides with the incorporation of the Village of Petersville in 1874. In a later bird's eye view map of 1893 above, representative buildings are now shown at the corner of Wharnciffe Road North and Blackfriars Street and eastward along Blackfriars Street. 88 Blackfriars is representative of the early intensification of urban growth in the area.

After a January flood in 1874 the wooden bridge connecting Petersville with London was destroyed. On September 28, 1875, a new bowstring truss bridge was opened. This was to be the first iron

bridge in London, and 144 years later, it is the same iconic Blackfriars Bridge that is in service today. It is possibly the oldest iron bridge in North America still open to vehicular service.

With the opening of a new and modern bridge, together with the pressure of urban growth spilling outward from London, the conditions were ripe for new commercial and residential building construction along Blackfriars Street. The humble, scaled down, yet attractive vernacular Georgian cottage was an affordable and popular architectural design employed throughout the district. Along Blackfriars Street today there are 8 buildings dating from the 1870s, four of which are cottage designs. 88 Blackfriars is one of the four cottages from the 1870s time period.

By 1870 Blackfriars Street was becoming a densely populated street as can be seen in the photograph of the wooden Blackfriars Bridge below. Modest, hip-roofed cottages can be seen scattered in the landscape beyond the roof line of these commercial buildings. The 1870s saw the construction of many buildings along Blackfriars Street, eight of which are still standing today.



13. Upper Left - A photograph from 1870 showing previous wooden Blackfriars bridge. This view shows a defined commercial street on Blackfriars adjacent to the bridge. Small cottage can be seen beyond the roof line of the storefronts.

14. Upper Right - Detail of a photograph of the new completed iron Blackfriars Bridge in 1875 including a view along Blackfriars Street and to the cottages west of Napier Street.



15. Left, Top Row - A current photographic collection of one-storey cottages along north side of Blackfriars Street dating from 1885 to 1890.

Left, Bottom Row - Cottages along south side of Blackfriars Street dating from 1875 to 1885.

The ubiquitous cottage design is expressed in many variations along Blackfriars Street. Above are examples of three centre hall plan designs and three side hall plan designs found on Blackfriars Street, including the subject property. All the six of these cottages examples ranges within a 15-year period, from 1875 to 1890

3.3 88 Blackfriars Street History

The earliest Land Registry Office records show that in 1900 Lot 20 was owned by Skelton Weldon. According to the Canada Census of 1871, Weldon was born in Canada in 1841 and was the son of Irish immigrants. He is listed as a farmer in Westminster Township in 1871.

No connection can be found between Skelton Weldon and noted London citizen, Col. Douglas Black Weldon. D.B. Weldon was born in Moncton New Brunswick in 1895 and moved to London after returning from overseas at the conclusion of WWI.

In Vernon's City of London Directory of 1909-10 we find John H. Pitfield, a 35-year-old painter, residing at 88 Blackfriars Street. Later, in the Canada census of 1921, John and Anna Pitfield are recorded as living at 88 Blackfriars Street and are listed as renters. John Pitfield was born in England in 1875 and immigrated with his family to Hay Township in Huron County as young boy.

Land Registry record show that Weldon was the still the owner of the property during the time Pitfield is listed as a renter. We can conclude that Weldon was likely using the property as a source of in his senior years. These records give an idea of the hard-working tradesman and farmers that were some of the early residents of the Petersville area.

The property at 88 Blackfriars Street has weathered many devastating floods from the Thames River, including the deadly floods of 1883 and 1937. The photograph below, taken along Blackfriars Street, shows how entire wood frame houses and structures could be floated off their foundations by flood waters, then deposited by chance, and sometimes overturned. Early wood frame building technics employed a timber sill plate (mud sill) placed on top of the foundation. The large timber sill provided a solid connection with the wood framed walls above but, it did not lend itself to anchoring against uplift. This construction is well illustrated by the intact condition of the exposed floor framing of the overturned building below. The house at 88 Blackfriars has identical construction.



16. This photograph shows the catastrophic damage to homes and property after the flood of 1883. This photograph was taken in the Petersville area. The cottage in the background bears a striking resemblance to 88 Blackfriars Street.

Credit: Western University Archives

Petersville survived the ongoing threat of flooding from the Thames River and had continued to thrive and grow. In retrospect, with the growth and prosperity of London, fueled by the surrounding fertile plains, woodlands and waterways, the annexation of London West (formerly Petersville) to the City of London was only a matter of time.

Since the absorption of Blackfriars Street into the diverse urban fabric of London, well over 100 years ago, the distinct and culturally rich urban character of the area is immediately apparent, and district is cherished by residents and visitors. The low, human scaled buildings, together with compact and intimate street frontages contain an infinite expression of design and today demonstrates pride of ownership. The building at 88 Blackfriars, notwithstanding its dilapidated condition, was a contributing cultural resource to the Blackfriars-Petersville Heritage Conservation District.



17. Aerial photograph of Blackfriars Street from 1922. Credit: Western Libraries, University of Western Ontario,

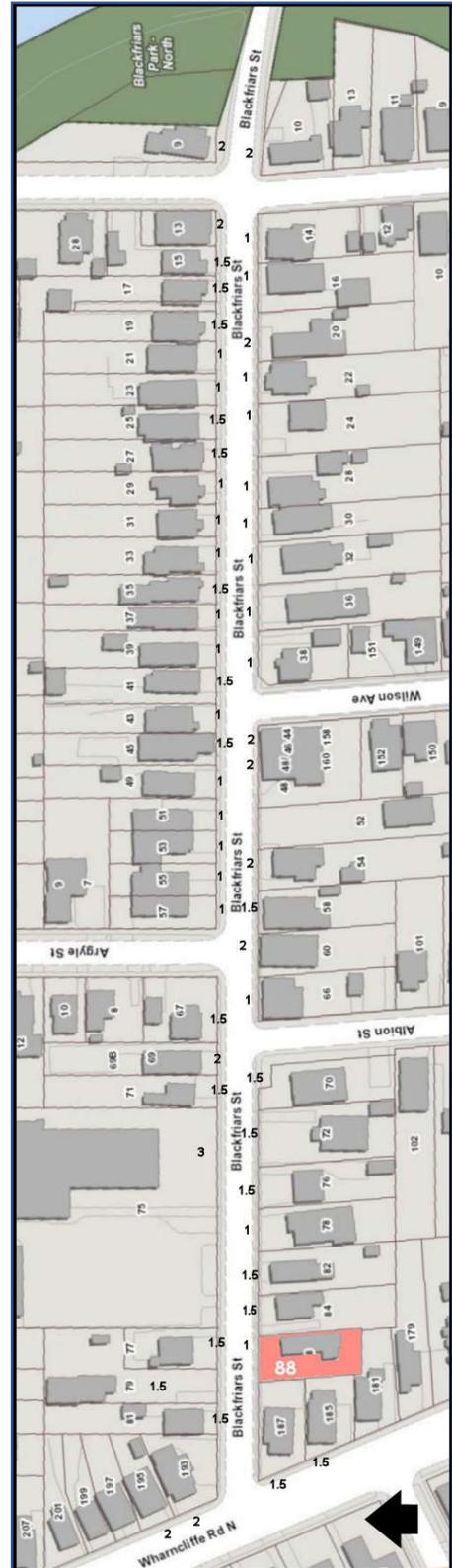
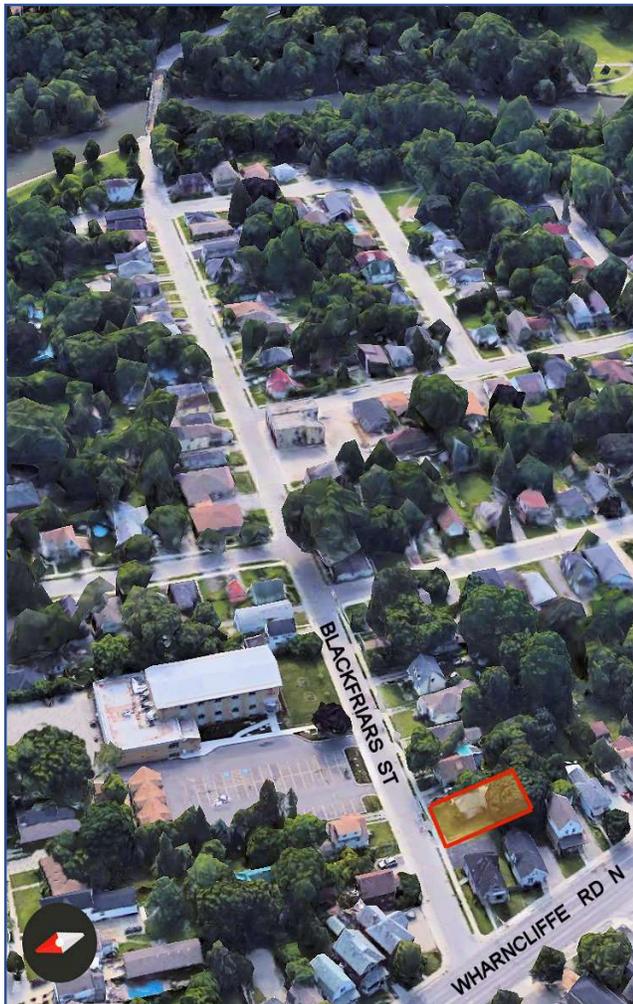
The 1922 aerial photograph above illustrates that, after a period of rebuilding following the flood of 1883, the pattern of building placement is remarkably consistent. Even the undeveloped space at the site of the former Empress United Church is apparent in the character of the west end of Blackfriars Street today.

3.4 Blackfriars Street Inventory

The GIS map at right has been used as a key to identify all building types along Blackfriars Street according to address number, building type, height and date of construction. The map corresponds with a tabular inventory on the following page. A very compact and coherent group of building frontages is evident along the north side of Blackfriars Street, between Napier and Argyle Streets. All buildings were built after the flood of 1883.

Between Argyle and Wharncliffe there is an absence of a well-defined building street edge across from 88 Blackfriars (shaded in pink). This is due in whole to the parking lot that now serves a converted office building, formerly the Empress United Church.

- 18. Below: Aerial image of Blackfriars Street. credit: Google Earth
- 19. Right: GIS Map with annotations credit: City of London



Blackfriars Street Building Height and Style Inventory							
Blackfriars Street North Side				Blackfriars Street South Side			
Address	Storey	Date	Description	Description	Date	Storey	Address
9	2	1877	Italianate Collins House Part V		1920	2	10
Napier Street							
13	2	2015		Cottage	c1880	1	14
15	1.5	1915		Cottage	1900	1	16
17	1.5	1915			1890	2	20
19	1.5	1885	Ont Farm House	Cottage	1900	1	22
21	1	1923	Cottage	Ont Cottage	c1870	1	24
23	1	1923	Cottage	Cottage	1890	1	28
25	1.5	1905		Cottage	1885	1	30
27	1.5	1890			1890	1	32
29	1	1890	Cottage	Cottage	1880	1	36
31	1	1895	Cottage		1949	1	38
33	1	1885		Wilson Avenue			
35	1.5	1885		Italianate	c1877	2	44
37	1	1890		Italianate	c1877	2	46
39	1.5	1890		Italianate	c1877	2	48
41	1	1910			1915	2	54
43	1.5	1885	Cottage		1870	1.5	58
49	1	1900			1880	2	60
51	1	1969		Ont Cottage	c1870	1	66
53	1	1969					
55	1	1969					
57	1	1969					
Argyle Street							
67	1.5	1950		Albion Street			
69	2	1973			1980	1.5	70
71	1.5	1911		Ont Cottage	1880	1.5	72
75	3	1960s		1949		1.5	76
77	1.5	1947			1900	1	78
79	1.5	1899			1900	1.5	82
81	1.5	1927			1915	1.5	84
193W	2	1911		Ont Cottage	1875	1	88
					1890	1.5	187W
30	Total Buildings						26
25 x 1 Storey = 44% 20 x 1.5 Storey = 35% 11 x 2 Storey = 20%							
8x1870s = 14%		20x1880-90s=35%		16x1900-20s=28%		12x1940-2015=21%	

Blackfriars Street Building Inventory Photographs - North Side

Upper left photograph starts at the corner of Wharncliffe and moves eastward to the Thames River.



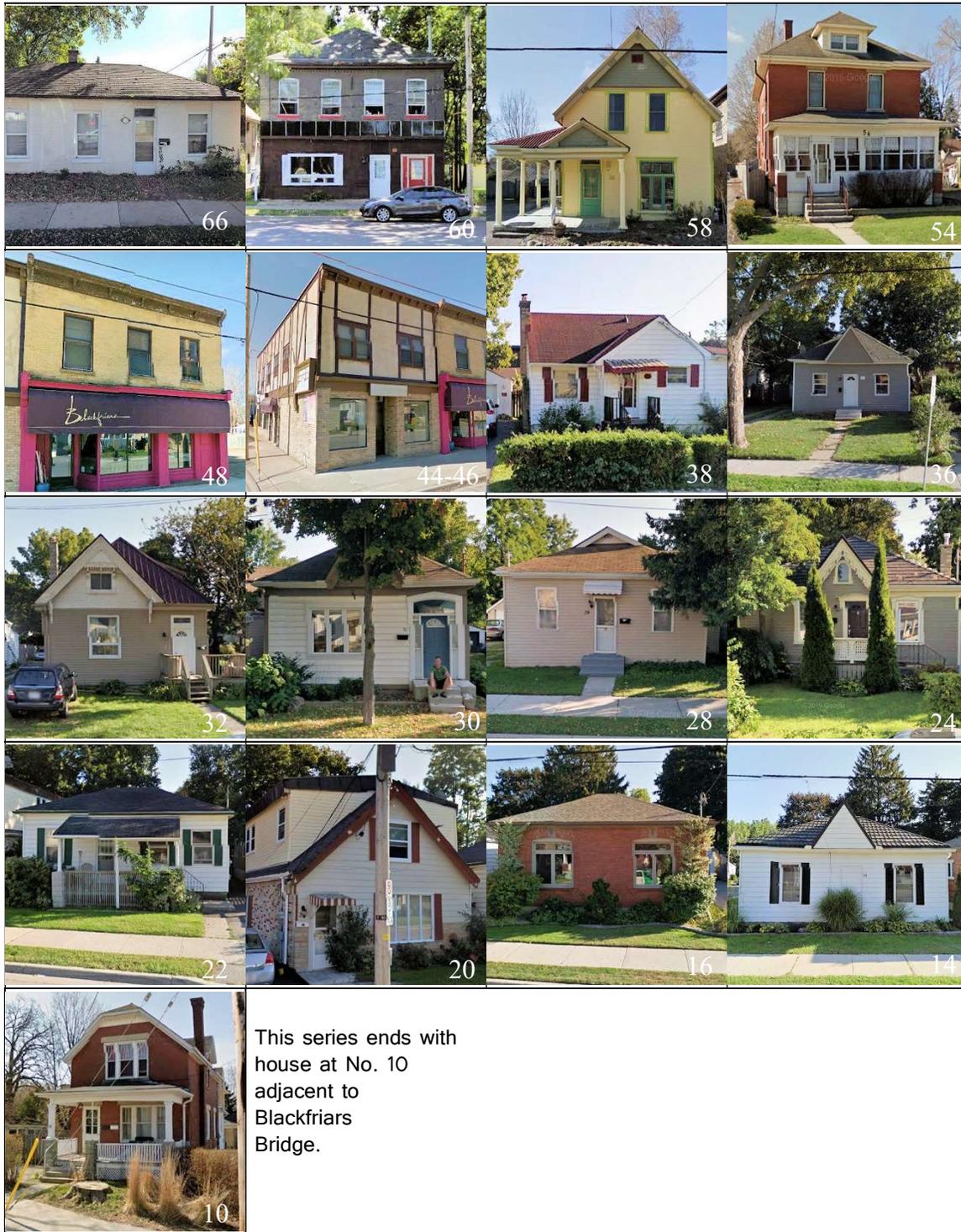
Blackfriars Street Building Inventory Photographs - North & South Side

The upper left photograph starts at 29 Blackfriars St and moves eastward to the Thames River.



Blackfriars Street Building Inventory Photographs - South Side

The upper left photograph starts at 66 Blackfriars St and moves westward Wharncliffe Road N.



This series ends with house at No. 10 adjacent to Blackfriars Bridge.

It is interesting to note that seven of the buildings from the 1870s are located on the south side of Blackfriars Street. The disastrous and deadly flooding of the Thames River in 1883 caused catastrophic damaged and the flood is likely responsible for the loss of the entire building stock on the north side of Blackfriars Street between Napier and Argyle Streets. This is possibly due to the north side of the street being exposed to up stream pressure. Construction of all of the existing buildings along this block date from after the flood of 1883.

20. Photograph after the 1883 flood looking westward from Argyle Street towards Blackfriars Street. Credit: Western Archives, University of Western Ontario.



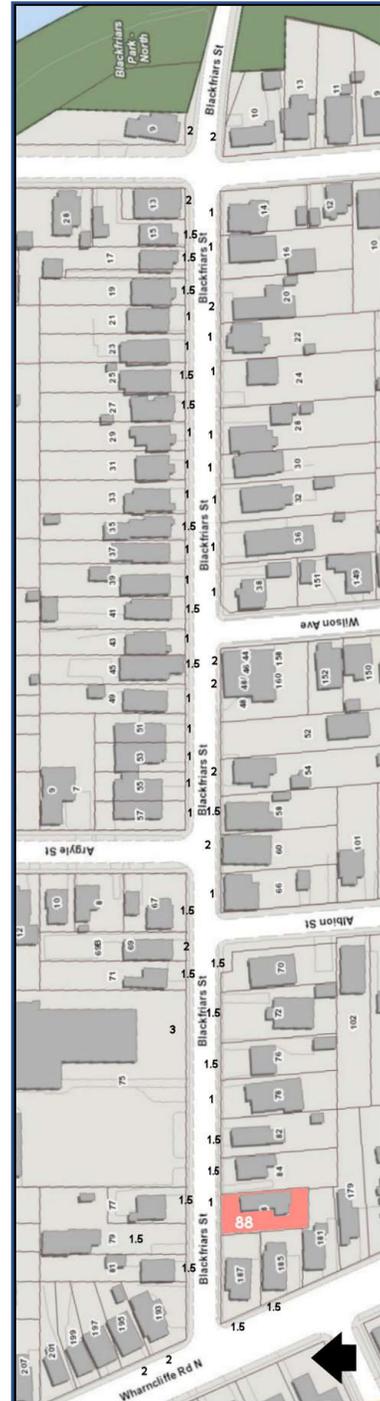
21 Photograph looking south along Argyle Street during the flood of 1937. Credit: University of Western Ontario.



22 Photograph at the corner of Blackfriars and Napier Street during the flood of 1937. Credit: University of Western Ontario.



23. Far Right: GIS Map with annotations. Credit: City of London.



4.0 IDENTIFICATION OF HERITAGE RESOURCES

4.1 88 Blackfriars Street Attributes



Clockwise from top Left 24. North elevation of 88 Blackfriars Street. 25. Interior view of the gutted interior of 88 Blackfriars, with the partially demolished rear exterior walls and roof. 26. View of the south elevation with temporary plywood sheathing as per City of London unsafe building order. 27. View of crawl space and mud sill floor framing and opening from collapsed foundation.

The building at 88 Blackfriars Street is currently in an advanced state of neglect. The present owner purchased the building in July 2018 in an advanced state of neglect. This has substantially narrowed the field of possible physical heritage attributes available for assessment. Significant heritage attributes are limited to the form of the house and include;

1. small, single storey built form with compact massing
2. front hipped roof with symmetrical front gothic gable
3. three bay façade design with vernacular side-hall Ontario cottage variation
4. double hung windows, two over two

The following assessment of possible heritage value is arranged in tabular form according to Ontario Regulation 9/06.

Heritage Attributes of the property at 88 Blackfriars Street Ontario Regulation 9/06			
1. The property has design value or physical value because it,			
i) is a rare, unique, representative or early example of a style, type, expression, <i>material or construction method</i> ,			
Rare	no	The vernacular Ontario cottage form is fairly common in Ontario but within the BPHCD the form is dominate with many extant examples including narrow side hall layout.	15% of the building along Blackfriars Street are of the cottage form
Unique	no	The vernacular Ontario cottage form is fairly common in Ontario but within the BPHCD the form is dominate with many extant examples including narrow side hall layout.	Side hall plans and gothic gables cottages are found on Blackfriars Street and within the BPHCD
Representative	yes	The building is representative of the continuity of design sensitivity by builders in the early development of Upper Canada.	The Ontario cottage style and vernacular variations are one of the dominant residential forms in the BPHCD
Early example	yes	The building is an early example of the ubiquitous cottage design employed by settlers in Petersville.	
ii) displays a high degree of craftsmanship or artistic merit,			
Craftsmanship	no	All visual surface indication of craftsmanship has been removed or are concealed from view.	
Artistic merit	no	All visual surface indication of artistic merit has been removed or are concealed from view.	
iii) demonstrates a high degree of technical or scientific achievement.			
Technical Achievement	no	Typical period residential technics employed in construction	
Scientific achievement	no	Typical period residential technics employed in construction	

Heritage Attributes of the property at 88 Blackfriars Street Ontario Regulation 9/06			
2. The property has historical value or associative value because it,			
i). has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,			
Theme	yes	The building is representative of early suburban and urban life in the development of the City of London expressed through build form. The building is integral to theme of early settlement in the area, providing modest accommodation to tradesman and a source rental income.	
Event	yes	One of few buildings in the area to survive the catesrophic London floods of 1883 and 1937.	
Belief	no	No specific beliefs have been integral to the property.	
Person	no	No notable historic person has been connected to the property	
Activity	yes	The property is tied to the intersection between agriculture work and trade work and the urban expansion of London	
Organization or Institution	No	No organization has been connected to the property	
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture,			
	yes	The unique form yields apparent information on the early development pattern of the area	
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.			
	no	No specific designer or design influence can be attributed to the vernacular architecture	

Heritage Attributes of the property at 88 Blackfriars Street Ontario Regulation 9/06			
3. The property has contextual value because it,			
i). is important in defining, maintaining or supporting the character of an area,			
Area character	yes, limited	The building is contributing heritage resource to the character of the area but its impact is weakened by subsequent adjacent development of a dissimilar scale.	
ii. is physically, functionally, visually or historically linked to its surroundings			
	yes	The building is a closely linked to early development, and expresses the cultural and socioeconomic influences during the early development of its surrounding. The building has survived natural disasters in the context of the flood plane of the Thames River.	
iii. is a landmark.			
	no	The form of the building is distinctive but does not function as a landmark on a broad urban or district scale.	

4.2 Blackfriars Street Viewsheds



Viewshed photographs, clockwise from upper left - 28. View from intersection of Wharncliffe and Blackfriars Streets looking east. 29. View at the beginning of Blackfriars Street looking east. 30. View along Blackfriars Street looking west. 31. View along Blackfriars Street in front of the subject property, looking west.

The top two photographs show views facing eastward along Blackfriars Street. The house at 88 Blackfriars is not immediately viewed from Wharncliffe Road when approaching from the west. The close proximity of the corner house to the Blackfriars Street obscures the view of 88 Blackfriars. The west end of Blackfriars Street has a discontinuous building frontage edge which conveys a less discernable street character. Blackfriars Bridge is on the horizon two blocks away. The bridge is at an oblique angle to Blackfriars Street making it difficult to see.

The bottom two photographs are facing westward along Blackfriars Street. Again, the discontinuous building frontages convey a less discernable street character. The view westward terminates with the house facades on the west side of Wharncliffe Road.

The viewsheds across the street frontage of 88 Blackfriars Street are not significantly representative of the cultural heritage character of the Blackfriars-Petersville Heritage Conservation District. Alterations or loss of 88 Blackfriars does not present a significant impact to the viewshed on the

street. An opportunity exists for a replacement building to strengthen the street edge continuity as the lot is adjacent to 1-1/2 storey houses on both sides.

4.3 Property Condition Assessment

The condition of the building is in an advanced state of neglect. An engineer's report dated 2016 indicated that the building has been not been inhabited for approximately 15 years. The engineer's report states that, at the time of inspection, the floor framing was structurally unsound. The leaking roof had not been repaired for an extensive amount of time. Ongoing rot threatens the roof structure with imminent collapse. In the absence of heat, the foundation has deteriorated to the point that it can no longer be consider structurally sound to support the house.

The long-term neglect has resulted in a structure that is virtually beyond repair or salvage. It is not reasonable to estimate the repair costs since the structure has been condemned as structurally unsound. Therefore, no cost estimate will be provided in the HIA. The bulk of the material remaining of the house is limited to wood framing several windows and a rotting roof. From the perspective of a cost feasibility analysis, the repairs are impractical and are not advised.

A possible alternative is to construct a replacement building. This would require the complete removal of the existing building to provide a new foundation with new utilities and service lateral connections. The replacement of the one-storey structure of approximately 950 square feet is likely not economically feasible. Market forces would favour a house with greater floor area and more numerous bedrooms.

In conclusion, due to the advance state of neglect, the required repairs to return the building into a habitable structure is neither practical or feasible. Furthermore, due the advanced state of deterioration, it is not possible to accurately estimate construction costs to stabilize, re-support, repair, conserve and renovate the existing building.



32. The above photograph shows the rear portions of the house in June 2019. These were removed as directed due to concern for public safety.

4.4 Protection of Heritage Resource

Historical research and site analysis of the Blackfriars-Petersville Heritage Conservation District has demonstrated a connection between the heritage resource at 88 Blackfriars street property and early development within the district. Additional connections have been made between the house and patterns of settlement, socioeconomic development, historic events and its contribution to the cultural heritage and architectural character of the district.

An evaluation of the heritage attributes according to Ontario Regulation 9/06 demonstrates the property has heritage value in each of the three categories; design or physical value, historical or associative value or contextual value. This assessment re-confirms that 88 Blackfriars Street is a contributing heritage resource within the Blackfriars-Petersville Heritage Conservation District as classified and stated in Figure 3 of the district Plan & Guidelines, 2014.

In view of the Property Condition Assessment, the retention, repair and restoration, adaptive use or relocation of the building is untenable due to the advanced deterioration of the structure due to long term neglect and abandonment. Therefore, it is the finding of this Heritage Impact Assessment that no heritage protections should prevent removal of the existing structure at 88 Blackfriars Street and that a heritage permit be issued for removal of the building.

The broader scope of the heritage character of the Blackfriars-Petersville Heritage Conservation District shall be protected through the application of the district's guidelines for the design of a new infill building. As directed by the Plan & Guidelines for the HCD, the re-development of the property and the design of the replacement building shall be "respectful, sympathetic, and contextual to the cultural heritage value and heritage attributes of Blackfriars-Petersville Heritage Conservation District". Conformance with the HCD Guidelines will be through the heritage permit review process by the City of London.

5.0 PROPOSED DEVELOPMENT

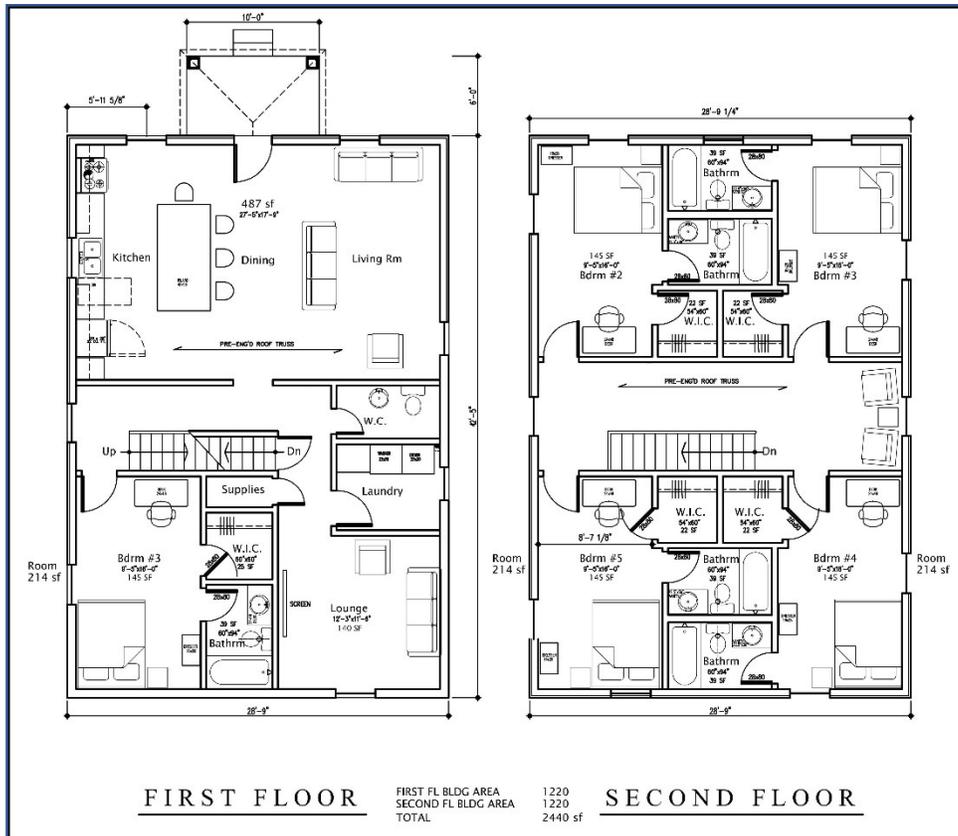
5.1 Proposed Building

The proposed development includes the removal of the existing one-storey residential building and to construct a new two-storey single detached dwelling. Refer to the complete design proposal drawings dated October 18, 2019 attached to the HIA appendix.

The proposed building area footprint is 1220 square feet (113.3m²). The total building areas over two floors is 2440 square feet (226.7m²). The basement configuration is subject to review by the Upper Thames River Conservation Authority (UTRCA). It is anticipated that occupancy of the basement will be limited by the policies of the UTRCA.

A garage, either detached or attached, is not proposed. The building contains five bedrooms, each containing an ensuite bathroom. The R2-2(19) zone only permits a single detached dwelling or other existing legally established occupancy to a maximum of 2 dwelling units.

The proposed building is intended to be used as single dwelling for the rental market. This use is in alignment with the *Official Plan* direction that identifies Blackfriars-Petersville as a “Near Campus Neighbourhood”. Refer to further information on Near Campus Neighbourhoods in Section 2.0 of this HIA.



33. Left: Floor plans of the proposed building for 88 Blackfriars Street.

Floor plans for the proposed two-storey single dwelling.

The propose building is positioned tightly against the front lot line facing Blackfriars Street. The building is aligned with the established adjacent building frontages. The proposed building increases the existing building lot coverage of 950 sf by 270 sf. The driveway entrance remains on the west side of the lot.

The proposed exterior building design follows a traditional three-bay form most often associated with vernacular Italianate revival architecture. This is a residential form commonly found in London and throughout southwestern Ontario. The three-bay fenestration pattern is centred around the front door. The exterior wall material is brick. The first choice for masonry is to use local reclaimed buff brick, often referred to in historical writing as white brick. However, the supply of local heritage reclaimed buff brick is subject to unreliable availability and quality. If local reclaimed buff brick is not available, a heritage style of new brick is proposed to be used.

The windows will be double-hung with a vertical simulated division in the upper and lower sashes. Window openings facing Blackfriars Street will be detailed with brick lintels in a soldier course pattern. All window sills will be provided with cut stone sills. The hipped roof is sloped at 4/12 pitch and asphalt shingles roofing is proposed. The proposed house features a front porch with raised panel columns and a hipped roof.

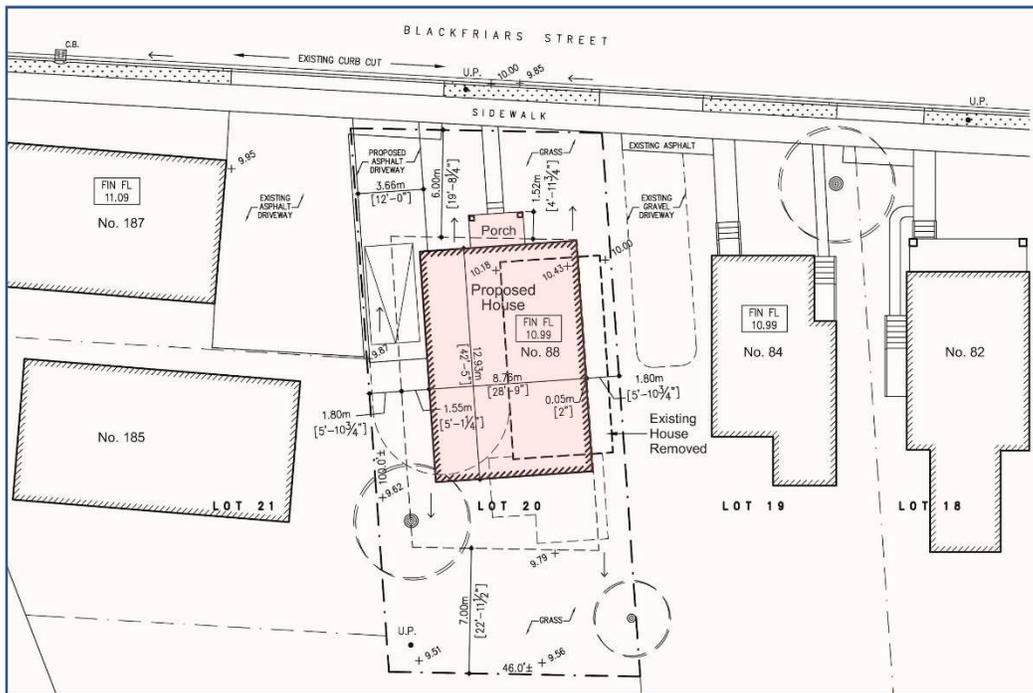


34. Above: Photographic streetscape study montage with a rendering of proposed building at 88 Blackfriars Street.

5.2 Proposed Site Development

Placement of the proposed building will closely resemble the existing house location including the distance to the street and an orientation parallel to the side property lines. The driveway will remain on the west side of the property. No garage is proposed and required parking will be on the driveway adjacent to the west side of the house.

The existing trees of a significant calliper size are to remain on the property. The proposed building will be two storeys in height. Increases in shadowing will primarily fall onto Blackfriars Street. The open space will remain grassed and unchanged in the existing front, side and rear yard. A new paved walk will connect the central front door to the existing sidewalk.



35. Above: Detail of the proposed site development plan for the 88 Blackfriars Street.

6.0 MEASUREENT OF IMPACT

6.1 Potential Impact Assessment & Mitigation Matrix

New Development (7.10.1 Policies BPCH)		
a)	Council will endeavour, through its approval process, to discourage new development or redevelopment that detracts from the integrity or results in the destruction or negative impact on contributing resources and heritage attributes of Blackfriars-Petersville Heritage Conservation District;	Loss of the contributing resource has a negative impact. Mitigation: new development shall conform to the HCD design guidelines
b)	New development shall be respectful, sympathetic, and contextual to the cultural heritage value and heritage attributes of Blackfriars-Petersville Heritage Conservation District. Heritage Impact Assessment may be required at the discretion of the Heritage Planner;	Loss of the contributing resource has a negative impact. A HIA will inform re-development Mitigation: new development shall conform to the HCD design guidelines
c)	Parking for new development should be located in the driveways at the side of the dwelling or in garages at the rear of the main building, wherever possible. Discourage new garages at the front of the building;	Loss of the contributing resource has a negative impact. Mitigation: New development parking will be in driveway. Garage is not proposed.
d)	Building elevations will be required for development proposals. The Architectural Design guidelines provided in Section 10 of this Plan will be used to review and evaluate proposals for new buildings to ensure that new development is compatible with the adjacent context;	Loss of the contributing resource has a negative impact. Mitigation: Building elevations have been provided to conform to the guidelines in the HCD Plan & Guidelines for compatibility
e)	Site Plan control may apply for new development within Blackfriars-Petersville Heritage Conservation District	Loss of the contributing resource has a negative impact. Mitigation: Site plan approval does not apply. heritage permit review process shall ensure conformance with HCD goals
f)	A Tree Management Plan may be required for proposed development or site alteration to the satisfaction of the Urban Forester to evaluate the impacts on existing vegetation and promote conservation of mature healthy trees as a heritage attribute of the	Loss of the contributing resource has a negative impact. Mitigation: Mature trees are on the property and shall be protected during

	Blackfriars-Petersville Heritage Conservation District;	construction and retained to the satisfaction of the Urban Forester.
g)	Landscaping that complements the existing landscapes of the Blackfriars-Petersville Heritage Conservation District, screens parking areas and contributes to the overall pedestrian quality and contributes to the neighbourhood's urban forest is encouraged for all new development. Specific landscape elements will be governed by Site Plan Approval requirements.	Loss of the contributing resource has a negative impact. Mitigation: Existing grass cover over the open areas of the front yard will be maintained similar to the existing grass cover.

Architectural Design Guidelines Key Elements (10.2 BPCH)		
10.2.1	Building Form, Massing, Height, Width and Visible Depth	Loss of the contributing resource has a negative impact.
Mitigation – Building Form: The form of the proposed building follows a composition of platonic solids (cubes, triangles) that is common in classical period residential buildings. A simple rectangular form and pyramidal hip roof is a building form that is sympathetic to the district		
Mitigation - Massing: The massing of the new proposed building follows the simple form and is animated by a three-bay treatment.		
Mitigation - Height: The massing of the new building is a departure from the existing one storey cottage. The adjacent houses on both sides (84 Blackfriars and 187 Wharncliffe) are 1-1/2 storey, therefore able to accommodate the proposed two-storey height. Across the street the building at 193 Wharncliffe is a taller two-storey brick building and provides continuity of context.		
Mitigation – Width: The proposed building suitably fills out the noticeable gap along the street edge at the west end of Blackfriars Street, partly resulting from the adjacent corner lot configuration. The proposed building is the last building on the west end of the street. A larger mass will provide a prominent entrance and termination to the streetscape edge. This will achieve the goal of an improved gateway to Blackfriars Street as outlined in BPHCD Gateways 12.9.		
Mitigation – Visible Depth: The proposed building will closely match the existing building depth		
10.2.2	Building Setting on Property	Loss of the contributing resource has a negative impact. A HIA will inform re-development Mitigation: The proposed building will be aligned with the established building frontages along Blackfriars Street.

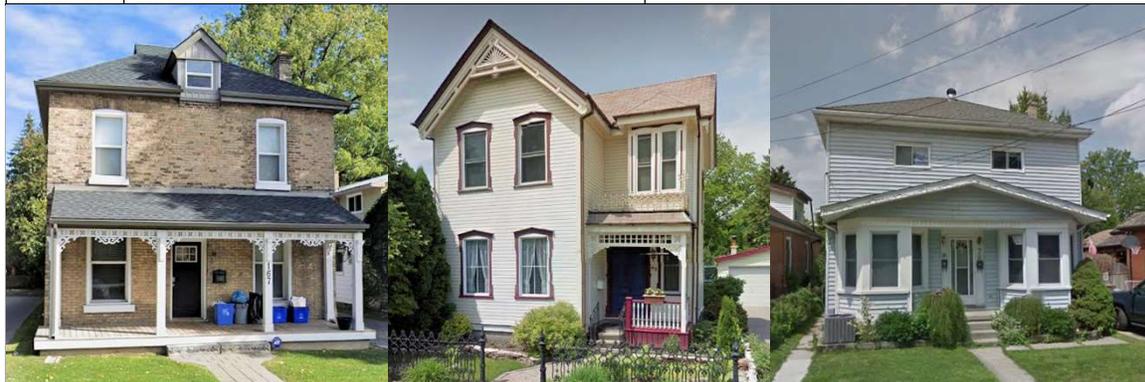
10.2.3	Architectural Style	<p>Loss of the contributing resource has a negative impact.</p> <p>Mitigation: The architectural style is based on a classic, symmetrical 3 bay Italianate residential form with refences within the district.</p>
		
<p>11 Leslie Street, BPHCD 193 Wharnclyffe & Blackfriars, BPHCD 13 Napier Street, BPHCD</p>		
10.2.4	Building Façade Elevation Layout and Shape, Projections and Reveals	<p>Loss of the contributing resource has a negative impact.</p>
<p>The proposed building façade has a clearly articulated order in the three bay, symmetrical layout. Brick pilasters and solidier course window lintels animate the front façade A front porch projects forward to add depth, shadow and human scale.</p>		
10.2.5	Porches	<p>Loss of the contributing resource has a negative impact.</p> <p>Mitigation: the proposed building has a front porch with a hip roof and square, raised panel columns.</p>
10.2.6	Roof Style, Chimneys, Dormers, Gables and Soffits	<p>Loss of the contributing resource has a negative impact.</p> <p>Mitigation: The roof style is contemporary the a period hip roof found on Italianate revival buildings with the BPHCD. Chimneys, dormers or gables are not proposed.</p>
10.2.7	Windows, Doors and Accessories	<p>Loss of the contributing resource has a negative impact.</p>

		<p>Mitigation: Double hung windows are proposed with a two over two divisions, similar to the existing building. Accessories such a front door transom window and soldier course window lintels are utilized in the design.</p>
10.2.8	Building Materials, Textures and Colours	<p>Loss of the contributing resource has a negative impact.</p> <p>Mitigation: the proposed building will be clad with brick. If quality reclaimed brick is available it will be used. Otherwise a reclaimed style of brick will be selected based on a buff of red “through the body” coloured brick.</p>
10.2.9	Key Elements for Commercial and Institutional Buildings	Not applicable

<p>Design Guidelines – New Residential Buildings (10.3.2 BPCH)</p>		
10.3.2.1 a)	Match setback, footprint, size and massing patterns of the area, particularly to the immediately adjacent neighbors. Match façade pattern of street or of “street wall” for solids and voids, particularly ensure the continuity of the street wall where one exists;	<p>Loss of the contributing resource has a negative impact.</p> <p>Mitigation: placement and design of proposed building maintains and strengthens street wall at Blackfriars Street western termination/gateway.</p>
10.3.2.1 b)	Setbacks of new development should be consistent with adjacent buildings. Where setbacks are not generally uniform, the new building should be aligned with the building that is most similar to the predominant setback on the street;	<p>Loss of the contributing resource has a negative impact.</p> <p>Mitigation: the proposed building is aligned with the adjacent building frontage line and closely match the existing building</p>
10.3.2.1 c)	New buildings and entrances must be oriented to the street and are encouraged to have architectural interest to contribute to the visual appeal of the district;	<p>Loss of the contributing resource has a negative impact.</p> <p>Mitigation: The central front door of the proposed building faces the street, features a transom window and a covered porch.</p>
10.3.2.1 d)	Respond to unique conditions or location, such as corner properties, by providing	Loss of the contributing resource has a negative impact.

	architectural interest and details on both street facing façades;	Mitigation: the location is adjacent to the corner property of Wharncliffe and Blackfriars. Masonry detailing, brick texture, colour and a rational rhythm of fenestration pattern will animate the entrance to Blackfriars Street.
10.3.2.1 e)	Use roof shapes and major design elements that are complementary to surrounding buildings and heritage patterns;	Loss of the contributing resource has a negative impact. Mitigation: The hipped low slope roof is referenced in Italianate building found throughout the BPHCD.
10.3.2.1 f)	Respond to continuous horizontal patterns along the street such as roof lines, cornice lines, and the alignment of sills and heads of windows and doors;	Loss of the contributing resource has a negative impact. Mitigation: Roof soffit with frieze band, window head and sills aligned
10.3.2.1 g)	Size, shape, proportion, number and placement of windows and doors should reflect common building patterns and styles of other buildings in the immediate area;	Loss of the contributing resource has a negative impact. Mitigation: Three bay articulation of façade is reflective of period residential building in the district.
10.3.2.1 h)	Use materials and colours that represent the texture and palette of the Blackfriars-Petersville area;	Loss of the contributing resource has a negative impact. Mitigation: local reclaimed brick will be used subject to availability.
10.3.2.1 i)	Where appropriate, incorporate in a contemporary way some of the traditional details that are standard elements in the principal façades of properties in the Blackfriars-Petersville area. Such details as transoms and sidelights at doors and windows, covered entrances, divided light windows and decorative details to articulate plain and flat surfaces, add character that complements the original appearance of the neighbourhood and add value to the individual property;	Loss of the contributing resource has a negative impact. Mitigation: transom, double hung divided windows, raised panel front door, covered front door, and soldier course brick lintels are proposed to be used.

<p>10.3.2.1 i)</p>	<p>New buildings should not be any lower in building height than the lowest heritage building on the block or taller than the highest heritage building on the same block.</p>	<p>Loss of the contributing resource has a negative impact.</p> <p>Mitigation: The height of the proposed building shall not exceed any of the height of the tallest existing heritage building within the subject property's block. Three of the tallest heritage building in the block are pictured below.</p> <p>The final height of the building is subject to minimum foundation height requirements of the flood plane limit set by the Upper Thames River Conservation Authority.</p>
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<p>167 Wharnccliffe Road N, BPHCD</p>	<p>88 Albion Street, BPHCD</p>	<p>78 Albion Street, BPHCD</p>
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Above: three examples of two storey building heights located within the bock of 88 Blackfriars Street.

7.0 AVOIDANCE, ALTERNATIVES & MITIGATING METHODS

As established in the Property Condition Assessment section, although the building demonstrates heritage value, retention of the building within the requirements of the *Ontario Building Code* for residential use is untenable. Relocation of the building for another purpose may have been feasible if the wood frame structure was structurally sound. As described in the structural engineer's report, long term abandonment, together with the absence of roof repairs or winter heat has created a hazard for any attempt at renewal of the building.

The opportunity to avoid the required removal of the building would have been through remedial repairs and habitation many years ago. Logically, it follows that, in order to ensure public safety, the building must be removed. Avoidance of the loss of contributing buildings in the future, due to abandonment and neglect, will require ongoing and thorough monitoring by enforcement agencies and neighbourhood associations.

After removal, if no development is permitted to occur, a large gap in the street wall will be created and will have a negative overall impact on continuity of Blackfriars Street and would be counter to the goals of the Blackfriars-Petersville Heritage Conservation District. After removal, a "do nothing" approach is not a reasonable or feasible option for the owner, the neighbourhood, the district, or the City of London.

By closely following the design guidelines laid out in the Blackfriars-Petersville Heritage Conservation District Plan & Guidelines, the construction of a new residential building will be a favourable method to mitigate the loss of the building at 88 Blackfriars Street.

Commemoration of 88 Blackfriars through interpretive and historical information media materials is an available option to mitigate the loss of the existing building. The building at 88 Blackfriars is representative of the overall character of the BPHCD however, no unique or rare historic associations have been identified specifically with 88 Blackfriars that are not also associated with other existing buildings in the district.

8.0 IMPLEMENTATION AND MONITORING

Upon the approval of this Heritage Impact assessment by the Heritage Planner, the Local Architectural Advisory Committee (LACH), and the Council of the City of London, a heritage permit will be issued. Upon receiving a heritage permit for the proposed redevelopment, the required demolition permits will be obtained and removal of the existing building can commence.

Due to the building's advanced state of deterioration, there are no known materials of value to be salvaged. No monitoring of the demolition will be required for cultural heritage conservation purposes.

Upon the completion of construction drawings, the final construction documents and plans will be submitted for a building permit under the. General review by design professionals is not required under *Ontario Building Code* for small residential buildings. The building permit application plans may be reviewed by the heritage planner for comment and for compliance with the Blackfriars-Petersville Heritage Conservation District Plan & Guidelines and for consistency with the Heritage Impact Assessment. The site plan may be reviewed by the Urban Forester for comment regarding the retention of significant trees.

During construction, periodic inspections by the building inspector, through the City of London Building Department, is required by the *Ontario Building Code Act*. Other periodic inspections may be completed by the Heritage Planner during construction to monitor implementation of the mitigating measures and design features proposed in this report.

The new building will be subject to the full force of the *Ontario Heritage Act* as it applies to the Blackfriars-Petersville Heritage Conservation District under the designating By-law L.S.P.-3437-179. Contravention of the Ontario Heritage Act is a Provincial offence. Illegal demolition in contravention of the Ontario Heritage Act is subject to a fine of up to \$1,000,000. Under Section 69.5.1 of the Ontario Heritage Act, in addition to any other penalties, the City of London or the Ministry of Tourism, Culture and Sport may restore an illegally demolished protected heritage resource as nearly as possible to its previous condition and may recover the cost of the restoration from the property owner.

9.0 SUMMARY

Distinctive Homes London Inc., the owner of the property at 88 Blackfriars Street, City of London, retained Thor Dingman (TD-BAS Inc) to prepare a Heritage Impact Assessment (HIA) for the subject property. The property is designated under Part V, Heritage Conservations Districts, of the *Ontario Heritage Act*. The property is listed on the City of London's Register of Cultural Heritage Resources under the designating by-law L.S.P.-3437-179, Blackfriars-Petersville Heritage Conservation District, designated on May 15, 2015.

The HIA has been requested by the City of London Heritage Planner in response to the owner's request to demolish the existing one-storey detached single unit dwelling. The existing building was built in approximately 1875. The architectural design is a vernacular variation of the Ontario Cottage. The house is representative of early settlement in the area and of the type of modest housing stock occupied by early labourers and tradesman that is characteristic of the District. The house at 88 Blackfriars Street has been identified in the HCD Plan as a Contributing Property within the District.

The surrounding Heritage Conservation District contains a residential area consisting of approximately 580 properties within 19 city blocks. The predominate building type is a smaller dwelling, typically either a 1 storey cottage or a 1-1/2 storey gabled house. Larger homes are also found scattered throughout the District. The dwellings are often set closely towards the narrow streets thereby creating a sense of enclosure that is characteristic of the district. The district has grown and evolved along the banks of the Thames River. Residents have benefited from the rich fertile soil but, they have suffered many catastrophic floods which have shaped building development patterns.

The Blackfriars-Petersville Heritage Conservation Plan & Guidelines were adopted along with the designating by-law. The Plan and Guidelines provide policies, procedures and guidance for the management of heritage resources in the District. The Plan also provides for the management of change within the District including demolition and design standards for new infill buildings.

To fully understand the potential impacts of the proposed building removal and redevelopment of the property, the HIA examined in greater detail the heritage character and attributes of the area and the connections it has to the broader context within the Heritage Conservation District boundaries. This analysis includes historical research and site analysis of the surrounding property, the viewshed along Blackfriars Street, and of the immediate neighbourhood surrounding 88 Blackfriars Street.

The heritage attributes of the building at 88 Blackfriars Street were listed, assessed and summarized in tabular format according to Regulation 9/06 to determine if the building had design or physical value, historic and associative value, or contextual value. The assessment of the heritage attributes confirmed that the 1875 Ontario Cottage at 88 Blackfriars Street has significant heritage value as classified in Figure 3 of the Blackfriars-Petersville District Plan & Guidelines, 2014.

However, in view of the structural engineer's assessment of the house, it is the finding of the Property Condition Assessment that the retention, repair and restoration, adaptive use or relocation of the building is untenable due to the advance deterioration of the structure due to long term neglect and abandonment. Therefore, it is the finding of this Heritage Impact Assessment that no heritage protections should prevent the removal of the existing structure at 88 Blackfriars Street and that a heritage permit should be issued for removal of the building.

Removal of a heritage resource and the construction of a new building may have potential negative impacts on the cultural heritage value of the HCD. To mitigate the negative impact of the proposed new building, recommendations for the design of new development was taken from the Blackfriars-Petersville HCD Plan & Guidelines and listed in tabular form in the HIA. Mitigating design measures were summarized and described and are incorporated into the proposed building design.

The proposed architectural designs have been attached to the HIA. The designs demonstrate the adoption of the recommended design guidelines provided in the Blackfriars-Petersville HCD Plan. In conclusion, the loss of the contributing heritage property at 88 Blackfriars Street results in a negative impact on the neighbourhood along Blackfriars Street and throughout its connection within the broader context of the HCD. Due to serious and irreversible structural deterioration the heritage resource cannot be retained. Mitigation of this loss is achieved through the effective incorporation of the HCD design guideline recommendations in the design of the new house.

End of Report

References

1. "Blackfriars-Petersville Heritage Conservation District Plan & Guidelines", by Golder Associates, IBI Group, Tausky Heritage Consultants, City of London, May 12, 2014
2. "Blackfriars-Petersville Heritage Conservation District Plan & Guidelines", by Golder Associates, IBI Group, Tausky Heritage Consultants, City of London, January, 2014
3. "The London Plan", by the City of London, Minister Approved December 28, 2016.
4. "Standards and Guidelines for the Conservation of Historic Places in Canada", 2nd ed., Her Majesty the Queen in Right of Canada, 2010.
5. "Heritage Resources in the Land Use Planning Process - Info Sheet #5, Heritage Impact Assessments and Conservation Plans", Ontario Ministry of Culture, Queen's Printer for Ontario, 2006.
6. Ivey Family London Room Photograph Collection, London Public Library
7. Google Street View, <https://instantstreetview.com>
8. HistoricBridges.org, web content
9. Canada Census
10. Western Libraries, University of western Ontario
11. London Room Collection London Public Library
12. The D.B. Weldon Library Map Library, Western Libraries



Curriculum Vitae

Thor Dingman - President

▪ FIRM HISTORY

Thor Dingman established his firm in 2003 and has since been in continuous practice working on a range of architectural design projects including custom residential, office, commercial, industrial and heritage conservation.



▪ PROFESSIONAL ASSOCIATIONS

A. Sc. T., OACETT

Ontario Association of Certified Engineering Technologists and Technicians

Building Specialist, CAHP

Canadian Association of Professional Heritage Consultants

Conservation Consultant, ACO

Preservation Works Program,
Architectural Conservancy of Ontario

LEED AP Green Building Council of Canada accredited professional

▪ PROFESSIONAL REGISTRATION

OBC Firm BCIN #26998

Building Code Identification Number

OBC Designer BCIN #21537

Small Buildings
Large Buildings
Building Services
Building Structural
Plumbing All Buildings

▪ PROFESSIONAL INSURANCE

\$1,000,000 E&O Insurance,
Encon, Certificate Number 199

▪ GENERAL LIABILITY

\$2,000,000 Commercial General Liability per occurrence. \$3,000,000 General Aggregate.

▪ EDUCATION

B. Arch. Sc. (design)
Ryerson University, Toronto 1989

Heritage Planning Certificate
University of Waterloo, Waterloo 2003

Historic Conservation Certificate
University of Waterloo, Waterloo 2003

▪ FORMER EMPLOYERS

1992-2003
Senior Designer, Marklevitz Architect
Stratford, Ontario

1989-1991
Architectural Scientist
Otto & Bryden Architects
Ottawa, Ontario

▪ EXPERIENCE

With 19 years professional design experience Thor Dingman has worked on a wide range of projects for a variety of clients;

Huron Perth Healthcare Alliance

Scotiabank

City of Stratford

Municipality of Huron East

Perth County Historical Foundation

Town of Saugeen Shores

W & H Smith Construction

Stratford Subaru

CBRE Property Management

Quadro Communications



BLACKFRIARS-PETERSVILLE HERITAGE CONSERVATION DISTRICT PLAN

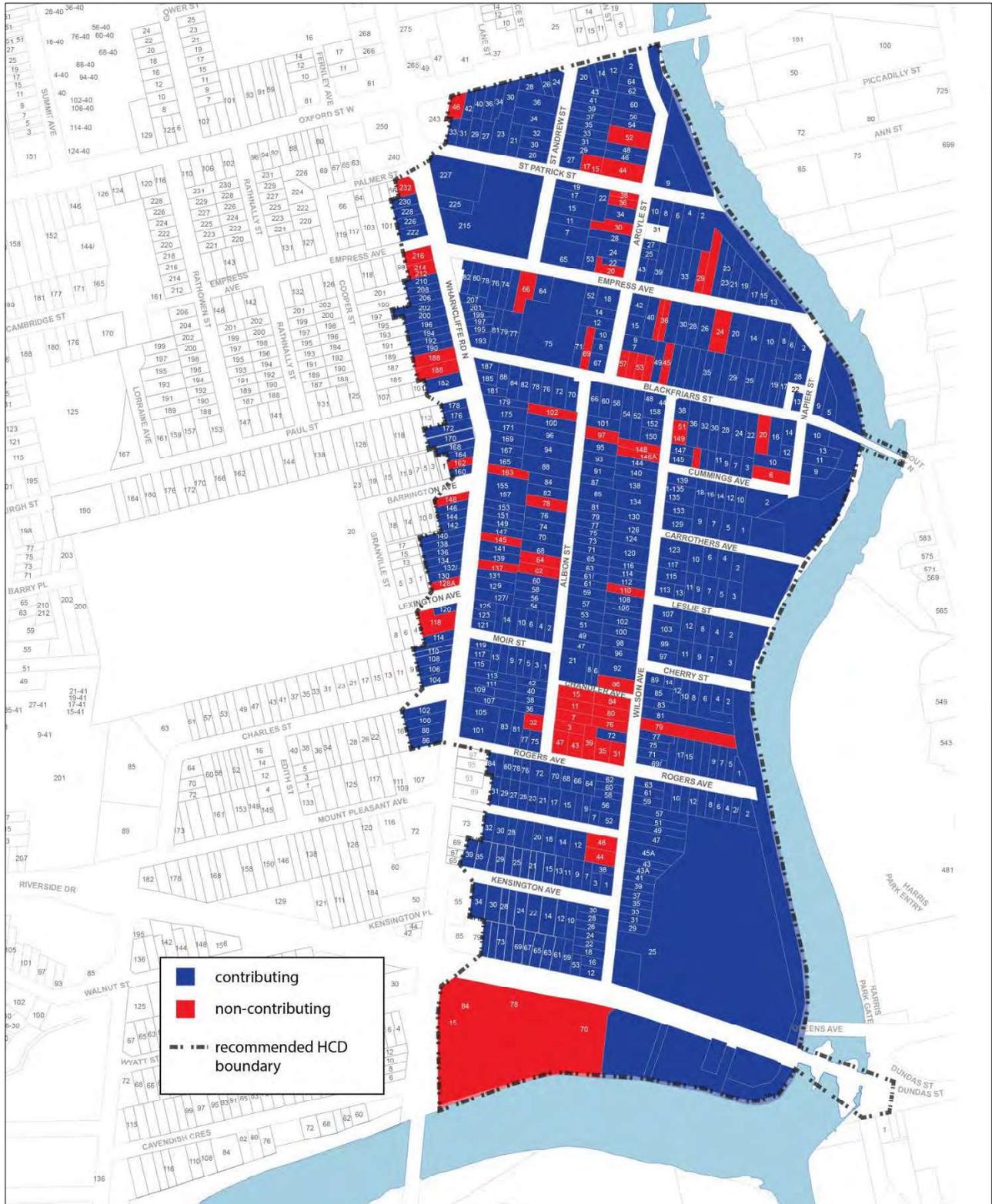


Figure 3: Contributing and non-contributing properties within the Blackfriars-Petersville Heritage Conservation District.

Register of Cultural Heritage Resources

Row	Street Name	Address	Year Built	Architectural Style	Individual Designating By-law	Interior Attributes	Plaque	Heritage Conservation District	Designating By-Law	Rating	Property Name or Comment	Cultural Heritage Status	Alternate Addresses on the Property	Force and Effect Date
290	Blackfriars Street	10 Blackfriars St	1920					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
291	Blackfriars Street	13 Blackfriars St	2015					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
292	Blackfriars Street	15 Blackfriars St	1915					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
293	Blackfriars Street	16 Blackfriars St	1900					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
294	Blackfriars Street	17 Blackfriars St	1915					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
295	Blackfriars Street	19 Blackfriars St	1885	Ontario Farmhouse				B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
296	Blackfriars Street	20 Blackfriars St	1890					B/P	L.S.P.-3437-179	N/Con		Part V Designated		May 15, 2015
297	Blackfriars Street	21 Blackfriars St	1923					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
298	Blackfriars Street	22 Blackfriars St	1900					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
299	Blackfriars Street	23 Blackfriars St	1923					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
300	Blackfriars Street	24 Blackfriars St	c1870	Ontario Cottage				B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
301	Blackfriars Street	25 Blackfriars St	1905					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
302	Blackfriars Street	27 Blackfriars St	1890					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
303	Blackfriars Street	28 Blackfriars St	1890					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
304	Blackfriars Street	29 Blackfriars St	1890					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
305	Blackfriars Street	30 Blackfriars St	1885					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
306	Blackfriars Street	31 Blackfriars St	1895					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
307	Blackfriars Street	32 Blackfriars St	1890					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
308	Blackfriars Street	33 Blackfriars St	1885					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
309	Blackfriars Street	35 Blackfriars St	1885					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
310	Blackfriars Street	36 Blackfriars St	1880					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
311	Blackfriars Street	37 Blackfriars St	1890					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
312	Blackfriars Street	38 Blackfriars St	1949					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
313	Blackfriars Street	39 Blackfriars St	1890					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
314	Blackfriars Street	41 Blackfriars St	1910					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
315	Blackfriars Street	43 Blackfriars St	1885					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
316	Blackfriars Street	44-48 Blackfriars St	c1877	Italianate				B/P	L.S.P.-3437-179	Con	Blackfriars Bistro	Part V Designated	44 Blackfriars St 46 Blackfriars St 48 Blackfriars St 48/ Blackfriars St 158 Wilson Ave 160 Wilson Ave	May 15, 2015
317	Blackfriars Street	45 Blackfriars St	1890					B/P	L.S.P.-3437-179	N/Con		Part V Designated		May 15, 2015
318	Blackfriars Street	49 Blackfriars St	1900					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
319	Blackfriars Street	51 Blackfriars St	1969					B/P	L.S.P.-3437-179	N/Con		Part V Designated		May 15, 2015
320	Blackfriars Street	52 Blackfriars St	1880					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
321	Blackfriars Street	53 Blackfriars St	1969					B/P	L.S.P.-3437-179	N/Con		Part V Designated		May 15, 2015
322	Blackfriars Street	54 Blackfriars St	1915					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
323	Blackfriars Street	55 Blackfriars St	1969					B/P	L.S.P.-3437-179	N/Con		Part V Designated		May 15, 2015
324	Blackfriars Street	57 Blackfriars St	1969					B/P	L.S.P.-3437-179	N/Con		Part V Designated		May 15, 2015
325	Blackfriars Street	58 Blackfriars St	1870					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
326	Blackfriars Street	60 Blackfriars St	1880					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
327	Blackfriars Street	66 Blackfriars St	c1870	Ontario Cottage				B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
328	Blackfriars Street	67 Blackfriars St	1950					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
329	Blackfriars Street	69 Blackfriars St	1973					B/P	L.S.P.-3437-179	N/Con		Part V Designated	69 Blackfriars St 69B Blackfriars St	May 15, 2015
330	Blackfriars Street	70 Blackfriars St	1988					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
331	Blackfriars Street	71 Blackfriars St	1911					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
332	Blackfriars Street	72 Blackfriars St	1880	Ontario Cottage				B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
333	Blackfriars Street	75 Blackfriars St						B/P	L.S.P.-3437-179	Con	Empress United Church	Part V Designated		May 15, 2015
334	Blackfriars Street	76 Blackfriars St	1949					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
335	Blackfriars Street	77 Blackfriars St	1947					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
336	Blackfriars Street	78 Blackfriars St	1900					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
337	Blackfriars Street	79 Blackfriars St	1899					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
338	Blackfriars Street	81 Blackfriars St	1927					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
339	Blackfriars Street	82 Blackfriars St	1900					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
340	Blackfriars Street	84 Blackfriars St	1915					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
341	Blackfriars Street	88 Blackfriars St	1875					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015



**STRIK
BALDINELLI
MONIZ**
CIVIL • STRUCTURAL ENGINEERS

14361 Medway Rd, PO Box 29
Arva, Ontario, N0M 1C0
P: 519 471 6667 F: 519 471 0034

370 University Ave E, Unit 203a
Waterloo, Ontario, N2K 3N2
P: 519 725 8093

www.sbmltd.ca

sbm@sbmltd.ca

SBM-16-1599
19 August 2016

Covington Group
Attn: Adrian

88 Blackfriars
London, Ontario

Adrian;

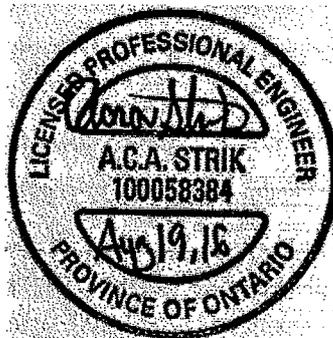
This letter is to confirm that we visited the above referenced site on the afternoon of August 15, 2017, as per your request, in order to review the condition of the existing house on the property.

It is our understanding that this property has not been inhabited for a large number of years (10 years plus) and during this period there has been no heat or overall maintenance done to the building. The house was a small bungalow duplex constructed of conventional wood lumber on a block foundation. The foundation is a shallow non accessible crawl space.

Our site inspection consisted of a walkthrough of both units. The larger front unit was fully drywalled at the time of our inspection. It was very evident during the walkthrough that the floor framing was not structurally sound. The floors were very spongy, rotted out and failing. The main floor framing is not suitable for use and the unit should not be occupied by anyone for safety reasons. The back unit was in extreme disrepair. The existing roof in this area has been leaking for an extensive period of time and is rotted out and appears to be close to complete failure. There was also large amounts of visible mold and is in our opinion an environmental hazard (see Pictures 1 and 2 below).

As this house has not been heated for an extensive period of time the foundations have not been protected against numerous freeze-thaw cycles. As such we feel that the foundations are no longer structurally sound and should not be used for any future buildings.

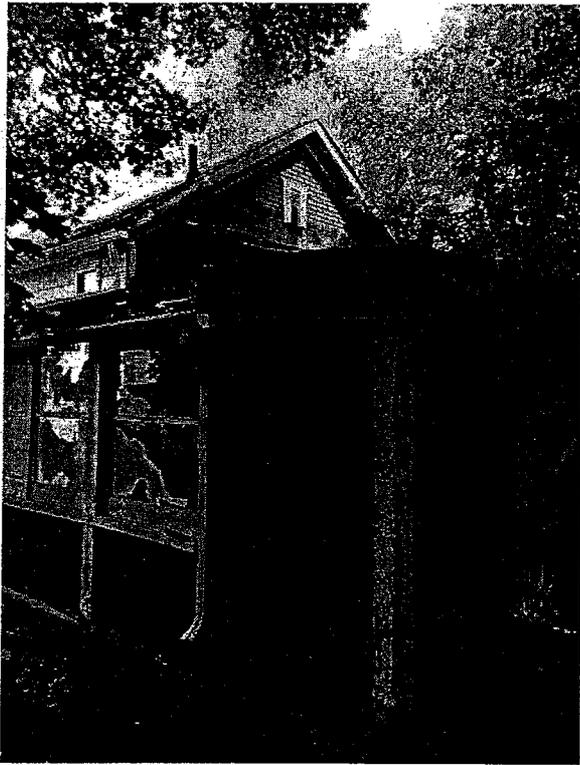
We trust this report meets your satisfaction, if you need further clarification please do not hesitate to contact us.



Regards,
Strik Baldinelli Moniz Ltd.

Aaron Strik

Aaron Strik, P.Eng
Principal





300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

London
CANADA

August 23, 2018

DISTINCTIVE HOMES LONDON LTD.
420 YORK ST,
LONDON ON N6B 1R1

Dear Sir/Madam,

Re: Multi-Agency Vacant Building Initiative – 88 Blackfriars St, London ON

The City of London's Fire Prevention Office and/or Municipal Law Enforcement Services have identified your property at the above-noted address as a property of interest, as it is currently vacant and may present risks to individuals in the neighbourhood and the municipality. Vacant buildings when left unchecked and unmaintained may lead to trespass issues, which in turn increases the risk of unnecessary fires and illegal activities resulting in unnecessary and heightened risks to firefighters and emergency personnel. Furthermore, buildings in poor condition or disrepair can also adversely affect the neighbourhood through lower property values.

A multi-agency team (Fire Prevention, Municipal Law Enforcement, and Police) has been established to proactively inspect the condition of vacant buildings throughout the City and determine compliance with the *Vacant Building By-law A-35* (attached). The inspection results may lead to Orders and/or fees under applicable legislation including the *Vacant Building By-law*. Unsecured doors/windows on all levels of the structure will be immediately boarded by the City at the expense of the property owner. Vacant buildings will be visually inspected on a recurring basis going forward, noting that future violations to the Fire Code and/or By-law may result in additional costs for which the property owner will be responsible. Depending on observations made during the inspection, including an assessment of the building, the City may issue Orders, which may result in the City undertaking a building demolition at the full cost of the property owner.

For the purpose of health and safety and community aesthetics, it is important that vacant buildings comply with City by-laws and provincial legislation. You may wish to consider demolishing the subject vacant building(s) to reduce risks to yourself as the property owner and surrounding properties. Please visit the City of London website at <https://www.london.ca/business/Permit-Licences/Building-Permits/Pages/Demolition-Permits.aspx> for the process of obtaining a demolition permit.

Please contact me if you have any questions or concerns.

Regards,

Orest Katolyk, MLEO (C), RRP

Chief Municipal Law Enforcement Officer

Licensing & Municipal Law Enforcement Services – Development & Compliance Services

519.661.2500 ext 4969



300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

London
CANADA

REGISTERED MAIL

April 2, 2019

File No. PV 19-012594

Distinctive Homes London Ltd
420 York St
LONDON ON N6B 1R1

Municipal Address: 88 Blackfriars St

As an owner or occupant including a person having an interest in the above-noted property, I hereby enclose an Order pursuant to Subsection 15.2(2) of the Ontario Building Code Act, S.O. 1992, c.23.

Please be advised that under City of London Inspection By-law No. A-30 and the Fees & Charges By-law A-53, an inspection fee will be charged at the rate of \$110.00 per hour (minimum charge: \$110.00) for any inspection conducted following the compliance date, where any of the deficiencies listed in the schedule(s) of the Property Standards Order have not been corrected. Failure to pay for any inspection costs will result in the costs being added to the property tax roll.

Failure to comply with an Order may result in enforcement actions being taken.

If you require any information concerning this matter, please contact the undersigned at this office.

Yours truly,

Pam Hastie
Building Inspector / Property Standards Officer

PH:sb
Attach.

cc: BF – August 2, 2019

Y:\Shared\building\PropStnd.Section\Orders\2019\Hastie\blackfriars88.PS Order Ltr.doc

The Corporation of the City of London
Development & Compliance Services, Room 706
Property Standards Section
Direct: 519-854-0993
phastie@london.ca www.london.ca

THE CORPORATION OF THE CITY OF LONDON

ORDER

Issued Pursuant to Subsection 15.2(2) of the Ontario Building Code Act, S.O.1992, c.23

ORDER NUMBER: PV 19-012594
DATE ISSUED: April 2, 2019
ISSUED TO: Distinctive Homes London Ltd
420 York St
LONDON ON N6B 1R1
MUNICIPAL ADDRESS: 88 Blackfriars St., London ON
LEGAL DESCRIPTION: PLAN 111 PT LOTS 19-20

BE ADVISED that on **March 12, 2019**, an inspection of the above-noted property revealed the property does not conform to the standards prescribed in The City of London Property Standards By-Law CP-16.

The particulars of the repairs to be made are set out in the "Schedule of Repairs to be Made", attached hereto, and forming part of this **ORDER**.

You are Hereby Ordered to carry out the repairs as set out in the "Schedule of Repairs to be Made" or the site is to be cleared of all buildings, structures, debris or refuse. This **ORDER** shall be complied with and the property brought into conformance with the standards prescribed in the Property Standards By-law on or before **August 2, 2019**.

Where it has been determined that the repairs or clearance as set out in this Order have not been carried out in accordance with this **ORDER** as confirmed or modified, in addition to any possible court action, The Corporation of the City of London may carry out the repairs or clearance at the owner's expense. The Corporation of the City of London shall have a lien on the land for the amount spent on the repairs or clearance and the amount shall have priority lien status as described in section 1 of the *Municipal Act, 2001*. The amount may be added to the tax roll of the property.

You are Hereby Advised that if you are not satisfied with the terms or conditions of this **ORDER**, **you may appeal** by sending a notice of appeal by registered mail to the Secretary of the Property Standards Committee, c/o Development & Compliance Services, City Hall, P.O. Box 5035, London, Ontario, N6A 4L9. **Appeal fee for property standards notice is \$150.00.**

TAKE NOTICE that the final day giving notice of appeal from this **ORDER** shall be **August 2, 2019**.

In the event that no appeal is received within the above prescribed period, the **ORDER** shall be deemed to be confirmed and shall be final and binding. You are expected to comply with the terms and conditions of this **ORDER** to avoid any possible enforcement actions being taken.

Where a permit is required to carry out a repair required to comply with this Order, it is the responsibility of the owner to obtain any such permit.

Failure to comply with this ORDER may result in enforcement action being taken.

DATED AT LONDON, ONTARIO, this 2nd day of April, 2019.


PAM HASTIE
PROPERTY STANDARDS OFFICER

"SCHEDULE OF REPAIRS TO BE MADE"

Municipal Address **88 Blackfriars St** File No. PV 19-012594

Date of Inspection March 12, 2019

Owner Distinctive Homes London Ltd
420 York St
LONDON ON N6B 1R1

1) **Non-conformance:** The interior finishes of all walls, ceilings and floors (including insulation) have been removed. The heating system no longer exists. All plumbing and drainage systems have been removed. Electrical system have been removed.

By-law Section: **4.8.2 – Dwelling – Use – Human Habitation**

Repair to be Made: A building permit must be obtained to repair the interior to return its condition to be suitable for human habitation; by way of installing new plumbing, heating system, insulation, enclosed sanitary facilities, interior finishes.

2) **Non-conformance:** Per the provided Engineers report from Strik Baldinelli Moniz (report # SBM-16-1599) dated August 19, 2016: the floor framing was identified to not be structurally sound. The floors were noted to be very spongy, rotted out and failing. The main floor framing was identified as not suitable for use and the unit should not be occupied.

By-law Section: **4.5.1 / 4.5.2 – Maintenance of Floors**

Repair to be Made: A building permit must be obtained to repair or replace the floor framing.

3) **Non-conformance:** Per the provided Engineers report from Strik Baldinelli Moniz (report # SBM-16-1599) dated August 19, 2016: the foundations have not been protected against numerous freeze-thaw cycles which the Engineer indicates that the foundations are no longer structurally sound and should not be used for any future buildings.

By-law Section: **4.2.1 / 4.2.2 – Maintenance of Foundations**

Repair to be Made: A building permit must be obtained to repair or replace the foundations.

4) **Non-conformance:** Per the provided Engineers report from DC Buck Engineering (project #646018) dated March 8, 2019: The rear portion of the building has no roof and there are multiple holes in the roof of the front portion of the building.

By-law Section: **4.4.1 – Roofs & Roof Structure**
2.8 (4) – Vacant Building on heritage property

Repair to be Made: Every roof and roof structure is to be maintained.
A Heritage property building the exterior is to be maintained to prevent moisture penetration and damage from the elements.
A) Repair the holes in the roof on the front portion of the building.
B) Obtain a building permit to reconstruct the roof over the rear section of the building. OR Obtain a building permit to remove the rear portion of the building that has been damaged from exposure to the elements.

"SCHEDULE OF REPAIRS TO BE MADE – PAGE 2"

Municipal Address **88 Blackfriars St** File No. PV 19-012594

Date of Inspection March 12, 2019

Owner Distinctive Homes London Ltd
420 York St
LONDON ON N6B 1R1

5) **Non-conformance:** The one storey vacant building, which is located on a Part V designated heritage property, has not been maintained in accordance with the requirements of this By-Law.

By-law Section: **2.8- Vacant Buildings On Designated Heritage Properties**

Repair to be Made: That the building be maintained in accordance with the following noted requirements.

A) In order to minimize the potential of deterioration of a building, where the exterior doors, windows or other openings are missing, broken, improperly fitted, unsecure or in disrepair, or where the property remains vacant for a period of 30 days or more, the property shall be boarded in compliance with the following requirements:

(i) all boards used in the boarding shall be installed from the exterior and shall be properly fitted in a watertight manner to fit within the side jambs, head jamb and the exterior bottom sill of the door or window so that any exterior trim remains uncovered and undamaged by the boarding;

(ii) all boards should be at least 12.7mm (0.5 in.) weatherproofed sheet plywood secured with nails or screws at least 50 millimetres (2 inches) in length and be installed at appropriate intervals on centre;

(iii) all boards shall be painted or otherwise treated so that the colour blends with the exterior of the building or structure.

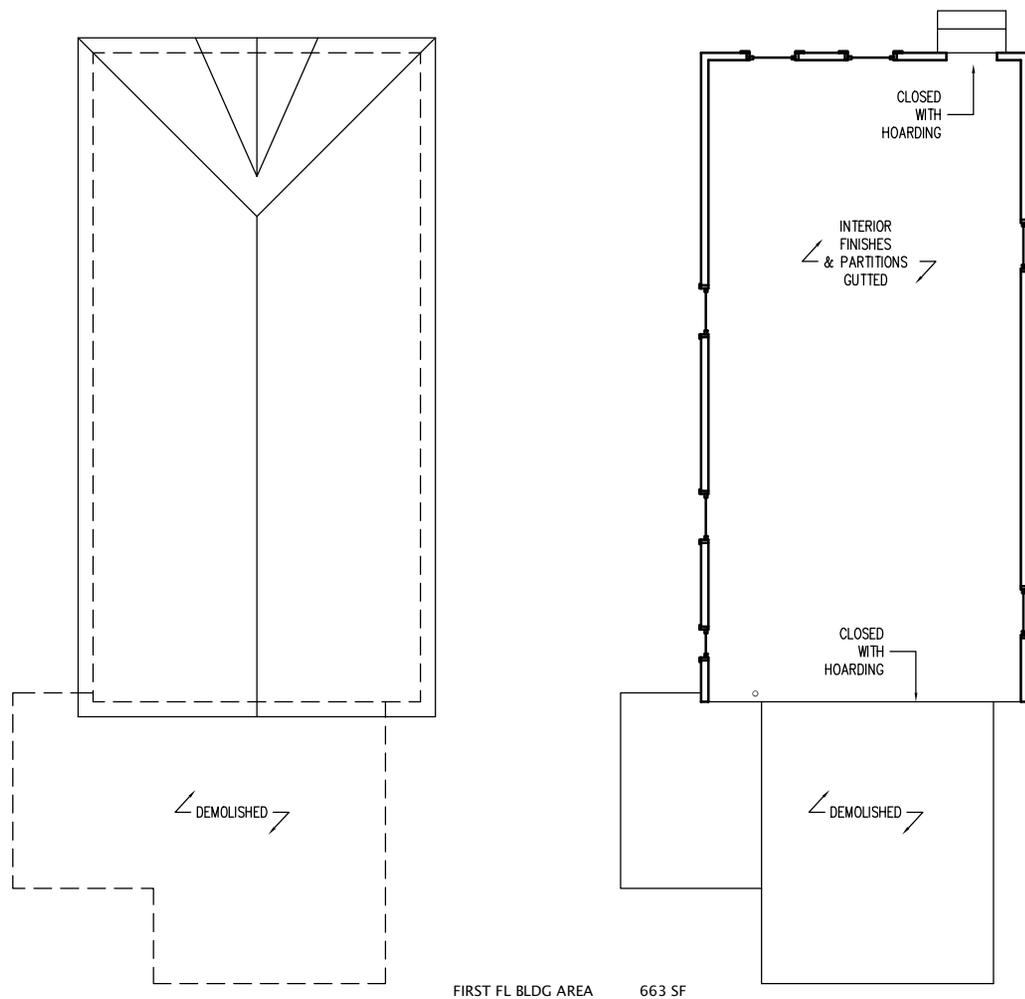
B) The exterior of the building shall be maintained to prevent moisture penetration and damage from the elements.

C) All appropriate utilities serving the building are connected so as to provide, maintain and monitor proper heating and ventilation to prevent damage caused to the building by fluctuating temperatures and humidity.

For properties with Heritage designation, or that fall within a designated Heritage area, Section 2.7 of By-law CP-16 will apply and a Heritage alteration permit may be required. Please contact a Heritage Planner at 519-661-4980 for more information.

No order made under section 15.2 of the Building Code Act in respect of a Part IV heritage property or a Part V heritage property shall state that the site is to be cleared of all buildings or structures and left in a graded and levelled condition. That part of an order in respect of a Part IV heritage property or a Part V heritage property that states that a site is to be cleared of all buildings or structures and left in a graded and levelled condition is of no force or effect.

April 2, 2019
PH:sb



ROOF PLAN

SCALE: 3/32" = 1'-0"

FIRST FLOOR

SCALE: 3/32" = 1'-0"

OCT 18, 2019

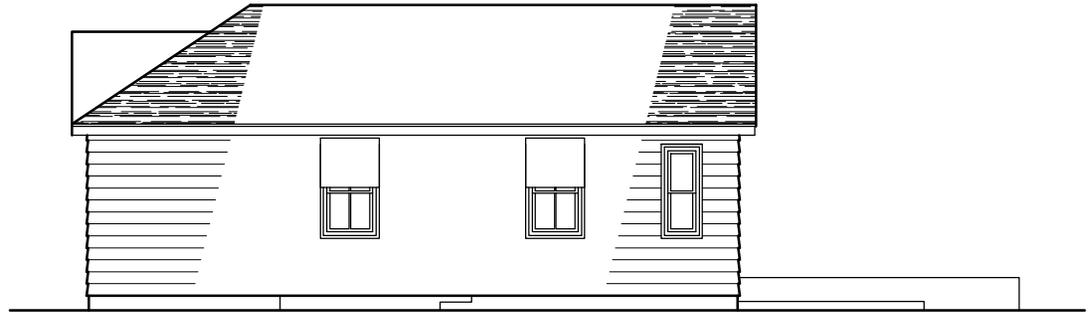
SCALE 3/32" = 1'-0"





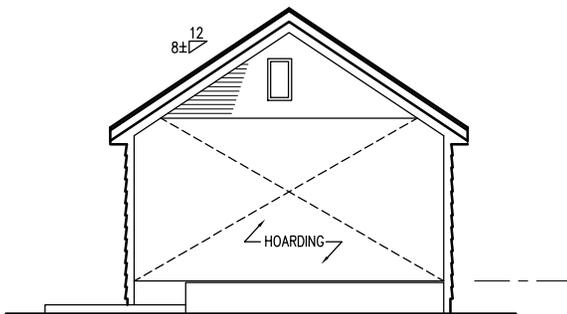
NORTH ELEVATION

SCALE: 3/32" = 1'-0"



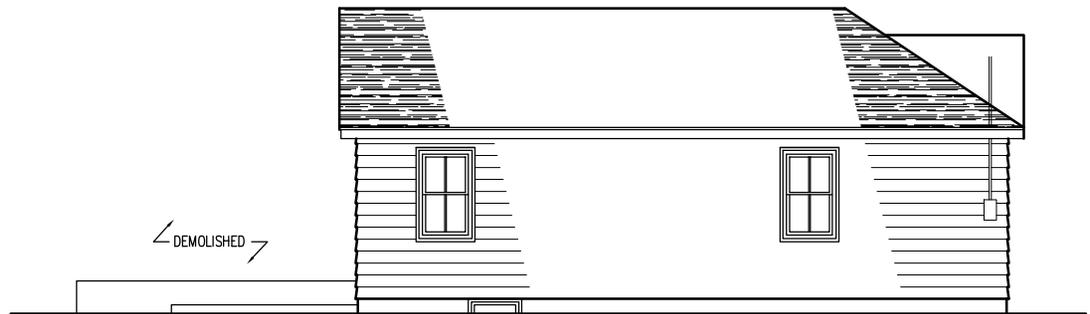
WEST ELEVATION

SCALE: 3/32" = 1'-0"



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



EAST ELEVATION

SCALE: 3/32" = 1'-0"

OCT 18, 2019

SCALE 3/32" = 1'-0"

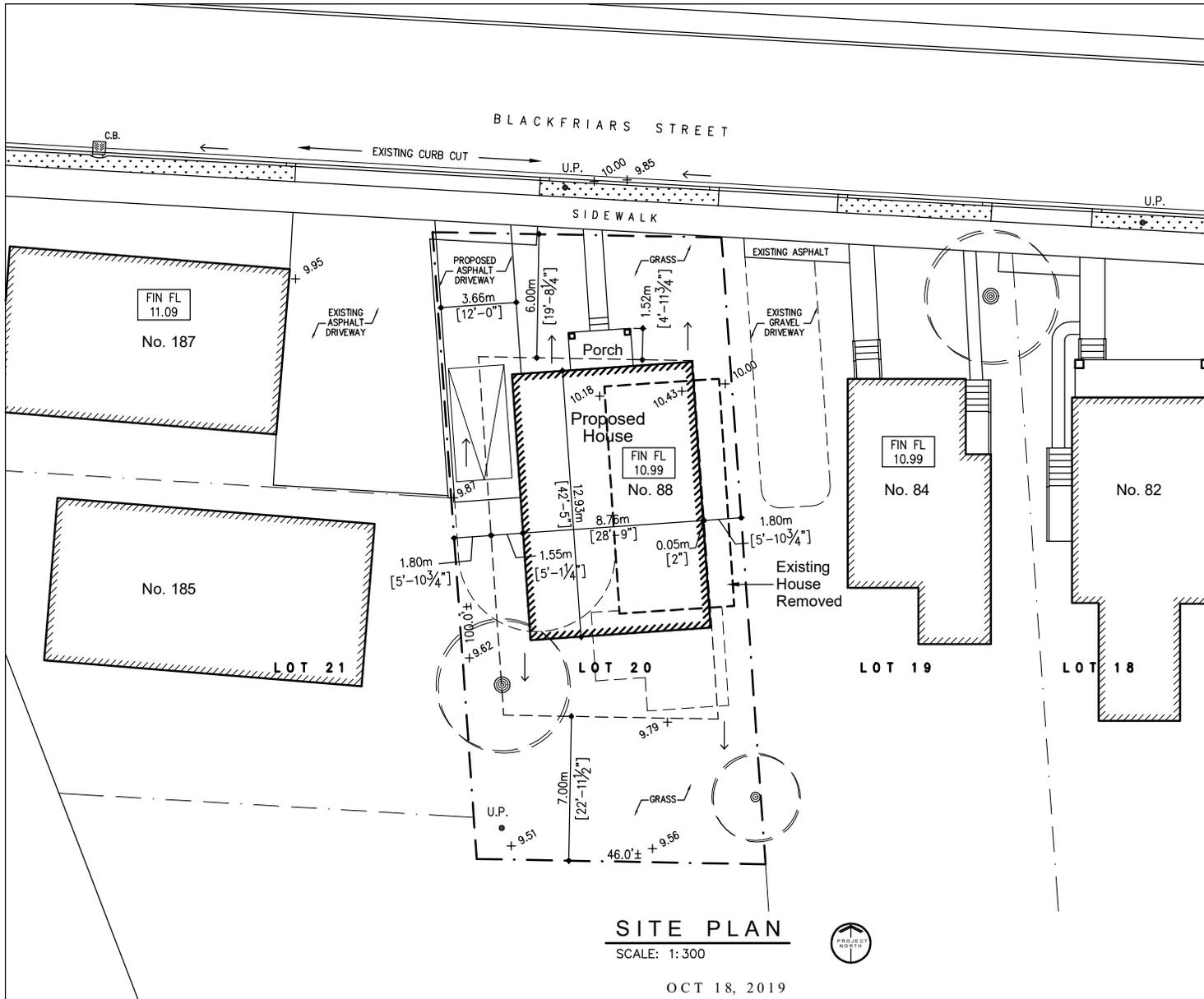


OCT 18, 2019

LONDON, ONTARIO

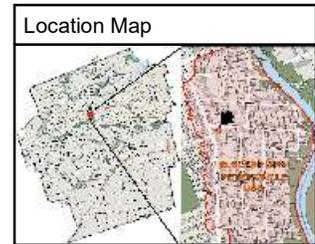
88 BLACKFRIARS ST.

FACADE STUDY



SITE PLAN
SCALE: 1:300

OCT 18, 2019



Legal Description
PART OF LOTS 19 AND 20
PLAN 111 (M) AS IN 784330 LONDON
IN THE CITY OF LONDON

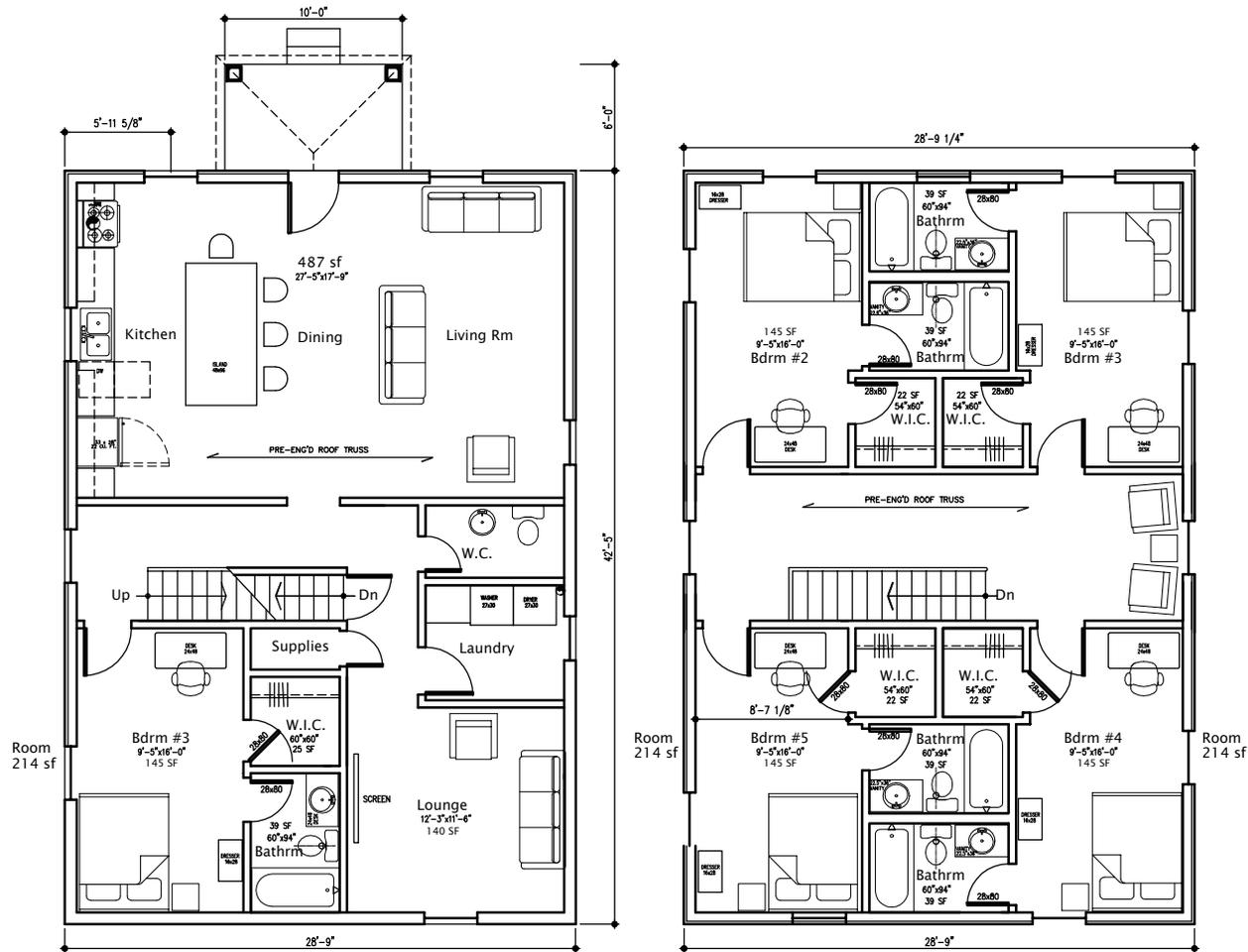
Site Data

ZONING: R2-2(19)

	PROPOSED	BY-LAW
LOT AREA	425.6m ²	360.0m ²
LOT FRONTAGE	14.0m	9.0m
MAX COVERAGE 45%	113.3m ²	191.5m ²
FRONT YARD (SECONDARY COLLECTOR)	---	6.0m
INTER SIDE YARD (2 STOREY)	---	1.8m
REAR YARD	---	7.0m
MIN LANDSCAPE 30%	265m ²	142.8m ²
PARKING SPACE	1 SP	2.7x5.5m

- Site Plan Legend**
-  EXISTING ELEVATION
 -  PROPOSED ELEVATION
 -  PROPOSED DRAINAGE DIRECTION
 -  PROPOSED SWALE
 -  EXISTING DRAINAGE DIRECTION
 - CB - DENOTES CATCH BASIN
 - LP - DENOTES LAMP POLE
 - FH - FIRE HYDRANT
 - DS - DOWN SPOUT
 - JB - JUNCTION BOX
 - HP - HYDRO POLE

- Drawing List**
- A1 SITE PLAN
 - A2 FIRST + SECOND FL PLAN
 - A3 NORTH ELEVATION
 - A4 EAST ELEVATION
 - A5 NORTH ELEVATION
 - A6 EAST ELEVATION
 - A7 STREETSCAPE STUDY



FIRST FLOOR

FIRST FL BLDG AREA 1220
 SECOND FL BLDG AREA 1220
 TOTAL 2440 sf

SECOND FLOOR

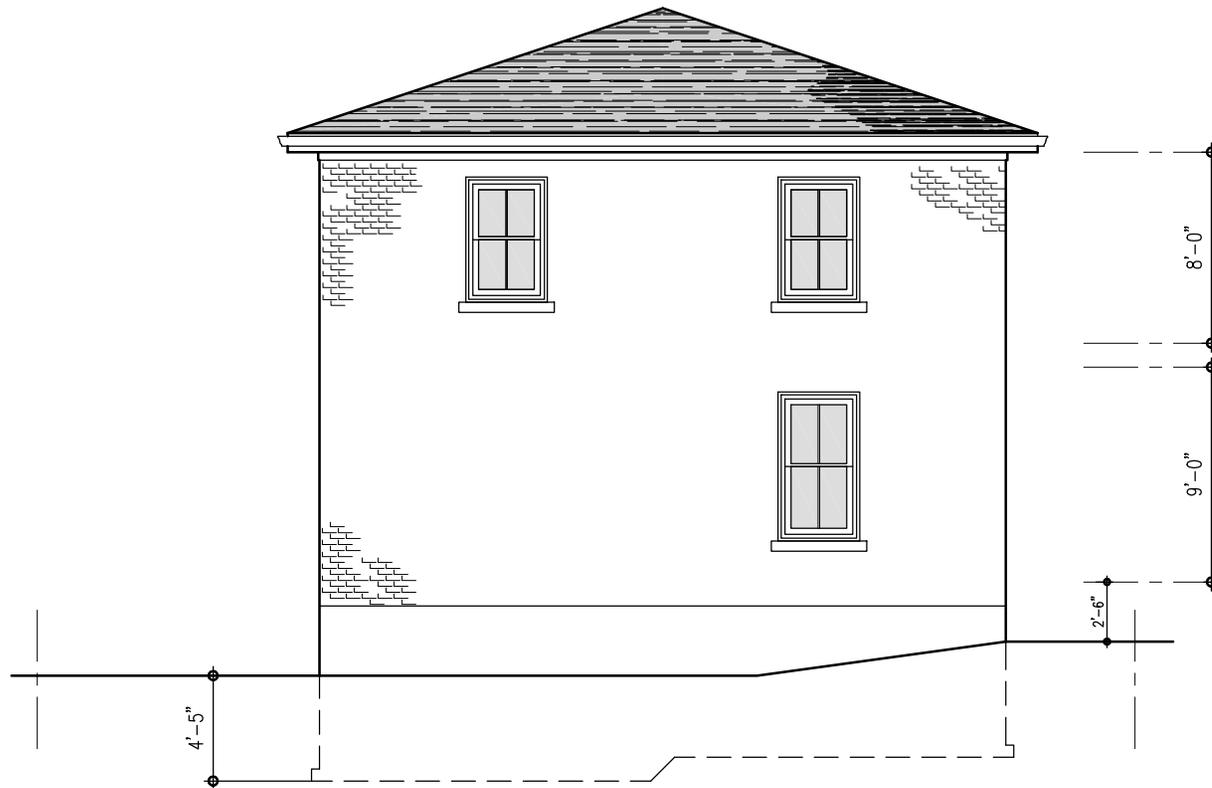


OCT 18, 2019

SCALE 3/32" = 1'-0"



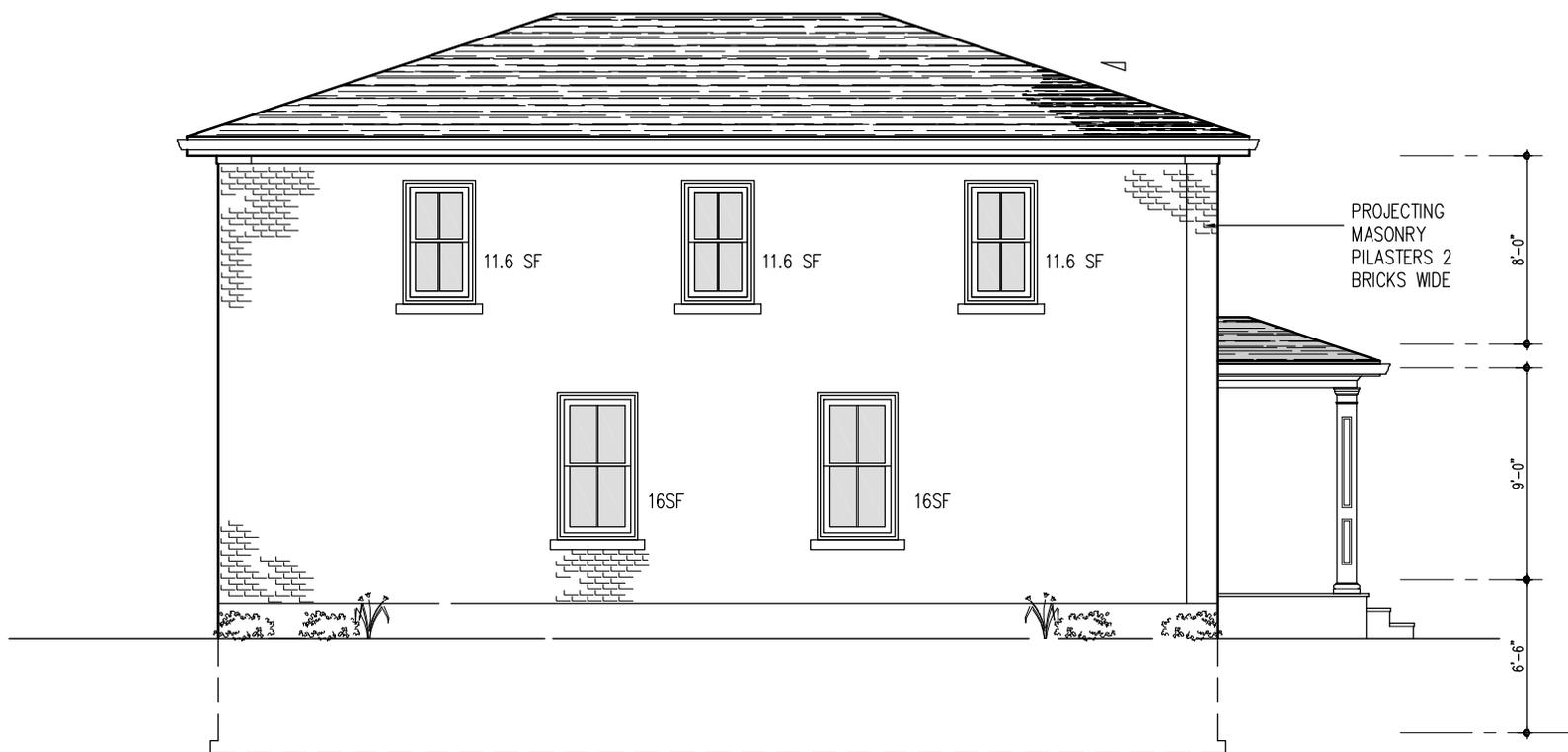




SOUTH ELEVATION

OCT 18, 2019

SCALE 1/8" = 1'-0"



WEST ELEVATION

EXPOSING BUILDING FACE	870 SF
LIMITING DISTANCE	5'-10"
MAX UNPRO OPEN'G	8% = 69.6 SF
OPEN'G PROVIDED	66.8 SF

OCT 18, 2019

SCALE 1/8" = 1'-0"



OCT 18, 2019

APPENDIX F: Ownership & Occupants

Ownership & Occupancy		
1876	Middlesex Land Registry Microfiche	From Ellen Bryan to Eliz. Drummond first entry in land registry documents of Duncan Campbell's Survey
1886	Middlesex Land Registry Microfiche	From Eliz. Drummond to James Blair (Trustee) mortgagor to mortgagee
1891	Middlesex Land Registry Microfiche	From James Blair to William Nicholls transfer of deed
1896	Foster's London Directory	Blackfriars Street does not appear in the directories found in previous years
1898	Vernon's London Directory	William May (tenant)
1900	Vernon's London Directory	William J Brown (tenant)
1901	Vernon's London Directory	Edward J Dean (tenant)
1909	Vernon's London Directory	J H Petfield (tenant)
1915	Vernon's London Directory	J H Petfield (tenant)
1916	Vernon's London Directory	J H Petfield (tenant)
1921	Census Canada	John Petfield (painter, 47) & Anna Petfield (54) (tenant)
1922	Vernon's London Directory	J H Petfield (tenant)
1931	Middlesex Land Registry Microfiche	Grant from Nicholls to John H & Annie Petfield, \$1800 consideration
1943	Middlesex Land Registry Microfiche	Deed from Petfield to C.W. Nicholls, H. Skinner
1962	Middlesex Land Registry Microfiche	Grant from Ernest O. Boug, Exor. of John H. Petfield to Thomas H Gerry.

NO. OF INSTRUMENT	INSTRUMENT	DATED	REGISTERED	GRANTOR	GRANTEE	QUANTITY	CONSIDERATION	REMARKS
79	Blanc III			Duncan Campbell Survey				
63	Deed	July 11, 1876	1876	Duncan Campbell	James Gordon Survey Book Page 114			1876 July 11 1876
64	Exchange	July 14, 1876	1876	John Simpson	John Simpson			1876 July 14 1876
65	Exchange	July 14, 1876	1876	John Simpson	John Simpson			1876 July 14 1876
66	Exchange	July 14, 1876	1876	John Simpson	John Simpson			1876 July 14 1876
67	Exchange	July 14, 1876	1876	John Simpson	John Simpson			1876 July 14 1876
68	Exchange	July 14, 1876	1876	John Simpson	John Simpson			1876 July 14 1876
69	Exchange	July 14, 1876	1876	John Simpson	John Simpson			1876 July 14 1876
70	Exchange	July 14, 1876	1876	John Simpson	John Simpson			1876 July 14 1876
71	Exchange	July 14, 1876	1876	John Simpson	John Simpson			1876 July 14 1876
72	Exchange	July 14, 1876	1876	John Simpson	John Simpson			1876 July 14 1876
73	Exchange	July 14, 1876	1876	John Simpson	John Simpson			1876 July 14 1876
74	Exchange	July 14, 1876	1876	John Simpson	John Simpson			1876 July 14 1876
75	Exchange	July 14, 1876	1876	John Simpson	John Simpson			1876 July 14 1876
76	Exchange	July 14, 1876	1876	John Simpson	John Simpson			1876 July 14 1876
77	Exchange	July 14, 1876	1876	John Simpson	John Simpson			1876 July 14 1876
78	Exchange	July 14, 1876	1876	John Simpson	John Simpson			1876 July 14 1876
79	Exchange	July 14, 1876	1876	John Simpson	John Simpson			1876 July 14 1876

Middlesex Land Registry Microfiche, Lot 20, Starting 1876

ABSTRACT INDEX

Handwritten notes at top left:
 7th of 10th (2) sec 8 of London pt - E. Bay 1st d of 7 1/2 ft - E. Alton...
 7th of 10th lot.

DATE	DATE	DATE	ABSTRACT	ABSTRACT
14 Aug 1958	10 Sept 1958		Julia Warbeck	Joseph W. Bowser, Margaret E., Julia Warbeck
31 Aug 1958	10 Sept 1958		Joseph W. Bowser, & Margaret E., his wife	Julia Warbeck
5 June 1959	5 June 1959		Joseph W. Bowser, & Margaret E., his wife	Earl J. Ruby
5 June 1959	5 June 1959		Earl J. Ruby	Elizabeth A.
.D.Cert. 28 Sept. 61 5 Oct. 61 Re Estate of Herbert V. Nicholls				
.D.Cert. 20 Oct 1962 17 Oct 1962 re Estate of John H. Petfield, dec.				
9 Nov 1962	22 Nov 1962		Ernest O. Doug, Exor. of John H. Petfield, dec.	Thomas H. Gerry
ert. of 14 Jul 1964 14 July 1964 Julia Warbeck, Plaintiff for Foreclosure				
Grant 9 Sept 1964 17 Sept 1964 Julia Warbeck, widow				
tge. 10 Sept 1964 17 Sept 1964 John V. Hooff & Merelene, his wife				
Grant 20 May 65 4 June 65 John Victor Hooff and Merelene his wife				
S.D.Cert. 31 Jan 66 4 Feb. 66 Re Estate of Elizabeth Hathaway Beale Jane Hathaway - D				
S.D.Cert. 30 Mar 1966 4 Apr 1966 Re Estate of Albert Hathaway dec.				

Carried to next

Middlesex Land Registry Microfiche

INSTRUMENT #	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE
1	Grant	31 July 1969	27 Aug 1969	Bruce L. Green and Patricia his wife	Jan Poneta
2	Mtgs	30 July 1969	07 Aug 1969	Jan Poneta	Canada Permanent Mortgage Corp.
3	Mtgs	-	28 Aug 1969	Up Lumber Co. Ltd. Credit Union Limited	Bruce L. Green
4	Mtgs	4 Sept 1969	11 Sept 1969	St. Thomas Land & Finance Corporation	Patricia
5	Mtgs	16 March 71	16 March 1971	Jan Poneta	Niagara Bookery
6	Mtgs	24 July 72	1 Aug 72	Jan Poneta	Canada Permanent Mortgage Corporation
7	D of M	11 Aug 1972	16 Aug 1972	Niagara Bookery Limited	Jan Poneta
8	D of M	24 Aug 72	29 Aug 72	Canada Permanent Mortgage Corporation	Jan Poneta
9	Grant	25 June 1973	29 June 1973	Jan Poneta	Helen Bentley
10	Mtgs	2 Apr 1975	7 Apr 1975	Helen Bentley & Diane Wilson	Canada Permanent Mortgage Corporation
11	D of M	31 May 1975	10 June 1975	Canada Permanent Mortgage Corporation	Helen Bentley
12	Grant	22 Aug 1978	25 Aug 1978	Helen Bentley & Diane Wilson	New-Kal Holdings Ltd.
13	Mtgs	14 Aug 1978	25 Aug 1978	New-Kal Holdings Ltd., et al	Canada Permanent Mortgage Corporation
14	Mtgs	22 Aug 1978	25 Aug 1978	New-Kal Holdings Ltd.	Diane P. Wilson
15	D of M	1 Sept 1978	1 Sept 1978	Canada Permanent Mortgage Corporation	Helen Bentley
16	D of M	29 Dec 1978	3 Jan 1979	Diane P. Wilson	New-Kal Holdings Ltd.
17	Mtgs	26 Feb 1982	28 Feb 1982	New-Kal Holdings Ltd.	Helen Bentley

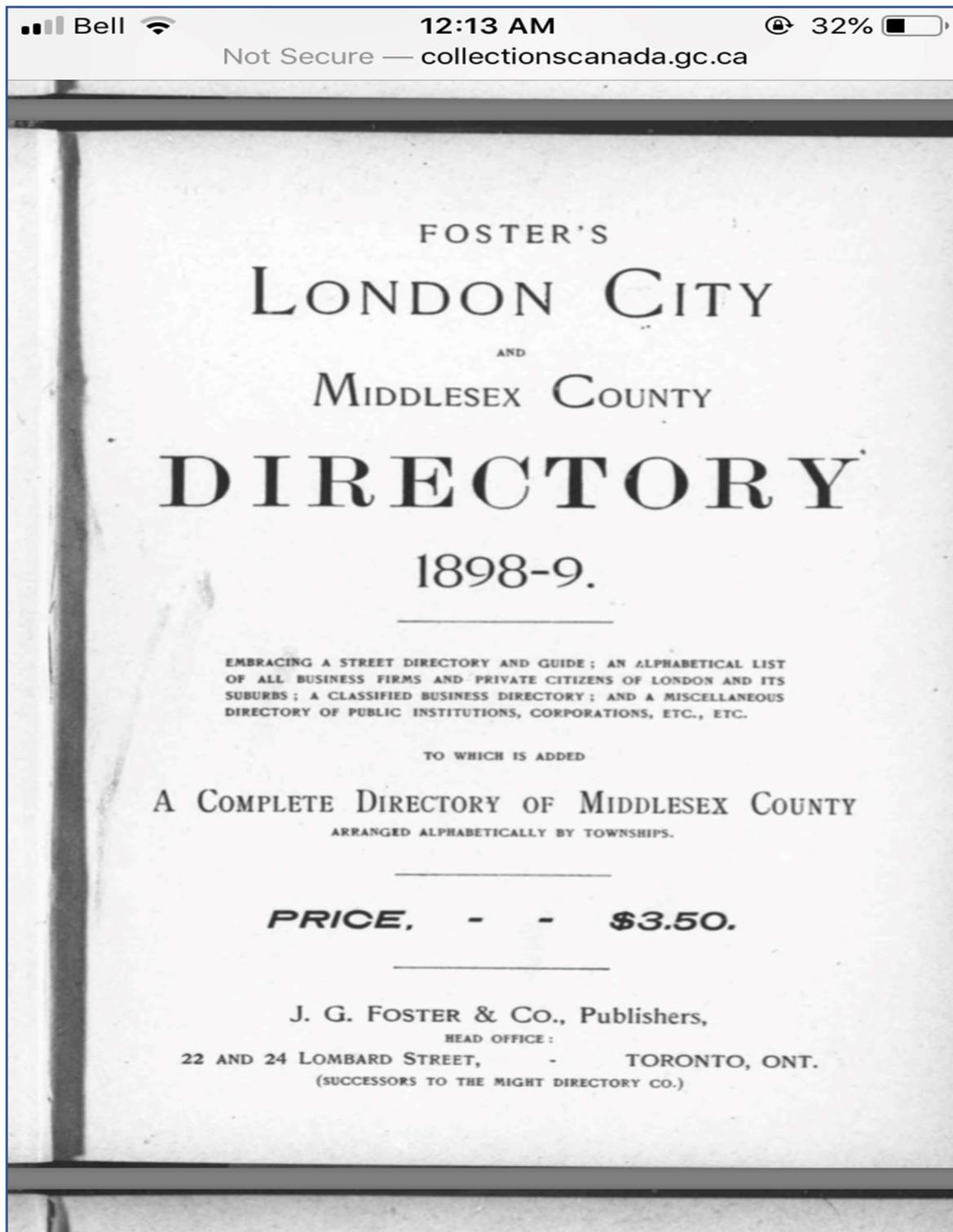
"Carried To Next Page"

Middlesex Land Registry Microfiche

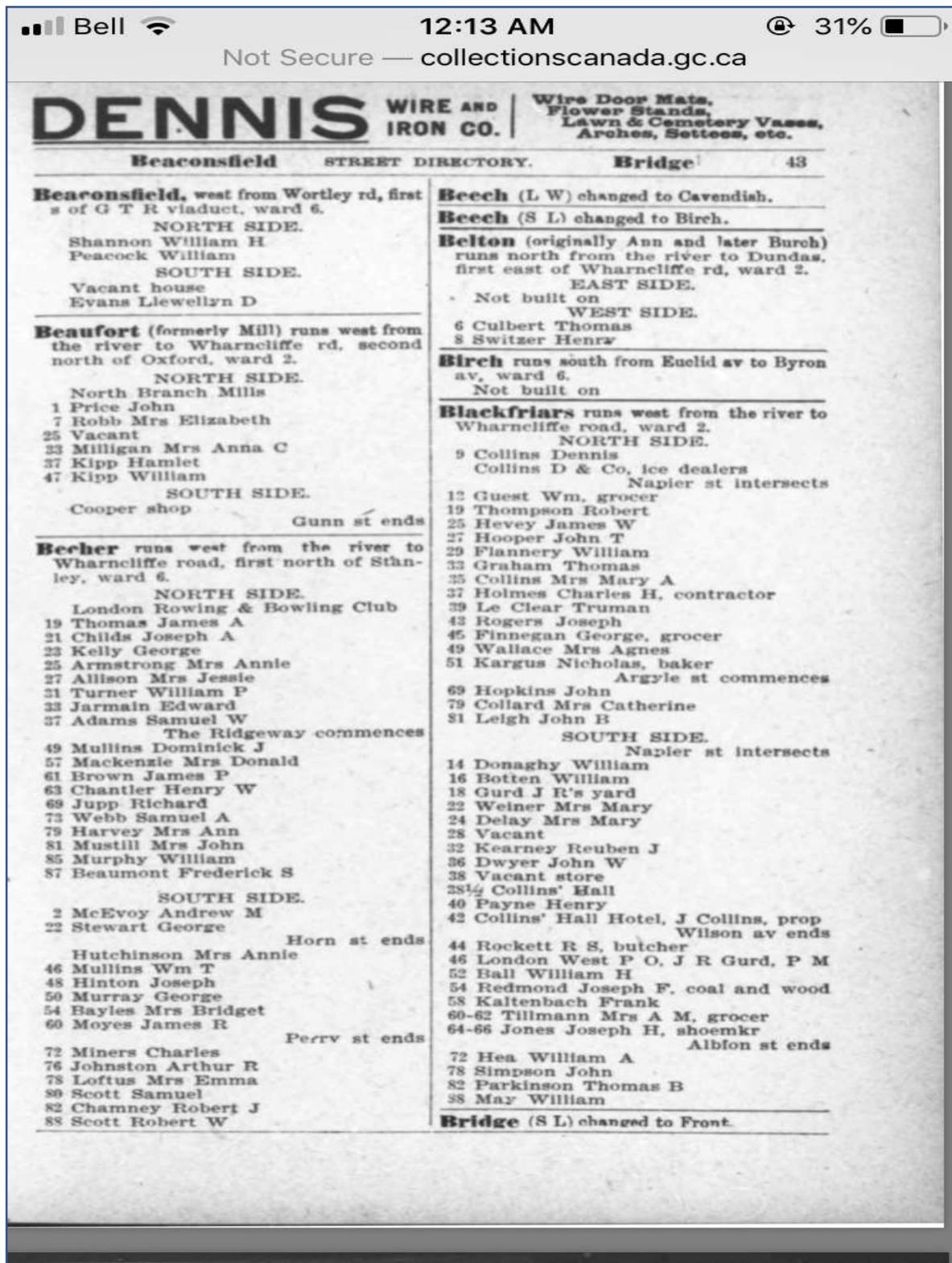
From previous page

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR
161757	Mtge.	15 May 1971	17 May 1971	Florence A. Liley
162117	of M 52113	19 May 1971	3 June 1971	Arleen Cecilia Kinosh...
162446	Mtge.	-- -- --	16 June 1971	Florence A. Liley
136091	Grant	22 Aug 1975	17 Oct 1975	Middlesex Acceptance & Discount Co. Limited
	Discharged	749274 07/01/86		Asst. Dep. and
16026	Mtge.	1 Nov 1975	10 Nov 1975	...
199013	of M 12914	01 Nov 1975	15 Dec 1975	...
522767 AUG 1 1980	Lease	11 Aug 1978	22 Aug 1978 DAY/MONTH/YEAR	The Corporation of the City of London
729591 ✓	Grant		02 05 86	Estate of Derry, Thomas H.
757164	Grant		09 02 87	Derry, Jennie Leona
764330 ✓	Grant		30 04 87	Swatuk Patricia Leone
764331 ✓	Mort		30 04 87	Mulligan Murray Lee

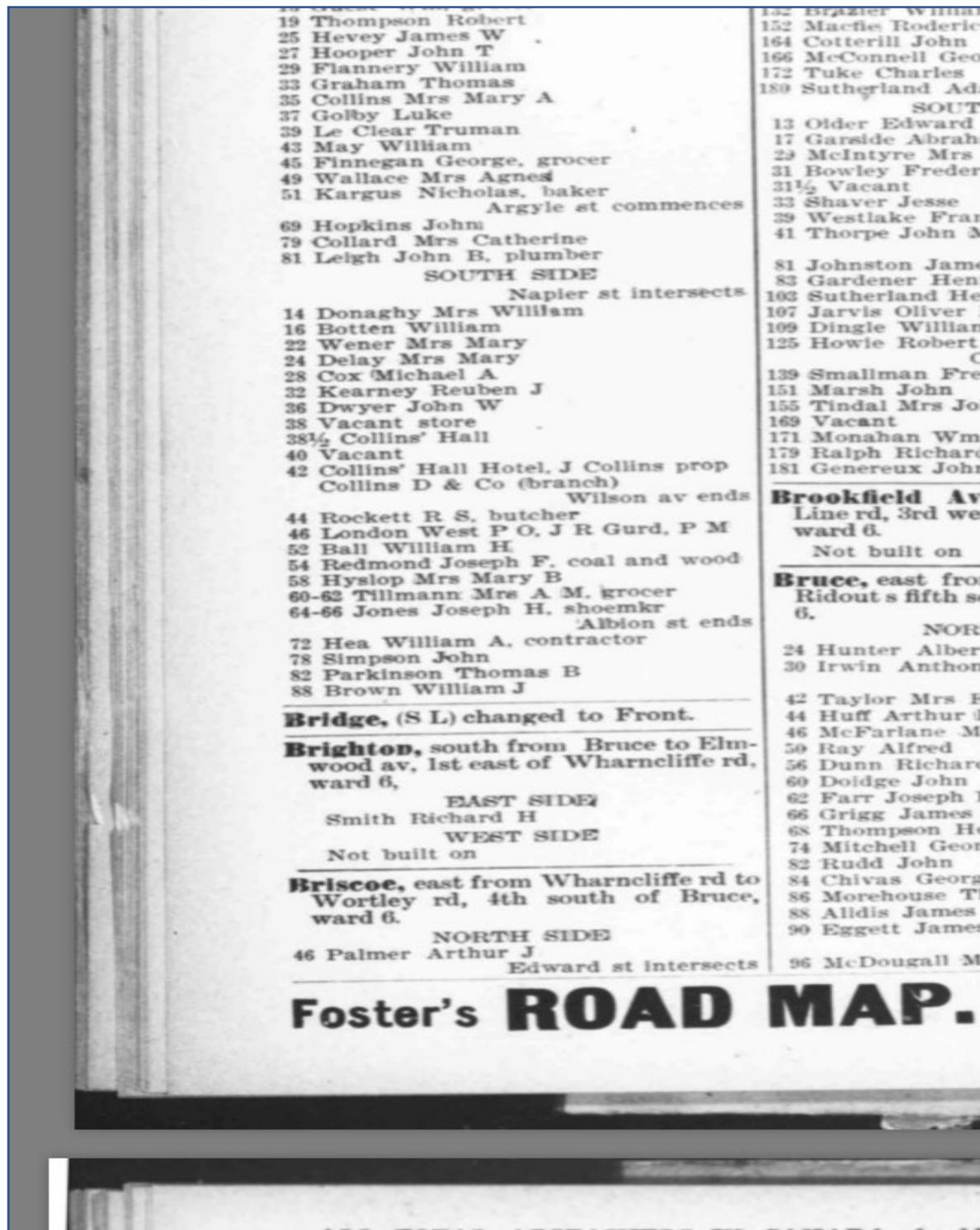
Middlesex Land Registry Microfiche



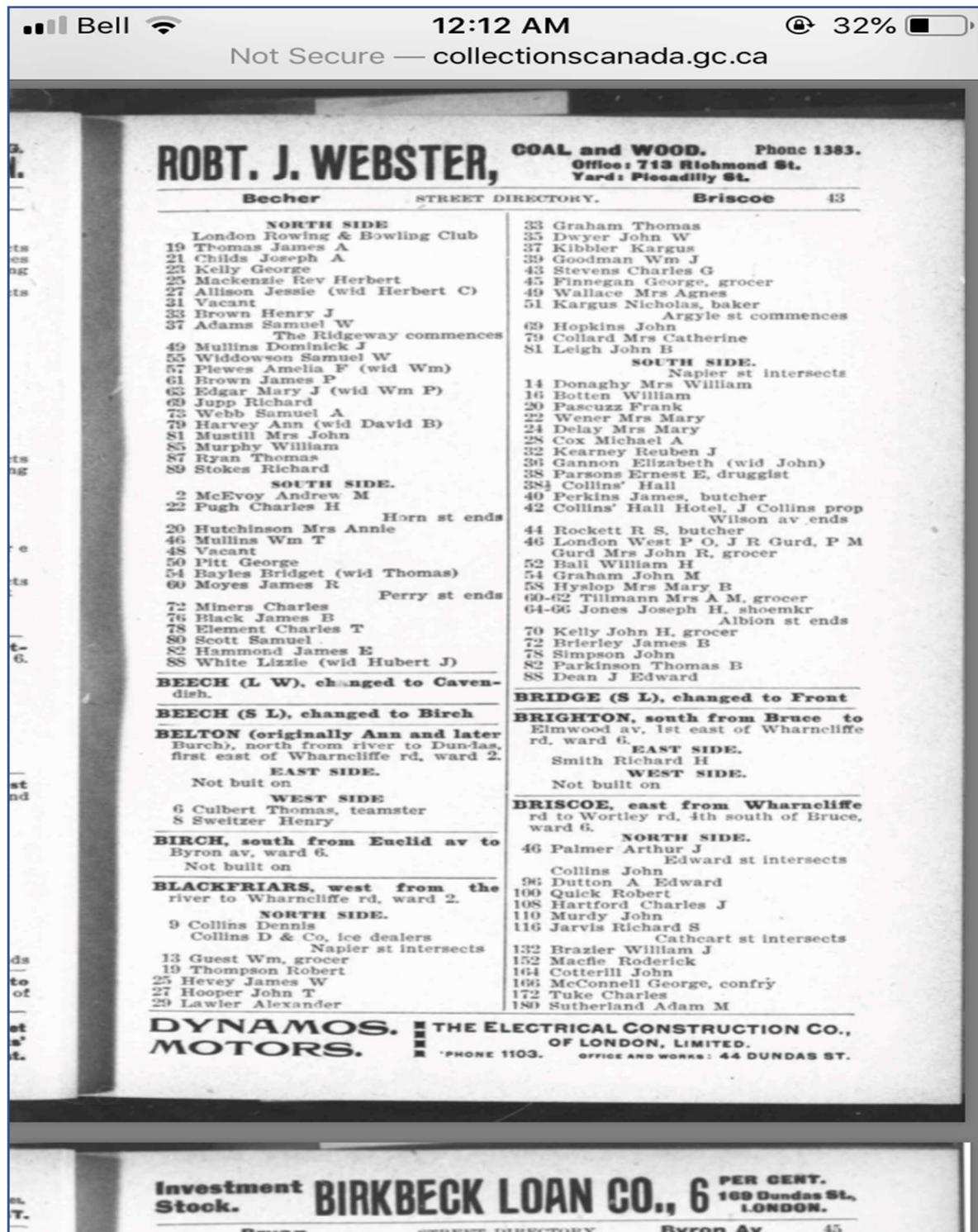
Foster's London City and Middlesex County Directory, 1898-9



Foster's London City and Middlesex County Directory, 1898-9



Vernon's City of London Directory, 1900
William J Brown



Vernon's City of London Directory, 1901
Edward J Dean

JAMES MCNIVEN
REAL ESTATE AGENT
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 1232 YORK STREET
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THE BUSINESSMAN & SALESMAN

LONDON, ("The Magazine of Business") CANADA

26 Bernard **VERNON'S DIRECTORY** Brighton

<p>BERNARD AV, from Richmond, 2 n Huron, London Tp 8 Lindsay Mrs C 20 Knight J H 28 Nicholson T W 38 Bavis John 40 Ferguson D 43 Hardingham F R New house</p> <hr/> <p>BIRCH ST, s from Euclid Not built on</p> <hr/> <p>BLACKFRIARS ST, n side, from river to Wharncliffe rd 9 Collins Mrs M F +Napier st crosses 13 Glenn J A, gro 19 McPherson Danl 23 Hevey Mrs A 25 Morden John 27 Garrett E J 29 LeClear Wm J 33 Wener J J 35 Collins Peter D 37 Smith Jacob 39 Griff Hy S 41 Vanstone Thos 43 Dear H H 45 Finnegan Geo, gro 49 Schreiber Richd 51 Gilmore D, bkr +Argyle st ends 69 Newton John 71 Pocock E A 79 Cottam Thos 81 Linnell Jos C</p> <hr/> <p>BLACKFRIARS ST, south side +Napier st crosses 14 Donaghv Wm 16 Crooks Jas 20 Drimmie R A 22 Newcombe Richd 24 Forbes Patk 28 Cox M A, contr</p>	<p>30 Kearney R J 32 Schipmann Jos H 36 McFadden Mrs M J 38-42 Collins Hall 38 Mills Wm E, fancy gds 40 Chin C, Indry 42 Vacant +Wilson av ends 44 Cawston Alfd J, btchr 48 Janes R W, gro Gurd John R London West P O 52 Carlton W 54 Graham John M 58 Dwyer J W 60-2 Tillmann A M, gro 64 Tarry John, shoemaker 66 Potter W T +Albion st ends 70 Dinsmore Wm J 72 Dear Wm H 78 Smeltzer John 82 Simpson Mrs J 88 Petfield J H</p> <hr/> <p>BOLTON ST (Strathcona Heights) from Harris to Dennis av, 3 n Hamilton rd Not built on</p> <hr/> <p>BORDEN ST (Argyle Park), from Vancouver to Edmonton, 2 e Dundas Not built on</p> <hr/> <p>BOULLIE ST, n from Oxford, e Quebec ws Park John es Poole A E es Hellier Hy ws Mould A</p>	<p>BRICK ST, n side, runs east and west crossing end Ridout s Steele John P McIntosh Chas</p> <hr/> <p>BRICK ST, south side Westland Mrs C Collyer C R Cowan A H McMurray Geo cement blocks Kay Wm Baker Arthur Baker Chas, nurseryman Denby Alfd Wilson Chas S Gauld Oliver Johnston A C</p> <hr/> <p>BRIDPORT ST, east from St George, between Cheapside and Victoria 140 McPherson John 140½ Karn C J W, phy 142 Ivey Richd G 195 Murray W G</p> <hr/> <p>BRIGHTON ST, east side, s from Bruce to Elmwood av, 1st e of Wharncliffe rd 2 Vacant 4 Willis T A 6 Steele H A 8 Clarke John 10 Hastings W F 12 Horner Frank M 14 Totten Jas M 16 Cooney Wm C</p> <hr/> <p>BRIGHTON ST, west side 1 Rath Henry 3 Trowse Robt 5 Arbuckle Wm C 7 Peacock C H</p>
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Vernon's City of London Directory, 1916

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: Heritage Alteration Permit Application by Brian Allen at 906
Lorne Avenue, Old East Heritage Conservation District

Meeting on: Wednesday December 11, 2019

Recommendation

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 property at 906 Lorne Avenue, within the Old East Heritage Conservation District, **BE PERMITTED** with the terms and conditions:

- a) All exposed wood be painted;
- b) A wood lattice porch skirt set in a frame to be added where missing;
- c) The top rail be constructed no higher than 30" to maintain the proportions of the porch;
- d) The railings and guards on the steps be replaced to be consistent with the railings and guards on the entirety of the porch;
- e) A new base around the northwest column be installed; and,
- f) The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

Executive Summary

The property at 906 Lorne Avenue contributes to the heritage character of the Old East Heritage Conservation District. As the alterations have commenced prior to obtaining Heritage Alteration Permit approval, this Heritage Alteration Permit application has met the conditions for referral requiring consultation with the London Advisory Committee on Heritage (LACH). The recommended action is to permit the alterations of the front porch including the top and bottom rails, and spindles. Provided that the appropriate materials and construction method is completed, the alterations should be permitted with terms and conditions.

Analysis

1.0 Background

1.1 Location

The property at 906 Lorne Avenue is located on the north side of Lorne Avenue between Ontario Street and Quebec Street (Appendix A).

1.2 Cultural Heritage Status

The property at 906 Lorne Avenue is located within the Old East Heritage Conservation District, which was designated pursuant to Part V of the *Ontario Heritage Act* in 2006. The property is noted as a C-ranked property within the HCD. C-ranked properties are described within the *Old East Heritage Conservation District Study* as being "of value as part of the environment" (Section 4.2).

1.3 Description

The existing dwelling at 906 Lorne Avenue was constructed in circa 1890, and is a 2 ½ storey vernacular dwelling with Queen Anne Revival influences and is reflective of its period of construction (Appendix B). The dwelling includes a hipped asphalt shingle roof with a projecting front gable. The gable is highly decorated with shingling and decorative millwork and includes the decorative elements, commonly found on dwellings influenced

by the Queen Anne Revival style in Old East and elsewhere in London. The dwelling is constructed of brick, which has recently been re-painted. The front porch on the dwelling is supported by pre-cast concrete block piers and squared wooden columns. The existing railing consists of a top rail, decorative turned spindles and a bottom rail. The guard rails and spindles are painted gray and white to match the exterior of the dwelling.

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 make a decision on the Heritage Alteration Permit application within 90 days or the request is deemed permitted (Section 42(4), *Ontario Heritage Act*).

2.2.1 Contravention of the Ontario Heritage Act

Pursuant to Section 69(1) of the *Ontario Heritage Act*, failure to comply with any order, direction, or other requirement made under the *Ontario Heritage Act* or contravention of the *Ontario Heritage Act* or its regulations, can result in the laying of charges and fines up to \$50,000.

When the amendments to the *Ontario Heritage Act* in Bill 108 are proclaimed in force and effect, the maximum fine for the demolition or removing a building, structure, or heritage attribute in contravention of Section 42 of the *Ontario Heritage Act* will be increased to \$1,000,000 for a corporation.

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 “ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources.” To help ensure that new development is compatible, 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.*

Policy 13.3.6 of the *Official Plan* (1989, as amended) includes similar language and policy intent.

2.3 Old East Heritage Conservation District

A number of goals and objectives have been established to provide a framework for the protection and preservation of the unique heritage features in the Old East Heritage Conservation District (*Old East Heritage Conservation District Conservation Plan*,

Section 3.2). The porches in Old East are considered as significant to the appearance of the district as its gables and dormers (*Old East Heritage Conservation District Conservation and Design Guidelines*, Section 3.7). As a result, their contribution to the overall visual character of Old East, the design and detail of porches and verandahs on the fronts of houses should be considered a very high priority for the heritage district (*Old East Heritage Conservation District Conservation and Design Guidelines*, Section 3.7).

Section 4.3.1 of the *Old East Heritage Conservation and Design Guidelines* provides guidelines for porch alterations in Old East. The guidelines note that “alterations to porches should improve the structural conditions but not cause the loss of the original heritage character”. Porch alterations should be undertaken in a manner that utilizes appropriate materials, scale, and colour. In addition, the guidelines note that where known, the design of railings, spindles, and porch skirts should also reflect the original structure to the extent possible.

3.0 Heritage Alteration Permit Application

3.1 Heritage Alteration Permit

A complaint from the community about unapproved alterations underway to the property at 906 Lorne Avenue was brought to the attention of the City in October 2019.

The Heritage Alteration Permit application was submitted by the property owner and received on October 30, 2019. The property owner has applied for a Heritage Alteration Permit seeking:

- Approval for the replacement of the deteriorated railing and balusters with new top and bottom rails and square balusters as per EC-1 of the SB-7 Supplementary Standard of the Ontario Building Code; and,
- Approval to raise the height of the railings and guards to no more than 30” in order to comply with Ontario Building Code requirements.

As the alterations have commenced prior to obtaining Heritage Alteration Permit approval, this Heritage Alteration Permit application has met the conditions for referral requiring consultation with the London Advisory Committee on Heritage (LACH).

Per Section 42(4) of the *Ontario Heritage Act*, Municipal Council must make a decision on this Heritage Alteration Permit application by January 28, 2020 or the request is deemed permitted.

4.0 Analysis

4.1 Porch Alterations

The review of the Heritage Alteration Permit application considers the direction outlined in Section 3.7 and Section 4.3.1 of the *Old East Village Heritage Conservation District Conservation and Design Guidelines*. As a result of the existing deterioration, the restoration of the existing wood railing components is not feasible. The turned spindles of the existing railings do not appear to be original to the design of the dwelling and its porch. The proposed alterations seek to replace the deteriorated railings with a more modest railing and spindle design that uses squared spindles, a design also commonly found on porches and verandahs within the Old East Heritage Conservation District. In addition, the height of the existing guards is currently 26”, a height that is below the height requirements for railings and guards on dwellings. The proposed replacement guards will be constructed at 30” to meet height requirements. The 30” height also seeks to maintain the proportions of the existing porch with the house. The new railings will be constructed across the front of the dwelling as well as the sides of the porch. The proposed railing and spindles are similar in design, scale, and materials to porches found elsewhere in Old East (see Appendix B). In order for the railings and guards to be consistent across the entire porch, the railings and guards for the steps should also be replaced with the same design and a wood lattice porch skirt, set in a frame should be added to the front of the porch to be consistent with the existing sides which retain their

porch skirts. Lastly, a new base for the northwest column should be installed prior to construction of the railings to replace the missing base.

5.0 Conclusion

The proposed alterations to the porch at 906 Lorne Avenue seek to be consistent with the Design Guidelines (Section 3.7 and Section 4.3.1) of the *Old East Heritage Conservation District Conservation and Design Guidelines*. The proposed railing and balusters are similar in design, scale, and materials to porches found elsewhere in Old East and the property will continue to contribute to the heritage character of the Old East Heritage Conservation District. The Heritage Alteration Permit for 906 Lorne Avenue for the replacement of the porch railing and balusters should be permitted with terms and conditions.

Prepared by:	Michael Greguol Heritage Planner
Submitted by:	Gregg Barrett, AICP Manager, Long Range Planning and Sustainability
Recommended by:	John M. Fleming, MCIP, RPP Managing Director, City Planning and City Planner
<p>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 City Planning.</p>	

December 3, 2019
mg/

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- Appendix A Property Location
- Appendix B Images

Appendix A – Location

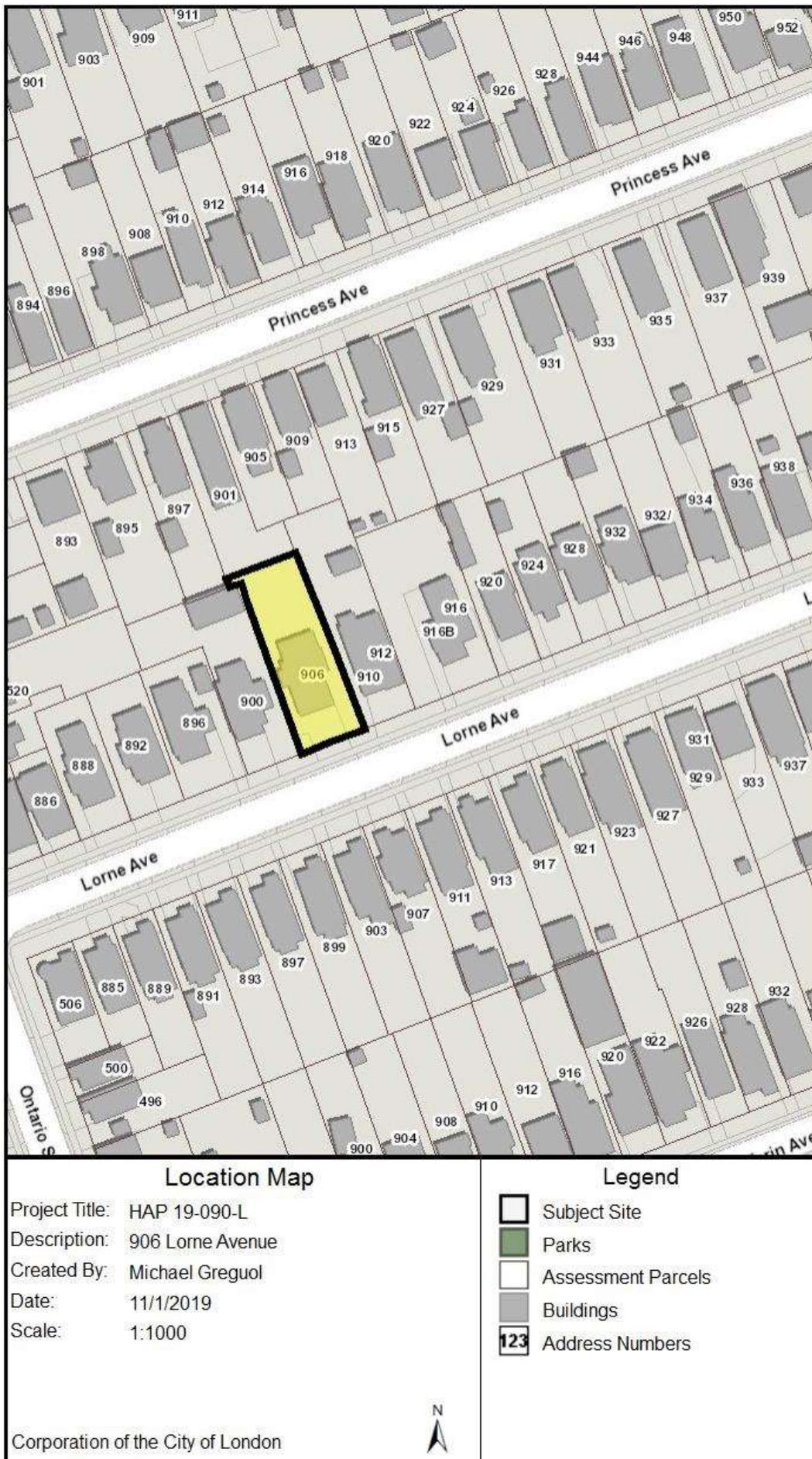


Figure 1: Location of the subject property at 906 Lorne Avenue in the Old East Heritage Conservation District.

Appendix B – Images



Image 1: Photograph of the property at 906 Lorne Avenue showing unapproved alterations underway, photographed on October 11, 2019.



Image 2: Photograph of the property at 906 Lorne Avenue showing unapproved alterations underway, photographed on October 11, 2019.



Image 3: Detail of the top and bottom rails on the porch at 906 Lorne Avenue submitted as a part of the Heritage Alteration Permit application, showing the deteriorated wooden elements (October 2019).



Image 4: Photograph of the top and bottom rails on the porch at 906 Lorne Avenue submitted as a part of the Heritage Alteration Permit, showing the deteriorated wooden elements (October 2019). Note, the railings are sitting upside down so the rotted bottom rail is most visible in the photograph.



Image 5: Photograph showing the unapproved alterations underway at 906 Lorne Avenue submitted as a part of the Heritage Alteration Permit application. The existing railing and square spindles are shown on the left, and the proposed replacement railings are shown on the right of the post (October 2019). Note, a new lattice porch skirt and base of the column should be added as a part of the Heritage Alteration Permit.



Image 6: Photograph showing proposed railing and square spindle alterations to the porch at 906 Lorne Avenue, submitted as a part of the Heritage Alteration Permit application (October 2019). Note, the new height of the top rail will be required in order to meet the requirements of the Ontario Building Code.



Image 7: Photograph of 903 Dufferin Avenue, also included within the Old East Heritage Conservation District, showing a railing and squared spindle design that is similar to the proposed design for 906 Lorne Avenue. Note, the heights of the top rails have also been raised on this porch, similar to the proposed design for 906 Lorne Avenue.



Image 8: Photograph of 944 Dufferin Avenue, also included within the Old East Heritage Conservation District, showing a railing and squared spindle design that is similar to the proposed for 906 Lorne Avenue. Although the trimwork on this verandah includes decorative turned millwork, the railing and spindles are squared, similar to the proposed design for 906 Lorne Avenue.

City of London

**Cultural Heritage Evaluation Report
90 Wellington Road,
London, Ontario**

Prepared by:

AECOM

410 – 250 York Street, Citi Plaza
London, ON, Canada N6A 6K2
www.aecom.com

519 673 0510 tel
519 673 5975 fax

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- must be read as a whole and sections thereof should not be read out of such context;
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Signatures

Report Prepared By: DRAFT

Liam Smythe, B. URPL
Heritage Researcher

Report Reviewed By: DRAFT

Michael Seaman, MCIP, RPP, CAHP
Senior Cultural Heritage Specialist

Distribution List

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Revision History

Revision #	Date	Revised By:	Revision Description
0	November 8, 2019	L. Smythe	Draft submission to the City of London
1	November 18, 2019	L. Smythe	Revised draft submission to City of London

Executive Summary

AECOM Canada Ltd. (AECOM) was retained by the City of London to complete a Cultural Heritage Evaluation Report (CHER) to determine the cultural heritage value of the property at 90 Wellington Road. This property was one of twelve identified in the City of London Cultural Heritage Screening Report (CHSR) (October 2018) as having potential cultural heritage value or interest, and the potential to be directly or indirectly impacted by the project. The CHSR was completed as part of the Transit Project Assessment Process (TPAP) for the London BRT project. As there is an opportunity to mitigate impacts to this property, it was recommended that a CHER be completed on the property after the completion of the TPAP process in June 2019.

The subject property contains a two-storey vernacular-style house constructed circa 1946-47. Based on the background historical research, field review, comparative analysis, description of integrity, and application of Ontario Regulation 9/06 criteria, the property was not determined to have significant cultural heritage value or interest.

The completion of the CHER has resulted in the following recommendation:

- The property at 90 Wellington Road was determined not to have significant cultural heritage value or interest. Subsequently, no additional cultural heritage work is recommended for the property.

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1. Introduction

1.1 Development Context

AECOM Canada Ltd. (AECOM) was retained by the City of London to complete a Cultural Heritage Evaluation Report (CHER) as to determine the cultural heritage value of the property at 90 Wellington Road. This property was one of twelve identified in the City of London Cultural Heritage Screening Report (CHSR) (October 2018) as having potential cultural heritage value or interest, and the potential to be directly or indirectly impacted by the project. The CHSR was completed as part of the Transit Project Assessment Process (TPAP) for the London BRT project. As there is an opportunity to mitigate impacts to this property, it was recommended that a CHER be completed on the property after the completion of the TPAP process in June 2019.

2. Legislation and Policy Context

2.1 Provincial and Municipal Context and Policies

2.1.1 Provincial Policy Context

The Ministry of Tourism, Culture, and Sport (MTCS) is charged under Section 2 of the *Ontario Heritage Act* with the responsibility to determine policies, priorities and programs for the conservation, protection and preservation of the cultural heritage of Ontario. The *Ontario Heritage Act* works with other legislation to support an integrated provincial framework for the identification and conservation of the province's cultural heritage resources. Other provincial land use planning and resource development legislation and policies include provisions to support heritage conservation, including:

- The *Planning Act* and *Provincial Policy Statement 2014*, which identify cultural heritage as a 'matter of provincial interest' requiring that land use planning decisions conserve cultural heritage.
- The *Environmental Assessment Act*, which defines 'environment' to include cultural heritage and ensures that governments and public bodies consider potential impacts in infrastructure planning.

The following documents have informed the preparation of this CHER:

- Guidelines for Preparing the Cultural Heritage Resource Component of Environmental Assessments (1992);
- Guidelines on the Man-Made Heritage Component of Environmental Assessments (1981);
- MTCS Standards and Guidelines for Conservation of Provincial Heritage Properties (2010);
- MTO Environmental Guide for Built Heritage and Cultural Heritage Landscapes (2007); and
- The Ontario Heritage Toolkit (2006).

Additionally, the *Planning Act* (1990) and related *Provincial Policy Statement* (PPS) (2014) provide guidance for the assessment and evaluation of potential cultural heritage resources. Subsection 2.6 of the PPS, Cultural Heritage and Archaeological Resources, states that:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

Criteria for determining significance for the resources are mandated by the Province in Ontario Regulation 9/06.

2.1.2 Ontario Regulation 9/06

Ontario Regulation 9/06 provides the Criteria for Determining Cultural Heritage Value or Interest under the *Ontario Heritage Act*. This regulation was created to ensure a consistent approach to the designation of heritage properties under the *Ontario Heritage Act*. All designations under the *Ontario Heritage Act* after 2006 must meet at least one of the criteria outlined in the regulation.

A property may be designated under Section 29 of the *Ontario Heritage Act* if it meets one or more of the following criteria for determining whether the property is of cultural heritage value or interest:

1. The property has design value or physical value because it,

- 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;
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - 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;
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
 3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area;
 - ii. is physically, functionally, visually, or historically linked to its surroundings;
 - iii. is a landmark.

2.1.3 Municipal Policies

The London Plan is the City of London's new Official Plan which was consolidated on August 27, 2018. *The London Plan* focuses on three areas of cultural heritage planning, including: general policies for the protection and enhancement of cultural heritage resources; specific policies related to the identification of cultural heritage resources, including individual cultural heritage resources, heritage conservation districts, cultural heritage landscapes, and archaeological resources; and specific policies related to the protection and conservation of these cultural heritage resources. The criteria outlined in *The London Plan* for the identification and designation of individual properties of cultural heritage value or interest reflect the criteria defined in O.Reg. 9/06.

2.2 Methodology

A CHER examines a property as a whole, its relationship to its surroundings, as well as its individual elements—engineering works, landscape, etc. The recommendations of the CHER are based on an understanding of the physical values of the property, a documentation of its history through research, and an analysis of its social context, comparisons with similar properties, and mapping.

2.3 Consultation

Consultation has been conducted with the LACH. A draft CHSR (dated February 6, 2018) was provided for their review and comment. The LACH Stewardship Sub-Committee recommended that 104 properties which were identified by the draft CHSR to have potential cultural heritage value or interest, do not require further examination for consideration as having cultural heritage value or interest (CHVI). The LACH also recommended that an additional 30 properties, not identified by the draft CHSR, be evaluated for their potential cultural heritage value. Further, the remaining properties flagged by the draft CHSR requiring further cultural heritage work were added to the Register (*Inventory of Heritage Resources*) pursuant to Section 27 of the *Ontario Heritage Act* by resolution of Municipal Council on March 27, 2018.

The draft CHSR was also provided to the MTCS for review, and comments were received in July 2018. In response to MTCS comments, the CHSR was revised to include additional information on impacted properties, and a preliminary impact assessment. The property at 90 Wellington Road was one of twelve properties identified in the CHSR as having potential cultural heritage value or interest, which may be directly or indirectly impacted by the

project. As there is an opportunity to mitigate impacts to these properties, it was recommended that CHERs be completed following the completion of the TPAP process.

The revised CHSR (October 8, 2018) was provided to the LACH on October 10, 2018. The Draft Terms of Reference for CHERs was also received and referred to the LACH Stewardship Sub-Committee for review. This CHER will be submitted and reviewed by the LACH Stewardship Sub-Committee at their November 29, 2019 meeting. Recommendations of the Stewardship Sub-Committee will be presented to LACH at their meeting on December 11, 2019.

3. Historical Context

3.1 Local Context and Settlement History

3.1.1 Westminster Township

Prior to European settlement, the area that would eventually become Westminster Township was settled by members of the Chippewa First Nation. One of the largest townships in Middlesex County, the first survey of Westminster Township was completed in 1809-10 by Deputy Provincial Surveyor Simon T. Z. Watson. The remainder of the township was surveyed by Colonel Mahlon Burwell and Colonel Bostwick in 1820. Unlike other townships in Upper Canada, lots were not parceled out to government “favorites” or speculators before 1817; the earliest settlers were farmers, many of whom arrived by way of the United States. By 1817, the township was home to 428 people and the price of land had quadrupled since tracts were first made available. By 1850, the township had a population of 4,525.¹

3.1.2 London South

Originally part of Westminster Township, South London was originally settled in the 1810s. For most of the nineteenth century, the area was home to a number of wealthy Londoners, who constructed large country mansions away from the increasingly congested city. South London remained predominantly rural until the 1880s, but was connected to the City of London by a series of bridges over the Thames. By the 1890s, the population of the area had increased to the point where annexation was considered. Eager to reap the benefits of electric street lighting, safe drinking water, sidewalks and the city’s education system, this section of the township became part of the City of London on May 1st, 1890. Bounded by Wellington Road, Wharncliffe Road, Emery Street and the Thames River, the new suburb was designated as Ward 6. The building boom of the 1880s and 1890s was concentrated largely to the western side of the ward; parcels of land along Wellington Road were still held by wealthy families such as the McClary and Mackenzie families until the end of the century. Grand Avenue – formerly Hamilton Road prior to 1890 – is so named for the large estates that once fronted on it.²

3.1.3 Wellington Road

Running north to south from Huron Street to the City of St. Thomas with brief interruptions by the Western Ontario Pacific Railway (now Canadian Pacific Railway) line, Wellington Road was named for Arthur Wellesley, 1st Duke of Wellington. A major figure in British military history, Wellington was famous for his victory over Napoleon at the Battle of Waterloo in 1815. From 1818 to 1827, he served Master General of the Ordnance, commanding military officers and artillery in Upper Canada.³ The road was cut through Westminster Township by W. L. Odell, who also assisted in the construction of an iron bridge to carry Wellington Road across the Thames River.⁴

Within London, Wellington Road is identified by various official names, at varying points within the City. Between Huron Street and the Thames River, the road runs relatively parallel with Richmond Street and is identified in this section as Wellington Street. South of the Thames River, the road changes names to Wellington Road, and is

¹ *A History of the County of Middlesex, Canada*. Toronto: W. A. & C. L. Goodspeed, 1889. p. 566-568

² The Architectural Conservancy of Ontario. *Tecumseh Trek; ACO’s 38th Annual Geranium Heritage House Tour*. London, Ontario: ACO, June 5, 2011.

³ Michael Baker & Hilary Bates Neary. *London Street Names*. Toronto: James Lormier & Company Ltd., 2003. p. 100

⁴ *A History of the County of Middlesex, Op Cit.* p.570

identified as such between the River and the road's intersection with Exeter Road, just north of Highway 401. Lastly, the road is identified as Wellington Road South southwards from Exeter Road to south of the municipal city limits.

3.2 Land Use History

3.2.1 1810-1854

The subject property is located on a portion of the north half of Lot 25, Concession B, or the Broken Front Concession in the former Westminster Township. In 1839, Albert S. Odell received a 69 ½ acre grant from the crown in 1839. The southern half of the lot remained unclaimed until 1850 when it was deeded to Edward Matthews. Albert Odell was one of the first of his family to settle in Westminster Township, arriving around 1810. He originally settled on Lot 24, Concession I, on the Commissioner's Road near the present Victoria Hospital.⁵ One of ten children, Albert Odell was born in 1787 to John Odell and Enor Schriver (also recorded as Schryver or Scriver in some sources). John Odell was of Dutch origin and had originally settled in Dutchess County, New York, before relocating near Montreal after the American Revolution. All of John and Enor's children would eventually settle in Westminster Township with the exception of their son Loop, who died in Lower Canada (now Quebec).⁶ It appears the Albert Odell never resided on Lot 25, Concession B; the 1854 assessment roll records him as residing on Lot 24, Concession I where he had originally settled. Albert married Charlotte Percival at an unknown date, however the couple never had children. Charlotte predeceased Albert sometime prior to 1852; Albert passed away in 1856.⁷

3.2.2 1854-1940

In 1854, Benjamin Shaw purchased part of Lot 25, and along with John Reynard, subdivided most of the property into residential building lots. According to a 1908 article entitled *The Naming of London Streets* by Harriet Priddis, Shaw and Reynard both operated mills on the property for a time. Part of the Shaw and Reynard property was registered as RP 95 (4th), however remaining section on which the subject property is now situated was never registered under a subdivision plan. In 1855, George Watson purchased Lots 5 and 6, RP 95 (4th), as well as 4/5 of an acre of from Benjamin Shaw. The property acquired from Shaw includes the present subject property and was never registered as part of a subdivision plan. George Watson was originally from Staffordshire, England and had arrived in London (Ontario) with his wife in 1833. A builder and architect by trade, Watson was employed as London's town carpenter; he was responsible for constructing and maintaining the town's wooden sidewalks. Nearby Watson Street was later named for him.⁸

During the nineteenth century, several houses were located on the Watson property, although their respective dates of construction were not determined. The 1892, revised 1907 Fire Insurance Plan of the City of London is the earliest Fire Insurance Plan to cover this section of London. This plan shows that a small frame structure was situated on the property with the municipal address of 90 Wellington Road. The structure had a rectangular plan, and was set well back from the street, towards the rear of the property (**Figure 4**). On the 1912, revised 1922 plan, a brick structure is indicated at the same location (**Figure 5**). The 1926 Geodetic Survey of London provides further details of the property, showing the same brick structure with a small wood-framed outbuilding in the northeast corner. Following the death of George Watson in 1907, the property was transferred to his son Richard Watson. Richard Watson resided in the house at 88 Wellington Road from 1908 until his death in 1926. It appears that the original house at 90 Wellington Road was rented out by the Watson Family; from the 1930s onwards and R.W.

⁵ *A History of the County of Middlesex, Op Cit.* p. 568

⁶ Dan Brock. "All in the Family; An Account of Some Members of the Odell Family". *London and Middlesex County Historical Society Newsletter*, Fall 2018.

⁷ Brock. *Op Cit.*

⁸ Harriet Priddis. "The Naming of London Streets". *Historic Sketches of London and Middlesex, Part II*. London, Ontario: The London and Middlesex Historical Society, 1908. p. 15

Watson is listed at this address, but not as the homeowner. The relationship to George or Richard Watson was not determined. The City of London eventually took over the Watson property for tax rears in 1939.

3.2.3 1940-Present

90 Wellington Road continued to be listed in City Directories every year until 1943 with R.W. Watson identified as occupant, but not as homeowner. From 1944-46 the address is absent from the directories, indicating that original house on the property was likely demolished during that time. Land Registry records show that the property was purchased from the City of London by Robert and Hilda Garnett in July of 1945. The 1947 City Directory lists a “new house” at this location, suggesting that the present house was constructed sometime in 1946-47. The following year, the house is occupied with Robert Garnett listed as occupant and homeowner. The Garnett family would own the house for more than thirty-five years. City Directories suggest that part of the house was rented out from the early-1950s; the listing often shows both the Garnetts and a tenant at this address. Robert Garnett appears to have passed away circa 1969; Hilda continued to reside in the house until the 1980s. The property remains a private residence today.

4. Existing Conditions

4.1 Landscape Context

The subject property is located on the east side of Wellington Road, between Weston Street and Watson Street. Through the area, Wellington Road follows a roughly north-south orientation and is a four-lane arterial road connecting downtown London with Highway 401. Weston and Watson Streets are both two-lane residential streets which dead-end just east of Wellington Road. The area comprises a mixture of commercial and residential uses. Properties fronting onto the west side of Wellington Road are primarily commercial buildings with retailers and restaurants as tenants; those on the east side are a mixture of detached houses and commercial buildings. A small commercial shopping plaza is located on the east Side of Wellington Road, a stand-alone LCBO store is located on the west side.

4.2 Architectural Description

The subject property contains a two-storey detached house with a hipped roof clad in asphalt shingles. The house has a side-hall plan and is clad in a mixture of red and brown brick. It sits on a parged concrete foundation. The house is generally vernacular in design, although the gabled front entrance vestibule suggests some influences of the Arts-and-Crafts style. The west façade of the house fronts onto Wellington Road. The most distinctive feature of the front façade is the front entrance vestibule, which is offset to the right of the façade. This vestibule has a single entrance door and a steeply-pitched asymmetrical gable roof. A set of concrete stairs is located in front. All exterior windows are 6-over-1 sash type windows with black painted frames, with the exception of a small 2 x 2 window near the front of the house on the south façade. To the left of the front vestibule is a set of three windows. Two windows are located on second storey of the front façade. All exterior windows have concrete sills. A small skylight is located on the south face of the roof. Another single entrance door with a metal awning is located on the south façade of the house; details of the rear of the house were not determined due to property access restrictions.

4.3 Comparative Analysis

A comparative analysis was undertaken to establish a baseline understanding of similar cultural heritage designated properties in the City of London, and to determine if the property “is a rare, unique, representative, or early examples of a style, type, expression, material or construction method” as described in O.Reg. 9/06.

Comparative examples of one and one-and-a-half storey detached houses were located within the City of London. All of these examples have an offset front gabled entranceway or vestibule, and exhibit influences of the Arts-and-Crafts style.

Seven comparable properties were identified. However, this sample does not represent all available properties, and is rather intended to be a representative selection (**Table 1**). Various similar or comparable properties are located throughout the City, however, these seven were identified to provide similar examples for the purposes of this report. The following observations were noted in analyzing the comparable properties.

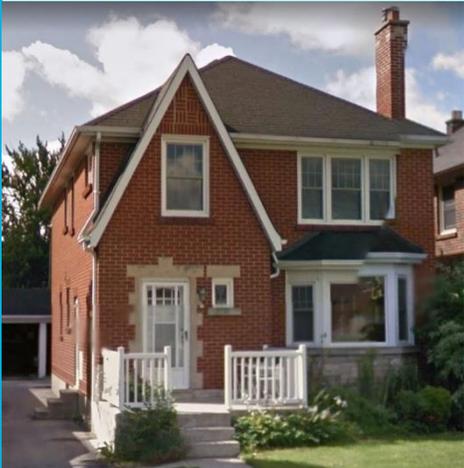
Of these examples:

- All include buildings that were originally designed as detached houses;
- Six are clad with exterior brick;

- Four have a gable-roofed front entrance/vestibule;
- Three have hipped roofs;
- Three are two-storey houses;
- All appear to still function as private residences.

The comparative analysis suggests that the subject property has design elements which are relatively common within the City of London. The offset gabled vestibule/entranceway is a common design feature of houses constructed during the 1930s and 1940s, although it appears that most of the postwar houses with this feature are one-and-a-half storeys in height. Most comparable two-story examples with hipped roofs appear to date to before the Second World War and have more complex façade designs. The subject property appears to be a simplified, postwar interpretation of these earlier Arts-and-crafts influenced designs. From a comparative perspective, the property does not appear to be a rare, unique, representative, or example of a style, type, expression, material, or construction method.

Table 1: Comparative analysis of properties with building/structures of similar age, style, and/or typology

Address	Recognition	Picture	Age	Material	Style
455 Baker Street	None		TBD	Brick - red	Two-storey detached house with hipped roof and offset front entrance with gable roof.
508 Baker Street	None		TBD	Brick - brown	Two-storey detached house with hipped roof and offset front entrance with asymmetrical gable roof.

<p>1 Clenray Place</p>	<p>None</p>		<p>1932</p>	<p>Brick - brown</p>	<p>Two-storey detached house with hipped roof, offset front entrance with gable roof.</p>
<p>289 Wellington Road</p>	<p>None</p>		<p>c. 1946</p>	<p>Brick - brown</p>	<p>One-and-a-half storey detached house with gabled-roofed front vestibule</p>
<p>265 Wellington Road</p>	<p>None</p>		<p>c. 1946</p>	<p>Brick - brown</p>	<p>One-and-a-half storey detached house with asymmetrical gabled-roofed front vestibule</p>

<p>267 Wellington Road</p>	<p>None</p>		<p>c. 1946</p>	<p>Brick - red</p>	<p>One-and-a-half storey detached house with asymmetrical gabled-roofed front vestibule</p>
<p>272 Edward Street</p>	<p>None</p>		<p>1940</p>	<p>Vinyl/Aluminium siding</p>	<p>One-and-a-half storey vernacular dwelling with hipped-gable roof and asymmetrical gabled vestibule.</p>

4.4 Discussion of Integrity

According to the Ontario Heritage Toolkit, Heritage Property Evaluation (MTCS 2006), “Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.” The following discussion of integrity was prepared to consider the ability of the property to represent and retain its cultural heritage value over time. It does not consider the structural integrity of the building. Access to the interior of the building was not available, and observations have been made from the public right-of-way. Structural integrity, should it be identified as a concern, should be determined by way of a qualified heritage engineer, building scientist, or architect.

The subject property contains a two-storey vernacular-style detached house clad in red and brown brick with a hipped roof. Although no historic drawings or photographs of the property were located, the house appears to have retained many of its original design elements. The external structure of the house does not appear to have been extensively modified; no additions are visible. It appears that most of the exterior window are modern replacements, however their 6-over-1 design is in keeping with the general style and age of the house. The property can therefore be considered to retain its integrity as a vernacular style house with Arts-and-Crafts influences.

5. Heritage Evaluation

5.1 Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
1) The property has <i>design or physical value</i> because it:		
i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.	No	The building at 90 Wellington Road is a modest two-storey detached house with some simplified Arts-and-crafts influences. Comparative analysis suggests that the house has design detail which are relatively common for houses constructed in the pre-war, and immediate post-war period.
ii) Displays a high degree of craftsmanship or artistic merit.	No	The building exhibits design details which comparative analysis suggests are relatively common for the period in which it was constructed and does not display a high degree of craftsmanship or artistic merit that exhibits cultural heritage value.
iii) Demonstrates a high degree of technical or scientific achievement.	No	The building does not demonstrate an unusual degree of technical or scientific achievement. It is very similar to many other houses of the era.
2) The property has historic or associative value because it:		
i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.	No	There is no information that suggests any of the property owners or residents were of significance to the community.
ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.	No	The building does not yield any information towards understanding the community or its culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.	No	No evidence was found related to the architect, builder, or designer of the building. As a result, the building has no significant associations with an architect,

	artist, builder, designer, or theorist.
3) The property has contextual value because it:	
i) Is important in defining, maintaining, or supporting the character of an area	No The subject property is one of a variety of residential and commercial structures of varying age and design located along this section of Wellington Road. The property does not play a significant part in defining, maintaining, or supporting the character of the area.
ii) Is physically, functionally, visually or historically linked to its surroundings	No The property is one of many commercial and residential buildings in the area of varying age and design, it is not considered to be functionally, visually, or historically linked to its surroundings.
iii) Is a landmark	No The building is not considered to be a landmark in the area.

6. Conclusions

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 90 Wellington Road was not determined to be of significant cultural heritage value or interest. Accordingly, no Statement of Cultural Heritage Value or Interest, or Description of Heritage Attributes has been prepared.

7. Recommendations

The subject building is a two-storey vernacular-style house circa 1946-47. Based on the background historical research, field review, comparative analysis, description of integrity, and application of Ontario Regulation 9/06 criteria, the property was not determined to have significant cultural heritage value or interest.

The completion of the CHER has resulted in the following recommendation:

- The property at 90 Wellington Road was determined not to have significant cultural heritage value or interest. Subsequently, no additional cultural heritage work is recommended for the property.

8. Images



Image 1: 90 Wellington Road (AECOM, 2019)



Image 2: Front (west) façade, 90 Wellington Road (AECOM, 2019)



Image 3: South façade of 90 Wellington Road (AECOM, 2019)



Image 5: 88, 90, 92 and 98 Wellington Road (AECOM, 2019)



Image 4: Detail of front vestibule (AECOM, 2019)

9. Mapping

All mapping related to the subject property is located on the following pages.

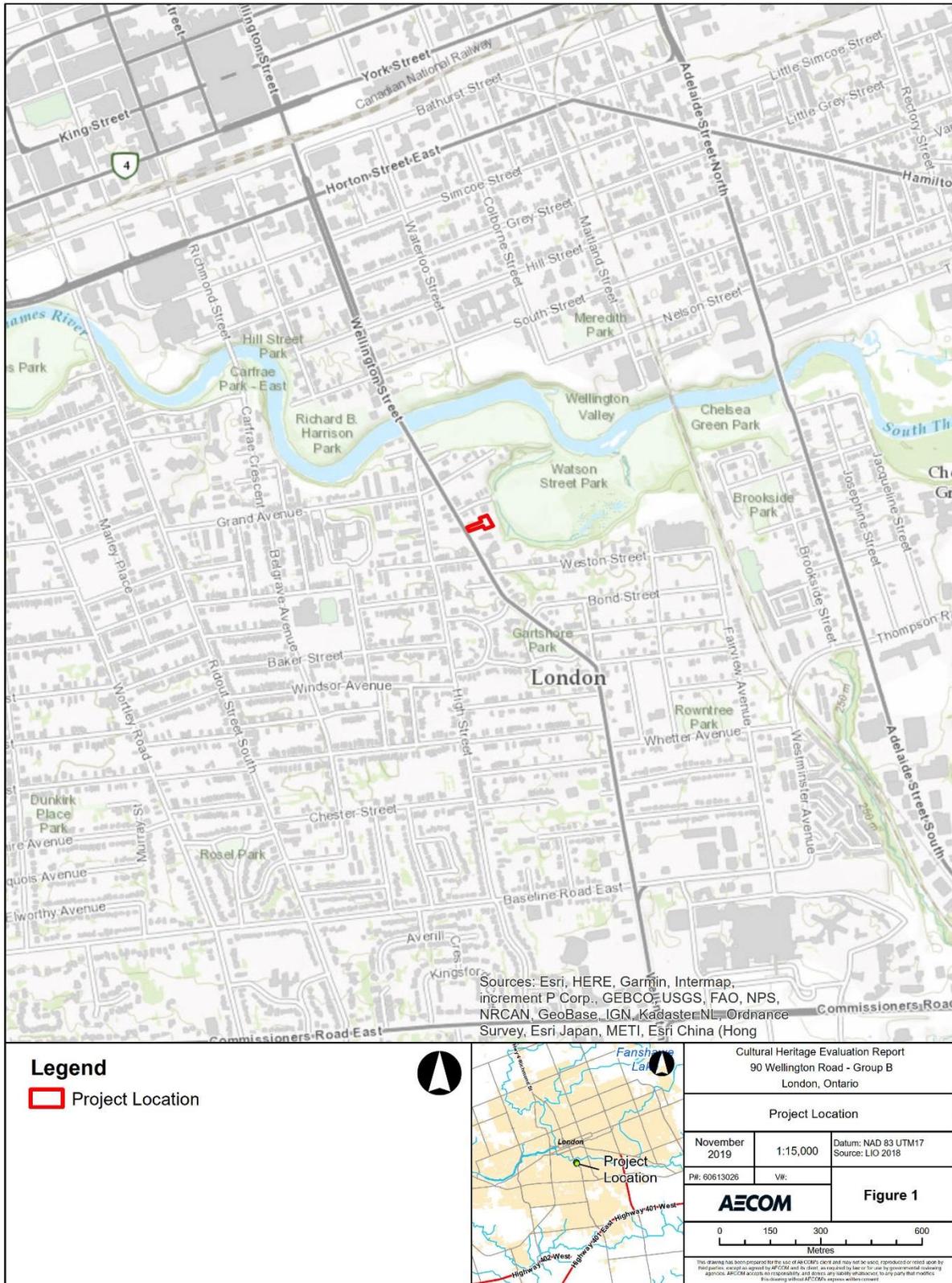


Figure 1: Project Location



<p>Legend</p> <p> Project Location</p>			Cultural Heritage Evaluation Report 90 Wellington Road - Group B London, Ontario		
			Project Location in Detail		
			November 2019 PW: 60613026	1:1,000 VW:	Datum: NAD 83 UTM17 Source: LIO 2017, Imagery - City of London 2018
				Figure 2	
<small>This drawing has been prepared by the staff of AECOM and may not be used, reproduced or relied upon by third parties without the express written consent of AECOM. AECOM accepts no responsibility and disclaims any liability whatsoever to any party that may be affected by this drawing without AECOM's express written consent.</small>					

Figure 2: Project Location in Detail



Figure 3: Project Location, 1878

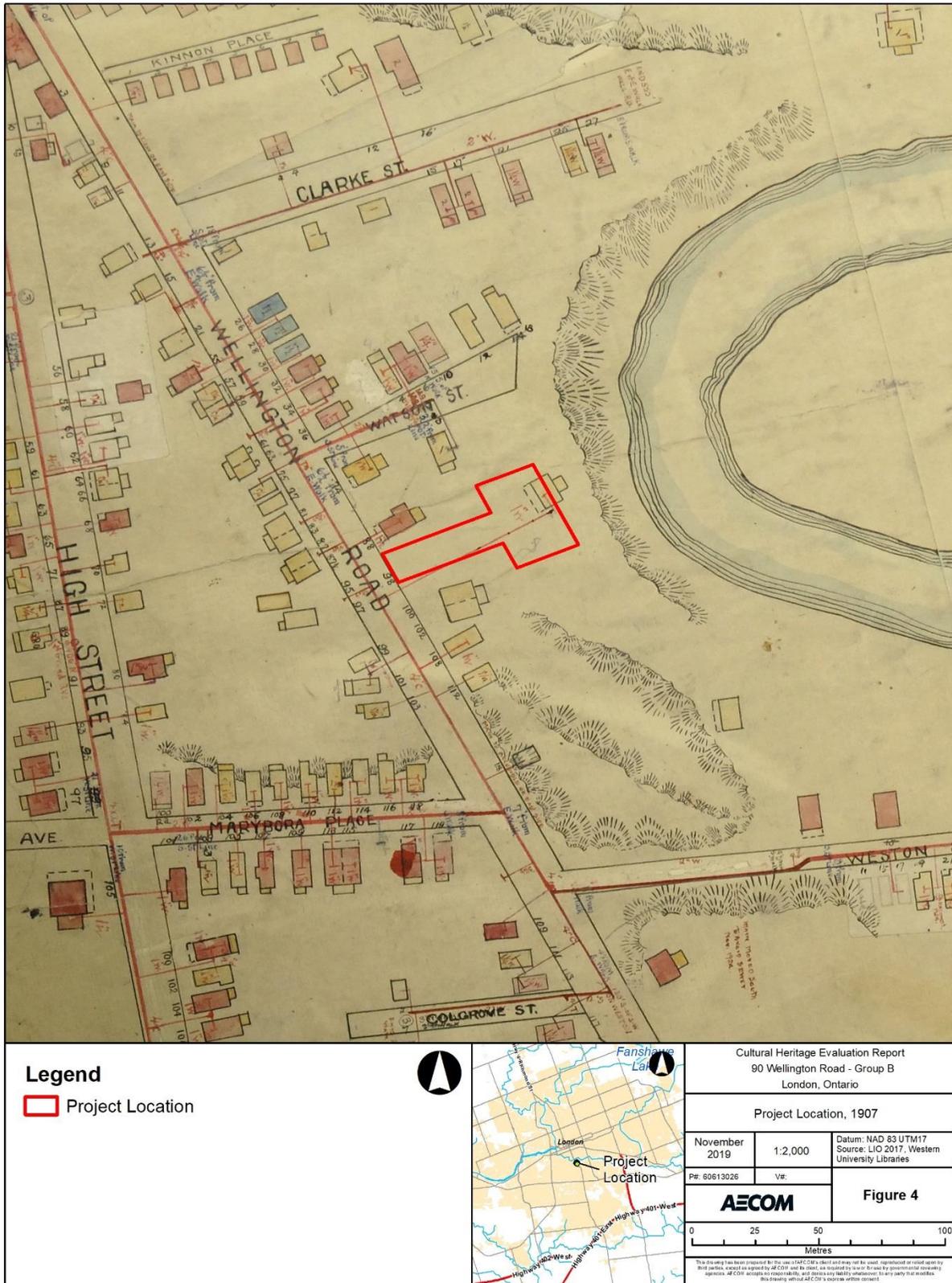


Figure 4: Project Location on the 1897 Revised 1907 Fire Insurance Plan of the City of London

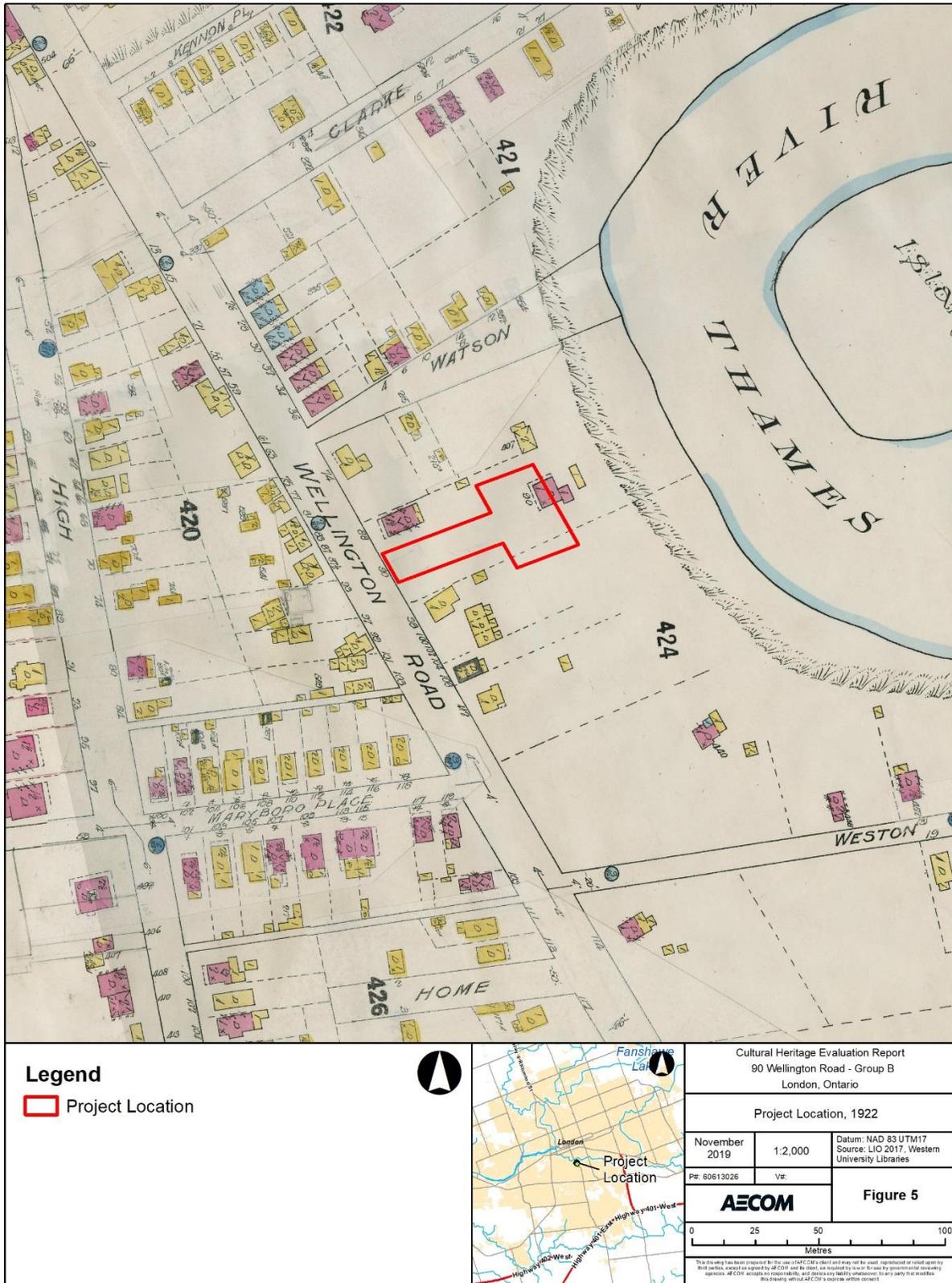


Figure 5: Project Location on the 1915 Revised 1922 Fire Insurance Plan of the City of London



Figure 6: Project Location, 1913

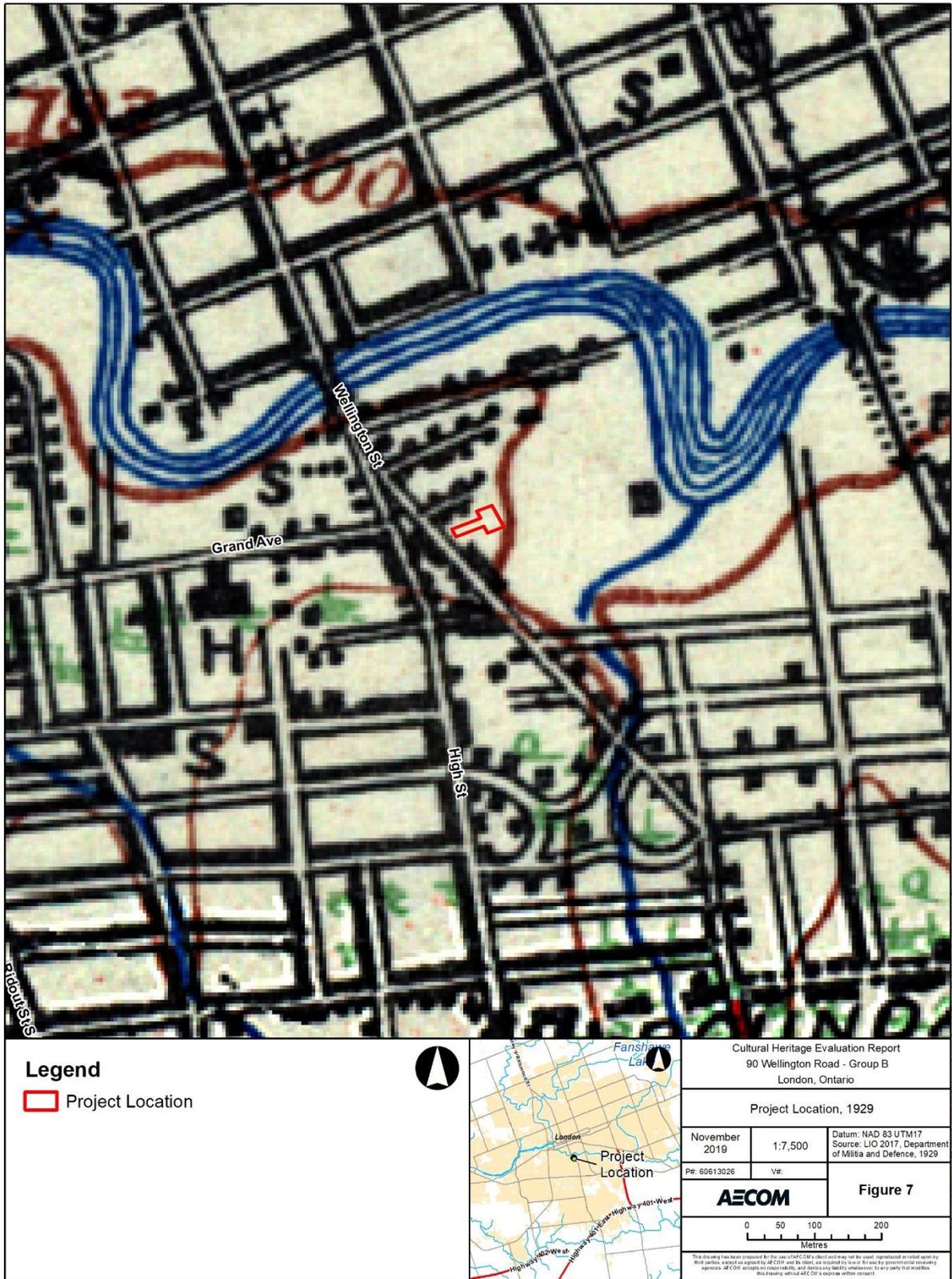


Figure 7: Project Location, 1929

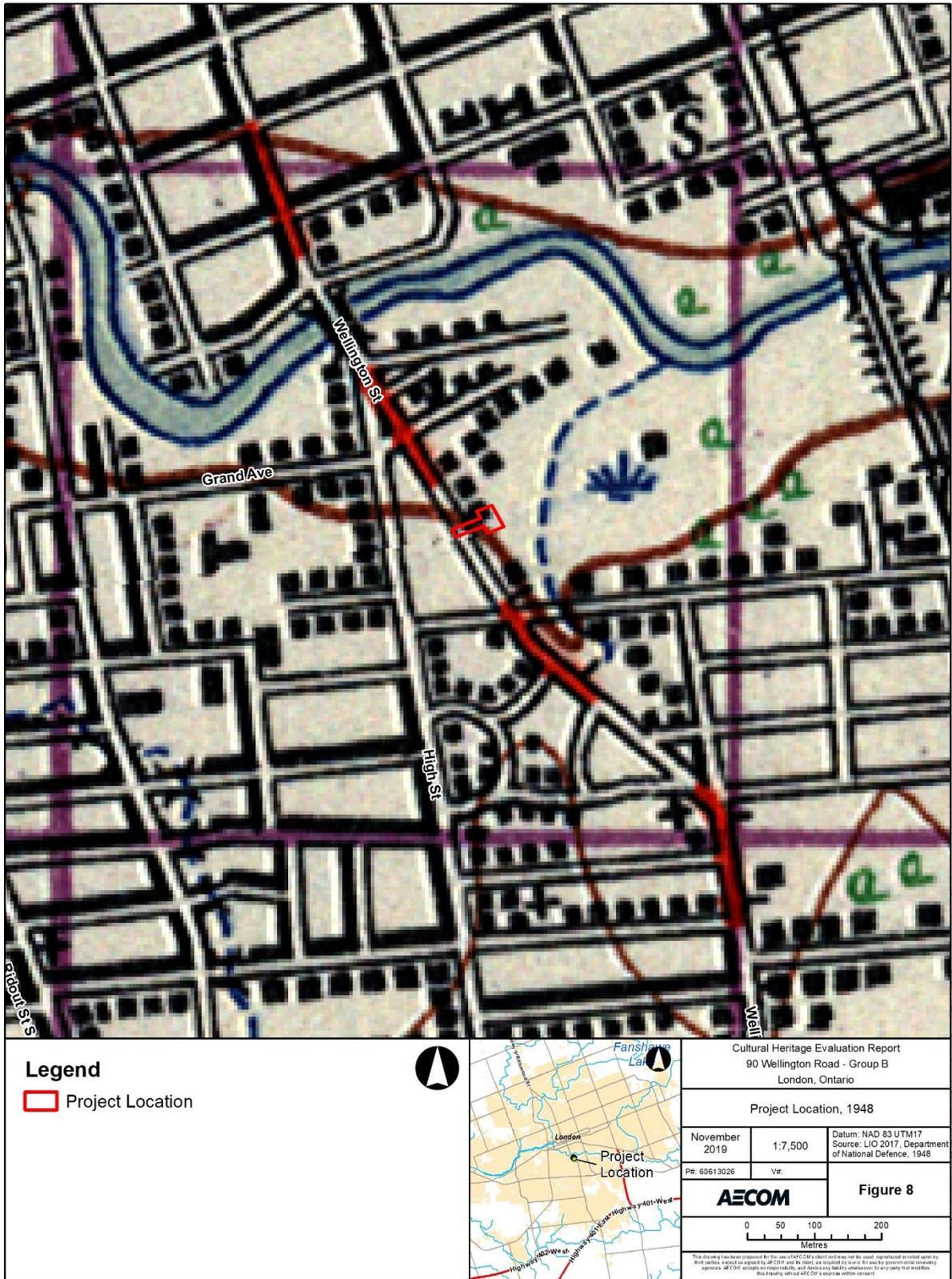


Figure 8: Project Location, 1948



Figure 9: Project Location Aerial, 1945



Figure 10: Project Location Aerial, 1965



Figure 11: Project Location Aerial, 1972

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Ontario Heritage Tool Kit

<http://www.culture.gov.on.ca/english/heritage/Toolkit/toolkit.ht>

Ontario Ministry of Tourism, Culture and Sport: Heritage Conservation Principle's for Land Use Planning

http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_landuse_planning.htm

Ontario Ministry of Tourism, Culture and Sport: Eight Guiding Principles in the Conservation of Historic Properties

http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_8principles.htm

Ontario Heritage Act (2006)

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Guidelines on the Man-Made Heritage Component of Environmental Assessments (1981)

Environmental Guide for Built Heritage and Cultural Heritage Landscapes (2007)

National and International Standards and Resources:

Canadian Register of Historic Places

http://www.historicplaces.ca/visit-visite/rep-reg_e.aspx

Parks Canada Standards and Guidelines for the Conservation of Historic Places in
Canada

http://www.pc.gc.ca/docs/pc/guide/nldclpc-sgchpc/index_E.asp

Parks Canada National Historic Sites of Canada

http://www.pc.gc.ca/progs/lhn-nhs/index_e.asp

Contact
Michael Greguol, M.A.
Cultural Heritage Specialist
T 519.963.5866
E michael.greguol@aecom.com

City of London

**Cultural Heritage Evaluation Report
92 Wellington Road,
London, Ontario**

Prepared by:

AECOM

410 – 250 York Street, Citi Plaza
London, ON, Canada N6A 6K2
www.aecom.com

519 673 0510 tel
519 673 5975 fax

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Signatures

Report Prepared By: DRAFT

Liam Smythe, B. URPL
Heritage Researcher

Report Reviewed By: DRAFT

Michael Seaman, MCIP, RPP, CAHP
Senior Cultural Heritage Specialist

Distribution List

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Revision History

Revision #	Date	Revised By:	Revision Description
0	November 8, 2019	L. Smythe	Draft submission to City of London
1	November 18, 2019	L. Smythe	Revised draft submission to City of London

Executive Summary

AECOM Canada Ltd. (AECOM) was retained by the City of London to complete a Cultural Heritage Evaluation Report (CHER) to determine the cultural heritage value of the property at 92 Wellington Road. This property was one of twelve identified in the City of London Cultural Heritage Screening Report (CHSR) (October 2018) as having potential cultural heritage value or interest, and the potential to be directly or indirectly impacted by the project. The CHSR was completed as part of the Transit Project Assessment Process (TPAP) for the London BRT project. As there is an opportunity to mitigate impacts to this property, it was recommended that a CHER be completed on the property after the completion of the TPAP process in June 2019.

The subject property contains a single-storey vernacular-style house constructed circa 1949. Based on the background historical research, field review, comparative analysis, description of integrity, and application of Ontario Regulation 9/06 criteria, the property was not determined to have significant cultural heritage value or interest.

The completion of the CHER has resulted in the following recommendation:

- The property at 92 Wellington Road was determined not to have significant cultural heritage value or interest. Subsequently, no additional cultural heritage work is recommended for the property.

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1. Introduction

1.1 Development Context

AECOM Canada Ltd. (AECOM) was retained by the City of London to complete a Cultural Heritage Evaluation Report (CHER) to determine the cultural heritage value of the property at 92 Wellington Road. This property was one of twelve identified in the City of London Cultural Heritage Screening Report (CHSR) (October 2018) as having potential cultural heritage value or interest, and the potential to be directly or indirectly impacted by the project. The CHSR was completed as part of the Transit Project Assessment Process (TPAP) for the London BRT project. As there is an opportunity to mitigate impacts to this property, it was recommended that a CHER be completed on the property after the completion of the TPAP process in June 2019.

2. Legislation and Policy Context

2.1 Provincial and Municipal Context and Policies

2.1.1 Provincial Policy Context

The Ministry of Tourism, Culture, and Sport (MTCS) is charged under Section 2 of the *Ontario Heritage Act* with the responsibility to determine policies, priorities and programs for the conservation, protection and preservation of the cultural heritage of Ontario. The *Ontario Heritage Act* works with other legislation to support an integrated provincial framework for the identification and conservation of the province's cultural heritage resources. Other provincial land use planning and resource development legislation and policies include provisions to support heritage conservation, including:

- The *Planning Act* and *Provincial Policy Statement 2014*, which identify cultural heritage as a 'matter of provincial interest' requiring that land use planning decisions conserve cultural heritage.
- The *Environmental Assessment Act*, which defines 'environment' to include cultural heritage and ensures that governments and public bodies consider potential impacts in infrastructure planning.

The following documents have informed the preparation of this CHER:

- Guidelines for Preparing the Cultural Heritage Resource Component of Environmental Assessments (1992);
- Guidelines on the Man-Made Heritage Component of Environmental Assessments (1981);
- MTCS Standards and Guidelines for Conservation of Provincial Heritage Properties (2010);
- MTO Environmental Guide for Built Heritage and Cultural Heritage Landscapes (2007); and
- The Ontario Heritage Toolkit (2006).

Additionally, the *Planning Act* (1990) and related *Provincial Policy Statement* (PPS) (2014) provide guidance for the assessment and evaluation of potential cultural heritage resources. Subsection 2.6 of the PPS, Cultural Heritage and Archaeological Resources, states that:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

Criteria for determining significance for the resources are mandated by the Province in Ontario Regulation 9/06.

2.1.2 Ontario Regulation 9/06

Ontario Regulation 9/06 provides the Criteria for Determining Cultural Heritage Value or Interest under the *Ontario Heritage Act*. This regulation was created to ensure a consistent approach to the designation of heritage properties under the *Ontario Heritage Act*. All designations under the *Ontario Heritage Act* after 2006 must meet at least one of the criteria outlined in the regulation.

A property may be designated under Section 29 of the *Ontario Heritage Act* if it meets one or more of the following criteria for determining whether the property is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - 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;
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - 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;
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area;
 - ii. is physically, functionally, visually, or historically linked to its surroundings;
 - iii. is a landmark.

2.1.3 Municipal Policies

The London Plan is the City of London's new Official Plan which was consolidated on August 27, 2018. *The London Plan* focuses on three areas of cultural heritage planning, including: general policies for the protection and enhancement of cultural heritage resources; specific policies related to the identification of cultural heritage resources, including individual cultural heritage resources, heritage conservation districts, cultural heritage landscapes, and archaeological resources; and specific policies related to the protection and conservation of these cultural heritage resources. The criteria outlined in *The London Plan* for the identification and designation of individual properties of cultural heritage value or interest reflect the criteria defined in O.Reg. 9/06.

2.2 Methodology

A CHER examines a property as a whole, its relationship to its surroundings, as well as its individual elements—engineering works, landscape, etc. The recommendations of the CHER are based on an understanding of the physical values of the property, a documentation of its history through research, and an analysis of its social context, comparisons with similar properties, and mapping. This CHER is guided and informed by the key documents listed in 2.1.1. A field review of the property was undertaken on September 18, 2019 by Liam Smythe, Cultural Heritage Researcher with AECOM.

2.3 Consultation

Consultation has been conducted with the LACH. A draft CHSR (dated February 6, 2018) was provided for their review and comment. The LACH Stewardship Sub-Committee recommended that 104 properties which were identified by the draft CHSR to have potential cultural heritage value or interest, do not require further examination for consideration as having cultural heritage value or interest (CHVI). The LACH also recommended that an additional 30 properties, not identified by the draft CHSR, be evaluated for their potential cultural heritage value. Further, the remaining properties flagged by the draft CHSR requiring further cultural heritage work were added to the Register (*Inventory of Heritage Resources*) pursuant to Section 27 of the *Ontario Heritage Act* by resolution of Municipal Council on March 27, 2018.

The draft CHSR was also provided to the MTCS for review, and comments were received in July 2018. In response to MTCS comments, the CHSR was revised to include additional information on impacted properties, and a preliminary impact assessment. The property at 92 Wellington Road was one of twelve properties identified in the CHSR as having potential cultural heritage value or interest, which may be directly or indirectly impacted by the project. As there is an opportunity to mitigate impacts to these properties, it was recommended that CHERs be completed following the completion of the TPAP process.

The revised CHSR (October 8, 2018) was provided to the LACH on October 10, 2018. The Draft Terms of Reference for CHERs was also received and referred to the LACH Stewardship Sub-Committee for review. This CHER will be submitted and reviewed by the LACH Stewardship Sub-Committee at their November 29, 2019 meeting. Recommendations of the Stewardship Sub-Committee will be presented to LACH at their meeting on December 11, 2019.

3. Historical Context

3.1 Local Context and Settlement History

3.1.1 Westminster Township

Prior to European settlement, the area that would eventually become Westminster Township was settled by members of the Chippewa First Nation. One of the largest townships in Middlesex County, the first survey of Westminster Township was completed in 1809-10 by Deputy Provincial Surveyor Simon T. Z. Watson. The remainder of the township was surveyed by Colonel Mahlon Burwell and Colonel Bostwick in 1820. Unlike other townships in Upper Canada, lots were not parceled out to government “favorites” or speculators before 1817; the earliest settlers were farmers, many of whom arrived by way of the United States. By 1817, the township was home to 428 people and the price of land had quadrupled since tracts were first made available. By 1850, the township had a population of 4,525.¹

3.1.2 London South

Originally part of Westminster Township, South London was originally settled in the 1810s. For most of the nineteenth century, the area was home to a number of wealthy Londoners, who constructed large country mansions away from the increasingly congested city. South London remained predominantly rural until the 1880s, but was connected to the City of London by a series of bridges over the Thames. By the 1890s, the population of the area had increased to the point where annexation was considered. Eager to reap the benefits of electric street lighting, safe drinking water, sidewalks and the city’s education system, this section of the township became part of the City of London on May 1st, 1890. Bounded by Wellington Road, Wharncliffe Road, Emery Street and the Thames River, the new suburb was designated as Ward 6. The building boom of the 1880s and 1890s was concentrated largely to the western side of the ward; parcels of land along Wellington Road were still held by wealthy families such as the McClary and Mackenzie families until the end of the century. Grand Avenue – formerly Hamilton Row prior to 1890 – is so named for the large estates that once fronted on it.²

3.1.3 Wellington Road

Running north to south from Huron Street to the City of St. Thomas with brief interruptions by the Western Ontario Pacific Railway (now Canadian Pacific Railway) line, Wellington Road was named for Arthur Wellesley, 1st Duke of Wellington. A major figure in British military history, Wellington was famous for his victory over Napoleon at the Battle of Waterloo in 1815. From 1818 to 1827, he served Master General of the Ordnance, commanding military officers and artillery in Upper Canada.³ The road was cut through Westminster Township by W. L. Odell, who also assisted in the construction of an iron bridge to carry Wellington Road across the Thames River.⁴

Within London, Wellington Road is identified by various official names, at varying points within the City. Between Huron Street and the Thames River, the road runs relatively parallel with Richmond Street and is identified in this section as Wellington Street. South of the Thames River, the road changes names to Wellington Road, and is

¹ *A History of the County of Middlesex, Canada*. Toronto: W. A. & C. L. Goodspeed, 1889. p. 566-568

² The Architectural Conservancy of Ontario. *Tecumseh Trek; ACO’s 38th Annual Geranium Heritage House Tour*. London, Ontario: ACO, June 5, 2011.

³ *Michael Baker & Hilary Bates Neary. London Street Names*. Toronto: James Lormier & Company Ltd., 2003. p. 100

⁴ *A History of the County of Middlesex, Op Cit*. p.570

identified as such between the River and the road's intersection with Exeter Road, just north of Highway 401. Lastly, the road is identified as Wellington Road South southwards from Exeter Road to south of the municipal city limits.

3.2 Land Use History

3.2.1 1810-1854

The subject property is located on a portion of Lot 25, Broken Front Concession, or Concession "B" in the former Westminster Township. In 1839, Albert S. Odell received 69 ½ acres in the north part of the lot from the Crown. The southern part was later granted to Edward Matthews in 1850. Odell already owned Lot 24 immediately to the east, having purchased it from James Lester in 1822. The Odell family was among the earliest to settle in Westminster Township. Albert arrived in the Township in 1810, settling on Lot 24, Concession I on the Governor's Road near the present site of the Victoria Hospital.⁵ One of ten children, Albert was born in 1787 to John Odell and Enor Schriver (also given as Scriver or Schryver in some sources). The Odells were of Dutch origin and had originally settled in Dutchess County, New York. John and Enor relocated near Montreal following the American Revolution. All of their Children would eventually settle in Westminster Township, with the exception of their son Loop who died in Lower Canada (now Quebec).⁶ It appears that Albert Odell never resided on the subject property; the 1854 assessment roll lists him as residing on Lot 26, Concession I. Albert and his wife Charlotte never had children. Charlotte predeceased Albert sometime prior to 1852; Albert himself passed away four years later.⁷

3.2.2 1854-1945

In 1854, Benjamin Shaw purchased part of Lot 25, and along with John Reynard, subdivided most of the property into residential building lots. According to a 1908 article entitled *The Naming of London Streets* by Harriet Priddis, Shaw and Reynard both operated mills on the property for a time. Part of the Shaw and Reynard property was registered as RP 95 (4th), however remaining section on which the subject property is now situated was never registered under a subdivision plan. In 1855, George Watson purchased Lots 5 and 6, RP 95 (4th), as well as 4/5 of an acre of from Benjamin Shaw. The property acquired from Shaw includes the present subject property and was never registered as part of a subdivision plan. George Watson was originally from Staffordshire, England and had arrived in London (Ontario) with his wife in 1833. A builder and architect by trade, Watson was employed as London's town carpenter; he was responsible for constructing and maintaining the town's wooden sidewalks. Nearby Watson Street was later named for him.⁸

The properties which currently have the municipal addresses of 88, 90 and 92 Wellington Road were originally part of the same parcel of land. The parcel was owned by George Watson until his death in 1907, when it was transferred to his son, Richard Watson. Richard Watson resided at 88 Wellington Road from 1908 until his death in 1926. The City of London eventually took over the Watson property for tax arrears in 1939. Historic mapping shows that a house was located towards the rear of the property; City Directories identify this house with the municipal address of 90 Wellington Road. The southern section of the property on which the subject property at 92 Wellington Road is located was vacant until after the Second World War.

⁵ *A History of the County of Middlesex, Op Cit.* p. 568

⁶ Dan Brock. "All in the Family; An Account of Some Members of the Odell Family". *London and Middlesex County Historical Society Newsletter*, Fall 2018.

⁷ Brock. *Op Cit.*

⁸ Harriet Priddis. "The Naming of London Streets". *Historic Sketches of London and Middlesex, Part II*. London, Ontario: The London and Middlesex Historical Society, 1908. p. 15

3.2.3 1945-Present

In 1945, Robert and Hilda Garnett purchased a portion of the former Watson property from the City of London. Circa 1946-47 they constructed the present house at 90 Wellington Road. In September 1947, Robert Garnett purchased an additional 40 x 200 section of property immediately to the south from the City of London. It is this property on which the present house at 92 Wellington Road was constructed. In May of 1949, the Garnetts sold this section of their property to Kenneth and Isabel Steinberg. The 1949 City Directory identifies a “New House” at 92 Wellington Road, indicating that the present structure was constructed around that time. The following year, K.R. Steinberg is listed in City Directories as occupant and homeowner at this address. Although the Land Registry records are poorly legible, ownership of the property was returned to Robert Garnett as part of a legal dispute in September 1950. In October 1950, Garnett sold the property again to Charles and Ethel Fox who resided there until 1952 when the property was sold to Joseph Richardson. The house changed hands several times during the 1960s and 1970s; it remains a private residence today.

4. Existing Conditions

4.1 Landscape Context

The subject property is located on the east side of Wellington Road, between Weston Street and Watson Street. Through the area, Wellington Road follows a roughly north-south orientation and is a four-lane arterial road connecting downtown London with Highway 401. Weston and Watson Streets are both two-lane residential streets which dead-end just east of Wellington Road. The area comprises a mixture of commercial and residential uses. Properties fronting onto Wellington Road are primarily commercial buildings with retailers and restaurants as tenants. A small commercial shopping plaza is located on the east side of Wellington Road, a stand-alone LCBO store is located on the west side.

4.2 Architectural Description

The subject property contains a single-storey detached house with a hipped roof. The house has side-hall plan and is generally vernacular in design with a simple front façade. The exterior of the house is clad in grey horizontal vinyl siding; the roof is clad in grey asphalt shingles. The house has side-hall plan and is generally vernacular in design with a simple front façade. The front façade contains a large rectangular window projecting in a shallow bay. This window is divided vertically into three sections. A single front entrance door offset to the right. A low cast-concrete porch with two steps is located at the front door. The house sits on a concrete foundation which has been painted a dark grey. A single entrance door is also located on the south façade of the house, along with two sash-type windows. Three similar windows are located on the north façade.

4.3 Comparative Analysis

A comparative analysis was undertaken to establish a baseline understanding of similar cultural heritage designated properties in the City of London, and to determine if the property “is a rare, unique, representative, or early examples of a style, type, expression, material or construction method” as described in O.Reg. 9/06.

Comparative examples were drawn from listed properties within the City of London, as well as similar examples of architecture identified as single-storey vernacular-style dwellings within the City, not all of which are listed.

Seven comparable properties were identified. This sample however, does not represent all available properties and is rather intended to be a representative selection (**Table 1**). Various similar or comparable properties are located throughout the City, however, these seven were identified to provide similar examples for the purposes of this report. The following observations were noted in analyzing the comparable properties.

Of these examples:

- All are single-storey detached houses;
- All have a side-hall plan;
- Six have hipped roofs;
- Five are clad in vinyl/aluminum siding;
- All appear to still function as private residences.

The comparative analysis suggests that the subject property is a relatively common example of a single-storey vernacular style house in the City of London. It is typical in size, scale, form, and materials to other houses of the period in which it was constructed. As a result, from a comparative perspective, the property does not appear to be a rare, unique, representative, or example of a style, type, expression, material, or construction method.

Table 1: Comparative analysis of properties with building/structures of similar age, style, and/or typology

Address	Recognition	Picture	Age	Material	Style
637 Percy Street	None		TBD	Vinyl/Aluminium siding	Single-storey vernacular style house with hipped roof, side-hall plan.
38 Gower Street	None		TBD	Brick -beige	Single-storey vernacular style house with hipped roof, side-hall plan.
127 Weston Street	None		1950	Vinyl/Aluminium siding	Single-storey vernacular style house with hipped roof, side-hall plan.

<p>134 Paul Street</p>	<p>None</p>		<p>TBD</p>	<p>Vinyl/Aluminium siding</p>	<p>Single-storey vernacular style house with hipped roof, side-hall plan.</p>
<p>603 Winblest Avenue</p>	<p>None</p>		<p>TBD</p>	<p>Brick - red</p>	<p>Single-storey vernacular style house with hipped roof, side-hall plan.</p>
<p>45 Heather Crescent</p>	<p>None</p>		<p>TBD</p>	<p>Vinyl/Aluminium siding</p>	<p>Single-storey vernacular style house with hipped roof, side-hall plan.</p>
<p>68 Bond Street</p>	<p>None</p>		<p>TBD</p>	<p>Vinyl/Aluminium siding</p>	<p>Single-storey vernacular style house with hipped roof, side-hall plan.</p>

4.4 Discussion of Integrity

According to the Ontario Heritage Toolkit, Heritage Property Evaluation (MTCS 2006), “*Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.*” The following discussion of integrity was prepared to consider the ability of the property to represent and retain its cultural heritage value over time. It does not consider the structural integrity of the building. Access to the interior of the building was not available, and observations have been made from the public right-of-way. Structural integrity, should it be identified as a concern, should be determined by way of a qualified heritage engineer, building scientist, or architect.

Although no early photographs or drawings of the subject property were located, it appears that the exterior of the house has undergone several modifications. Based on the type of materials used, all of the visible exterior elements of the house are relatively recent replacements. Exterior windows are framed with vinyl and the house is clad in horizontal vinyl siding. Despite these changes however, the original simple, vernacular design of the house is still legible, and the property is still recognizable as an example of a vernacular, side-hall plan cottage of the type constructed in the immediate postwar period.

5. Heritage Evaluation

5.1 Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
1) The property has <i>design or physical value</i> because it:		
i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.	No	The building at 92 Wellington Road is a simple single-storey detached house. Comparative analysis suggests that it is of a relative common design for the period in which it was constructed.
ii) Displays a high degree of craftsmanship or artistic merit.	No	Comparative analysis suggests that the building is of a relatively common design for the period in which it was constructed and does not display a high degree of craftsmanship or artistic merit that exhibits cultural heritage value.
iii) Demonstrates a high degree of technical or scientific achievement.	No	The building is a modest house, of a relatively common design for the period in which it was constructed. It does not demonstrate an unusual degree of technical or scientific achievement.
2) The property has historic or associative value because it:		
i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.	No	There is no information that suggests any of the property owners or residents were of particular significance to the community.
ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.	No	The building does not yield any information towards understanding the community or its culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.	No	No evidence was found related to the architect, builder, or designer of the building. As a result, no significant associations with an architect, artist, builder, designer, or theorist were determined
3) The property has contextual value because it:		

<p>i) Is important in defining, maintaining, or supporting the character of an area</p>	<p>No</p>	<p>The subject property is one of a variety of residential and commercial structures of varying age and design located along this section of Wellington Road. The property does not play a significant part in defining, maintaining, or supporting the character of the area.</p>
<p>ii) Is physically, functionally, visually or historically linked to its surroundings</p>	<p>No</p>	<p>The property is one of many commercial and residential buildings in the area of varying age and design, it is not considered to be functionally, visually, or historically linked to its surroundings.</p>
<p>iii) Is a landmark</p>	<p>No</p>	<p>The building is not considered to be a landmark in the area.</p>

6. Conclusions

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 92 Wellington Road was not determined to be of significant cultural heritage value or interest. Accordingly, no Statement of Cultural Heritage Value or Interest, or Description of Heritage Attributes has been prepared.

7. Recommendations

The subject building is a single-storey vernacular-style house circa 1949. Based on the background historical research, field review, comparative analysis, description of integrity, and application of Ontario Regulation 9/06 criteria, the property was not determined to have significant cultural heritage value or interest.

The completion of the CHER has resulted in the following recommendation:

- The property at 92 Wellington Road was determined not to have significant cultural heritage value or interest. Subsequently, no additional cultural heritage work is recommended for the property.

8. Images



Image 1: Front (west) façade, 92 Wellington Road



Image 2: South facade (AECOM, 2019)



Image 3: 90, 92 and 98 Wellington Road (AECOM, 2019)

9. Mapping

All mapping related to the subject property is located on the following pages.

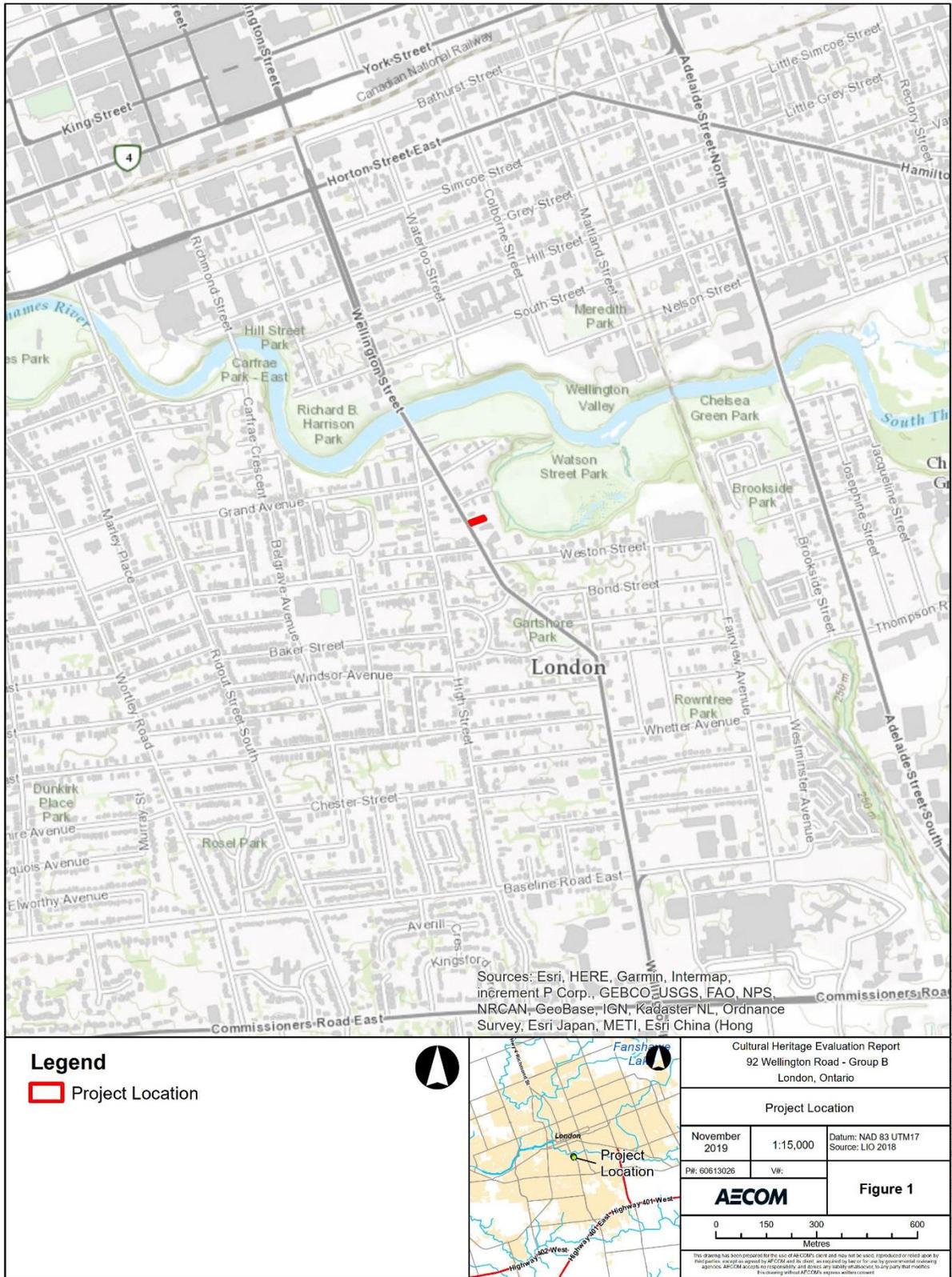


Figure 1: Project Location

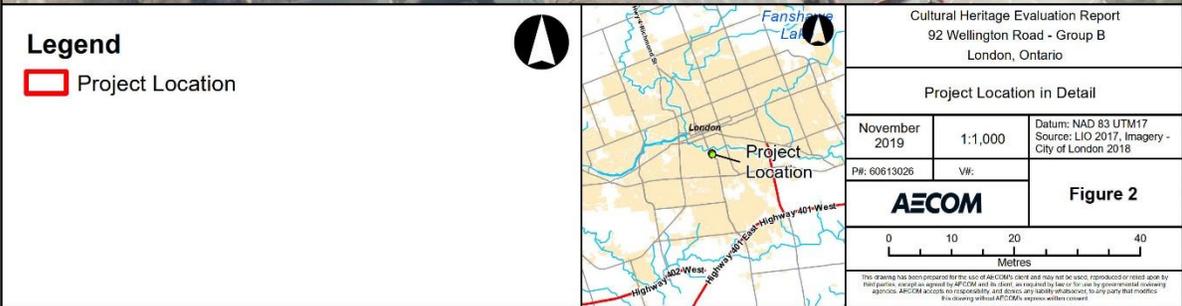


Figure 2: Project Location in Detail



Figure 4: Project Location, 1913

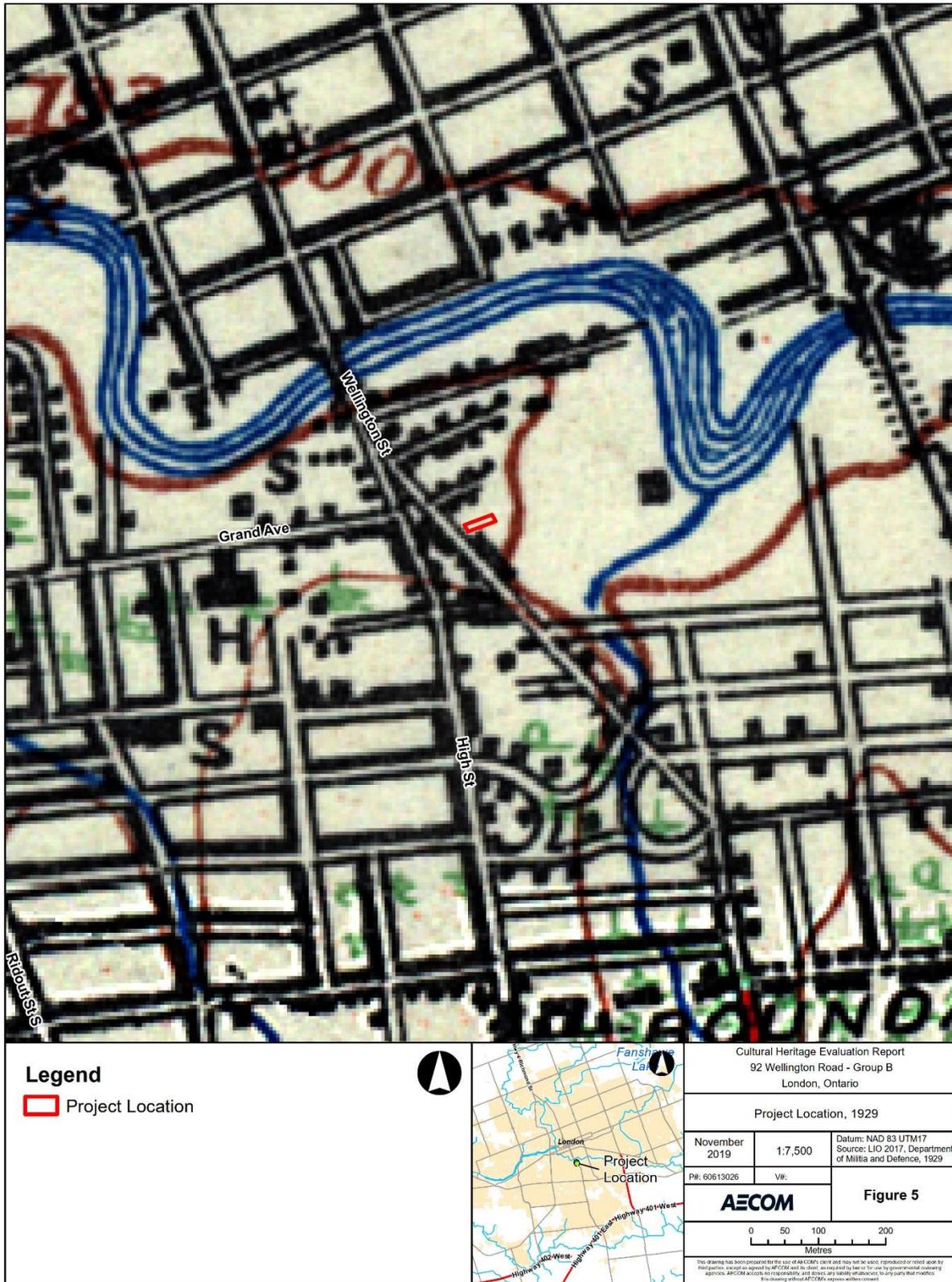


Figure 5: Project Location, 1929

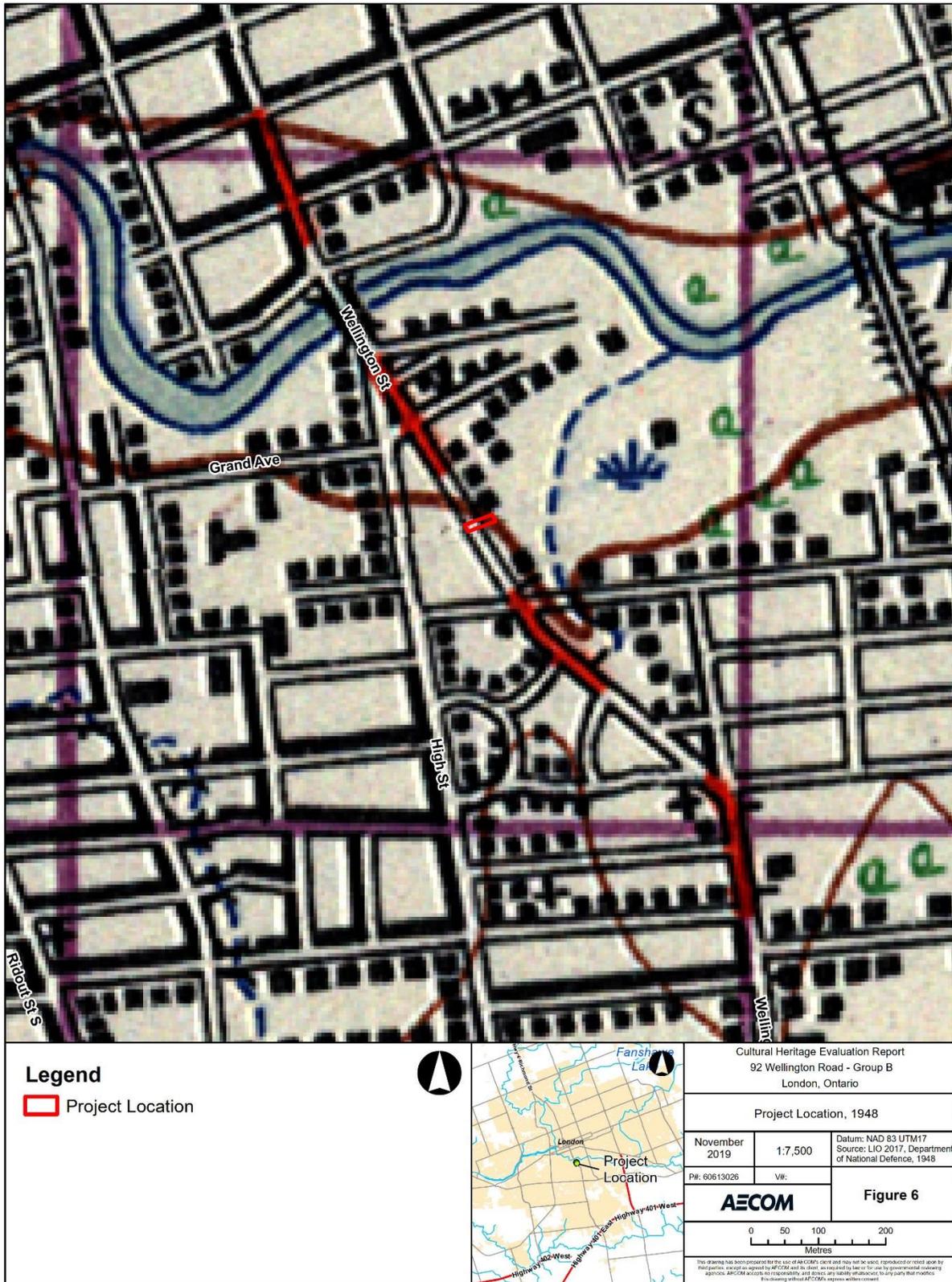


Figure 6: Project Location, 1948



Figure 7: Project Location Aerial, 1945



Figure 8: Project Location Aerial, 1965



Figure 9: Project Location Aerial, 1972

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Provincial Standards and Resources:

Ontario Heritage Tool Kit

<http://www.culture.gov.on.ca/english/heritage/Toolkit/toolkit.ht>

Ontario Ministry of Tourism, Culture and Sport: Heritage Conservation Principle's for Land Use Planning

http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_landuse_planning.htm

Ontario Ministry of Tourism, Culture and Sport: Eight Guiding Principles in the Conservation of Historic Properties

http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_8principles.htm

Ontario Heritage Act (2006)

Reference Guide on Physical and Cultural Heritage Resources (1996)

Guidelines for Preparing the Cultural Heritage Resource Component of Environmental Assessments (1992)

Guidelines on the Man-Made Heritage Component of Environmental Assessments (1981)

Environmental Guide for Built Heritage and Cultural Heritage Landscapes (2007)

National and International Standards and Resources:

Canadian Register of Historic Places

http://www.historicplaces.ca/visit-visite/rep-reg_e.aspx

Parks Canada Standards and Guidelines for the Conservation of Historic Places in
Canada

http://www.pc.gc.ca/docs/pc/guide/nldclpc-sgchpc/index_E.asp

Parks Canada National Historic Sites of Canada

http://www.pc.gc.ca/progs/lhn-nhs/index_e.asp

Contact
Michael Seaman, MCIP, RPP, CAHP, CMA
Senior Cultural Heritage Specialist
T 905.317.8099
E michael.seaman@aecom.com

City of London

Cultural Heritage Evaluation Report 120 Wellington Road, London, Ontario

Prepared by:

AECOM

410 – 250 York Street, Citi Plaza

London, ON, Canada N6A 6K2

www.aecom.com

519 673 0510

tel

519 673 5975

fax

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Signatures

Report Prepared By: DRAFT

Liam Smythe, B. URPL
Heritage Researcher

Report Reviewed By: DRAFT

Michael Seaman, MCIP, RPP, CAHP
Senior Cultural Heritage Specialist

Distribution List

# Hard Copies	PDF Required	Association / Company Name

Revision History

Revision #	Date	Revised By:	Revision Description
0	November 8, 2019	L. Smythe	Draft submission to City of London
1	November 18, 2019	L. Smythe	Revised draft submission to City of London

Executive Summary

AECOM Canada Ltd. (AECOM) was retained by the City of London to complete a Cultural Heritage Evaluation Report (CHER) to determine the cultural heritage value of the property at 120 Wellington Road. This property was one of twelve identified in the City of London Cultural Heritage Screening Report (CHSR) (October 2018) as having potential cultural heritage value or interest, and the potential to be directly or indirectly impacted by the project. The CHSR was completed as part of the Transit Project Assessment Process (TPAP) for the London BRT project. As there is an opportunity to mitigate impacts to this property, it was recommended that a CHER be completed on the property after the completion of the TPAP process in June 2019.

The subject property contains a two-storey commercial building constructed circa 1958-59. Based on the background historical research, field review, comparative analysis, description of integrity, and application of Ontario Regulation 9/06 criteria, the property was not determined to have significant cultural heritage value or interest.

The completion of the CHER has resulted in the following recommendation:

- The property at 120 Wellington Road was determined not to have significant cultural heritage value or interest. Subsequently, no additional cultural heritage work is recommended for the property.

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1. Introduction

1.1 Development Context

AECOM Canada Ltd. (AECOM) was retained by the City of London to complete a Cultural Heritage Evaluation Report (CHER) to determine the cultural heritage value of the property at 120 Wellington Road. This property was one of twelve identified in the City of London Cultural Heritage Screening Report (CHSR) (October 2018) as having potential cultural heritage value or interest, and the potential to be directly or indirectly impacted by the project. The CHSR was completed as part of the Transit Project Assessment Process (TPAP) for the London BRT project. As there is an opportunity to mitigate impacts to this property, it was recommended that a CHER be completed on the property after the completion of the TPAP process in June 2019.

2. Legislation and Policy Context

2.1 Provincial and Municipal Context and Policies

2.1.1 Provincial Policy Context

The Ministry of Tourism, Culture, and Sport (MTCS) is charged under Section 2 of the *Ontario Heritage Act* with the responsibility to determine policies, priorities and programs for the conservation, protection and preservation of the cultural heritage of Ontario. The *Ontario Heritage Act* works with other legislation to support an integrated provincial framework for the identification and conservation of the province's cultural heritage resources. Other provincial land use planning and resource development legislation and policies include provisions to support heritage conservation, including:

- The *Planning Act* and *Provincial Policy Statement 2014*, which identify cultural heritage as a 'matter of provincial interest' requiring that land use planning decisions conserve cultural heritage.
- The *Environmental Assessment Act*, which defines 'environment' to include cultural heritage and ensures that governments and public bodies consider potential impacts in infrastructure planning.

The following documents have informed the preparation of this CHER:

- Guidelines for Preparing the Cultural Heritage Resource Component of Environmental Assessments (1992);
- Guidelines on the Man-Made Heritage Component of Environmental Assessments (1981);
- MTCS Standards and Guidelines for Conservation of Provincial Heritage Properties (2010);
- MTO Environmental Guide for Built Heritage and Cultural Heritage Landscapes (2007); and
- The Ontario Heritage Toolkit (2006).

Additionally, the *Planning Act* (1990) and related *Provincial Policy Statement* (PPS) (2014) provide guidance for the assessment and evaluation of potential cultural heritage resources. Subsection 2.6 of the PPS, Cultural Heritage and Archaeological Resources, states that:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

Criteria for determining significance for the resources are mandated by the Province in Ontario Regulation 9/06.

2.1.2 Ontario Regulation 9/06

Ontario Regulation 9/06 provides the Criteria for Determining Cultural Heritage Value or Interest under the *Ontario Heritage Act*. This regulation was created to ensure a consistent approach to the designation of heritage properties under the *Ontario Heritage Act*. All designations under the *Ontario Heritage Act* after 2006 must meet at least one of the criteria outlined in the regulation.

A property may be designated under Section 29 of the *Ontario Heritage Act* if it meets one or more of the following criteria for determining whether the property is of cultural heritage value or interest:

1. The property has design value or physical value because it,

- 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;
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - 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;
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
 3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area;
 - ii. is physically, functionally, visually, or historically linked to its surroundings;
 - iii. is a landmark.

2.1.3 Municipal Policies

The London Plan is the City of London's new Official Plan which was consolidated on August 27, 2018. *The London Plan* focuses on three areas of cultural heritage planning, including: general policies for the protection and enhancement of cultural heritage resources; specific policies related to the identification of cultural heritage resources, including individual cultural heritage resources, heritage conservation districts, cultural heritage landscapes, and archaeological resources; and specific policies related to the protection and conservation of these cultural heritage resources. The criteria outlined in *The London Plan* for the identification and designation of individual properties of cultural heritage value or interest reflect the criteria defined in O.Reg. 9/06.

2.2 Methodology

A CHER examines a property as a whole, its relationship to its surroundings, as well as its individual elements—engineering works, landscape, etc. The recommendations of the CHER are based on an understanding of the physical values of the property, a documentation of its history through research, and an analysis of its social context, comparisons with similar properties, and mapping. This CHER is guided and informed by the key documents listed in 2.1.1. A field review of the property was undertaken on September 18, 2019 by Liam Smythe, Cultural Heritage Researcher with AECOM.

2.3 Consultation

Consultation has been conducted with the LACH. A draft CHSR (dated February 6, 2018) was provided for their review and comment. The LACH Stewardship Sub-Committee recommended that 104 properties which were identified by the draft CHSR to have potential cultural heritage value or interest, do not require further examination for consideration as having cultural heritage value or interest (CHVI). The LACH also recommended that an additional 30 properties, not identified by the draft CHSR, be evaluated for their potential cultural heritage value. Further, the remaining properties flagged by the draft CHSR requiring further cultural heritage work were added to the Register (*Inventory of Heritage Resources*) pursuant to Section 27 of the *Ontario Heritage Act* by resolution of Municipal Council on March 27, 2018.

The draft CHSR was also provided to the MTCS for review, and comments were received in July 2018. In response to MTCS comments, the CHSR was revised to include additional information on impacted properties, and a preliminary impact assessment. The property at 120 Wellington Road was one of twelve properties identified in the

CHSR as having potential cultural heritage value or interest, which may be directly or indirectly impacted by the project. As there is an opportunity to mitigate impacts to these properties, it was recommended that CHERs be completed following the completion of the TPAP process.

The revised CHSR (October 8, 2018) was provided to the LACH on October 10, 2018. The Draft Terms of Reference for CHERs was also received and referred to the LACH Stewardship Sub-Committee for review. This CHER will be submitted and reviewed by the LACH Stewardship Sub-Committee at their November 29, 2019 meeting. Recommendations of the Stewardship Sub-Committee will be presented to LACH at their meeting on December 11, 2019.

3. Historical Context

3.1 Local Context and Settlement History

3.1.1 Westminster Township

Prior to European settlement, the area that would eventually become Westminster Township was settled by members of the Chippewa First Nation. One of the largest townships in Middlesex County, the first survey of Westminster Township was completed in 1809-10 by Deputy Provincial Surveyor Simon T. Z. Watson. The remainder of the township was surveyed by Colonel Mahlon Burwell and Colonel Bostwick in 1820. Unlike other townships in Upper Canada, lots were not parceled out to government “favorites” or speculators before 1817; the earliest settlers were farmers, many of whom arrived by way of the United States. By 1817, the township was home to 428 people and the price of land had quadrupled since tracts were first made available. By 1850, the township had a population of 4,525.¹

3.1.2 London South

Originally part of Westminster Township, South London was originally settled in the 1810s. For most of the nineteenth century, the area was home to a number of wealthy Londoners, who constructed large country mansions away from the increasingly congested city. South London remained predominantly rural until the 1880s, but was connected to the City of London by a series of bridges over the Thames. By the 1890s, the population of the area had increased to the point where annexation was considered. Eager to reap the benefits of electric street lighting, safe drinking water, sidewalks and the city’s education system, this section of the township became part of the City of London on May 1st, 1890. Bounded by Wellington Road, Wharncliffe Road, Emery Street and the Thames River, the new suburb was designated as Ward 6. The building boom of the 1880s and 1890s was concentrated largely to the western side of the ward; parcels of land along Wellington Road were still held by wealthy families such as the McClary and Mackenzie families until the end of the century. Grand Avenue – formerly Hamilton Row prior to 1890 – is so named for the large estates that once fronted on it.²

3.1.3 Wellington Road

Running north to south from Huron Street to the City of St. Thomas with brief interruptions by the Western Ontario Pacific Railway (now Canadian Pacific Railway) line, Wellington Road was named for Arthur Wellesley, 1st Duke of Wellington. A major figure in British military history, Wellington was famous for his victory over Napoleon at the Battle of Waterloo in 1815. From 1818 to 1827, he served Master General of the Ordnance, commanding military officers and artillery in Upper Canada.³ The road was cut through Westminster Township by W. L. Odell, who also assisted in the construction of an iron bridge to carry Wellington Road across the Thames River.⁴

Within London, Wellington Road is identified by various official names, at varying points within the City. Between Huron Street and the Thames River, the road runs relatively parallel with Richmond Street and is identified in this section as Wellington Street. South of the Thames River, the road changes names to Wellington Road, and is

¹ *A History of the County of Middlesex, Canada*. Toronto: W. A. & C. L. Goodspeed, 1889. p. 566-568

² The Architectural Conservancy of Ontario. *Tecumseh Trek; ACO’s 38th Annual Geranium Heritage House Tour*. London, Ontario: ACO, June 5, 2011.

³ *Michael Baker & Hilary Bates Neary. London Street Names*. Toronto: James Lormier & Company Ltd., 2003. p. 100

⁴ *A History of the County of Middlesex, Op Cit*. p.570

identified as such between the River and the road's intersection with Exeter Road, just north of Highway 401. Lastly, the road is identified as Wellington Road South southwards from Exeter Road to south of the municipal city limits.

3.2 Land Use History

3.2.1 1810-1860

The subject property is located on a portion of Lot 25, Broken Front Concession, or Concession "B" in the former Westminster Township. In 1839, Albert S. Odell received 69 ½ acres in the north part of the lot from the Crown. The southern part was later granted to Edward Matthews in 1850. Odell already owned Lot 24 immediately to the east, having purchased it from James Lester in 1822. The Odell family was among the earliest to settle in Westminster Township. Albert arrived in the Township in 1810, settling on Lot 24, Concession I on the Governor's Road near the present site of the Victoria Hospital.⁵ One of ten children, Albert was born in 1787 to John Odell and Enor Schriver (also given as Scriver or Schryver in some sources). The Odells were of Dutch origin and had originally settled in Dutchess County, New York. John and Enor relocated near Montreal following the American Revolution. All of their Children would eventually settle in Westminster Township, with the exception of their son Loop who died in Lower Canada (now Quebec).⁶ It appears that Albert Odell never resided on the subject property; the 1854 assessment roll lists him as residing on Lot 26, Concession I. Albert and his wife Charlotte never had children. Charlotte predeceased Albert sometime prior to 1852; Albert himself passed away four years later.⁷

3.2.2 1860-1950

Through the 1850s and 1860s, most of the Original Lot 25 was sold off and subdivided by various landowners. In 1873, a plan of "Villa Lots" was prepared for landowner Lieutenant Colonel John B. Taylor by Samuel Peters. This plan was registered as RP 312 (4th) and subdivided a portion of Taylor's property into seven residential building lots. Land Registry records indicate that Colonel Taylor sold the lots to Daniel Torrance in August of 1873. The present structure at 120 Wellington Road is situated on part of Lots 3 and 4, RP 312 (4th). It would be many years however, before the property was developed. Both lots passed through several landowners during the nineteenth and twentieth centuries, although a review of City Directories and historic mapping suggests that nothing was ever constructed on either lot. In October of 1934, the City of London acquired the property for tax arrears amounting to \$8,897.

3.2.3 1950-Present

In 1950, William R. Stephenson and his wife Edna purchased the property from the City of London. It appears that property remained also vacant under the Stephenson's ownership, City Directories do not list an address at this location from most of the 1950s. In 1958, the Stephensons sold the property to James A. Dixon and Alexander C. Becher. The same year, Dixon and Becher took out a \$13,500 mortgage on the property with the Northern Life Assurance Company of Canada; this would suggest that a building was being constructed at that time. In January 1959, Dixon and Becher sold the property to Meyer Lipson for \$26,500. The building at 120 Wellington Road first appears in the 1960 City Directory. A.C. Becher Real Estate is identified as one of the tenants. The other two commercial tenants were Tom's Variety, and Thomas A. Edison Canada, a household appliance company.

⁵ *A History of the County of Middlesex, Op Cit.* p. 568

⁶ Dan Brock. "All in the Family; An Account of Some Members of the Odell Family". *London and Middlesex County Historical Society Newsletter*, Fall 2018.

⁷ Brock. *Op Cit.*

The building originally contained at least two residential apartments occupied by Mrs. D. Edwards, and Messieurs A. Neilson and B. Harrison. Over the course of the 1960s and 1970s the building saw a relatively steady turnover of commercial tenants including McGraw-Edison Office Supplies, Imperial Advertising, and the London South Restaurant. The residential units in the building saw a similar turnover of tenants. Land Registry records indicate that Meyer Lipson passed away in 1971; his executors sold the property to Mohamad and Fahima Mankal. The Mankals later sold the property to Nikolas Alikakas in 1986. Google Street View imagery suggests that the ground floor of the building has not been occupied by a commercial tenant for at least ten years; at the time of the field review, the ground floor appeared to be vacant.

4. Existing Conditions

4.1 Landscape Context

The subject property is located on the east side of Wellington Road, between Weston Street and Watson Street. Through the area, Wellington Road follows a roughly north-south orientation and is a four-lane arterial road connecting downtown London with Highway 401. Weston and Watson Streets are both two-lane residential streets which dead-end just east of Wellington Road. The area comprises a mixture of commercial and residential uses. Properties fronting onto Wellington Road are primarily commercial buildings with retailers and restaurants as tenants. A small commercial shopping plaza is located on the east side of Wellington Road, a stand-alone LCBO store is located on the west side.

4.2 Architectural Description

The subject property is a two-storey commercial building with a flat roof, constructed of concrete blocks. The west façade fronts onto Wellington Road; it is the ground level is clad with artificial Angel Stone cladding, the second storey is clad in beige brick. A red painted metal awning extends across the width of the façade just above the ground floor. Two large fixed storefront windows are present on the ground floor, with a single entrance door to the right. Another single entrance door is located on the immediate right of the façade, presumably providing access to the residential apartments on the second floor. The second storey of the front façade is symmetrical in design, with two small sliding windows.

The north and south façades of the building are clad in concrete blocks, which are joined to the brick of the front façade with simple quoins. Due to property access restrictions, details of the rear (east) façade were not determined.

4.3 Comparative Analysis

A comparative analysis was undertaken to establish a baseline understanding of similar cultural heritage designated properties in the City of London, and to determine if the property “is a rare, unique, representative, or early examples of a style, type, expression, material or construction method” as described in O.Reg. 9/06.

Comparative examples were drawn from listed properties within the City of London, as well as similar examples of architecture identified as two-storey commercial and mixed-use buildings within the City, not all of which are listed.

Five comparable properties with and without identified cultural heritage value were identified. However, this sample does not represent all available properties, and is rather intended to be a representative selection (**Table 1**). Various similar or comparable properties are located throughout the City, however, these five were identified to provide similar examples for the purposes of this report. The following observations were noted in analyzing the comparable properties.

Of these examples:

- Five include buildings that were originally designed to be two-storey commercial buildings;
- Five are clad in exterior brick;
- Three are clad in artificial or natural stone;
- Five have flat roofs;
- Four include large storefront windows at the ground level;
- Four appear to still function as commercial uses;
- All appear to still function as private residences.

The comparative analysis suggests that the subject property is a relatively common example of a two-storey vernacular commercial building in the City of London. It is typical in size, scale, form, and materials to other buildings of the period in which it was constructed. As a result, from a comparative perspective, the property does not appear to be a rare, unique, representative, or example of a style, type, expression, material, or construction method.

Table 1: Comparative analysis of properties with building/structures of similar age, style, and/or typology

Address	Recognition	Picture	Age	Material	Style
116 Wharncliffe Road South	None		TBD	Brick – brown/beige	Two-storey commercial building, storefront windows at ground level, and projected awnings over windows and door entrances, flat roof.

<p>221 Wharncliffe Road South</p>	<p>None</p>		<p>TBD</p>	<p>Brick – white, aluminium siding</p>	<p>Two-storey commercial building with large storefront windows at ground level, projected awnings and flat roof.</p>
<p>246 Wharncliffe Road South</p>	<p>None</p>		<p>TBD</p>	<p>Brick – grey/beige/red, artificial stone</p>	<p>Two-storey former commercial building with flat roof. Ground floor has been altered to accommodate current residential use.</p>
<p>122 Wellington Road</p>	<p>None</p>		<p>c. 1963</p>	<p>Brick – beige, artificial stone</p>	<p>Two-storey commercial building with flat roof. Large storefront windows at ground level, projecting awning in the style of a Chinese pagoda roof.</p>

<p>744 & 746 Richmond Street</p>	<p>Listed</p>		<p>1949 - 1955</p>	<p>Brick – red, artificial stone</p>	<p>Two-storey commercial building with large storefront windows at ground level. Limestone stone cladding on ground floor.</p>
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4.4 Discussion of Integrity

According to the Ontario Heritage Toolkit, Heritage Property Evaluation (MTCS 2006), “*Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.*” The following discussion of integrity was prepared to consider the ability of the property to represent and retain its cultural heritage value over time. It does not consider the structural integrity of the building. Access to the interior of the building was not available, and observations have been made from the public right-of-way. Structural integrity, should it be identified as a concern, should be determined by way of a qualified heritage engineer, building scientist, or architect.

The subject property contains a two-storey vernacular-style commercial building with a flat roof. The building is clad in a combination of beige brick and artificial stone. Although no historic photographs or drawings of the property could be located, the building appears to have been largely unmodified over the course of its existence. All the exterior design elements are consistent with the period in which it was constructed. Most exterior windows are framed with aluminium and appear to be originals. The artificial stone cladding was a popular cladding material at the time, and comparative analysis shows a number of commercial buildings from the same period have received this exterior treatment. Despite the fact that the building appears to no longer function for commercial uses, it can be considered to retain a high degree of integrity as a vernacular-style commercial building of the mid-twentieth century.

5. Heritage Evaluation

5.1 Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
1) The property has <i>design or physical value</i> because it:		
i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.	No	The building at 120 Wellington Road is a simple two-storey commercial building. Comparative analysis suggests that it is of a relative common design for the period in which it was constructed.
ii) Displays a high degree of craftsmanship or artistic merit.	No	Comparative analysis suggests that the building is of a relatively common design for the period in which it was constructed and does not display a high degree of craftsmanship or artistic merit that exhibits cultural heritage value.
iii) Demonstrates a high degree of technical or scientific achievement.	No	The building is of a relatively common design for the period in which it was constructed. It does not demonstrate an unusual degree of technical or scientific achievement.
2) The property has <i>historic or associative value</i> because it:		
i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.	No	There is no information that suggests any of the property owners or tenants were of particular significance to the community.
ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.	No	The building does not yield any information towards understanding the community or its culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.	No	No evidence was found related to the architect, builder, or designer of the building. As a result, no significant associations with an architect, artist, builder, designer, or theorist were determined
3) The property has <i>contextual value</i> because it:		

<p>i) Is important in defining, maintaining, or supporting the character of an area</p>	<p>No</p>	<p>The subject property is located in a mixed commercial and residential area. With regards to its form and massing, the building has many similarities to the neighbouring buildings at 122 and 126 Wellington Road, although these two buildings have been highly altered, and the three properties together are not significantly important in defining or maintaining the character of the area.</p>
<p>ii) Is physically, functionally, visually or historically linked to its surroundings</p>	<p>No</p>	<p>The subject property is one of a row of three commercial buildings which are similar in age and design, although the three are not physically, functionally, visually, or historically linked to their surroundings in a way that conveys cultural heritage value or interest.</p>
<p>iii) Is a landmark</p>	<p>No</p>	<p>The building is not considered to be a landmark in the area.</p>

6. Conclusions

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 120 Wellington Road was not determined to be of significant cultural heritage value or interest. Accordingly, no Statement of Cultural Heritage Value or Interest, or Description of Heritage Attributes has been prepared.

7. Recommendations

The subject building is a two-storey vernacular-style commercial building constructed circa 1958-59. Based on the background historical research, field review, comparative analysis, description of integrity, and application of Ontario Regulation 9/06 criteria, the property was not determined to have significant cultural heritage value or interest.

The completion of the CHER has resulted in the following recommendation:

- The property at 120 Wellington Road was determined not to have significant cultural heritage value or interest. Subsequently, no additional cultural heritage work is recommended for the property.

8. Images



Image 1: Front (west) façade, 120 Wellington Road



Image 2: Detail of south facade (AECOM, 2019)



Image 3: Detail of north facade (AECOM, 2019)



Image 4: Detail of artificial stone cladding on ground floor (AECOM, 2019)



Image 5: Entrance doors on front facade (AECOM, 2019)

9. Mapping

All mapping related to the subject property is located on the following pages.



Figure 1: Project Location

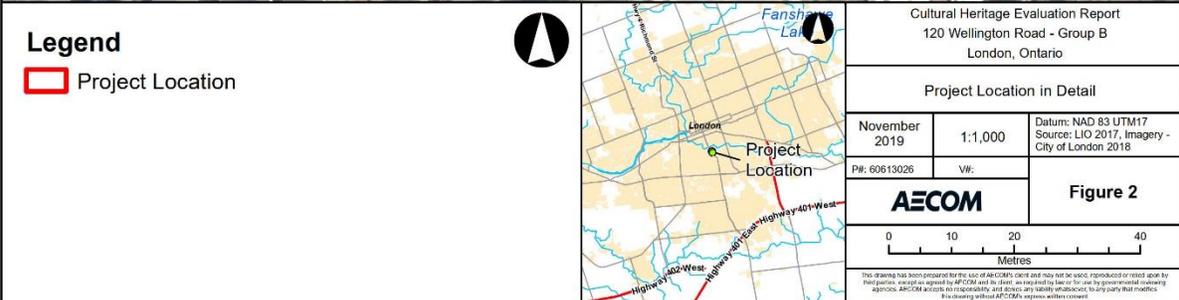


Figure 2: Project Location in Detail

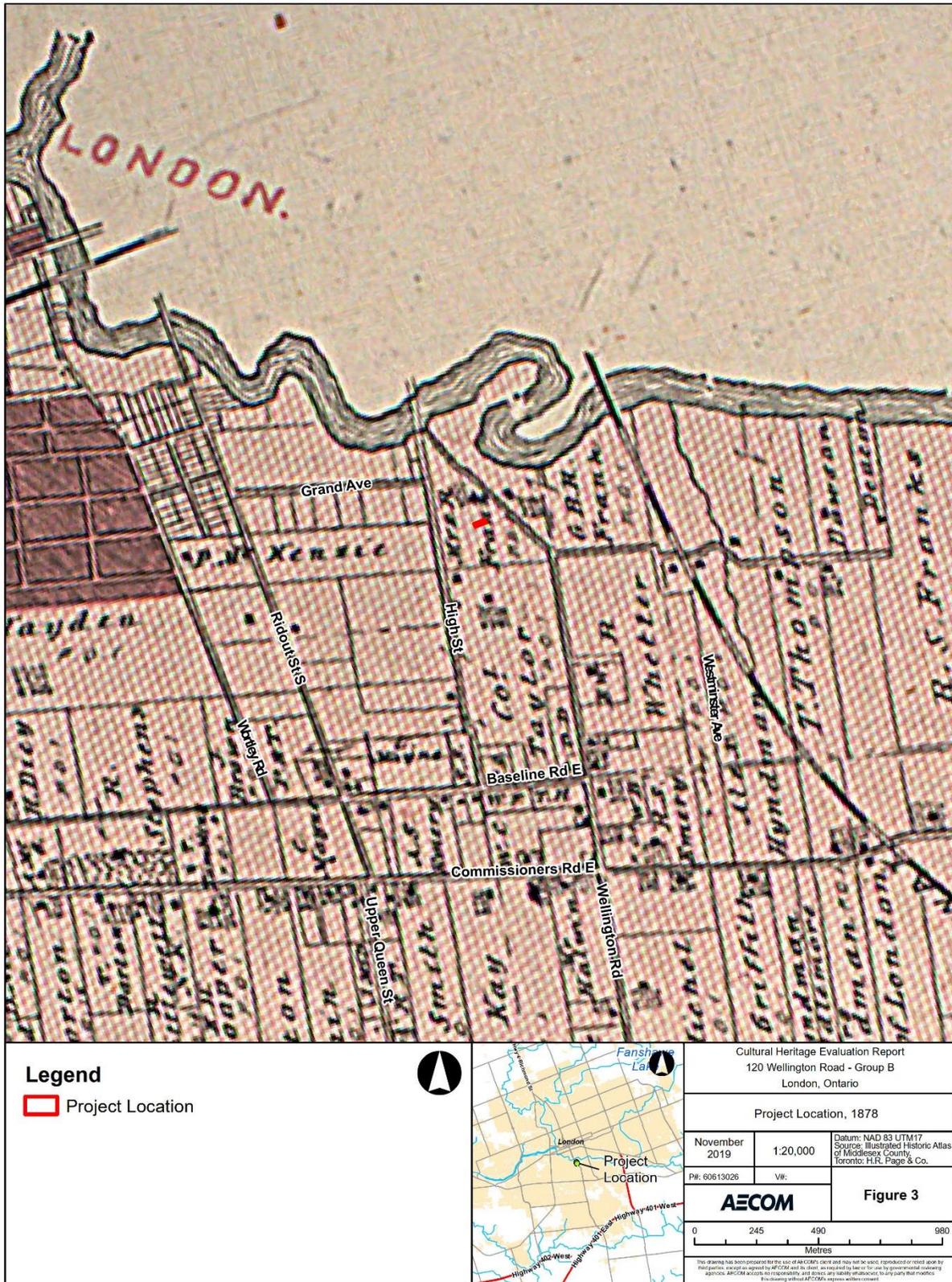


Figure 3: Project Location, 1878



Figure 4: Project Location, 1913

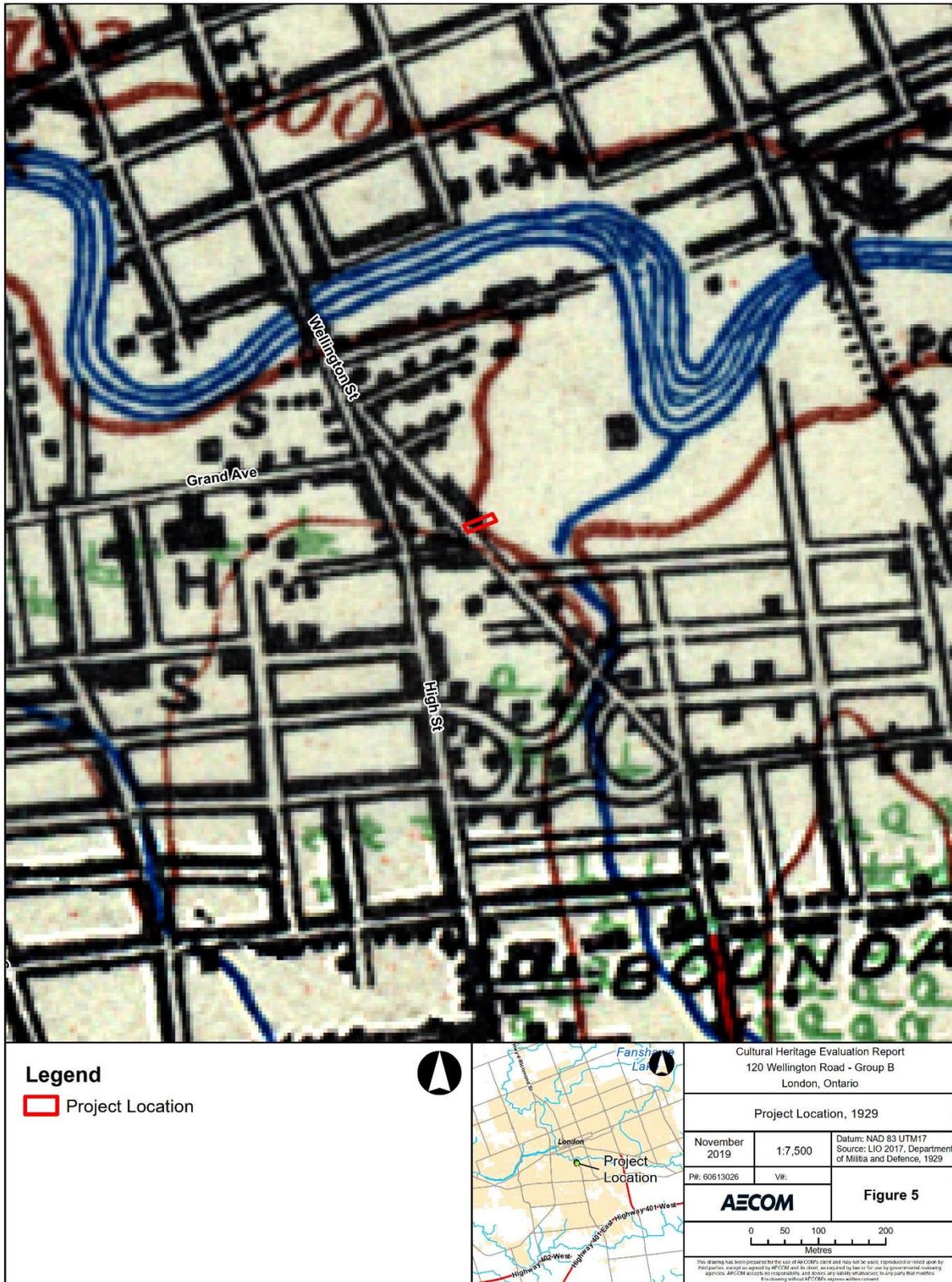


Figure 5: Project Location, 1929

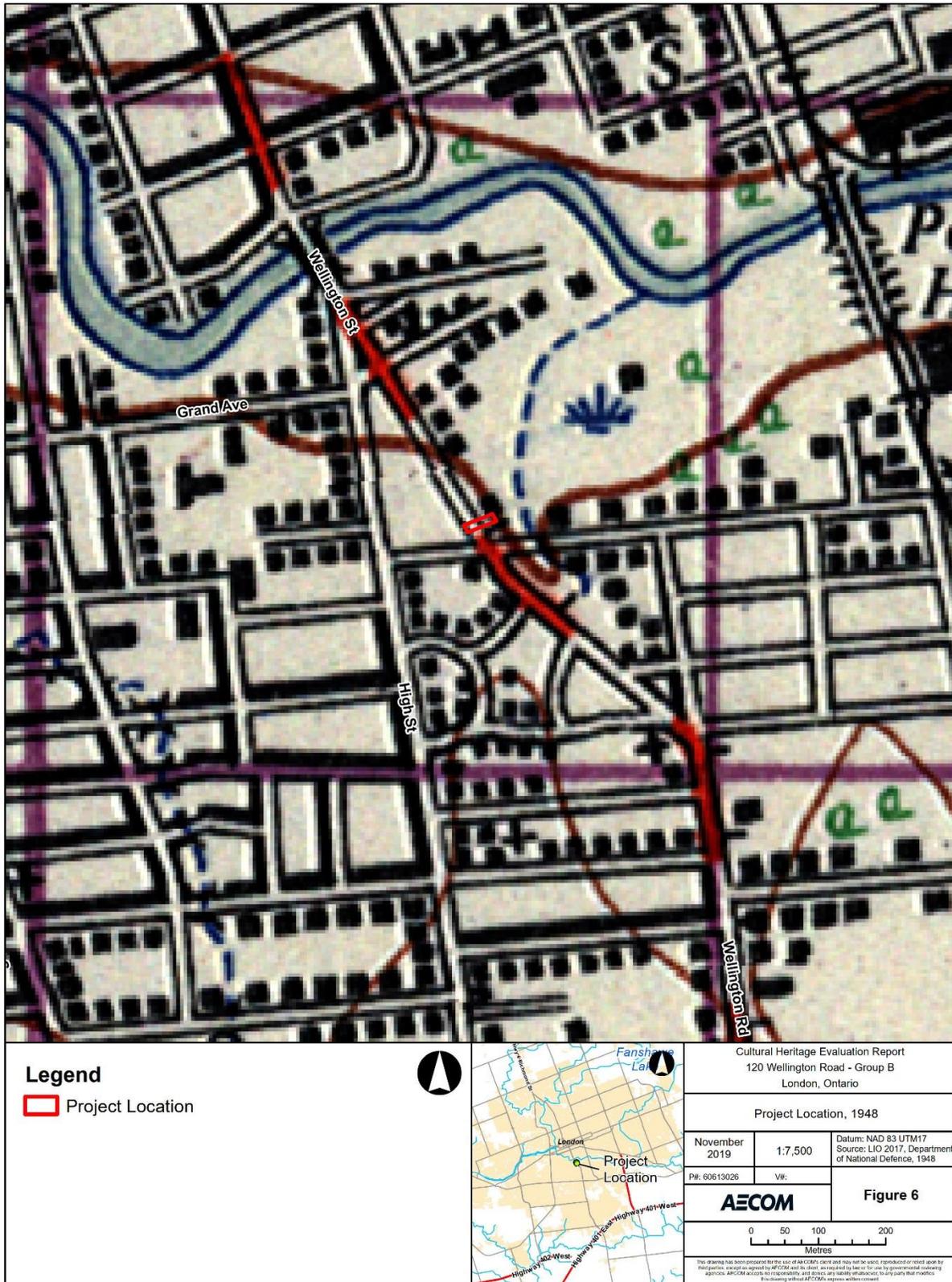


Figure 6: Project Location, 1948



Figure 7: Project Location Aerial, 1945



Figure 8: Project Location Aerial, 1965



Figure 9: Project Location Aerial, 1972

10. Bibliography and Sources

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Provincial Standards and Resources:

Ontario Heritage Tool Kit

<http://www.culture.gov.on.ca/english/heritage/Toolkit/toolkit.ht>

Ontario Ministry of Tourism, Culture and Sport: Heritage Conservation Principle's for Land Use Planning

http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_landuse_planning.htm

Ontario Ministry of Tourism, Culture and Sport: Eight Guiding Principles in the Conservation of Historic Properties

http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_8principles.htm

Ontario Heritage Act (2006)

Reference Guide on Physical and Cultural Heritage Resources (1996)

Guidelines for Preparing the Cultural Heritage Resource Component of Environmental Assessments (1992)

Guidelines on the Man-Made Heritage Component of Environmental Assessments (1981)

Environmental Guide for Built Heritage and Cultural Heritage Landscapes (2007)

National and International Standards and Resources:

Canadian Register of Historic Places

http://www.historicplaces.ca/visit-visite/rep-reg_e.aspx

Parks Canada Standards and Guidelines for the Conservation of Historic Places in
Canada

http://www.pc.gc.ca/docs/pc/guide/nldclpc-sgchpc/index_E.asp

Parks Canada National Historic Sites of Canada

http://www.pc.gc.ca/progs/lhn-nhs/index_e.asp

Contact
Michael Seaman, MCIP, RPP, CAHP, CMA
Senior Cultural Heritage Specialist
T 905.317.8099
E michael.seaman@aecom.com



NOTICE OF PLANNING APPLICATION AND NOTICE OF PUBLIC MEETING

Official Plan and Zoning By-law Amendments

Hamilton Road Corridor Planning Study

File: OZ-8997

Applicant: The Corporation of the City of London

What is Proposed?

Official Plan and Zoning amendments to allow:

- Expanded range of uses
 - Reduction in parking requirements
 - Require new development to front on Hamilton Road
 - Make it easier to combine lots in certain locations to create larger parcels
 - Increase in maximum permitted height to 13 metres
 - Require certain design features for new development to ensure fit
 - The addition of definitions to the Zoning By-law is being considered to implement the above
- *A map of the area subject to the proposed amendments is attached to this notice.**

LEARN MORE & PROVIDE INPUT

Please provide any comments by **December 12, 2019** for inclusion in the staff report; comments submitted after December 12, 2019 but before January 2, 2020 will be forwarded directly to the Planning and Environment Committee

Michelle Knieriem

mknieriem@london.ca

519-661-CITY (2489) ext. 4549

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

File: OZ-8997

www.getinvolved.london.ca/hamiltonroad

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

Ward 1 – Councillor Michael van Holst

Email: mvanholst@london.ca Telephone: 519-661-CITY(2489) ext. 4001

Ward 13 – Councillor Arielle Kayabaga

Email: akayabaga@london.ca Telephone: 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

Full copies of the proposed amendments will be available on or before December 5, 2019 on the study website: www.getinvolved.london.ca/hamiltonroad.

Commonly Used Planning Terms are available at london.ca.

Requested Amendment to the 1989 Official Plan

An amendment is requested for select properties in the Low Density Residential, Light Industrial, and Neighbourhood Commercial Node designations to add a Specific Area Policy to Chapter 10. This would apply to the following: 1-31, 60-76, 181-201, 218-282, 330-342, 608-642, 722, 798-940, 809-945 Hamilton Road, 10 Elm Street, 580 Grey Street, 435 Bathurst Street, 245, 265 Maitland Street, 152 Pine Lawn Avenue, 123 East Street, 162 Adelaide Street North, 150-156, 165 Dreaney Avenue, 689-695 Little Grey Street, 1-5 Pearl Street, 126-128 Inkerman Street, 128-138, 149 Mamelon Street, 11-15 Hyatt Avenue, 747-753 Little Hill Street, 31 Redan Street, 184-190 Egerton Street, 54-60, 63-65 Hydro Street, 1023-1057 Trafalger Street, 130-138, 145, 167-173, 164-174 Price Street, 134-142, 145 Arundell Street, 19-21 Elm Street, 44-50, 53 Tennyson Street, 15-23 Hyla Street, 158-166, 167 Brisbin Street, 157-159, 180-182, 191-193 St. Julien Street, 6-8, 15 Hume Street, 156 Madison Avenue, 150, 151 Pine Lawn Avenue, 110, 119 East Street, 108-112, 117, 140, 157-159 Sanders Street, 78-82, 95, 136, 139-143 Elgin Street, 92, 101-109, 129-137 Giles Street, 111-113, 90-92 Rectory Street, 821-871 Stedwell Street, 60, 73-81 Chesley Avenue, 86 Anderson Avenue, 36, 37 Pegler Street, 119-121 Smith Street, 63-69 Sackville Street, 898-914 Trafalger Street, 961-983 Ormsby Street, 197, and 217-227 Egerton Street. The purpose and effect of this amendment is to allow an expanded range of residential, retail, service and office uses in alignment with The London Plan and to allow certain properties that are generally north and south of properties fronting Hamilton Road to develop with properties fronting Hamilton Road if the lots are consolidated.

Requested Amendment to The London Plan (New Official Plan)

An amendment is proposed to add a Specific Policy Area to the Neighbourhoods Place Type and to Map 7 of The London Plan for select properties in the Neighbourhoods Place Type that are generally located north and south of properties in the Main Street Place Type that front Hamilton Road. This amendment would apply to the following properties: 90-92, 111-113 Rectory Street, 821-871 Stedwell Street, 60, 75-81 Chesley Avenue, 86 Anderson Avenue, 119 Smith Street, 63-69 Sackville Street, 898-914 Trafalger Street, 961-983 Ormsby Street, 197, 217-227 Egerton Street. The purpose and effect of this amendment is to allow certain properties in the Neighbourhoods Place Type that are north and south of properties fronting Hamilton Road between Rectory Street and Egerton Street to be developed with properties in the Main Street Place Type which front on Hamilton Road.

Requested Zoning By-law Amendments

Area 1

For properties on the north and south sides of Hamilton Road generally between Bathurst Street and Rectory Street and Egerton Street and Highbury Avenue (see Area 1 on attached map)

(Applies to: 1-399, 60-384, 603-945, 610-940 Hamilton Road, 435 Bathurst Street, 245, 265 Maitland Street, 495 Horton Street, 580 Grey Street, 170 Adelaide Street North, 10 Elm Street, 152 Pine Lawn Avenue, 123 East Street)

To rezone the properties to a Business District Commercial Special Provision (BDC()H13) Zone. The purpose and effect of the requested zone change is to allow an expanded range of uses, to require new development to front Hamilton Road, to increase the maximum permitted height to 13 metres (4 storeys), and to require certain design features to ensure fit. Changes to the currently permitted land uses and development regulations are summarized below.

Current Zoning

Zone: Various

Permitted Uses: Various

Special Provision(s): Various

Height: Various

Requested Zoning

Zone: Business District Commercial Special Provision (BDC()H13)

Permitted Uses: Any uses permitted in BDC1 and BDC2 zones (which allow a variety of service, commercial, and residential uses).

Special Provision(s): Special provisions will be included to require new development to front onto Hamilton Road and to require certain design features to ensure fit.

Height: 13 metres

The City may consider additional special provisions or holding provisions where appropriate.

Area 2

For properties on the north and south sides of Hamilton Road generally between Rectory Street and Egerton Street (see Area 2 on attached map) (Applies to: 407-601, 414-608 Hamilton Road, 109 Rectory Street, 209 Egerton Street)

To rezone the properties to a Business District Commercial Special Provision (BDC()H13) Zone. The purpose and effect of the proposed zone change is to allow an expanded range of uses, to require commercial uses at-grade, to require new development to front Hamilton Road, to increase the maximum permitted height to 13 metres (4 storeys), and to require certain design features to ensure fit. Changes to the currently permitted land uses and development regulations are summarized below.

Current Zoning

Zone: Various

Permitted Uses: Various

Special Provision(s): Various

Height: Various

Requested Zoning

Zone: Business District Commercial Special Provision (BDC()H13)

Permitted Uses: Any uses permitted in BDC1 and BDC2 zones (which allow a variety of service, commercial, and residential uses). Dwelling units, emergency care establishments, lodging house class 2 units, and accessory dwelling units may only be permitted on the rear portion of the ground floor or on the second floor or above, with any or all of the other permitted uses in the front portion of the ground floor.

Special Provision(s): Special provisions will be included to require new development to front onto Hamilton Road and to require certain design features to ensure fit.

Height: 13 metres

The City may consider additional special provisions or holding provisions where appropriate.

Area 3

For properties generally to the north and south of properties fronting Hamilton Road or Horton Street, generally between Bathurst Street and Rectory Street and Egerton Street and Highbury Avenue (see Area 3 on attached map) (Applies to: 485 Horton Street, 162 Adelaide Street North, 150-156, 165 Dreaney Avenue, 689-695 Little Grey Street, 1-5 Pearl Street, 126-128 Inkerman Street, 128-138, 149 Mamelon Street, 11-15 Hyatt Avenue, 747-753 Little Hill Street, 31 Redan Street, 184-190 Egerton Street, 54-60, 63-65 Hydro Street, 1023-1057 Trafalger Street, 130-138, 145, 167-173, 164-174 Price Street, 134-142, 145 Arundell Street, 19-21 Elm Street, 44-50, 53 Tennyson Street, 15-23 Hyla Street, 158-166, 167 Brisbin Street, 157-159, 180-182, 191-193 St. Julien Street, 6-8, 15 Hume Street, 156 Madison Avenue, 150, 151 Pine Lawn Avenue, 110, 119 East Street, 108-112, 117, 140, 157-159 Sanders Street, 78-82, 95, 136, 139-143 Elgin Street, 92, 101-109, 129-137 Giles Street)

To add a Business District Commercial Special Provision (BDC()H13) Zone to the existing zoning permissions on the properties. The purpose and effect of the proposed zone change is to allow for an expanded range of uses, to make it easier to combine lots to create larger parcels fronting Hamilton Road, to require new development to front Hamilton Road, to increase the maximum permitted height to 13 metres (4 storeys), and to require certain design features to ensure fit. Changes to the currently permitted land uses and development regulations are summarized below.

Current Zoning

Zone: Various

Permitted Uses: Various

Special Provision(s): Various

Height: Various

Requested Zoning

Zone: Existing Zone/Business District Commercial Special Provision (BDC()H13)

Additional Permitted Uses: Any uses permitted in BDC1 and BDC2 zones (which allow a variety of service, commercial, and residential uses) if the building has frontage on Hamilton Road.

Special Provision(s): Special provisions will be included to require new development using the Business District Commercial permissions to front onto Hamilton Road and to require certain design features to ensure fit.

Height: 13 metres for BDC uses on the subject site if the building fronts on Hamilton Road

The City may consider additional special provisions or holding provisions where appropriate.

Area 4

For properties generally to the north and south of properties fronting Hamilton Road, generally between Rectory Street and Egerton Street (see Area 4 on attached map) (Applies to 90-92, 111-113, Rectory Street, 821-871 Stedwell Street, 60, 73-81 Chesley Avenue, 86 Anderson Avenue, 22, 36, 37 Pegler Street, 119-121 Smith Street, 63-69 Sackville Street, 898-914 Trafalger Street, 961-983 Ormsby Street, 197, 217-227 Egerton Street)

To add a Business District Commercial Special Provision (BDC()H13) Zone to the existing zoning permissions on the properties. The purpose and effect of the proposed zone change is to allow for an expanded range of uses, to make it easier to combine lots to create larger parcels fronting Hamilton Road, to require new development to front Hamilton Road, to increase the maximum permitted height to 13 metres (4 storeys), and to require certain design features to ensure fit. Changes to the currently permitted land uses and development regulations are summarized below.

Current Zoning

Zone: Various

Permitted Uses: Various

Special Provision(s): Various

Height: Various

Requested Zoning

Zone: Business District Commercial Special Provision (BDC()H13)

Additional Permitted Uses: Any uses permitted in BDC1 and BDC2 zones (which allow a variety of service, commercial, and residential uses) if the building has frontage on Hamilton Road, in addition to the uses already permitted on the subject sites. Dwelling units, emergency care establishments, lodging house class 2 units, and accessory dwelling units may only be permitted on the rear portion of the ground floor or on the second floor or above, with any or all of the other permitted uses in the front portion of the ground floor.

Special Provision(s): Special provisions will be included to require new development using the Business District Commercial permissions to front onto Hamilton Road and to require certain design features to ensure fit

Height: 13 metres for BDC uses on the subject site if the building fronts onto Hamilton Road
The City may consider additional special provisions or holding provisions where appropriate.

General Amendments

Requested Zoning

Amendments to Section 2: Definitions

Add the following definition:

“Façade openings – means any window or entrance on a façade which provides clear visibility or access from the outside to goods, exhibits or the interior spaces of buildings”.

The purpose and effect of this amendment is to add a new defined term to the Zoning By-law.

Amendments to Schedule “B”: Key Maps (Parking)

To change the Parking Standard for the areas near Hamilton Road, as shown on the attached map, from a Parking Standard Area 2 to a Parking Standard Area 1.

The purpose and effect of this amendment is to reduce the required parking for properties identified in the as Areas 1, 2, 3 and 4 on the attached map.

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 City Planning, 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.

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 City Planning 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 Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and zoning changes at its meeting of January 6, 2020. 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. 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.

London Advisory Committee on Heritage Report

The 11th Meeting of the London Advisory Committee on Heritage
November 13, 2019
Committee Rooms #1 and #2

Attendance PRESENT: M. Whalley (Acting Chair), S. Bergman, M. Bloxam,
J. Dent, L. Fischer, T. Jenkins, S. Jory, E. Rath, M. Rice and K.
Waud and J. Bunn (Committee Clerk)

ABSENT: D. Dudek, S. Gibson, J. Manness and J. Monk

ALSO PRESENT: L. Dent, D. FitzGerald, K. Gonyou, M.
Greguol, M. Morris and A. Rammeloo

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

1. Call to Order

1.1 Disclosures of Pecuniary Interest

S. Bergman discloses a pecuniary interest in Item 3.3 of the 11th Report of the London Advisory Committee on Heritage, having to do with a Public Meeting Notice - 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.

L. Jones discloses a pecuniary interest in Item 3.3 of the 11th Report of the London Advisory Committee on Heritage, having to do with a Public Meeting Notice - 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

2.1 Heritage Alteration Permit Application by V. Anastasiadis at 562 Dufferin Avenue, East Woodfield Conservation District

That, on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act seeking retroactive approval and approval for alterations to property at 562 Dufferin Avenue, within the East Woodfield Heritage Conservation District, BE PERMITTED with the terms and conditions:

- only natural wood with a painted finish be used for the half timbering;
- the new stucco of the half timbering maintain a rough texture, per the existing stucco cladding; 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.

2.2 Heritage Alteration Permit Application by S. Granger at 504-506 Maitland Street, West Woodfield Conservation District

That, on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act seeking retroactive approval and approval for alterations to property at 504-506 Maitland Street, within the West Woodfield Heritage Conservation District, BE PERMITTED with the terms and conditions:

- sash (hung) windows be used for the gable windows;
- the cedar shakes proposed for the gable cladding be rectangular and regular in shape and installation;
- all exposed wood, including porch posts and railings/guards, cedar shakes, board and batten, and tongue and groove siding, 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 Lorne Avenue Park Project

That J. Michaud, Landscape Architect, BE ADVISED that the London Advisory Committee on Heritage is satisfied with the current design for the Lorne Avenue Park Project and encourages a Cultural Heritage Interpretive Sign to be implemented into the above-noted project; it being noted that the ~~attached~~ presentation from J. Michaud, Landscape Architect, with respect to this matter, was received.

2.4 Cultural Heritage Evaluation Reports (CHERs) for the properties located at 327, 331 and 333 Wellington Road

That the Civic Administration BE ADVISED that the London Advisory Committee on Heritage concurs with the findings of the Cultural Heritage Evaluation Reports (CHERs), as appended to the agenda, with respect to the properties located at 327, 331 and 333 Wellington Road; it being noted that the ~~attached~~ presentation from M. Morris, Major Projects, with respect to this matter, was received.

2.5 Draft City-Wide Urban Design Guidelines

That the Draft City-Wide Urban Design Guidelines document, as appended to the agenda, BE REFERRED to the Stewardship Sub-Committee for review and a report back to the London Advisory Committee on Heritage; it being noted that the ~~attached~~ presentation from A. Lockwood, Urban Designer, with respect to this matter, was received.

3. Consent

3.1 10th Report of the London Advisory Committee on Heritage

That it BE NOTED that the 10th Report of the London Advisory Committee on Heritage, from its meeting held on October 9, 2019, was received.

3.2 Municipal Council Resolution - 10th Report of the London Advisory Committee on Heritage

That it BE NOTED that the Municipal Council resolution, from its meeting held on October 29, 2019, with respect to the 10th Report of the London Advisory Committee on Heritage, was received.

3.3 Public Meeting Notice - Revised Application - Official Plan and Zoning By-law Amendment - 2555-2591 Bradley Avenue

That it BE NOTED that the Public Meeting Notice, dated October 16, 2019, from A. Riley, Senior Planner, with respect to a revised application for an Official Plan and Zoning By-law Amendment related to the properties located at 2555-2591 Bradley Avenue, was received.

3.4 Notice of Planning Application - Official Plan and Zoning By-law Amendments - 84-86 St. George Street and 175-197 Ann Street

That B. Debbert, Senior Planner, BE ADVISED that the London Advisory Committee on Heritage (LACH) is not satisfied with the research, assessment and conclusion of the Heritage Impact Assessment (HIA) for the property located at 197 Ann Street, as it relates to the Notice of Application, dated October 10, 2019, from B. Debbert, Senior Planner, with respect to Official Plan and Zoning By-law Amendments for the properties located at 84-86 St. George Street and 175-197 Ann Street; it being noted that the LACH submits the following comments with respect to the HIA:

- the HIA gives inadequate weight to the historical, associative and contextual values of the landmark brewery located at 197 Ann Street;
- the HIA contains errors and omissions within the historic research of the property and brewing history in London, e.g. incorrect derivation of the brewery name, date of building, reference to Westminster Township and evidence for the fire damage in the 19th Century;
- the properties located at 175, 179, 183 and 197 Ann Street and 84 and 86 St. George Street are recommended to be subject to 9/06 evaluation by the HIA because of strong associations with the Kent Brewery;
- the condition of the building has not been supported by an engineer's report;
- the LACH is opposed to the demolition of the property located at 197 Ann Street based on the current information available; and,
- the LACH encourages incorporating the built heritage resources associated with the historic Kent Brewery into any future developments;

it being noted that the ~~attached~~ presentation from M. Tovey, with respect to this matter, was received.

3.5 Notice of Planning Application - Official Plan and Zoning By-law Amendments - 464-466 Dufferin Avenue and 499 Maitland Street

That it BE NOTED that the Notice of Planning Application, dated November 6, 2019, from M. Vivian, Planner I, with respect to Official Plan and Zoning By-law Amendments related to the properties located at 464-466 Dufferin Avenue and 499 Maitland Street, was received.

4. Sub-Committees and Working Groups

4.1 Stewardship Sub-Committee Report

That it BE NOTED that the Stewardship Sub-Committee Report, from its meeting held on October 30, 2019, was received.

5. Items for Discussion

5.1 Request for Designation of 36 Pegler Street under Part IV of the Ontario Heritage Act by A. Johnson

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the request for designation of the heritage listed property at 36 Pegler Street:

a) notice BE GIVEN under the provisions of Section 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the property to be of cultural heritage value or interest for the reasons outlined in Appendix E of this report; and,

b) should no appeals be received to Municipal Council's notice of intention to designate, a by-law to designate the property at 36 Pegler Street to be of cultural heritage value or interest for the reasons outlined in Appendix E of this report BE INTRODUCED at a future meeting of Municipal Council immediately following the end of the appeal period;

it being noted that should an appeal to Municipal Council's notice of intention to designate be received, the City Clerk will refer the appeal to the Conservation Review Board;

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

5.2 Review of Delegated Authority for Heritage Alteration Permits

That the Managing Director, Planning and City Planner BE ADVISED that the London Advisory Committee on Heritage is supportive of the proposed by-law, as appended to the staff report dated November 13, 2019, with respect to a review of Delegated Authority for Heritage Alteration Permits; it being noted that the attached presentation from K. Gonyou, Heritage Planner, with respect to this matter, was received.

5.3 Zoning By-law Amendment - 1018-1028 Gainsborough Road

That L. Mottram, Senior Planner, BE ADVISED that the London Advisory Committee on Heritage is not satisfied by the research and assessment presented in the Heritage Impact Statement (HIS) for the properties located at 1018-1028 Gainsborough Road as it relates 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, as the impacts of the proposed development were not adequately considered by the above-noted HIS.

5.4 Heritage Impact Assessment - 556 Wellington Street

That a Working Group BE CREATED to review the Heritage Impact Assessment, dated May 13, 2019, from Golder Associates Ltd., with respect to the property located at 556 Wellington Street and report back to the London Advisory Committee on Heritage; it being noted the members

of the Working Group are M. Whalley, S. Jory, M. Bloxam and S. Bergman.

5.5 Update on the Bid for the Ontario Heritage Conference in London

That it BE NOTED that a verbal update from T. Jenkins with respect to an update on the bid to bring a future Ontario Heritage Conference to London, was received.

5.6 Heritage Planners' Report

That the following actions be taken with respect to the Heritage Planners' Report, submitted by K. Gonyou, L. Dent and M. Greguol, Heritage Planners:

a) the expenditure of up to \$20.00 per person from the 2019 London Advisory Committee on Heritage (LACH) budget BE APPROVED for L. Fischer and K. Waud to attend the Heritage Matters in Conversation bus tour on November 28, 2019; it being noted that the LACH has sufficient funds in its 2019 budget to cover this expense;

b) the expenditure of up to \$100.00 from the 2019 LACH Budget BE APPROVED for refreshments at the Stewardship Sub-Committee meeting, hosting the Western University Public History Program presentations; it being noted that the LACH has sufficient funds in its 2019 budget to cover this expense and has done for previous, similar meetings; and,

c) the ~~attached~~, above-noted Heritage Planners' Report BE RECEIVED.

5.7 (ADDED) Historical Designation of Property - 247 Halls Mill Road

That the communication from K. Jones and D.A. Park, as appended to the Added Agenda, with respect to a request for historical designation of the property located at 247 Halls Mill Road, BE REFERRED to the Stewardship Sub-Committee for consideration.

6. Adjournment

The meeting adjourned at 9:30 PM.



P.O. Box 5035
300 Dufferin Avenue
London, ON
N6A 4L9

November 27, 2019

J. M. Fleming
Managing Director Planning and City Planner

B. Debbert
Senior Planner

L. Mottram
Senior Planner

I hereby certify that the Municipal Council, at its meeting held on November 26, 2019 resolved:

That, the following actions be taken with respect to the 11th Report of the London Advisory Committee on Heritage, from its meeting held on November 13, 2019:

a) on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking retroactive approval and approval for alterations to property at 562 Dufferin Avenue, within the East Woodfield Heritage Conservation District, BE PERMITTED with the terms and conditions:

- only natural wood with a painted finish be used for the half timbering;
- the new stucco of the half timbering maintain a rough texture, per the existing stucco cladding; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that the presentation appended to the 11th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, was received with respect to this matter;

b) on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking retroactive approval and approval for alterations to property at 504-506 Maitland Street, within the West Woodfield Heritage Conservation District, BE PERMITTED with the terms and conditions:

- sash (hung) windows be used for the gable windows;
- the cedar shakes proposed for the gable cladding be rectangular and regular in shape and installation;
- all exposed wood, including porch posts and railings/guards, cedar shakes, board and batten, and tongue and groove siding, 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 presentation appended to the 11th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, was received with respect to this matter;

c) J. Michaud, Landscape Architect, BE ADVISED that the London Advisory Committee on Heritage is satisfied with the current design for the Lorne Avenue Park Project and encourages a Cultural Heritage Interpretive Sign to be implemented into the above-noted project; it being noted that the presentation appended to the 11th Report of the London Advisory Committee on Heritage from J. Michaud, Landscape Architect, with respect to this matter, was received;

d) the Civic Administration BE ADVISED that the London Advisory Committee on Heritage concurs with the findings of the Cultural Heritage Evaluation Reports (CHERs), as appended to the agenda, with respect to the properties located at 327, 331 and 333 Wellington Road; it being noted that the presentation appended to the 11th Report of the London Advisory Committee on Heritage from M. Morris, Major Projects, with respect to this matter, was received;

e) B. Debbert, Senior Planner, BE ADVISED that the London Advisory Committee on Heritage (LACH) is not satisfied with the research, assessment and conclusion of the Heritage Impact Assessment (HIA) for the property located at 197 Ann Street, as it relates to the Notice of Application, dated October 10, 2019, from B. Debbert, Senior Planner, with respect to Official Plan and Zoning By-law Amendments for the properties located at 84-86 St. George Street and 175-197 Ann Street; it being noted that the LACH submits the following comments with respect to the HIA:

- the HIA gives inadequate weight to the historical, associative and contextual values of the landmark brewery located at 197 Ann Street;
- the HIA contains errors and omissions within the historic research of the property and brewing history in London, e.g. incorrect derivation of the brewery name, date of building, reference to Westminster Township and evidence for the fire damage in the 19th Century;
- the properties located at 175, 179, 183 and 197 Ann Street and 84 and 86 St. George Street are recommended to be subject to 9/06 evaluation by the HIA because of strong associations with the Kent Brewery;
- the condition of the building has not been supported by an engineer's report;
- the LACH is opposed to the demolition of the property located at 197 Ann Street based on the current information available; and,
- the LACH encourages incorporating the built heritage resources associated with the historic Kent Brewery into any future developments;

it being noted that the presentation appended to the 11th Report of the London Advisory Committee on Heritage from M. Tovey, with respect to this matter, was received;

f) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the request for designation of the heritage listed property at 36 Pegler Street:

i) 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 E of this report; and,

ii) should no appeals be received to Municipal Council's notice of intention to designate, a by-law to designate the property at 36 Pegler Street to be of cultural heritage value or interest for the reasons outlined in Appendix E of this report BE INTRODUCED at a future meeting of Municipal Council immediately following the end of the appeal period;

it being noted that should an appeal to Municipal Council's notice of intention to designate be received, the City Clerk will refer the appeal to the Conservation Review Board;

it being further noted that the presentation appended to the 11th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, with respect to this matter, was received;

g) the Managing Director, Planning and City Planner BE ADVISED that the London Advisory Committee on Heritage is supportive of the proposed by-law, as appended to the staff report dated November 13, 2019, with respect to a review of Delegated Authority for Heritage Alteration Permits; it being noted that the presentation appended to the 11th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, with respect to this matter, was received;

h) L. Mottram, Senior Planner, BE ADVISED that the London Advisory Committee on Heritage is not satisfied by the research and assessment presented in the Heritage Impact Statement (HIS) for the properties located at 1018-1028 Gainsborough Road as it relates 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, as the impacts of the proposed development were not adequately considered by the above-noted HIS;

i) the following actions be taken with respect to the Heritage Planners' Report, submitted by K. Gonyou, L. Dent and M. Greguol, Heritage Planners:

i) the expenditure of up to \$20.00 per person from the 2019 London Advisory Committee on Heritage (LACH) budget BE APPROVED for L. Fischer and K. Waud to attend the Heritage Matters in Conversation bus tour on November 28, 2019; it being noted that the LACH has sufficient funds in its 2019 budget to cover this expense;

ii) the expenditure of up to \$100.00 from the 2019 LACH Budget BE APPROVED for refreshments at the Stewardship Sub-Committee meeting, hosting the Western University Public History Program presentations; it being noted that the LACH has sufficient funds in its 2019 budget to cover this expense and has done for previous, similar meetings; and,

iii) the above-noted Heritage Planners' Report BE RECEIVED for information; and,

j) clauses 1.1, 2.5, 3.1 to 3.3, inclusive, 3.5, 4.1, 5.4, 5.5 and 5.7, BE RECEIVED for information. (5.1/20/PEC)



C. Saunders
City Clerk
/lm

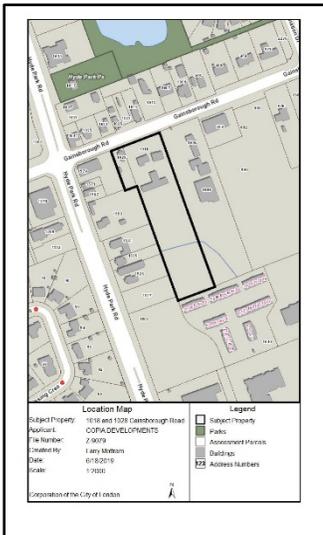
cc: K. Gonyou, Heritage Planner
J. Michaud, Landscape Architect
M. Morris, Engineer-in-Training
Chair and Members, London Advisory Committee on Heritage

External cc List in the City Clerk's Office

The Corporation of the City of London
Office 519.661.2500 x 4856
Fax 519.661.4892
hlysynsk@london.ca
www.london.ca

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, December 2, 2019, no earlier than 5:00 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, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: Z-9079

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.

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.

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, 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 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.

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.

Building Renderings

View from Gainsborough Road looking southwest.



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

Heritage Impact Statement

1018-1028 Gainsborough Road

Copia Development



May 2, 2019



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- 4.3 Official Plan
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SOURCES

SECTION 1 - INTRODUCTION

1.1 Purpose of Heritage Impact Statement

The subject lands are located at 1018-1028 Gainsborough Road and are adjacent to properties listed on the municipal Register of heritage properties ("Register").

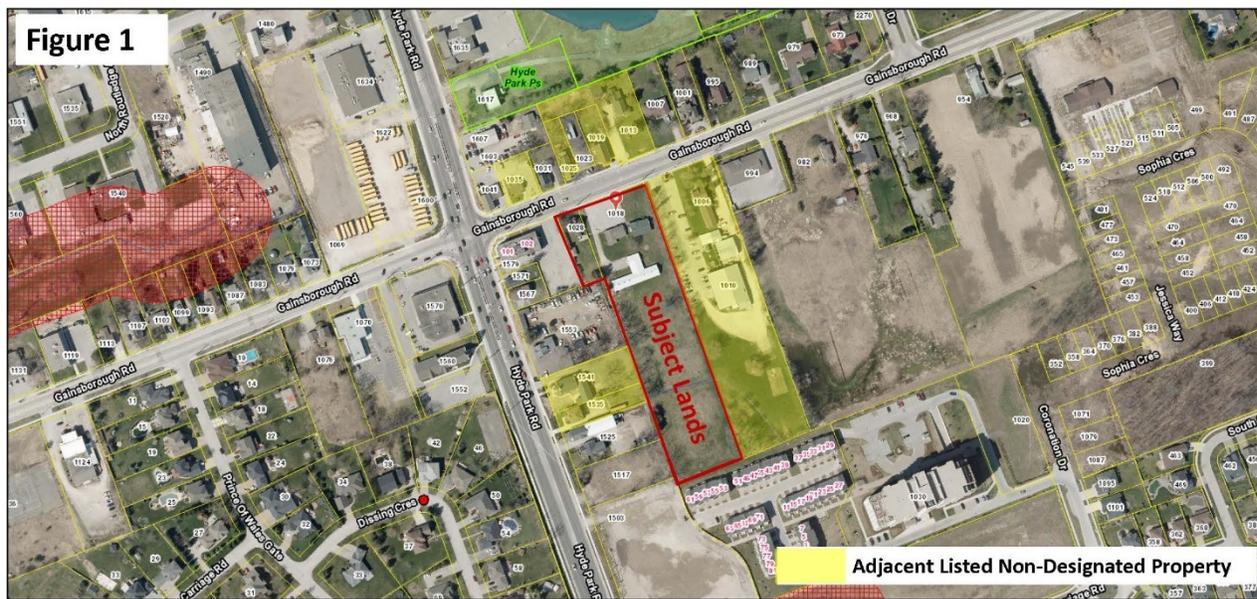
A Heritage Impact Statement is required for London Plan Policy 586 which states if a property is adjacent to properties listed on the Register, the proposal must be evaluated to demonstrate that the heritage attributes of the properties listed on the Register are conserved.

SECTION 2 – SUBJECT SITE AND ADJACENT LANDS

2.1 Subject Site

The subject lands are located in the community of Hyde Park which was founded by the Routledge family in 1818. Hyde Park was a London Township community for 175 years until it was annexed by the City of London in 1993.

The subject lands consist of two parcels located on the south side of Gainsborough Road, approximately 50m east of Hyde Park Road. The subject lands have a total frontage of approximately 70m (229ft) along Gainsborough Road and a total area of approximately 1.26ha (3.11ac). The two parcels at 1018 and 1028 Gainsborough Road have an approximate depth of 216m (710ft) and 55m (180ft), respectively (Figure 1). The subject lands are not listed on the local municipal Register of Cultural Heritage Properties.



2.2 Proposed Development

The subject lands are proposed to be developed for two buildings (Figure 2):

- Building 'A' - a 6-storey, mixed-use building with 992.3 m² (10,681 ft²) of retail on the ground floor, 1,434.3 m² (15,439 ft²) of office on the second floor, and 52 residential units above, located in the front of the subject lands; and,
- Building 'B' - a 12-storey residential unit with 182 units, located to the rear of the subject lands.

The mixed-use density of the 6-storey, mixed-use building is approximately 97 units per hectare (UPH), based on the area zoned "h-17, Business District Commercial (BDC)" of approximately 0.79ha (1.95ac). The residential density of the 12-storey, residential building is approximately 392 units per hectare (UPH), based on the area zoned "Urban Reserve (UR3)" of approximately 0.465ha (1.15ac). It is noted that the 6-storey, mixed-use building is located entirely on the portion of the subject lands zoned "h-17, Business District Commercial (BDC)" and the 12-storey residential building is located entirely on the portion zoned "Urban Reserve (UR3)". The total density across the entire site equates to 205 units per hectare (UPH).

The required parking for the 6-storey, mixed-use building is 168 spaces, consisting of 67 spaces for the retail uses (992.3 m²; 1 space/15m²); 36 spaces for the office uses (1434.3 m², 1 space/40m²); and 65 spaces for the residential use (52 residential units, 1.25/unit). The required parking for the 12-storey, residential building is 228 spaces (182 units, 1.25/unit). Combined, 396 parking spaces are required to accommodate the proposed development. A total of 396 parking spaces are provided, with 274 underground and 122 on the surface.



Vehicular access to the site is proposed to be provided from a single, full-turns driveway on the north side of the subject lands from Gainsborough Road. Underground parking access is provided on the south side of Building 'A' and the east side of Building 'B'.

Building 'A' is located close, and oriented towards, the Gainsborough Road streetscape. Building 'B' is located to the rear of the property. All surface parking is located between each building; accessible parking spaces are proposed in close proximity to building entrances. Indoor garbage collection is proposed on the ground floor of each building, with convenient access to the exterior of the building and outdoor garbage receptacles on the south side of Building 'A' and the north side of Building 'B'. Other design details, including the location and extent of landscaping, tree planting, and/or fencing will also be determined throughout the subsequent Site Plan Approval process.

Building 'A' has a loading area on the south side of the building connected by a concrete sidewalk that wraps around the building to the north, providing connections to building entrances/emergency exits and the public sidewalk along Gainsborough Road. The front entrance leads to a common lobby, retail uses on the ground floor, and elevators to the office and residential uses above. Access to the retail units on the ground floor is provided via a network of interior hallways from the front entrance. Building 'B' has a loading area on the north side of the building, also connected by a concrete sidewalk that wraps around the building to the north.

Conceptual cladding materials for both buildings include a variety of materials, colours and textures to provide for a high-quality design. Please note the materials noted on the building elevations are conceptual and for discussion purposes only.

See Appendix 1 for the proposed Site Plan and Elevations.

2.3 The Municipal Register of Cultural Heritage Properties (LISTED Properties)

The Ontario Heritage Act (subsection 27(1.2)) allows a municipality to include properties of cultural heritage value or interest that have not been designated under the Ontario Heritage Act in its municipal Register.

Listing non-designated properties does not offer any protection to them under the Ontario Heritage Act. It does require a property owner to give 60 days written notice of the intention to demolish a listed non-designated property. This allows a municipality time to conduct a more comprehensive evaluation that is consistent with Ontario Regulation 9/06 to determine if the property warrants designation under the Ontario Heritage Act.

The subject lands are adjacent to the following LISTED non-designated properties on the municipal Register:

- 1006 Gainsborough Road;
- 1013 Gainsborough Road;
- 1019 Gainsborough Road;
- 1025 Gainsborough Road;
- 1035 Gainsborough Road; and
- 1541 and 1535 Hyde Park Road.

There are no adjacent properties protected under the Ontario Heritage Act.

See Appendix 2 for evaluations of each property.

SECTION 3 – POLICY REVIEW

3.1 Provincial Policy Statement 2014 (PPS)

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

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

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

6.0 PPS Definitions:

Built heritage resources: means a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

Significant (e) in regard 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, an event, or a people.

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

Protected heritage property means *property designated under Parts IV, V, or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Site.*

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

3.2 The London Plan

The new City of London Official Plan (The London Plan) has been adopted by Council, but is subject to several appeals at the Local Planning Appeal Tribunal (LPAT). Notwithstanding, consideration must be given to the following Cultural Heritage policies:

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

586 *“The City shall not permit development and site alteration on adjacent lands to heritage designated properties or properties listed on the Register except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the heritage designated properties or properties listed on the Register will be conserved.”* (In Effect)

3.3 City of London 1989 Official Plan

Since policy 565 is subject to an appeal at LPAT and is not in force, Section 13 of the existing in force Official Plan applies.

Section 13 provides policies regarding the cultural heritage value of properties in London.

Consideration was given to the following policies in the Official Plan:

Section 13.2.3.1 – Alteration or Demolition on Adjacent Lands

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

3.4 Ontario Heritage Tool Kit

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

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

1. Destruction of any, part of any, significant heritage attributes or features;
2. Alteration that is not sympathetic, or is incompatible with the historic fabric and appearance;
3. Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;

4. Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
5. Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
6. A change in land use where the change in use negates the property's cultural heritage value; and
7. Land disturbances, such as change in grade that alters soils and drainage patterns that adversely affect cultural heritage resources.

SECTION 4 – ANALYSIS AND MITIGATION

4.1 Provincial Policy Statement 2014 (PPS)

The proposed development is consistent with the policies of the 2014 Provincial Policy Statement.

There are no protected heritage properties adjacent to the subject lands as per the PPS definition of "protected heritage property".

Adjacent non-designated listed properties are not considered protected heritage properties. The PPS definition of a protected heritage property means *property designated under Parts IV, V, or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Site.*

4.2 The London Plan

The following consideration was given to the London Plan policy 586. In general, the policy states that if a property is adjacent to heritage designated properties or properties listed on the Register, the proposal must be evaluated to demonstrate that the heritage attributes of the heritage designated properties and properties listed on the Register are conserved.

There are no heritage designated properties adjacent to the subject lands.

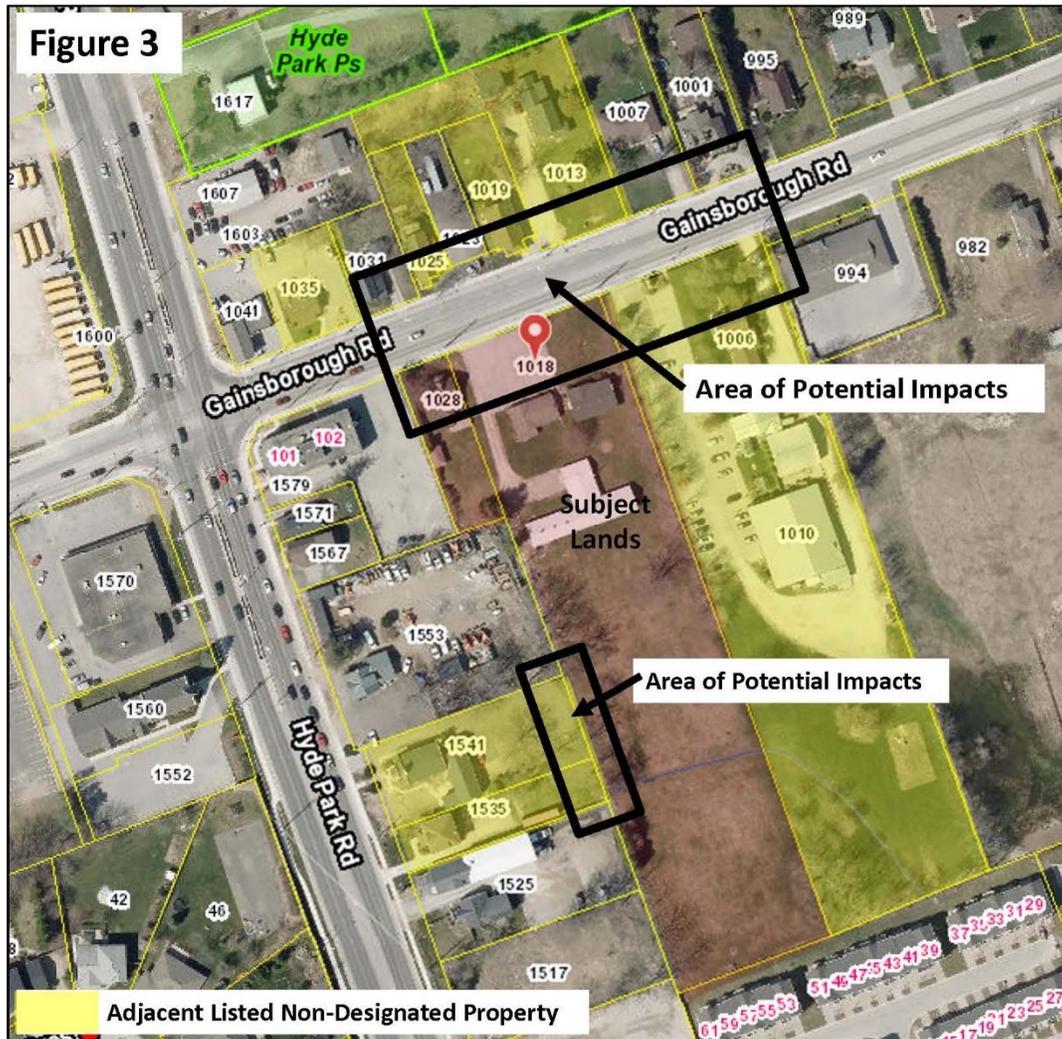
The subject lands are adjacent to listed properties on the Register, however, they have not been evaluated using Ontario Heritage Act Regulation 9/06. Being non-designated properties, they do not have "heritage attributes". This is a defined term under the PPS, which does not apply to non-designated properties.

It is not the responsibility of our client to prepare an evaluation to determine if the adjacent properties warrant designation or to determine any potential heritage attributes. Any analysis provided in this report is prepared based on the information at hand.

The listed properties do have associations with the community of Hyde Park and may have some individual features that could be considered heritage attributes.

If the properties were to be designated for their architectural, historical and/or contextual features the adjacent proposed development would not have a negative impact on any potential heritage attributes or features.

Any potential impacts would be along the Gainsborough Road streetscape and at the rear of 1541 and 1535 Hyde Park Road (see Figure 3).



The proposed building maintains the established street wall formed by a majority of the buildings in the immediate area to the subject lands. This is consistent with the vision of the Hyde Park Community Plan which promotes buildings to be located close to the street to enclose the street space and make a positive contribution to the liveliness of the street.

The property immediately to the east of the subject lands is not consistent with the typical building setback along Gainsborough Road. The farmhouse is located approximately 20 m off the front property line, whereas the proposed building is 4.5m. Any potential impact of the setback is minimal because the farmhouse is located far enough away that it will not be overpowered or shadowed by the proposed building (See Figure 4).



Another potential impact is the height of the proposed building in relation to the properties to the north along Gainsborough Road. The impact is minimal as the width of Gainsborough Road provides a sufficient buffer to avoid overshadowing.

The proposed building provides a massing that is differentiated from the existing built form, yet is sensitive and compatible given that the proposed building is scaled into smaller elements with the use exterior materials.

The base of the building (the first and second level) is the pedestrian zone. It is sympathetic to a human scale-built form, and it differentiated from the middle of the building (the third to sixth level) with the extensive use of vision glass along the front elevation of the building. Visually, the height of the first and second level is consistent with the height of the adjacent two-storey office building to the southwest and the two-storey converted dwellings across Gainsborough Road. Overall, the height of the entire building is generally consistent with the right-of-way width, creating a strong sense of enclosure along Gainsborough Road.

Above the second floor, the centre portion of the building steps back to provide rooftop amenity space for residents. This step back divides the massing of the third to sixth floor into two smaller portions, minimizing the visual impact of the building. Breaking up the massing of the building above the second level will reduce shadowing, improve natural lighting, and reduce view impacts from the street. This allows the proposed height to more appropriately integrate into the existing streetscape.

The design of the proposed building is of a unique architectural style for the area and the use of a variety of building materials provides architectural expression along the front of the building and the Gainsborough Road Street streetscape. These materials include vision glass, spandrel glass,

long board siding, and aluminum framed windows and doors that provide visual variety and an attractive, pedestrian-oriented portion of the building along the street.



The impact to the rear of 1541 and 1535 Hyde Park Road is minimal.

The west elevation of building "B" is very similar to the east elevation, however, there will be no public access, only private balconies.

The rear of these two properties has existing mature vegetation and more can be added on the subject lands to reduce sight lines to the proposed building 'B' and parking area (See Figure 5).

A shadow study was prepared by Matter Architectural Studies Inc. and the adjacent properties will be subject to minor shadowing various times throughout the year. It is difficult to determine if potential heritage attributes, such as plantings or gardens, would be affected until a full evaluated using Ontario Heritage Act Regulation

9/06 is completed. However, it is not anticipated the minor shadowing will have a negative impact on the properties.

4.3 City of London Official Plan

The proposed development is consistent with Section 13.2.3.1 of the City of London Official Plan. There are no lands that are contiguous, or that are directly opposite (separated only by a laneway or municipal road) that are protected under Parts IV, V or VI of the Ontario Heritage Act.

4.4 Ontario Heritage Tool Kit

As per the Ontario Heritage Tool Kit, there are no lands that are adjacent to the subject lands that are protected under Parts IV, V or VI of the Ontario Heritage Act. The tool kit states "...listing non-designated properties does not offer any protection under the Ontario Heritage Act..." The Provincial Policy Statement does acknowledge listed properties; however, this policy only applies to alteration on a property that is listed not adjacent listed properties. It only acknowledges adjacent protected heritage properties, not adjacent listed non-designated properties.

The adjacent non-designated listed properties are not protected under the Ontario Heritage Act; therefore, they are not considered protected heritage properties as per the PPS.

SECTION 5 – CONCLUSION

It is our opinion, there are no cultural heritage resources on or adjacent to the subject lands.

If the adjacent properties were to be designated, the proposed development would not have a negative impact on any potential heritage attributes.

The site layout reflects the surrounding context, specifically through its position close to the street. The proposed building is differentiated from the existing built form, yet is sensitive to them through its further enhancement of pedestrian-oriented streetscape. Existing mature trees will be preserved to provide screening to the proposed. Site specific details, like fencing and on-site landscaping may be used to further screen the development, where appropriate.

Appendix 1-2



Key Note

ISSUE DATE: ISSUED FOR: BY:

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS AND MATERIALS TO BE USED IN THE WORK SHALL BE AS SHOWN ON THE DRAWINGS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

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matter.

Matter Architecture Studio Inc.
125 Wellington Road - 4th Fl.
London, Ontario, N6E 2G5
p: 519.681.6574
www.matterinc.ca

Project No: 1018-1028
GAINSBOROUGH RD

1716x1028 Gainsborough Rd., London, ON
Sheet Name:

Scale: Project No: 10-088
Sheet No:

Key/Rev:

REV. DATE ISSUED FOR: BY:

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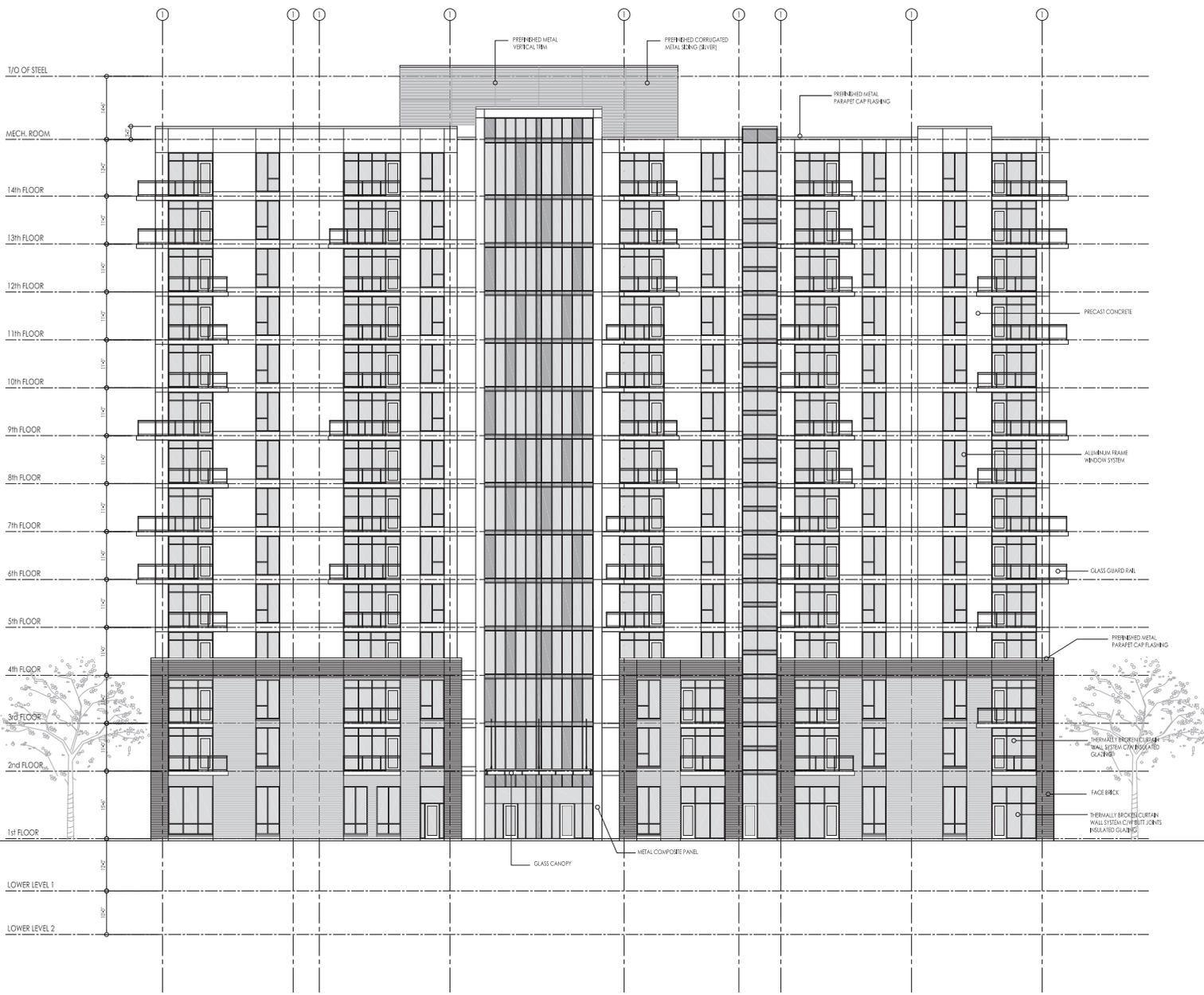
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Matter Architectural Studio Inc.
125 Wellington Road, #100
London, Ontario, N6C 2B5
p: 519.681.6574
www.matter.ca

Project No:
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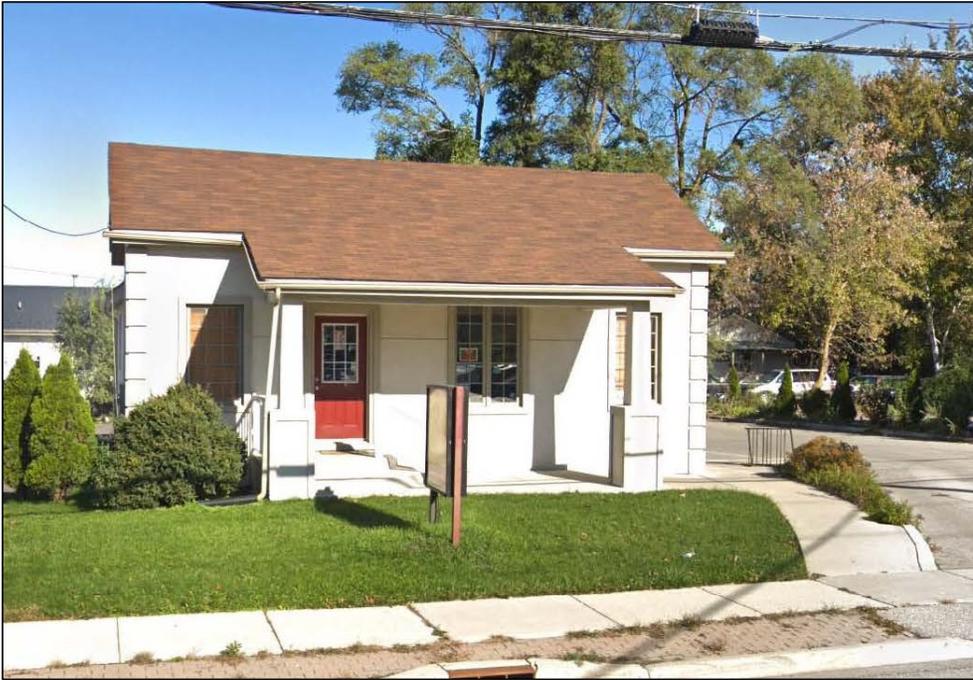


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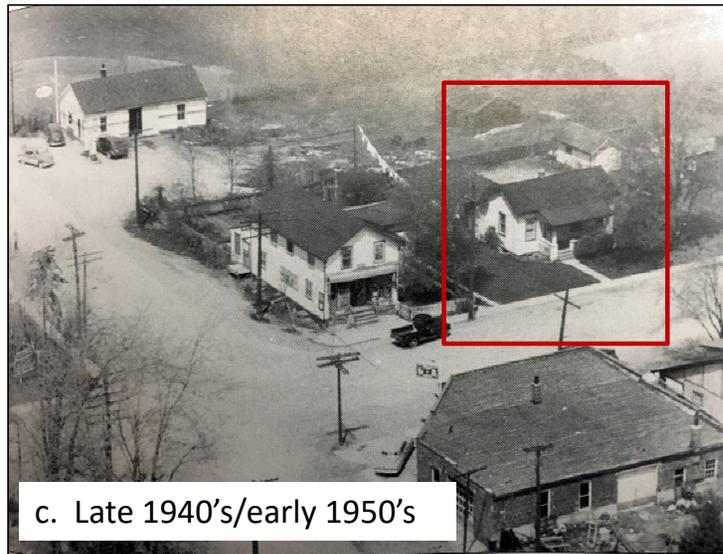




Historical Information



1035 Gainsborough Road - Current



c. Late 1940's/early 1950's

Some Notable Details:

- c. 1835;
- Association to village of Hyde Park;
- Georgian style single detached resident;
- Believed to be associated with the Quinney Family, an early family of Hyde Park;
- One storey scale and massing;
- Quions on corner of building; and
- Covered front porch.

Historical Information



1025 Gainsborough Road - Current



Some Notable Details:

- c. 1895
- Association to village of Hyde Park;
- Queen Anne Revival style single detached resident;
- Form, mass, and scale;
- Buff Brick facing;
- Windows at side of house, with brick voussoirs; and
- Front gable with box bargeboard.



Notable Details

Historical Information



1016 Gainsborough Road - Current



Notable Details

Some Notable Details:

- c. 1876
- Association to village of Hyde Park;
- Vernacular style single detached resident;
- Form, mass, and scale;
- Window opening; and
- Buff Brick facing.

Historical Information



1013 Gainsborough Road - Current



Notable Details

Some Notable Details:

- c. 1870
- Association to village of Hyde Park;
- Vernacular style single detached resident;
- Form, mass, and scale; and
- Window opening and details; and
- Side porch and details.

Historical Information



1006 Gainsborough Road - Current

Some Notable Details:

- c. 1890
- Association to village of Hyde Park;
- Ontario Farmhouse;
- Form, mass, and scale;
- Buff Brick facing;
- Window opening with brick voussoirs;
- Gable-roof and;
- Window above front door.



Historical Information



1541 Hyde Park Road - Current



Notable Details

Some Notable Details:

- c. 1893
- Association to village of Hyde Park;
- Gothic Revival Church;
- Form, mass, and scale;
- Buff Brick facing;
- Windows and front door;
- Round Windows on front façade; and
- Bell and bell tower.

Historical Information



1535 Hyde Park Road - Current



Notable Details

Some Notable Details:

- c. 1888
- Association to village of Hyde Park;
- Vernacular style single detached resident;
- Form, mass, and scale; and
- Buff Brick facing;
- Window opening with brick voussoirs and;
- Porch and details.

Shadow Study



March 21 @ 10am



March 21 @ Noon



March 21 @ 2pm



March 21 @ 4pm



June 21 @ 10am



June 21 @ Noon



June 21 @ 2pm



June 21 @ 4pm



December 21 @ 10am



December 21 @ Noon



December 21 @ 2pm



December 21 @ 4pm

SOURCES

London Township – A Rich Heritage 1796-1997 Vol. 1, published by The London Township History Book Committee, 2001.

London Township – Families Past and Present Vol. 2, published by The London Township History Book Committee, 2001.

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

**LACH Stewardship Sub-Committee
Report**

Tuesday November 26, 2019

Location: Committee Room 4, City Hall

Time: 6:00pm-6:30pm, 6:30pm-9:15pm

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

Agenda Items:

1. Demolition Request and Heritage Alteration Permit application for the Heritage Designated Property at 88 Blackfriars Street, Blackfriars/Petersville Heritage Conservation District.

The Stewardship Sub-Committee review the Heritage Impact Assessment (Thor Dingman, dated October 21, 2019) for the demolition request and Heritage Alteration Permit application for the property at 88 Blackfriars Street.

Motion: The Stewardship Sub-Committee does not object to its demolition, but expressed disappointment in the loss of this Contributing Resource. The proposed new building is appropriate in the Blackfriars/Petersville Heritage Conservation District. The Stewardship Sub-Committee notes that the condition of this building constitutes another regrettable example of demolition by neglect. The Stewardship Sub-Committee implores stronger enforcement of the Property Standards By-law to avoid future demolition by neglect of London's cultural heritage resources. Moved: K. Waud; Seconded: J. Hunten. Passed.

2. Cultural Heritage Evaluation Reports (CHER) for Rapid Transit

a. CHER 90 Wellington Road

The Stewardship Sub-Committee reviewed the Cultural Heritage Evaluation Report for the property at 90 Wellington Road prepared by AECOM. The Stewardship Sub-Committee supports the conclusions of the evaluation (based on the criteria of Ontario Regulation 9/06) that the property does not demonstrate sufficient cultural heritage value or interest to warrant further cultural heritage assessment related to the Rapid Transit project, with the following comments:

- The Stewardship Sub-Committee met on November 26, 2019 (not November 29, 2019)
- The building at 455 Baker Street was constructed in 1947
- The building at 508 Baker Street was constructed in 1929

b. CHER 92 Wellington Road

The Stewardship Sub-Committee reviewed the Cultural Heritage Evaluation Report for the property at 92 Wellington Road prepared by AECOM. The Stewardship Sub-Committee supports the conclusions of the evaluation (based on the criteria of Ontario Regulation 9/06) that the property does not demonstrate sufficient cultural heritage value or interest to warrant further cultural heritage assessment related to the Rapid Transit project, with the following comments:

- The Stewardship Sub-Committee met on November 26, 2019 (not November 29, 2019)
- The building at ~~637~~ 657 Percy Street was built in 1952
- The building at 38 Gower Street was built in 1954
- The building at 134 Paul Street was built in 1950
- The building at 603 Winblest Avenue was built in 1953
- The building at 45 Heather Crescent was built in 1953
- The building at 68 Bond Street was built in 1943

c. CHER 120 Wellington Road

The Stewardship Sub-Committee reviewed the Cultural Heritage Evaluation Report for the property at 120 Wellington Road prepared by AECOM. The Stewardship Sub-Committee supports the conclusions of the evaluation (based on the criteria of Ontario Regulation 9/06) that the property does not demonstrate sufficient cultural heritage value or interest to warrant further cultural heritage assessment related to the Rapid Transit project, , with the following comments:

- The Stewardship Sub-Committee met on November 26, 2019 (not November 29, 2019)
- The façade of the buildings at 744 and 746 Richmond Street are clad in natural limestone (not artificial)

3. Draft City-Wide Urban Design Guidelines

The LACH referred the Draft City-Wide Urban Design Guidelines to the Stewardship Sub-Committee at its meeting on November 13, 2019 for review and comment. The Stewardship Sub-Committee was unable to review the draft City-Wide Urban Design Guidelines.

4. Request for Designation: 247 Halls Mill Road

A request for designation from a community member was referred to the Stewardship Sub-Committee by the LACH at its meeting on November 13, 2019. Members of the Stewardship Sub-Committee will work on collecting historical information for the evaluation of the property using the criteria of O. Reg. 9/06 and report back at the January Stewardship Sub-Committee meeting.

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.

6. (Added) Demolition Request for Heritage Listed Property at 2325 Sunningdale Road East

The Stewardship Sub-Committee received the Heritage Impact Assessment (MHBC) for the demolition request for the heritage listed property at 2325 Sunningdale Road East. The Stewardship Sub-Committee noted that it received the Heritage Impact Assessment the same day as its meeting (November 26, 2019) which did not have ample time to review the report.

7. Western University Public History Program – Property Research Presentations

Following the preceding items on the agenda, the Stewardship Sub-Committee, with invited guests, received property research presentations from the Western University Public History Program graduate students on the following properties:

- 700-706 Dundas Street
- 2056 Huron Street
- 130 Kent Street
- 75 Langarth Street East
- 700 Oxford Street East
- 782 Richmond Street
- 962 Richmond Street
- 1156 Richmond Street
- 535-537 Talbot Street
- 593-595 Talbot Street
- 644 Talbot Street

Response of LACH Working Group to Item 5.4 on the Nov 13th 2019 Agenda regarding the Heritage Impact Statement (Golder Associates May 13th, 2019) for 556 Wellington St

LACH does not agree with or support the findings of the HIA for the following reasons:

HCD Guidelines for West Woodfield (WWHCDP) state: ‘a new building should be sensitive to and compatible with the existing cultural heritage landscape through attention to height, built form, setback, massing, materials and other architectural elements’.

It is considered that none of these criteria have been met.

Height: WWHCDP states that the ‘City Hall Precinct’ (which includes the lands of 556 Wellington St) consider new development to be of 3 storeys adjacent to Wolfe St and Princess Ave and 8-10 facing Dufferin and Wellington. The majority of the surrounding buildings are of 2 storeys.

Built Form: Table 3 of the HIA ‘Assessment Direct and Indirect’ admits that this development will be a ‘significant alteration to the existing character of the HCD’ but saying that setbacks align to streets and that the podium is in scale. This committee believes that the whole building is not in scale with a huge massing and height that bear no relation to the surroundings.

Setback: The setback may be compatible with (or slightly larger than) the much smaller residential properties adjacent but are meaningless for a property of this huge size and height. It is at a ‘zero lot line’.

Massing: LACH considers that in Table 4 of the HIA “Design Guidelines’ the guideline to ‘match setback, footprint, and massing patterns to the immediately adjacent neighbours’ has not in any way been met – the scale of the main building is 50 x 70m and the height of 18 storeys which does not accord at all with the residential buildings of the HCD.

The ‘stepbacks’ of the building which are intended to accord with neighbouring properties are not sufficient to bring the proposed development into compatibility with nearby buildings. In addition the ‘stepbacks’ have far less use for a building that overlooks a public space – Victoria Park - where the views are much longer, creating significant visual impact for it. The building’s massing cannot be considered just from street level but from surrounding properties, including Victoria Park.

The podium has been designed to fit in with the height of the surrounding streetscape but it is part of the appearance of a very large, bulky and dominant building. In particular this building will be eminently visible from a distance, that is from Victoria Park, which will negate the desired effect of the podium.

The parking garage is expected to be ‘screened’ – but a 5 storey height is going to require very large trees, hedges and very tall fences. The shadow impact statement demonstrates that shadows will fall considerably on the neighbouring buildings. It is noted that there is no Winter Solstice study included.

The large footprint is that of a very substantial monolith and ancillary buildings of such a scale that will overlook, dominate and overwhelm the surroundings. The massing is bulky, crowded and not consistent with the residential character of the HCD. In addition no attempt has been to transition the building into the surrounding built heritage landscape. The setbacks do not achieve this.

Materials: It is noted in the HIA that the building 'uses materials similar to those found throughout the HCD'. The WWHCDP states that new residential buildings should 'use materials and colours that represent the texture and palette' of the neighbourhood. The HIA states that building cladding material is not common in the HCD but is found on 'several large buildings close to the property including London City Hall, Centennial Hall, Central Secondary School and Centennial Towers'. LACH notes that these are not appropriate comparators, as they do not reflect the predominant building materials throughout the HCD, nor do they reflect the heritage character of the HCD.

Other architectural elements: No 'traditional details' of the heritage houses surrounding have been, or could be, incorporated into a project of this scale and massing. The application of a narrow 'decorative cornice' on part of the second and fifth storey fails to achieve this.

THE HIA Table 4 also states that the development is compatible with WWHCDP design guidelines which state that the 'size, shape, proportion and placement of windows and doors should reflect common building patterns and styles of other buildings in the immediate area'. This HIA notes that the window size, shape and placement is consistent with that of Centennial Hall. Once again this is not an appropriate comparator and does not reflect the predominant style and heritage character of the HCD.

The WWHCDP further comments on 'visual setting (including significant views or vistas to or from a protected heritage property)'. And the *London Plan* speaks of protecting cultural heritage and includes 'public spaces and landscapes as well as buildings'. It is notable that the views from Victoria Park in particular will be impacted by this development as well as the adjacent properties on Wolfe St.

The statement did not adequately address the impact on Victoria Park and its heritage attributes – the development has potential to impact significant archeological resources of this historic City park.

It is also to be noted that a *Victoria Park Secondary Plan* is about to be implemented and this has included substantial city-wide input.

The LACH considers the conservation of the heritage character of the West Woodfield Heritage Conservation District to be fundamental to good land use planning for this site.

Dear Ms Bunn,

I am requesting delegation status for the December LACH meeting to discuss heritage designation for 197, 183 and 179 Ann St.

Thank You

AnnaMaria Valastro

133 John St. Unit 1

London, Ontario N6A 1N7

Hi Jerri,
May I request delegation status at the December LACH meeting?
Topic: The Kent Brewery building at 197 Ann Street
I have additional information to present which seems pertinent.
Thanks!
Best,
Mark

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: Heritage Alteration Permit application by D. Sagar & K. Corcoran at 430 Dufferin Avenue, West Woodfield Heritage Conservation District

Meeting on: Wednesday December 11, 2019

Recommendation

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 alterations to porch of the property 430 Dufferin Avenue, within the West Woodfield Heritage Conservation District, **BE PERMITTED**.

Executive Summary

Alterations were undertaken to the heritage designated property at 430 Dufferin Avenue, in the West Woodfield Heritage Conservation District, without obtaining Heritage Alteration Permit approval. A Heritage Alteration Permit application has been submitted seeking retroactive approach for the alterations completed to the porch. The alterations comply with the guidelines of Sections 82.1 and 10.5 of the *West Woodfield Heritage Conservation District Plan* and should be permitted.

Analysis

1.0 Background

1.1 Location

The property at 430 Dufferin Avenue is located on the north side of Dufferin Avenue between Colborne Street and Cartwright Street (Appendix A).

1.2 Cultural Heritage Status

The property at 430 Dufferin Avenue is designated under Parts IV and V of the *Ontario Heritage Act*. The property was designated pursuant to Part IV of the *Ontario Heritage Act* by By-law No. L.S.P.-3251-30 in 1995. The property was subsequently included in the West Woodfield Heritage Conservation District, designated pursuant to Part V of the *Ontario Heritage Act* by By-law No. L.S.P.-3400-254 in 2009. The property is a B-rated property in the *West Woodfield Heritage Conservation District Plan*. Both heritage designating by-laws are registered on the title of the property.

1.3 Description

The building located at 430 Dufferin Avenue is identified in the heritage designating by-law as a two-storey, four-bay vernacular “townhouse.” It was built in circa 1875.

1.4 Previous Heritage Alteration Permits

In 2009, a Heritage Alteration Permit application was made seeking approval for replacement of the existing, non-original windows with new vinyl windows. The Heritage Alteration Permit was approved by Municipal Council at its meeting on July 27, 2009.

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 make a decision on the Heritage Alteration Permit application within 90 days or the request is deemed permitted (Section 42(4), *Ontario Heritage Act*).

2.2.1 Contravention of the Ontario Heritage Act

Pursuant to Section 69(1) of the *Ontario Heritage Act*, failure to comply with any order, direction, or other requirement made under the *Ontario Heritage Act* or contravention of the *Ontario Heritage Act* or its regulations, can result in the laying of charges and fines up to \$50,000.

When the amendments to the *Ontario Heritage Act* in Bill 108 are proclaimed in force and effect, the maximum fine for the demolition or removing a building, structure, or heritage attribute in contravention of Section 42 of the *Ontario Heritage Act* will be increased to \$1,000,000 for a corporation.

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 “ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources.” To help ensure that new development is compatible, 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.*

Policy 13.3.6 of the *Official Plan* (1989, as amended) includes similar language and policy intent.

2.3 West Woodfield Heritage Conservation District

One of the goals of the designation of West Woodfield as a Heritage Conservation District pursuant to Part V of the *Ontario Heritage Act* is to “avoid the destruction and/or inappropriate alteration of the existing building stock, materials and details...” (Section 3.1, *West Woodfield Heritage Conservation District Plan*). To achieve this goal, policies and guidelines are in place to support the conservation and existing heritage buildings and ensuring that alterations are sensitive to the heritage attributes and details of the West Woodfield Heritage Conservation District.

Regarding alterations, the following guidelines are provided in Section 8.2.1 of the *West Woodfield Heritage Conservation District Plan*:

- Research the original style and appearance of the building to determine the “authentic limits” of restoration or alteration so that the appropriate style is maintained.
- In the absence of historical data, use forensic evidence available from the building itself to suggest appropriate restoration or alteration.
- Seek similar properties (same age, same design, and same builder) for evidence of details that may still exist as samples for reconstruction.
- 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 features (e.g. doors, window, rim) is unavoidable, the replacement components should be of the same general style, size, and proportion.
- Incorporate similar building forms, materials, scale and design elements into the alteration that exist on the original building.
- Avoid concealing original parts of buildings, entrances and decorative details when undertaking alterations.
- If in doubt, use discretion and avoid irreversible changes to the basic structure.
- Keep accurate photos and other records, and samples of original elements that have been replaced.

Regarding porch alteration, the following guidelines are provided in Section 10.5:

- Removal or substantial alteration to the size, shape, and design of existing porches is strongly discouraged.
- Do not remove or cover original porches or porch details, except for the purpose of quality restoration. Prior to executing any repairs or restoration, photograph the existing conditions and research to determine whether the existing is original or an appropriate model for restoration. Use annotated photographs or drawings or sketches to represent intended repairs.
- When restoring a porch that is either intact or completely destroyed, some research should be undertaken to determine the original design which may have been much different from its current condition and decide whether to restore the original.
- For structural elements of the porch, use the best current technology including secure footings extending below the frost and pressure treated wood for wood framing.
- For decorative elements such as gingerbread fretwork and other trim, wood is still the best choice to recreate the original appearance, but using improved technology such as waterproof glues and biscuit joiners and liquid preservatives and best quality paints to protect the finished product.
- Fiberglass and plastic versions of decorative trims should be avoided. Poor interpretations of the scale or design of applied decoration detract from the visual appearance and architectural coherence of porches and verandahs.
- Install and maintain a porch apron on all exterior sides below the porch floor level that permits good ventilation and prevents animals and debris from entering. Research some of the attractive and functional trellis designs that are used in the neighbourhood to fulfill this purpose. Include a hinged or removable section for occasional access for maintenance and inspection. Smooth and grade the ground under the porch to slope away from the basement and cover the exposed ground with a thick polyethylene sheet and a layer of gravel or precast paving stones. This will reduce the dampness and growth of mould and provide more comfortable access for maintenance.

3.0 Heritage Alteration Permit Application

A complaint from the community brought unapproved alterations underway to the property at 430 Dufferin Avenue to the attention of the City on September 2019.

The Heritage Alteration Permit application was submitted by an authorized agent for the property owners and received on November 22, 2019. The applicant has applied for a

Heritage Alteration Permit seeking:

- Retroactive approval for removal of the former concrete stoop and railings and its replacement.

As the alterations have commenced prior to obtaining Heritage Alteration Permit approval, this Heritage Alteration Permit application has met the conditions for referral requiring consultation with the London Advisory Committee on Heritage (LACH).

Per Section 42(4) of the *Ontario Heritage Act*, Municipal Council must make a decision on this Heritage Alteration Permit application by February 20, 2019 or the request is deemed permitted.

4.0 Analysis

While not specifically mentioned in the heritage designating by-law, By-law No. L.S.P.-3251-30, alterations to porches require Heritage Alteration Permit approval in the West Woodfield Heritage Conservation District. The porch of the property at 430 Dufferin Avenue was removed and replaced, exceeding what can reasonably be considered a repair.

Information submitted in the Heritage Alteration Permit application demonstrated the need for intervention to the porch, as the concrete material had deteriorated. Because of the methods of installation, the former railings could not be salvaged as they were bolted into the old concrete.

In the new porch, there were no visual alterations to the size, height, or dimensions of the concrete base or steps. The railings/guards were replaced with custom metal railings to match the former railings/guards, however complying with current height requirements of the *Ontario Building Code* (36" in height).

While restoration and retention is encouraged by the guidelines for the *West Woodfield Heritage Conservation District Plan*, the alterations completed to the porch of the property at 430 Dufferin Avenue maintained the style, size, and proportions of the porch and used the same materials and general construction methods. The alterations to the porch at 430 Dufferin Avenue comply with the applicable porch guidelines in Sections 8.2.1 and 10.5 of the *West Woodfield Heritage Conservation District Plan*.

5.0 Conclusion

The alterations undertaken to remove and replace the porch at 430 Dufferin Avenue required Heritage Alteration Permit approval. Because the alterations commenced prior to obtain Heritage Alteration Permit approval, consultation with the LACH and a decision by Municipal Council is required. The alterations completed for the porch at 430 Dufferin Avenue comply with the guidelines of the *West Woodfield Heritage Conservation District*. Retroactive Heritage Alteration Permit approval should be provided.

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

December 3, 2019
kg/

\\FILE2\users-z\pdp\Shared\policy\HERITAGE\Heritage Alteration Permit Reports\Dufferin Avenue, 430\HAP19-097-L\HAP19-097-L 430 Dufferin Avenue LACH 2019-12-11.docx

Appendix A Property Location
Appendix B Images

Appendix A – Location



Figure 1: Location map of the subject property at 430 Dufferin Avenue.

Appendix B – Images



Image 1: Photograph of the property at 430 Dufferin Avenue (circa 1995).

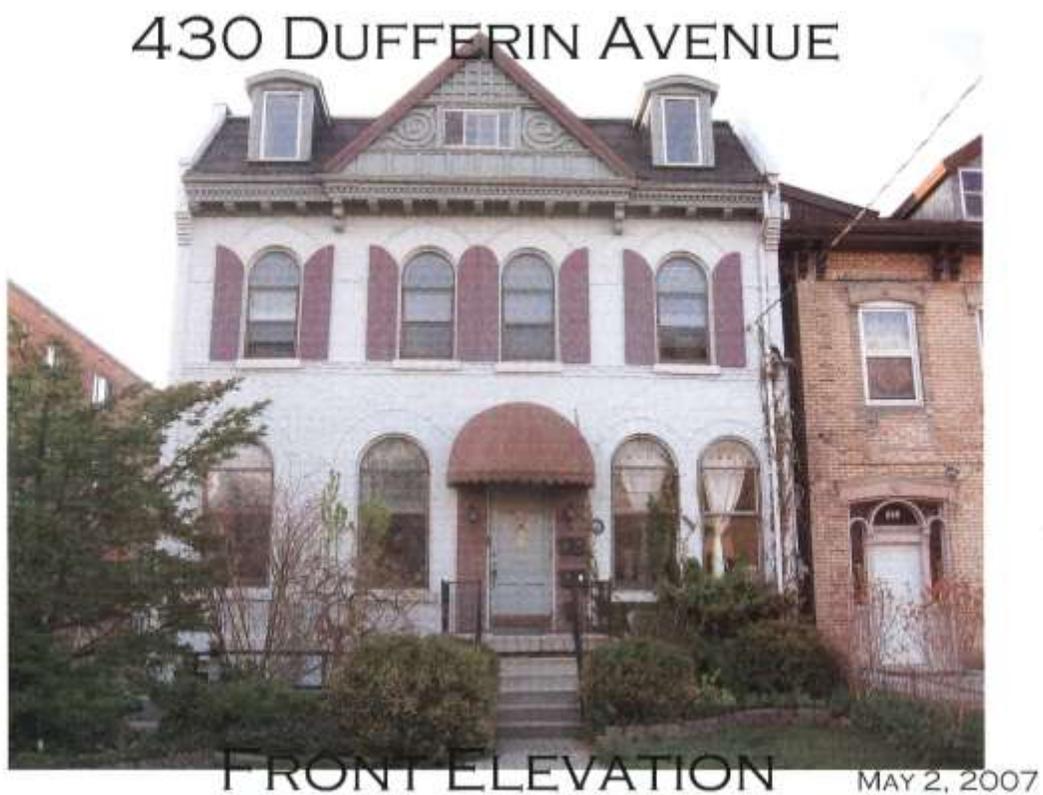


Image 2: Photograph of the property at 430 Dufferin Avenue (May 2, 2007).



Image 3: Photograph of the property at 430 Dufferin Avenue (2009).



Image 4: Photograph of the property at 430 Dufferin Avenue, showing the porch prior to alteration (submitted as part of the Heritage Alteration Permit application).



Image 5: Photograph of the property at 430 Dufferin Avenue on September 30, 2019 showing work underway.



Image 6: Photograph showing the completed alterations to the porch, including re-pouring the concrete and new railings, of the property at 430 Dufferin Avenue (submitted as part of the Heritage Alteration Permit application).



Image 7: Photograph of the property at 430 Dufferin Avenue, with the alterations to the front porch completed.



Image 8: Detail photograph of the new front porch on the property at 430 Dufferin Avenue.

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 Heritage Listed Property at 2325
Sunningdale Road East by Lafarge Canada Inc.
Meeting on: December 11, 2019

Recommendation

That, on the recommendation of the Managing Director, Planning & City Planning, with the advice of the Heritage Planner, with respect to the demolition request for the existing dwelling on the heritage listed property at 2325 Sunningdale Road East, that:

- a) The Chief Building Official **BE ADVISED** that Municipal Council consents to the demolition of the dwelling on this property, and;
- b) The property at 2325 Sunningdale Road East **BE REMOVED** from the Register of Cultural Heritage Resources.

Executive Summary

A demolition request was received for the heritage listed property at 2325 Sunningdale Road East. The subject property is listed on the City of London's 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. A Heritage Impact Assessment accompanied the demolition request for the property, which determined that property at 2325 Sunningdale Road East did not meet the criteria outlined in O.Reg. 9/06, Criteria for Determining Cultural Heritage Value or Interest, and therefore does not have significant cultural heritage value or interest.

The demolition of the dwelling on the subject property would not result in adverse impacts to cultural heritage value or interest.

Analysis

1.0 Background

1.1 Property Location

The property at 2325 Sunningdale Road East is located at the southwest corner of Sunningdale Road East and Clarke Road (Appendix A.) The property is located in the former London Township, annexed by the City of London in 1993.

1.2 Cultural Heritage Status

The property at 2325 Sunningdale Road East is a heritage listed property. The property is considered to be of potential cultural heritage value. The listing of the property on the Register of Cultural Heritage Resources came into force and effect on March 26, 2007.

1.3 Description

The building located at 2325 Sunningdale Road East is a single storey, buff brick residential structure with a gable roof that is estimated to have been built c.1863 (Appendix B. The main façade of the building faces north to Sunningdale Road East, with its main entry located within an enclosed vestibule addition that is centrally located on the façade. The vestibule addition appears to be of frame construction on a concrete foundation, and is clad with an angelstone exterior finish. The vestibule also includes a gable roof, with its gable end facing Sunningdale Road East and is clad in vinyl siding.

The original window openings on the main façade have been retained including the segmental arch brick voussoirs. However, the windows have been replaced. A gable dormer is centrally located on the main façade, also clad with vinyl siding. The front corners of the house have been rebuilt and re-clad with angelstone.

The east and west facades of the dwelling consist of buff brick exterior walls with a set of window openings located on the first and second storeys. The brick lintels and concrete sills are still visible on the west façade, along with portions of the original rubble stone foundation. One of the first floor windows has been filled in on the east façade. A brick chimney is located in between the sets of the windows on the east façade. A black tar/sealant has been used to cover the entire chimney, along with the second storey sills and perimeter of the window openings.

The rear (south) façade of the dwelling consists primarily of buff brick exterior walls, with a small first storey window. A single storey addition has also been constructed onto the rear of the building. The rear addition is clad with brick, however it has been painted white. Evidence of the original buff brick is present, and portions of the foundation indicate its material consists of rubble stone, suggesting that the rear wing is an early addition. This portion of the addition may have functioned as an early summer kitchen for the dwelling. A garage addition has also been constructed onto the rear of the dwelling. The east side of the addition is clad in vinyl siding.

The subject property is approximately 99 acres in size.

1.4 Property History

The precise date of construction for the dwelling located at 2325 Sunningdale Road East has not been clearly established. The Register of Cultural Heritage Resources includes an estimated date of construction of circa 1845. However, early land registry records indicate that Lot 5, Concession V was initially retained as a Crown reserve, and the 200 acre lot was granted to King's College in 1828. This is presumably in connection with the establishment of King's College (now the University of Toronto) one year prior in 1827. Historical research undertaken for the Heritage Impact Assessment (see Section 4.0) indicates that by the early 1860s King's College (also identified as University College) deeded the north half (100 acres) to William Stephens. The property was not registered in Stephens' name until 1884, however Stephens appears to have occupied the lot immediately.

By 1862 William Stephens is noted as the owner of the north part of Lot 5, Concession V on *Tremaine's Map of the County of Middlesex County* (1862) (Appendix A). In 1878 the property, along with a portion of the adjacent lot at Lot 6, Concession V is noted on the *Illustrated Historical Atlas of Middlesex County* as belonging to the "Heirs of Wm Stevens" (see Appendix A). Based on the analysis of the land registry records and *Tremaine's Map of the County of Middlesex County* (1862), it is likely that the dwelling was constructed c.1862.

In the early-20th century the property, land registry records and tax assessments indicate the property was acquired by various owners first by William Stone (c.1906), then Lafayette Quinn (1913), Walter B. Haskett (1918), James Lee (1921), and William Marcus Talbot (1925). In 1936, executors for William Marcus Talbot granted the property to Allan Marcus Talbot. Allan and his wife Bertha Talbot (nee Drennan) married in 1935 and lived on the property where they had five children. The property remained in the Talbot family until the 1960s when portions of the property began to be granted to various commercial enterprises identified as J.F. Marshall and Sons Ltd. (1967) and Standard Industries Ltd. (1979). Historic aerial photography indicates that by 1967 the property was being used for aggregate extraction (see Appendix A).

Today, the land for the property extending south of the dwelling continues to be used for aggregate extraction, the majority of which is used for the extraction of sand and gravel, known as the Talbot Pit (MHBC 4.0).

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. The subject property is included on the Register of Cultural Heritage Resources.

3.0 Demolition Request

Written notice of their intention to demolish the house located at 2325 Sunningdale Road East was submitted by a Land Manager for Lafarge Canada Inc. on November 25, 2019 (Appendix C).

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 2325 Sunningdale Road East expires on January 24, 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

An evaluation of the property at 2325 Sunningdale Road East was undertaken using the criteria outlined in O.Reg. 9/06 in the Heritage Impact Assessment (MHBC 6.0). The evaluation found that the property did not meet any of the criteria of O.Reg. 9/06.

The evaluation of the property determined that although described as “Georgian” on the Register of Cultural Heritage Resources, the property is not a rare, unique, representative, or early example of a style, type, expression, material, or construction method, and does not have design/physical value or historical/associative value.

Speaking to the contextual value, the HIA noted,

The existing house is shown in the 1877 map with rows of trees to the east of the property perhaps to facilitate a wind break. The house continues to remain in-situ and there are remnants of the treed windbreak. However, its original context as an agricultural property has been altered by the aggregate extraction activities on the property. Its original functionality has been, for the most part removed. The house is not important in defining, maintaining or supporting the character of the area as land use of the property has altered its original purpose. It is no longer physically, functionally, visually linked to its surrounding area. It is historically linked to the original land patterns and roadways in its orientation and position, however, not in itself significant or unique to any other agricultural landscape in Ontario. It is not a landmark.

Staff reviewed the Heritage Impact Assessment (MHBC 2019) and the evaluation of the property using the criteria of O.Reg. 9/06. Staff concur with the findings of the evaluation, that the property did not meet any of the criteria of O.Reg. 9/06. Staff also encourage the owner of the property to salvage the existing buff brick materials for re-use if feasible.

The documentation provided in the Heritage Impact Assessment (MHBC 2019) is sufficient documentation of the subject property at 2325 Sunningdale Road East. No further documentation is recommended.

4.3 Consultation

Pursuant to Council Policy for the demolition of heritage listed properties, notification of the demolition request was sent to 12 property owners within 120m of the subject property on December 17, 2019 as well as community groups including the Architectural Conservancy Ontario – London Region, London & Middlesex Historical Society, and the Urban League of London. Notice was also published in *The Londoner*.

5.0 Conclusion

The evaluation of the property at 2325 Sunningdale Road East found that the property did not meet the criteria of O.Reg. 9/06 and therefore does not merit designation under the *Ontario Heritage Act*. Municipal Council should consent to the demolition of the existing dwelling.

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

December 4, 2019
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Appendix A Property Location

Appendix B Images

Appendix C MHBC Planning, Urban Design & Landscape Architecture, Heritage Impact Assessment, 2325 Sunningdale Road East, London, Ontario (November 2019)

Sources

- MHBC Planning, Heritage Impact Assessment Report, 2325 Sunningdale Road East, City of London, Ontario (November 2019).
- Census. 1851, 1861.1871.
- Tax Assessment Rolls. 1905-1930.
- London Township: Families Past and Present, Volume II.* 2001.
- Land Registry. LRO-33. North Half of Lot 5, Concession V, former London Township.
- Page, H.R. & Co. *Illustrated Historical Atlas of Middlesex County.* 1878
- Ontario Heritage Act.
- Ontario Regulation 9/06.
- City of London. *The London Plan* (2016).

Appendix A – Property Location

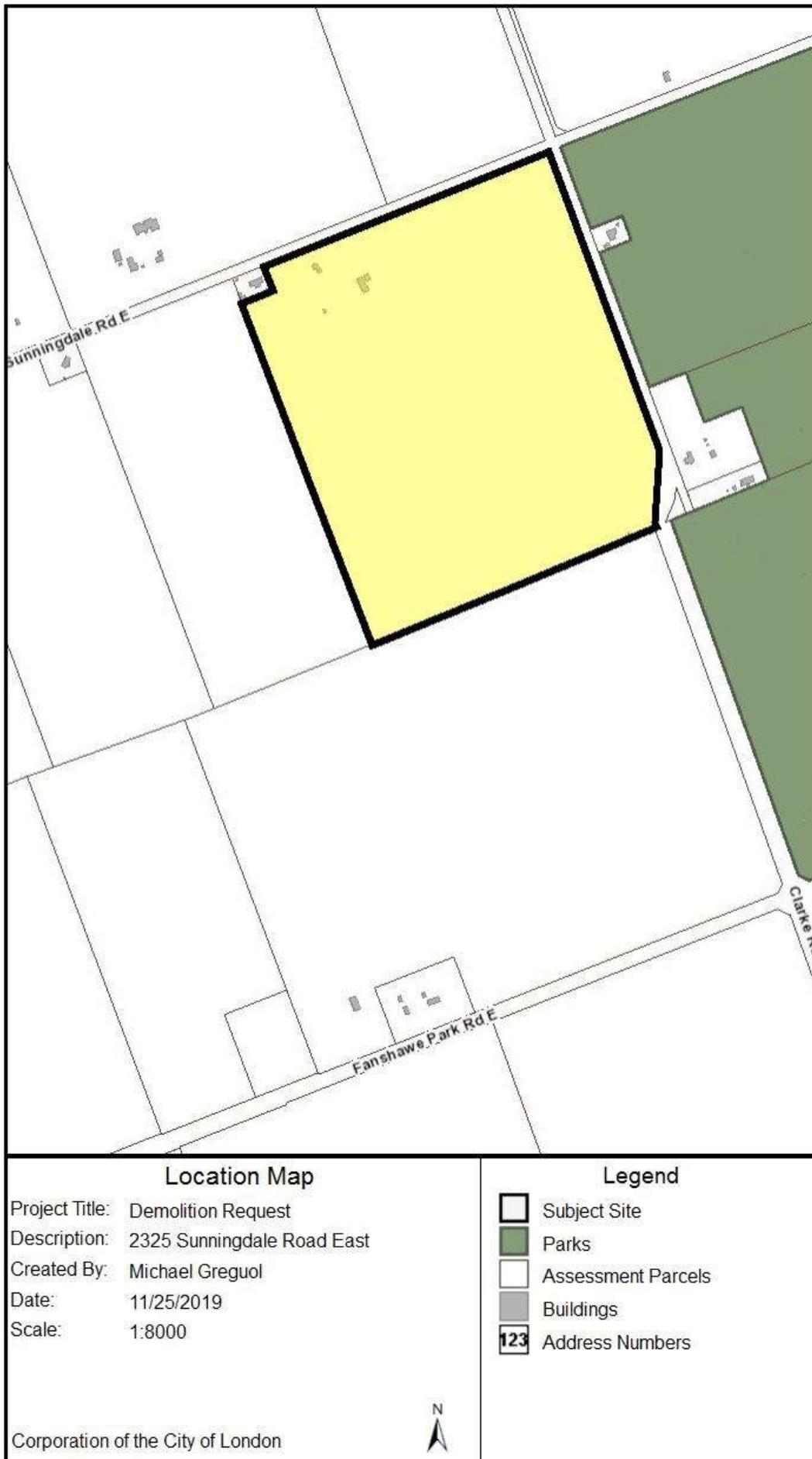


Figure 1: Location of the subject property at 2325 Sunningdale Road East. The dwelling on the property is located at the north side of the property.



Figure 2: Extract from the Tremaine's Map of the County of Middlesex (1862), showing the north half of Lot 5, Concession V in the former London Township (red square). Wm. Stevens is noted as the occupant.

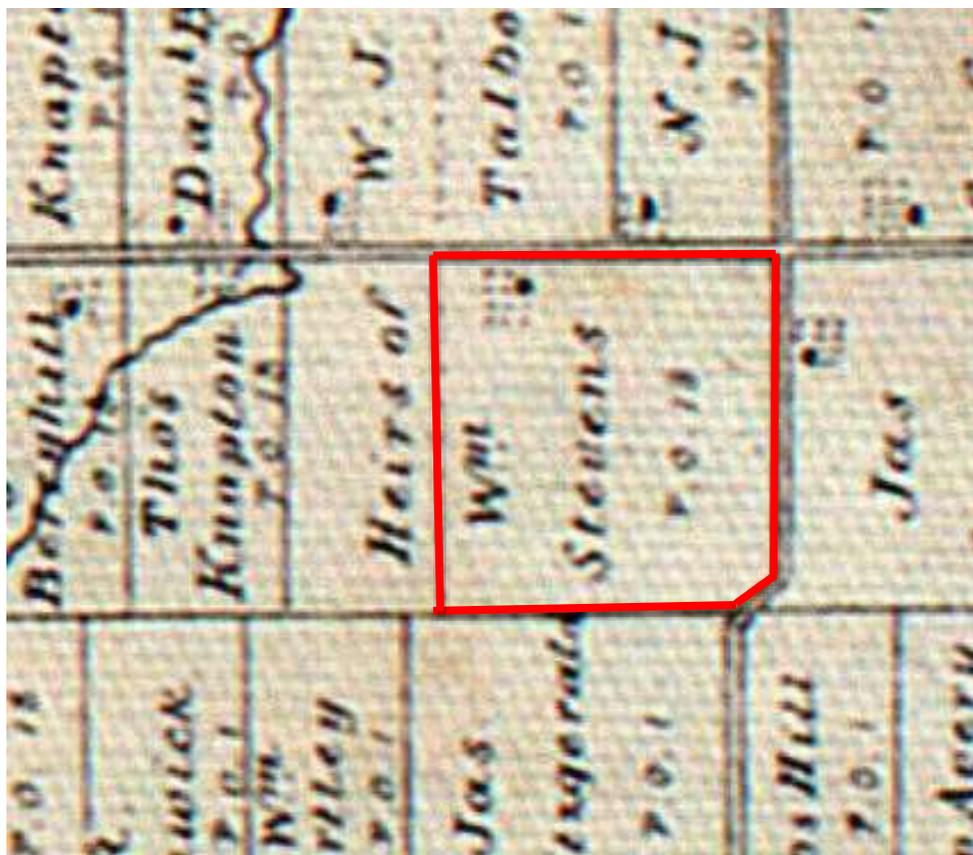


Figure 3: Extract from the Illustrated Historical Atlas of Middlesex County (1878), showing the north half of Lot 5, Concession V in the former London Township (red square). Note: the property as well as portions of the adjacent Lot 6, Concession V are noted as being owned by the "Heirs of Wm. Stevens". Note, a structure is depicted on the property within the approximate location of the existing dwelling.



Figure 4: Extract from a 1967 aerial photograph showing the land use of the beginnings of aggregate extraction on the property



Figure 5: Extract from a 1993 aerial photograph showing the land use on the property transitioning to its current aggregate extraction use



Figure 6: Aerial view showing current land use and aggregate extraction activity on the property.

Appendix B – Images



Image 1: Photograph of the dwelling at 2325 Sunningdale Road East, as shown in the 1993 City of London Inventory of Heritage Resources: Annexed Area.



Image 2: Main (north) facade of the dwelling at 2325 Sunningdale Road East.



Image 3: West facade of the dwelling at 2325 Sunningdale Road East, showing the main house, front entrance at left, and rear addition at right.



Image 4: Rear (south) facade of the dwelling at 2325 Sunningdale Road East showing main house and rear addition.



Image 5: Rear addition to the house at 2325 Sunningdale Road East. Note, a portion of the addition was likely used as an early summer kitchen, and a much large garage has also been added to the rear of the dwelling.



Image 6: View looking north showing the gravel laneway that provides access to the house from Sunningdale Road East



Image 7: Detail showing window on the main (north) facade. Note, several windows on the dwelling have been replaced with vinyl replacement windows.



Image 8: View showing front addition on the house. The date of the addition is unclear, however, the exterior is clad with angelstone and vinyl siding.



Image 9: View showing front northwest corner of the dwelling and access provided in front addition.



Image 10: Detail showing southeast corner of the dwelling. The north corners of the dwelling have been altered with concrete and angelstone cladding.



Image 11: View of the interior of the first floor. The stairs are located at the left of the photograph. The historic floor plan has been extensively altered on the interior of the dwelling.



Image 12: View showing interior of the west wall, showing the location of the fireplace. Note, a chimney is no longer present on the exterior west façade of the dwelling.



Image 13: Interior detail showing fireplace of the dwelling at 2325 Sunningdale Road East.



Image 14: Interior detail, showing the field stone foundation walls of the dwelling at 2325 Sunningdale Road East.

Appendix C – Heritage Impact Assessment

MHBC Planning, Urban Design, & Landscape Architecture, Heritage Impact Assessment, 2325 Sunningdale Road East, City of London, Ontario (November 2019) [attached separately].

HERITAGE IMPACT **ASSESSMENT REPORT**

2325 Sunningdale Road East,
City of London, Ontario

Date:

November 2019

Prepared for:

Lafarge Canada

Prepared by:

MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC)

200-540 Bingham Centre Drive

Kitchener, ON N2B 3X9

T: 519 576 3650

F: 519 576 0121

Our File: '9526HU'

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Project Personnel

Dan Currie, MA, MCIP, RPP, CAHP	<i>Managing Director of Cultural Heritage</i>	Senior Review
Nick Bogaert, BES, MCIP, RPP, CAHP	<i>Associate</i>	Editor
Rachel Redshaw, MA, H.E. Dipl.	<i>Heritage Planner</i>	Research, Author

Glossary of Abbreviations

HIA	<i>Heritage Impact Assessment</i>
MHBC	<i>MacNaughton Hermsen Britton Clarkson Planning Limited</i>
MTCS	<i>Ministry of Tourism Culture and Sport (now Ministry of Heritage, Sport, Tourism and Culture Industries)</i>
OHA	<i>Ontario Heritage Act</i>
OHTK	<i>Ontario Heritage Toolkit</i>
OLR	<i>Ontario Land Registry</i>
O-REG 9/06	<i>Ontario Regulation 9/06 for determining cultural heritage significance</i>
PPS 2014	<i>Provincial Policy Statement (2014)</i>
SOS	<i>Statement of Significance</i>

Acknowledgements

This report acknowledges that assistance provided by City Staff Planning Staff, University of Western Ontario and the City of London's Library.

Executive Summary

The subject lands, located at 2325 Sunningdale Road East, are progressing through phased development of an approved gravel pit operation. The site operations are licenced by the Province through the *Aggregate Resources Act (ARA)*. The site operations have progressed to the stage where the removal of the existing home is necessary, as indicated on the approved ARA Site Plans.

Since the existing home is listed on the City's Register of Cultural Heritage Resources (2019), the City of London's Official Plan (1989) policies require a Heritage Impact Assessment be prepared for the proposed ongoing development of the subject land located at 2325 Sunningdale Road East, London.

This Heritage Impact Assessment provides an overview of the site history, documentation of the physical attributes of the property through a photographic record, and an assessment of the potential cultural heritage value of the property. This report concludes that the subject lands do not meet the criteria of Ontario Regulation 9/06 and therefore, does not warrant designation under the *Ontario Heritage Act*.

As a result, this report concludes that there are no adverse impacts to cultural heritage as no significant cultural heritage value exists on the property. It is recommended that due to that fact, the City of London approve demolition of the building and deem this report as sufficient documentation of the building for the archival record. Materials from the building material (i.e. yellow brick) could be made available for salvage purposes should there be interest from the community.

It is also recommended that this report be included in the archival record for this property for future research purposes.

1.0 Introduction

1.1 Background Information

MHBC Planning, Urban Design and Landscape Architecture (“MHBC”) was retained in January 2019 by Lafarge Canada Inc. to undertake a Heritage Impact Assessment (HIA) for the property located at 2325 Sunningdale Road East, City of London, Ontario hereafter referred to as the ‘subject land’ (see **Appendix A**). The development proposal under evaluation includes the demolition of the existing building at 2325 Sunningdale Road East and continued development of the land as ‘Area 4’ of a gravel pit operation, as indicated on the approved *Aggregate Resources Act* Site Plans for the Talbot Pit (Licence No. 2081).

The existing building on the subject land is ‘listed’ (non-designated) on the City of London’s Register of Cultural Heritage Resources and receives some protection from demolition as indicated in the *OHA*. The subject land is not located within a Heritage Conservation District under Part V of the *OHA*. The building is identified as a Georgian Farmhouse constructed in 1845 approved to the Register on March 26, 2007.

The purpose of this HIA is to evaluate the potential cultural heritage value of the subject property and if significant cultural heritage is to be found, to determine the impacts of the proposed development upon the identified cultural heritage attributes of the property.

It is important to note that the existing Georgian farmhouse is proposed for removal in the current ARA Site Plans, which govern the operation and rehabilitation of the site. The principle of land use for aggregate extraction has already been established through previous approvals granted for the property.

2.0 Methodology and approach

2.1 Methodology

The methodology of this report is based on the Heritage Impact Assessment (HIA) guidelines that are provided by the Ontario Ministry of Culture, Tourism and Sport:

- Overview of site history and immediate surrounding area;
- Identification of the subject land;
- Current Conditions of the subject land;
- Written description and overview of heritage attributes of 2325 Sunningdale Road East after evaluation under Ontario Regulation 9/06;
- An outline of the proposed development;
- Assessment of impacts as per Info Sheet No.5 of the Ministry of Culture, Tourism and Sport;
- Alternative development approaches; and,
- Conclusions and Recommendations.

Supplementary to the above requirements, this Heritage Impact Assessment also includes the current Section 2.0 Methodology and Approach as recommended by ICOMOS (2011).

2.2 Approach

A site visit was conducted by MHBC Cultural Heritage Staff on April 9th, 2019 to complete photographic documentation of the current condition of 2325 Sunningdale Road East, City of London.

This Report reviews the following documents:

- The *Planning Act*
- The *Ontario Heritage Act* and the Ontario Heritage Toolkit
- City of London Official Plan
- City of London's Register of Cultural Heritage Resources (2019)
- Standards and Guidelines for the Conservation of Historic Places in Canada (Second Edition)
- Building Resilience: Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada (2016)

This report assesses the cultural heritage value of the property and the proposed development in terms of its compliance with these policies, guidelines and recommendations and assesses any impacts of the development on the cultural heritage attributes of the subject property, if any.

2.2.1 Policy Framework

The Planning Act and PPS 2014

The *Planning Act* makes a number of provisions respecting cultural heritage either directly in Section 2 of the Act or Section 3 respecting policy statements and provincial plans. In Section 2 *the Planning Act* outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. One of the intentions of *The Planning Act* is to “encourage the co-operation and co-ordination among the various interests.” Regarding Cultural Heritage, Subsection 2(d) of the Act provides that:

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

(d) The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

In support of the provincial interest identified in Subsection 2 (d) of the *Planning Act*, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the *Provincial Policy Statement, 2014* (PPS). The PPS is “intended to be read in its entirety and the relevant policy areas are to be applied in each situation”. This provides a weighting and balancing of issues within the planning process.

When addressing cultural heritage planning, the PPS provides the following:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

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

Conserved: *means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.*

The Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O, 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. The building located at 2325 Sunningdale Road is listed under the *Ontario Heritage Act* (OHA) and therefore was guided by the criteria provided with *Regulation 9/06* of the OHA which outlines the criteria for determining cultural heritage value or interest. The regulation sets forth categories of criteria and several sub-criteria and will be utilized to evaluate the subject lands.

The Ontario Heritage Tool Kit

The impacts of a proposed development or change to a cultural heritage resource may occur over a short or long-term duration, and may occur during a pre-construction phase, construction phase or post-

construction phase. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of physical impact. According to the *Ontario Heritage Tool Kit*, the following constitutes adverse impacts which may result from a proposed development:

- Destruction;
- Alteration;
- Shadows;
- Isolation;
- Direct or indirect obstruction;
- A change in land use; and
- Land disturbances.

City of London Official Plan (1989)

The City of London Official Plan does not provide specific policies regarding evaluation criteria of properties of cultural heritage value or formal Terms of Reference regarding the preparation of Heritage Impact Assessments. The preparation of this report is therefore guided by the Ontario Ministry of Culture (now the Ministry of Tourism, Culture and Sport) *InfoSheet #5 Heritage Impact Assessments and Conservation Plans*, part of the 2006 *Heritage Resources in the Land Use Planning Process* document.

As per the guidance in the Ministry document, this report contains the following components:

- Historical research, site analysis and evaluation
- Identification of the significance and attributes of the cultural heritage resources
- Description of the proposed development or site alteration
- Measurement of development or site alteration impact
- Consideration of alternatives, mitigation and conservation methods
- Implementation and monitoring
- Summary statement and conservation recommendations

3.0 Identification of subject lands

3.1 Description of Subject Lands

The subject land is municipally addressed as 2325 Sunningdale Road, City of London (Concession V, Part Lot 5, Township of London). The subject lands contain a one-and-half storey, vernacular Georgian farmhouse. The subject lands are zoned EX as a resource extraction zone within the Fanshawe Planning District. The house is located in 'Area 4' of the *Aggregate Resources Act* (ARA) Site Plans for the Talbot Pit (Licence No. 2081). See **Appendix A** for a map of the subject lands.



Figure 1: Aerial view of subject land identified as a heritage property by the City of London (City of London E-Map, 2019)

There is an existing one and half storey brick house with a rectangular floor plan and open, steeply sloped, gabled roof. The house has an addition to the rear which appears to have a salt-box style roof. There is also a wood frame outbuilding to the rear of the immediate property.

A yard area is located around the house on the north, west and south side of the building with active aggregate extraction to the east.



Figure 2: Aerial view of existing house on subject land (Google Earth Pro, 2018)



Figure 3: View of front façade of 2325 Sunningdale Road East, London (Google Earth Pro, 2019)

4.0 Historical overview

The purpose of this section of the report is to provide a summary of the history of the subject lands.

First Nations

The City of London was originally inhabited by the Anishnaabeg, Haudenosaunee and Lenni-Lenape Nations. After Europeans arrived in the area, there were agreements made between the First Nations in the area and the European immigrants; one particular to the area was the London Township Treaty of 1796 (City of London, 2019).

Middlesex County and London Township

Middlesex County represents the central tract of the Erie and Huron Peninsula in Ontario. In the 17th century, French explorers travelled through unknown territory which later became Middlesex County, between Lake Erie and Lake Huron. The river, first known as *La Trachée*, later became The Thames, renamed in the late 18th century by Governor Simcoe. During the winter season of 1792/1793, Governor Simcoe ordered parts of Middlesex County to be surveyed (Goodspeed, 1889).

Col. John Graves Simcoe was appointed to take charge of Upper Canada after fighting in the Revolutionary War. Among his first orders of business were defense of the territory and land surveying. In December 1791, he reviewed maps of *La Trachée*, which was known as a large waterway at the time. Simcoe decided that it may serve as the potential location for his Capital. He gave orders to begin surveying the land in 1793. Upon visiting the land surrounding *La Trachée*, (which was known in the late 18th and early 19th centuries as 'The Forks') on March 2, he found a suitable location for the capitol, and the land was surveyed in 1793 by Patrick McNiff (Campbell, 1921).

In 1788, Lord Dorchester divided the colony into Districts, which were renamed by Simcoe as Western, Home, Midland, and Eastern. In 1799 the province was further divided into nine districts, Western, London, Gore, Niagara, Home, Midland, Newcastle, Johnston, and Eastern. These nine districts were further subdivided into counties, or "circles", as they were first known. The counties were subdivided again into townships (Campbell, 1921).

City of London, Ontario

The City of London was settled due to the proximity to the 'Forks' of the Thames. The location made it convenient to trade with nearby Native populations. Thomas Talbot, another prominent early settler, was granted an officer's 5,000 acres and became the land agent of London (Campbell, 1921). The subject lands were located outside of the City of London boundaries at the time of the 1819 Map including the City of London (see **Figure 4**).

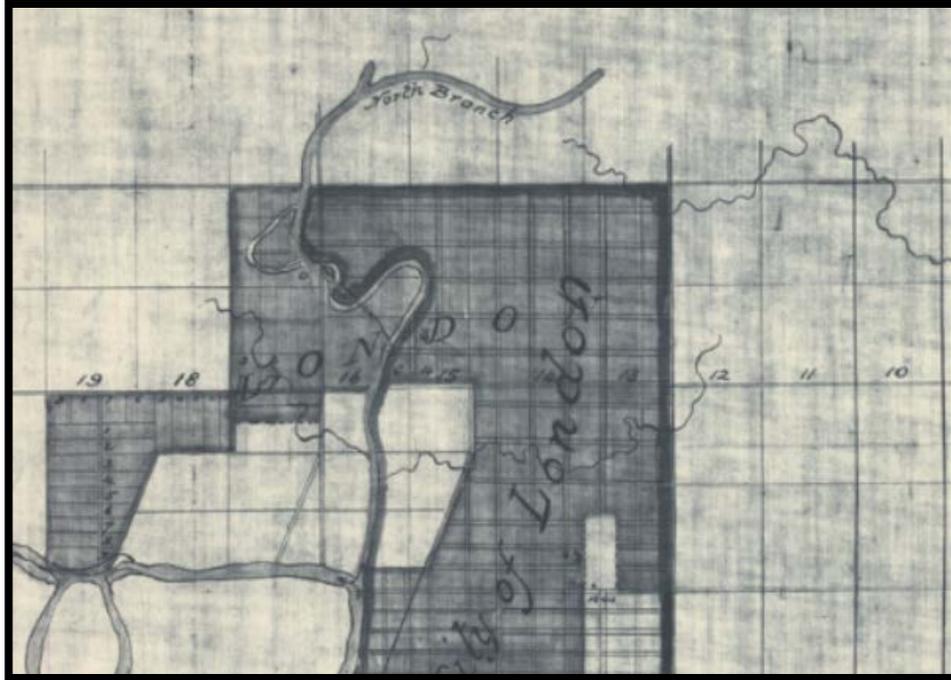


Figure 4: Copy of Part of the Township of London, Copied from Mr. Burwell's 31st May 1819 Plan (Courtesy of Western University)
(note: subject lands are located to north of map)

The subject land was to the north of the original plan of the Township of London of 1819. It was not until 1838 that the land was no longer part of the Crown Lands within the Township of London.

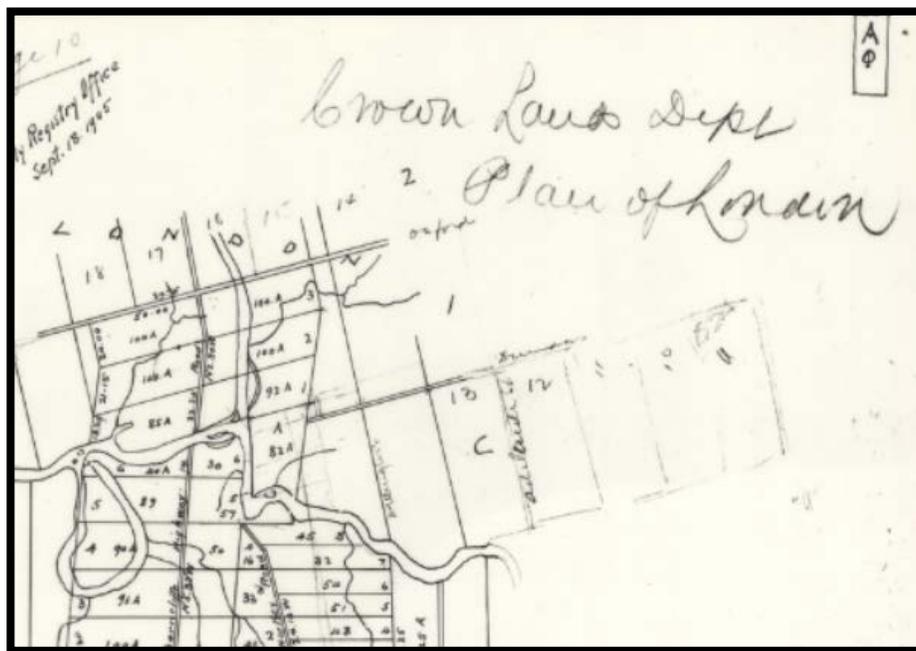


Figure 5: Map of Crown Lands, Department of Planning of London (original 1824, revised 1905) (Courtesy of Western University)
(note: subject lands are located to north of map)

A survey of London was carried out, which contained 240 acres. The river was located at the south and west boundaries, and extended to the east as far as Wellington Street, bounded to the north by North Street (now Queen's Avenue) (Campbell, 1921).

Primitive streets were laid out in what is now Downtown London in the first half of the 19th century. They were unpaved, lacking sewers and ditches (Campbell, 1921). A large swamp on the east side of Richmond Street (near Dundas), was also present.

By the 1850s the population more than doubled, approximately 5,000 of which were skilled working-class men. By this time, London was growing and self-sufficient (Campbell, 1921). In 1854 the Town of London was incorporated into a city and separated from Middlesex County (Godspeed, 1889). At the edge of the City, lay the rural development of the Township of London, which would have included the subject land. This leads to a closer examination of the development of the subject lands.

2325 Sunningdale Road East, London

In 1863, University College granted 100 acres (northern half of Lot 5) to William Stephens (LRO); this transaction was not registered until February 27, 1884. In the abstract index 1 up to 1866; Concession 5 (Middlesex County (33), London, Book 4) King's College (University College) is listed as owning 200 acres of Lot 5, Concession 5 in January of 1866. It would be presumed that William Stephens made an agreement in 1863 to own 100 acres of this land as seen below, although not registered until 21 years later. Dating the architecture of the house and the time that the house was owned by the Stephens family, it is likely that the house was constructed and lived in by the Stephens family.

10816	Reed	Nov. 17-1863	Feb. 27-1884	University College	William Stephens	100 -	North half
10817	Reed	Feb. 7-1884	Feb. 27-1884	Elizabeth Stevens and Thomas H. Stephens			North half & other land

The subject land located at Concession V, Lot 5 and Lot 6, a total of 150 acres, in the 1877 Map of the County of Middlesex, Ontario notes that it is owned by the "heirs of William Stevens". William Stevens was born in 1833 in England and in the 1871 Canadian Census was living in Middlesex East, London Township in Division 1. He is listed as being a Carpenter and the head of the household. His spouse was Margaret Otty. William Stevens owned other lots within the Township and it appears that he resided on Concession 6, Lot 15 (50 acres), and the subject land was intended for his sons. One of his sons, James Stevens owned Concession V, Lot 4 (100 acres) and was listed as a farmer in 1871 and showing to have owned Concession V, Lot 4 in 1877. John Stevens, however, William's other son, is listed as a labourer but not an owner of land. The land [was] deeded in 1884 from Elizabeth Stevens et al. to H. H. Stephens (LRO).

In the early 20th century, the property was owned by the Stone Family. The head of the household, William Stone, was listed as a painter in the 1911 census. In 1913, the property was sold to Lafayette Quinn, who only five years later sold to Walter B. Haskett. Three years later, Walter B. Haskett sold the land to James Lee. In 1925, the land was sold to William Marcus Talbot. In 1936, the land was granted from Eva May Parkinson and Dustin Talbot, executors of William Marcus Talbot, to Allan Marcus Talbot.



Figure 6: 1877 Atlas of the Middlesex County; red box outlines subject lands and dotted line represents Sunningdale Road East (Courtesy of McGill University).

The property has since included aggregate extraction operations beginning in the latter half of the 20th century, and the majority of the land is used for the extraction of sand and gravel, known as the Lafarge Talbot Pit. **Figure 9**, provides an overall context as to the surrounding land use, in particular its transition from agricultural to rural industrial use.

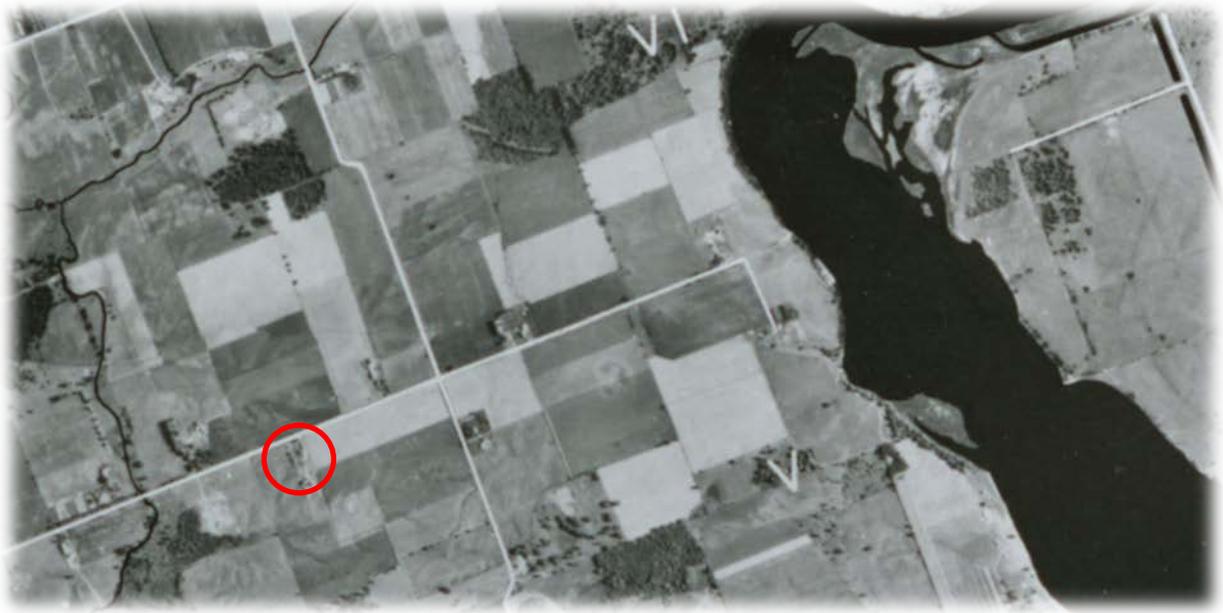


Figure 7 & 8: (Above) 1954 aerial photograph of the subject lands prior to aggregate extraction (Courtesy of the University of Toronto); (Below) 2004 aerial photograph of the subject lands post aggregate extraction (Google Earth Pro, 2019); red circles indicates location of the subject lands.



Figure 9: Aerial of subject land and surrounding area; Red arrow indicates building on subject land (Source: Google Earth Pro, 2019)

5.0 Current review of building on subject lands

This Section of the report will review the current conditions of the existing building to evaluate the heritage integrity of the building.

Although *Ontario Regulation 9/06* does not consider the structural integrity of the building, the Ministry of Culture Tourism and Sport advises on *Integrity* and *Physical Condition* of *properties* in part of Section 4, *Municipal Criteria* of the *Heritage Property Evaluation* document of the *Ontario Heritage Toolkit*.

In the matter of integrity the Guide notes that: (underline for emphasis),

A cultural heritage property does not need to be in original condition. Few survive without alterations on the long journey between their date of origin and today. Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.

For example, a building that is identified as being important because it is the work of a local architect, but has been irreversibly altered without consideration for design, may not be worthy of long-term protection for its physical quality. The surviving features no longer represent the design; the integrity has been lost. If this same building had a prominent owner, or if a celebrated event took place there, it may hold cultural heritage value or interest for these reasons, but not for its association with the architect.

Cultural heritage value or interest may be intertwined with location or an association with another structure or environment. If these have been removed, the integrity of the property may be seriously diminished. Similarly, removal of historically significant materials, or extensive reworking of the original craftsmanship, would warrant an assessment of the integrity.

There can be value or interest found in the evolution of a cultural heritage property. Much can be learned about social, economic, technological and other trends over time. The challenge is being able to differentiate between alterations that are part of an historic evolution, and those that are expedient and offer no informational value.

Ministry guidelines from the *Ontario Heritage Took Kit Heritage Evaluation* resource document note that:

Individual properties being considered for protection under section 29 must undergo a more rigorous evaluation than is required for listing. The evaluation criteria set out in Regulation 9/06 essentially form a test against which properties must be assessed. The better the characteristics of the property when the criteria are applied to it, the greater the property's cultural heritage value or interest, and the stronger the argument for its long-term protection.

This evaluation of the current condition considers the matter of heritage integrity as outlined by the Ministry of Culture, Tourism and Sport.

The photographic documentation of the current conditions of the building is included in **Appendix D** of this report.

5.1 Exterior

North (Front) Elevation

The front elevation of the building has a symmetrical composition. The original window openings remain, as well as the window voussoirs and stone lintels. The windows, however, have been replaced with vinyl, double hung windows. There is a front portico enclosure with stone with a concrete foundation sill and includes a cubed glass window opening centred in on the front façade of the enclosed portico. The pediment has been covered with vinyl siding.

There is a gable dormer placed centred on the roof which has been covered in siding. The open gable has box end eaves. The window has been replaced with a double-hung window. A black sealant has been used both along the adjoining portico and along the boundary of the shed dormer window.

Angel stone infill has been used on both bottom corners of the front façade that was used to enclose the portico; a concrete block has also been placed at these corners.

The roof is open gabled with box end eaves. There is a chimney on the east elevation which also appears to have been covered in a black sealant. The roof is composed of asphalt shingles and original soffit and fascia has been replaced.

West Elevation

The west elevation is composed of four (4) windows; the window openings including voussoirs are original and it appears at least one of the windows are original. There is an original foundation window indicated by the voussoir; the window has been boarded up with wood. The original rubble stone foundation is apparent on this elevation as well as the wrap around stone infill on the western corner of the façade. This façade shows the open gabled roof line and box end eaves and covered/ replaced soffit and fascia.

There are signs of efflorescence on this façade, in particular slightly to the right of the centre of the façade as well as under the sills of both windows on the first level. This has resulted in cracking in parts of the façade.

The rear addition includes two windows with voussoirs and stone lintels and a doorway. The window openings appear to be original, however, the windows have been replaced a single pane within wood frames. The west elevation of the rear addition has been painted with white paint concealing the original yellow brick.

South Elevation

To the rear of the building is a rectangular addition; the addition adjoins immediately following a window opening. The window opening, including voussoir and stone lintel, is original, however, the window is a double-hung vinyl replacement. A portion of the façade has been painted white. The rear façade of the addition has been painted white, it is apparent, however, that it was composed of yellow brick. The rubble stone foundation is also apparent below the white paint. The roof of this rear wing is slanted, mimicking a salt-box cottage. It is most likely that this rear addition was used as a summer kitchen.

East Elevation

The west elevation is composed of the rear wing elevation of the main house. This façade of the rear wing includes a garage door entrance which recedes further back before adjoining to the main house. It is likely that the extension for the garage portion was a later addition. This niche includes a small two pane window with a stone sill. This façade has been covered with siding.

The east elevation of the main home consists of three (3) windows which are the original windows openings including voussoirs and stone sills. The first level window has been replaced with a vinyl double-hung window. The upper two windows appear to be original 4 x 3, double-hung wood framed windows. Both upper windows have been sealed with a black sealant along the window opening and in and around the sill.

There is an original foundation window opening with voussoir along this façade which has been boarded. There is a chimney shaft along this façade that is also covered in a black sealant.

The overall use of waterproof sealing throughout the exterior of the building and the signs of efflorescence on the eastern elevation indicate signs of water damage.

5.2 Interior

The interior arrangement of the house has been largely altered throughout the years. Only a few features continue to exist; those being the fireplace opening, the rubble stone foundation and the remaining original windows (also exterior feature) on the western and eastern elevations.

5.3 Landscape features

There is a mature White Cedar to the west of the front façade and a mature maple to the rear of the house. These appear to original plantings associated with the house, however, are not particularly a supportive or defining feature.

There are no field areas remaining, which would link to the agricultural history of the area.

5.4 Comment on heritage integrity

The building has undergone significant exterior and interior alterations, some of which are irreversible. There is water damage in several locations on the exterior which subsequently could have severe effects on the interior. Lafarge staff indicated during the site visit that several repairs have been made over the years to address water penetration and structural issues. The heritage integrity of the building is limited to the original window openings including voussoirs and the remaining original windows.

6.0 Evaluation under Ontario Regulation 9/06

6.1 Evaluation criteria

The subject lands have been evaluated as per *Ontario Regulation 9/06* pursuant to the *Ontario Heritage Act* in order to determine cultural heritage value or interest where,

A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

- 1. The property has design value or physical value because it,*
 - 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. The property has historical value or associative value because it,*
 - i. has direct associations with a theme, event, belief, person, 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. The property has contextual value because it,*
 - 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.*

6.1.1 Physical/ Design Value

The house is described as a Georgian farmhouse in the Register, however the alterations to the house, in particular the irreversible covering of a large portion of the main façade, has removed its ability to be an exceptional representative of this type of architecture. There are 102 properties on the Register of Cultural Heritage Resources listed as being of a Georgian architectural style; 51 of which are described as “Georgian”. There is one (1) designated Georgian building under Part IV of the OHA and two (2) designated under Part V of the OHA.



Figures 10 & 11: (Left) Example of other Georgian examples on the Register, street view of 357 Southdale Road East, London (Source: Google Earth Pro, 2019); Photograph of “Georgian” house on the subject lands (Source: MHBC, 2019)

The property does not have physical/ design value as it is not rare, unique or clearly representative of a style, type, expression, or construction method. It does not display a high degree of technical or scientific achievement.

6.1.2 Historical/ Associative Value

The house is not directly associated with a theme, event, belief, person, activity, organization or institution that is significant to the community, or yield, or has potential to yield information that contributes to the understanding of a community or culture that is significant. It does not demonstrate or reflect the work or ideas of an architect, artist, building, designer or theorist who is significant to a community; the builder/ architect is unknown.

6.1.3 Contextual Value

The existing house is shown in the 1877 map with rows of trees to the east of the property perhaps to facilitate a wind break. The house continues to remain in-situ and there are remnants of the treed windbreak. However, its original context as an agricultural property has been altered by the aggregate extraction activities on the property. Its original functionality has been, for the most part removed. The house is not important in defining, maintaining or supporting the character of the area as land use of the property has altered its original purpose. It is no longer physically, functionally, visually linked to its surrounding area. It is historically linked to the original land patterns and roadways in its orientation and position, however, not in itself significant or unique to any other agricultural landscape in Ontario. It is not a landmark.

6.2 Evaluation of the Subject Lands

Ontario Regulation 9/06	2325 Sunningdale Road East
1. Design/Physical Value	
i. Rare, unique, representative or early example of a style, type, expression, material or construction method	<input type="checkbox"/>
ii. Displays high degree of craftsmanship or artistic merit	<input type="checkbox"/>
iii. Demonstrates high degree of technical or scientific achievement	<input type="checkbox"/>

2. Historical/associative value		
i.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	<input type="checkbox"/>
ii.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	<input type="checkbox"/>
iii.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	<input type="checkbox"/>
3. Contextual value		
i.	Important in defining, maintaining or supporting the character of an area	<input type="checkbox"/>
ii.	Physically, functionally, visually, or historically linked to its surroundings	<input type="checkbox"/>
iii.	Is a landmark	<input type="checkbox"/>

7.0 Description of proposed development

7.1 Description of development

The proposed development includes the continued development of the existing Talbot Pit to include extraction of aggregate resources from the subject land. The planned development proposes to remove all remaining buildings and structures located on the subject lands including the existing 'listed' house on the property to facilitate the development of 'Area 4' of the Talbot Pit; this would be completed in Phase C of the development plan. The continued development of the gravel pit will result in extraction moving northwards into this area. See **Appendix B** for excerpts from the larger version of the site plan.

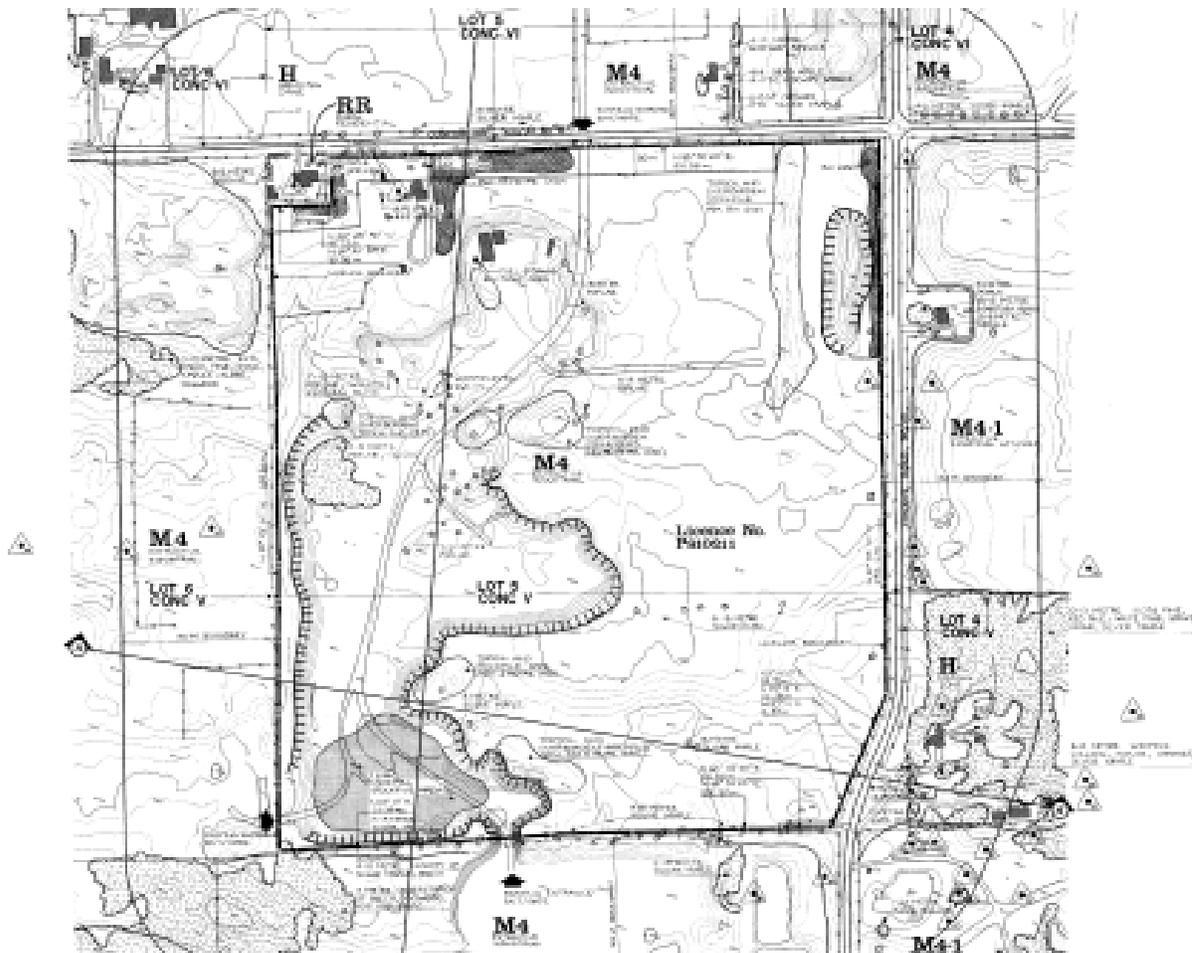


Figure 8: ARA approved site plan for proposed extension of Talbot Pit (Source: Harrington and Hoyle Ltd., March 1993)

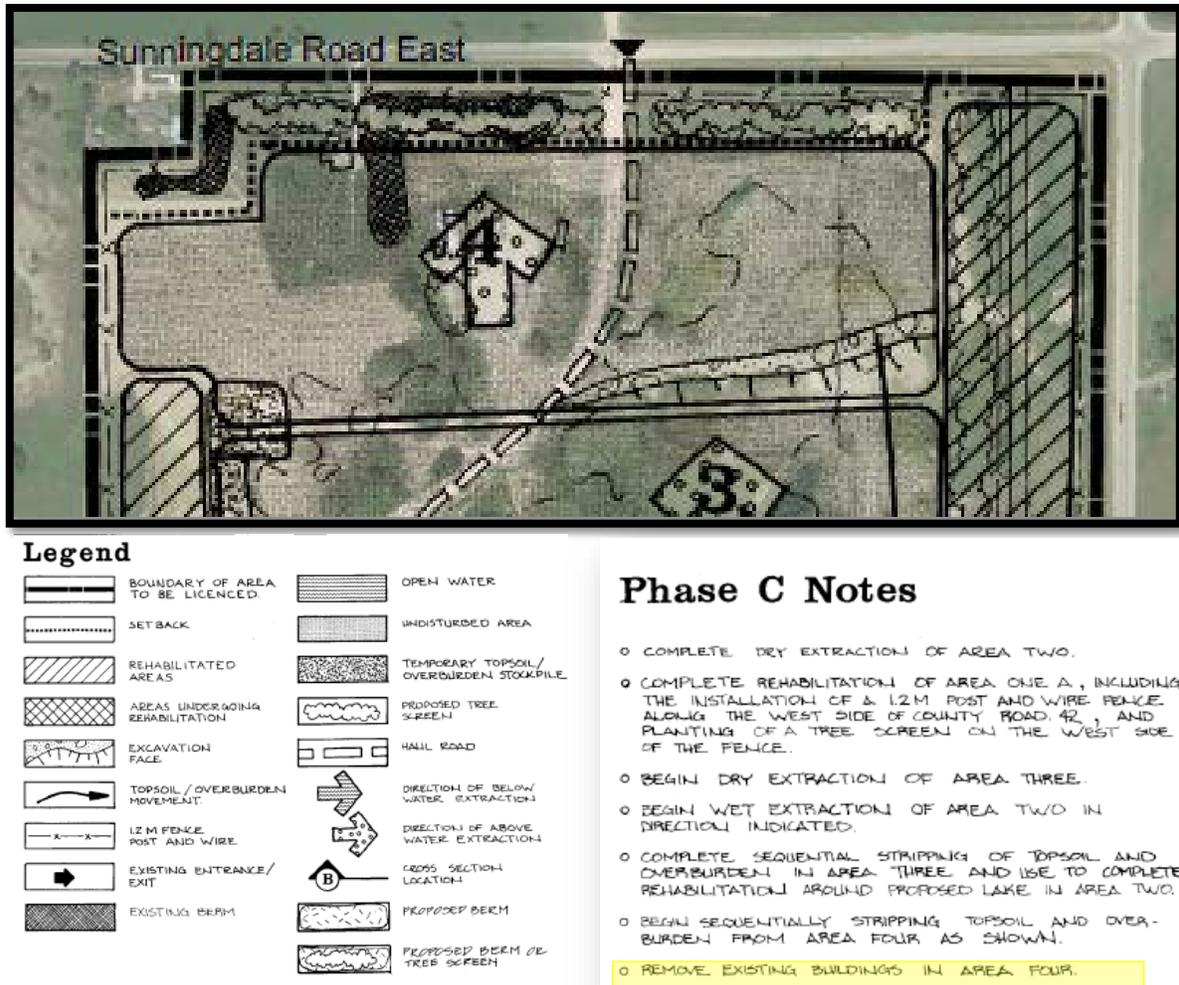


Figure 9: Notes for Phase C of the redevelopment for the extension of the Talbot Pit; the last note reflects the pre-approved demolition/ removal of the existing house on-site. (Source: Harrington and Hoyle Ltd., 1993 & MHBC, 2019)

8.0 Assessment of impacts of development

The following sub-section of this report will provide an analysis of impacts which are anticipated as a result of the proposed continued development of the subject lands as they relate to the identified cultural heritage resources. This will include a description of the classification of the impact as beneficial, neutral, or adverse.

8.1 Classification of impacts

Based on the Ontario Heritage Tool Kit, there are three classifications of impacts that the effects of a proposed development may have on an identified cultural heritage resource: beneficial, neutral or adverse. Beneficial impacts may include retaining a resource of cultural heritage value, protecting it from loss or removal, restoring/repairing heritage attributes, or making sympathetic additions or alterations that allow for the continued long-term use of a heritage resource. Neutral effects have neither a markedly positive or negative impact on a cultural heritage resource. Adverse effects may include the loss or removal of a cultural heritage resource, unsympathetic alterations or additions which remove or obstruct heritage attributes. The isolation of a cultural heritage resource from its setting or context, or addition of other elements which are unsympathetic to the character or heritage attributes of a cultural heritage resource are also considered adverse impacts. These adverse impacts may require strategies to mitigate their impact on cultural heritage resources.

This report concludes that there are no impacts to cultural heritage as according to the evaluation under the prescribed Ontario Regulation 9/06, there is no significant cultural heritage value associated with the property.

9.0 Consideration of development alternatives and mitigation measures

9.1 Alternative development approaches

Heritage Impact Assessments routinely consider alternative development options as a form of mitigation related to potential impacts to cultural heritage resources. Alternatives can include 'do nothing', proceed with proposed development, or proceed with an alternate form of development.

As outlined earlier in this report, there are no significant cultural heritage resources located on the subject lands. Given these conclusions, alternative development approaches were not examined as there would be no benefit to doing so.

9.2 Mitigation measures and monitoring

Based on the findings of the report, mitigation measures and monitoring are not required. It is recommended that this report be considered as sufficient documentation of the subject lands for archival purposes.

10.0 Conclusions and recommendations

Lafarge Canada Inc. operates the existing Talbot Pit located on the subject lands (2325 Sunningdale Road East), and plans to move to the next approved stage of extraction in the near future. The next stage involves removal of the remaining existing buildings on the subject lands. The City of London Official Plan policies require a Heritage Impact Assessment for the continued approved aggregate resource development of the subject land, since the dwelling is listed on the City of London's Register of Cultural Heritage Resources.

This Heritage Impact Assessment provides an overview of the site history, documentation of the physical attributes of the property through a photographic record, and an assessment of the potential cultural heritage value of the property.

This report concludes that the subject lands do not meet the criteria of Ontario Regulation 9/06 and therefore, does not warrant continued protection under the *Ontario Heritage Act*.

As a result, this report concludes that there are no adverse impacts to cultural heritage as no significant cultural heritage value exists on the property. It is recommended that the City of London consent to the demolition of the building and deem this report as sufficient documentation of the building for the archival record. Materials from the building material (i.e yellow brick) could be made available for salvage purposes should there be interest from the community.

It is also recommended that this report be included in the archival record for this property for future research purposes.

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MAPS

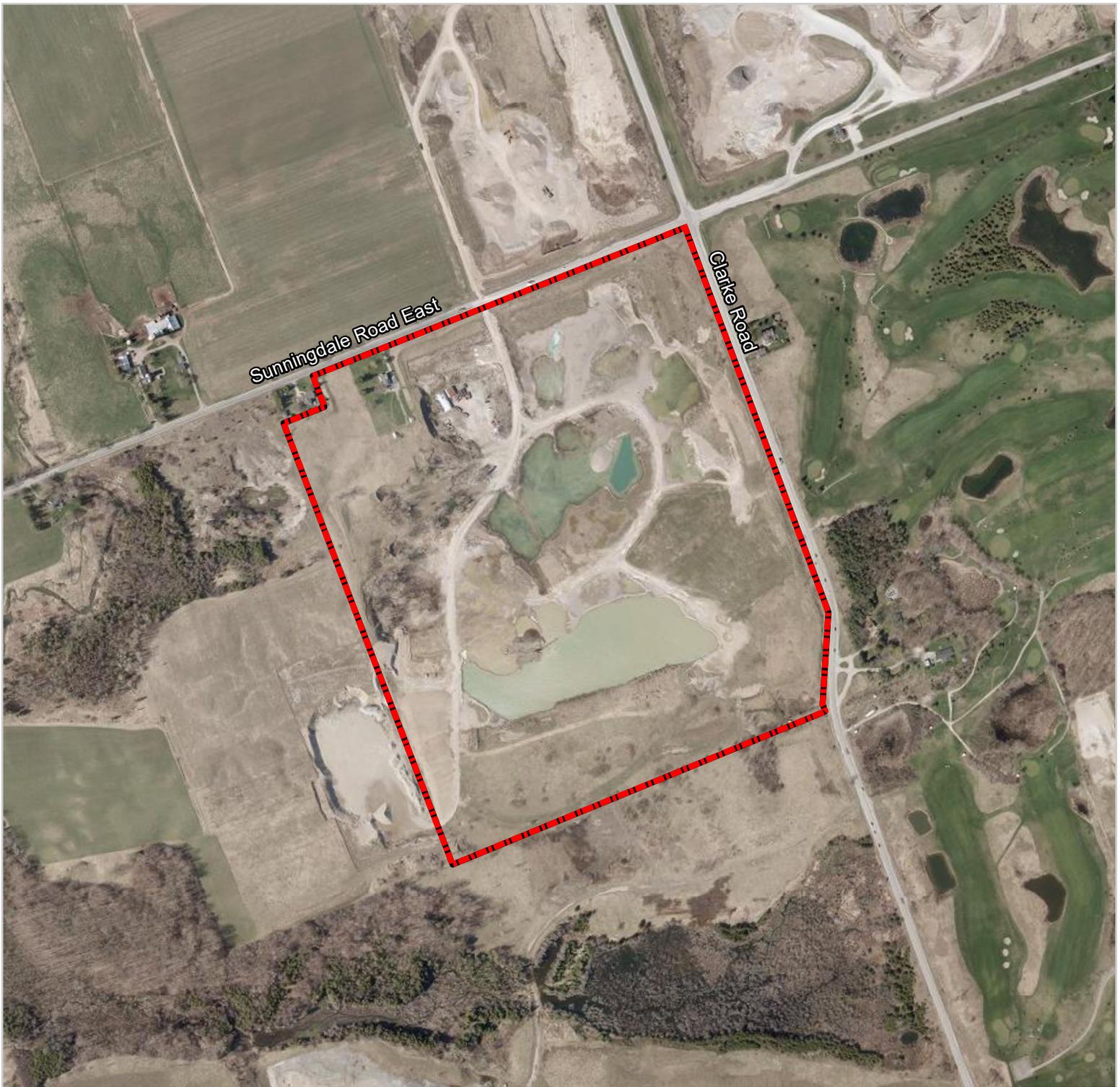
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Unknown. "Copy of Part of the Township of London of the Early Plan for the Location of London, Ontario within London Township Survey by Mahlon Burwell." 40 Chains per 1 inch. 51 x 48 cm. Courtesy of University of Western, Ontario

Glover, E.S. "Looking North-East, Population 20,000: Reproduction: Canadian Cities: Bird's Eye Views of 1872". 71 x 56 cm. Coloured Lithograph. Cincinnati, Ohio: Strobridge & Co. Lith. J.J. Talman Regional Collection Room, University of Western, Ontario.

Appendix **A** Map of Subject Land



**Figure:
Aerial Location**

Legend
 Subject Lands

Date: May, 2019

Scale: 1:7,500

File: 9526HU

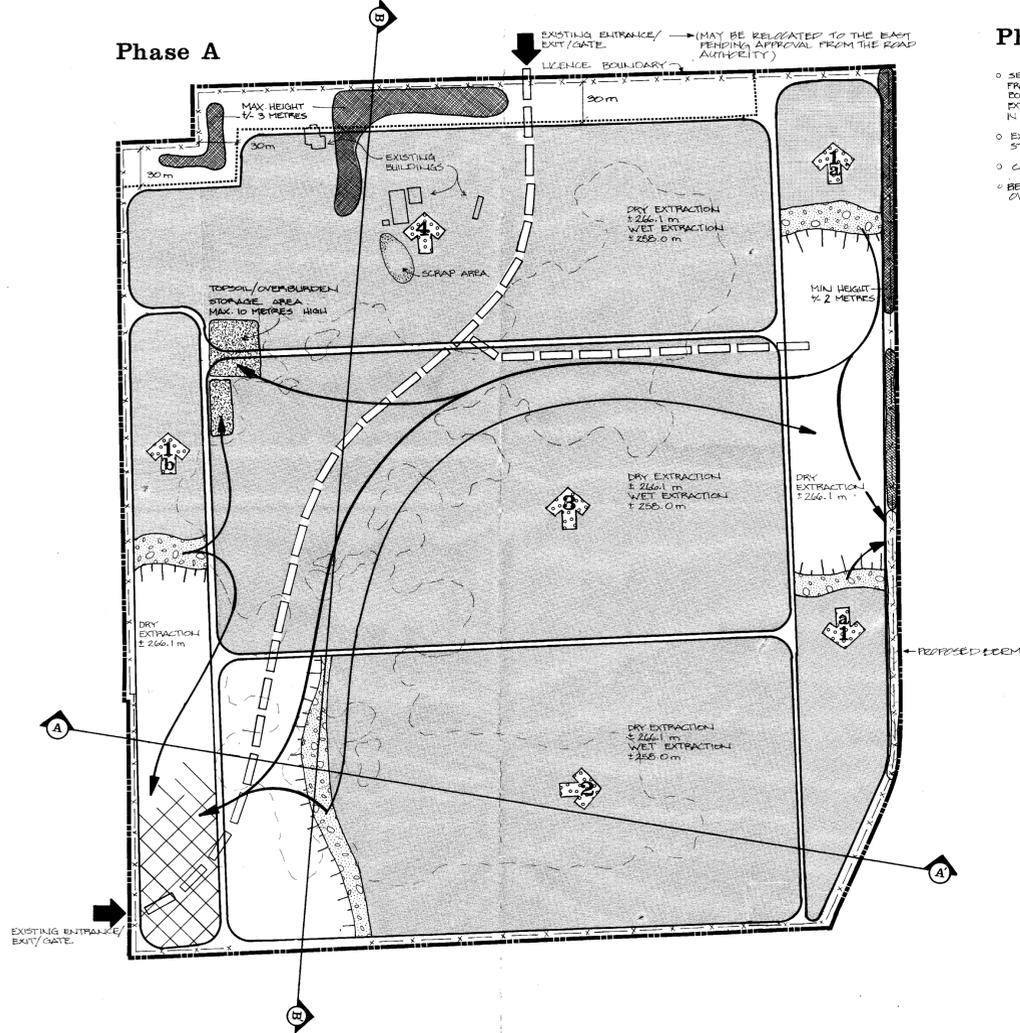
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Appendix **B** Excerpts from Aggregate Resources Act (ARA) Site Plans

Phase A



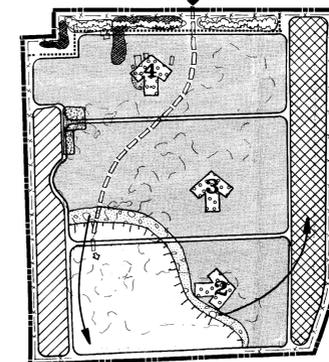
Phase A Notes

- 0 SEQUENTIALLY STRIP TOPSOIL AND OVERBURDEN FROM BERMS AND REMAINING UNDISTURBED SECTIONS OF BOTH PARTS OF AREA ONE AND USE TO REHABILITATE THE EXTRACTED AREAS OF AREA ONE (A), AS INDICATED OR IN BERMS ON THE EAST SIDE OF PHASE 1A.
- 0 EXCESS OVERBURDEN AND TOPSOIL IS TO BE STOCKPILED SEPARATELY AS INDICATED.
- 0 CONTINUE DRY EXTRACTION IN BOTH PARTS OF AREA 1.
- 0 BEGIN SEQUENTIALLY STRIPPING TOPSOIL AND OVERBURDEN FROM AREA TWO.

Phase B Notes

- 0 INSTALL BERM AND/OR TREE SCREEN ON NORTH BOUNDARY AS SHOWN AND RELOCATE HYDROTRENCS IN AREA 1(A) USE TOPSOIL STOCKPILED IN BERMS IN EAST PART OF 1(A) TO BEGIN REHABILITATION OF AREA 1(A).
- 0 COMPLETE DRY EXTRACTION IN BOTH PARTS OF AREA 1.
- 0 BEGIN DRY EXTRACTION OF AREA TWO.
- 0 COMPLETE REHABILITATION IN AREA 1(B) AND REINSTALL A 1.2M POST AND WIRE FENCE ALONG THE COMMON WESTERN BOUNDARY.
- 0 COMPLETE SEQUENTIAL STRIPPING OF TOPSOIL AND OVERBURDEN FROM AREA TWO AND USE TO COMPLETE REHABILITATION IN AREA 1(A).
- 0 BEGIN SEQUENTIALLY STRIPPING TOPSOIL AND OVERBURDEN FROM AREA THREE AS SHOWN.
- 0 AS EXTRACTION OF AREA TWO PROGRESSES EASTWARD THE FENCE ON THE SOUTH COMMON BOUNDARY WILL BE PROGRESSIVELY REPLACED.

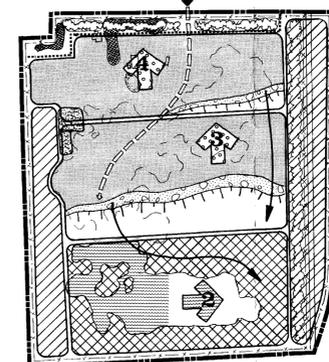
Phase B



Phase C Notes

- 0 COMPLETE DRY EXTRACTION OF AREA TWO.
- 0 COMPLETE REHABILITATION OF AREA ONE A, INCLUDING THE INSTALLATION OF A 1.2M POST AND WIRE FENCE ALONG THE WEST SIDE OF COUNTY ROAD 42, AND PLANTING OF A TREE SCREEN ON THE WEST SIDE OF THE FENCE.
- 0 BEGIN DRY EXTRACTION OF AREA THREE.
- 0 BEGIN WET EXTRACTION OF AREA TWO IN DIRECTION INDICATED.
- 0 COMPLETE SEQUENTIAL STRIPPING OF TOPSOIL AND OVERBURDEN IN AREA THREE AND USE TO COMPLETE REHABILITATION AROUND PROPOSED LAKE IN AREA TWO.
- 0 BEGIN SEQUENTIALLY STRIPPING TOPSOIL AND OVERBURDEN FROM AREA FOUR AS SHOWN.
- 0 REMOVE EXISTING BUILDINGS IN AREA FOUR.

Phase C



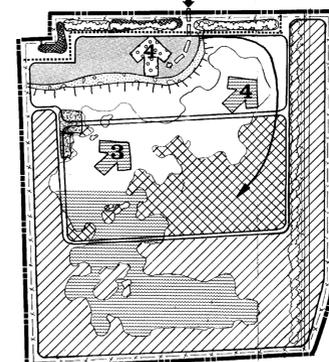
Phase E (not shown)

- 0 COMPLETE REHABILITATION OF AREA THREE.
- 0 COMPLETE DRY EXTRACTION OF AREA FOUR.
- 0 COMPLETE WET EXTRACTION OF AREA FOUR.
- 0 REMOVE ALL BUILDINGS, EQUIPMENT, AND SCRAP.
- 0 COMPLETE REHABILITATION OF AREA FOUR (INCLUDING THE HALL ROAD) USING STOCKPILED TOPSOIL AND OVERBURDEN.

Phase D Notes

- 0 COMPLETE WET EXTRACTION OF AREA TWO.
- 0 COMPLETE DRY EXTRACTION OF AREA THREE.
- 0 BEGIN WET EXTRACTION OF AREA THREE.
- 0 CONTINUE REHABILITATION THROUGH AREA THREE USING TOPSOIL AND OVERBURDEN STRIPPED FROM AREA FOUR.

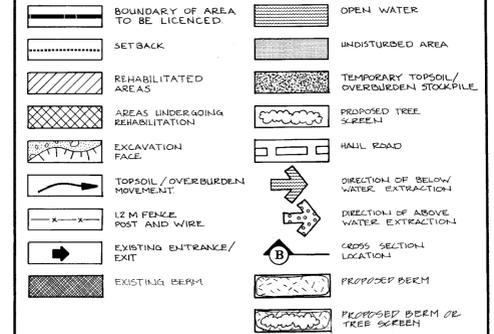
Phase D



Notes cont'd

- 16 CLEAN INJECT FILL THAT MEETS THE DEFINITION OF REGULATION 347 OF THE ENVIRONMENTAL PROTECTION ACT MAY BE IMPACTED INTO THE PROPERTY FOR REHABILITATION PURPOSES.

Legend



Notes

- 1 THIS PLAN DEPICTS A SCHEMATIC OPERATIONS SEQUENCE FOR THESE PROPERTIES BASED UPON THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION. PHASES SHOWN ARE SCHEMATIC AND MAY VARY WITH DEMAND OR TO MEET PROTECTIVE OPERATIONS PHASES DO NOT REPRESENT ANY SPECIFIC OR EQUAL TIME PERIOD.
- 2 THE ENTIRE LICENSED BOUNDARY IS PRESENTLY FENCED WITH A 1.2M POST AND WIRE FENCE.
- 3 ALL GATES WILL BE PROPERLY MAINTAINED AND WILL BE LOCKED WHEN THE PIT IS NOT IN OPERATION.
- 4 TOPSOIL/OVERBURDEN SHALL BE STORED & STOCKPILED SEPARATELY IN STOCKPILES AND LOCATED 4M-50M FROM ANY LICENSE BOUNDARY, BERMS AND STOCKPILES OF TOPSOIL SHALL BE GRADED TO STABLE SLOPES AND SEEDED TO PREVENT EROSION AND MINIMIZE DUST. THIS WILL INCLUDE ANY TOPSOIL OR OVERBURDEN STORED AS A BERM WITHIN SETBACK AREAS.
- 5 BERMS SHALL CREATE AN EFFECTIVE VISUAL BARRIER TO A MIN. OF 2.1 M ABOVE EXISTING GRADE AND SIDE SLOPES SHALL NOT EXCEED 2:1. REFER TO BERM CROSS SECTION ON P. 3.
- 6 SURFACE WATER ON SITE HAS AN ELEVATION OF 264.25 M. EXTRACTION SHALL EXTEND BELOW THE WATER TABLE TO A MAXIMUM DEPTH OF 2.286.0 M.
- 7 EXTRACTION OF AGGREGATES IS BY FRONT END LOADERS AND PORTABLE CRANALINE. THERE WILL BE NO PERMANENT PROCESSING EQUIPMENT ON SITE. PORTABLE PROCESSING EQUIPMENT WILL BE USED ON SITE AND MAY CONSIST OF A PORTABLE CRUSHER, SCREENS AND STACKERS. TEMPORARY STOCKPIILING OF MATERIALS WILL OCCUR DIRECTLY ADJACENT TO THE EXTRACTION FACE AND WILL BE LOCATED A MINIMUM OF 30M FROM ANY LICENSE BOUNDARY. MAXIMUM HEIGHT OF STOCKPILES IS 5M.
- 8 FUEL STORAGE SHALL BE IN ABOVE GROUND CONTAINERS AND SHALL MEET THE REQUIREMENTS OF THE GASOLINE HANDLING ACT, B.C. AND THE GASOLINE HANDLING CODE AND REGULATIONS (B.C.). AS PERMITTED, FUELING SHALL BE WITHIN CONTAINMENT PAD AND ANY SPILLS SHALL BE REMOVED AND DISPOSED OF AT AN APPROVED FACILITY.
- 9 NO PUMPING, DEWATERING, WASHING OF AGGREGATE OR OFFSITE DISCHARGE OF WATER WILL OCCUR.
- 10 DURING THE REHABILITATION OF AREA 1A, THE REALIGNMENT OF COUNTY ROAD 42 WILL OCCUR. ONCE THE NEW ROAD IS COMPLETED, A 1.2 M POST AND WIRE FENCE WILL BE PLACED ON THE WEST SIDE OF THE ROAD ALONG WITH A TREE SCREEN.
- 11 AS EXTRACTION MOVED NORTHWARD, THE BUILDINGS EXISTING IN AREAS 3 AND 4 WILL BE REMOVED AND DISPOSED OF OFFSITE.
- 12 TREE SCREENS AS SHOWN ON P. 3 & 5, WILL BE INSTALLED DURING PHASES INDICATED. ALL SEEDLING STOCK WILL BE A MINIMUM OF 4 YEARS OLD. TREES WILL BE MAINTAINED IN A HEALTHY, VIGOROUS GROWING CONDITION UNTIL REHABILITATION IS COMPLETE.
- 13 SCRAP WILL BE STORED ON SITE AS SHOWN AND DISPOSED OF OFFSITE AT REGULAR INTERVALS.
- 14 SETBACKS - BOUNDARY AGREEMENT TO ELIMINATE 15M SETBACKS ON WEST & SOUTH BOUNDARIES.
 - 30m SETBACK ALONG NORTH BOUNDARY
 - REDUCTION OF 30M SETBACK ALONG EAST BOUNDARY TO REGULATE REALIGNMENT OF COUNTY ROAD 42
- 15 NO EXTRACTION OF AGGREGATE SHALL OCCUR WITHIN THE OLD ALIGNMENT OF COUNTY ROAD 42, UNTIL SUCH TIME AS THE LICENSEE PROVIDES THE MINISTRY OF NATURAL RESOURCES WITH COPIES OF ALL THE NECESSARY AGREEMENTS FROM THE COUNTY OF MIDDLESEX, THE CITY OF LONDON, CROWN HYDRO AND ANY OTHER APPLICABLE AGENCIES HAVING AN INTEREST IN THE MATTER.

4	APPROVED PERMITS AND COMMENTS		
3	BY COMMENTS		
2	BY COMMENTS		
1	BY COMMENTS		
0	DATE REVISION	DATE REVISION	DATE REVISION

Harrington and Hoyle Ltd.
LANDSCAPE ARCHITECTS

91 Anderson Avenue, Unit #2
Markham, Ontario, L6E 1A5
Telephone: (416) 294-8282
Fax: (416) 294-7853
Offices in Markham and Waterloo

TALBOT PIT
PART OF LOT 5, CONCESSION 5, TOWNSHIP OF LONDON,
MIDDLESEX COUNTY



46 McIntosh Drive
Markham, Ontario L3R 8C7
416 475-6110

SCALE 1:8000

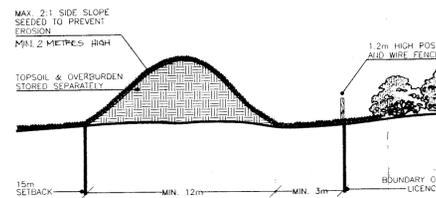
DRAWING STATUS: FINAL

DRAWN BY: F.H.O./R.P. CHECKED BY: G.D.H./M.M. ISSUE DATE: MARCH 20, 1995 PROJECT NO.: 91-47

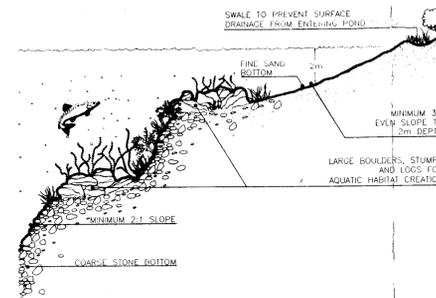
DRAWING TITLE: OPERATIONAL PLAN DRAWING NO.: 2 of 3



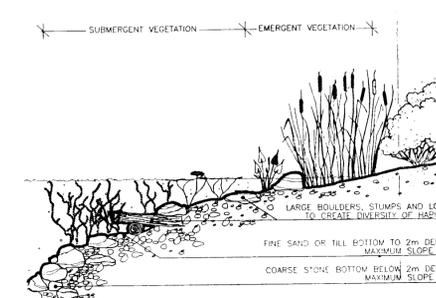
TYPICAL BERM/STOCKPILE SECTION N.T.S.



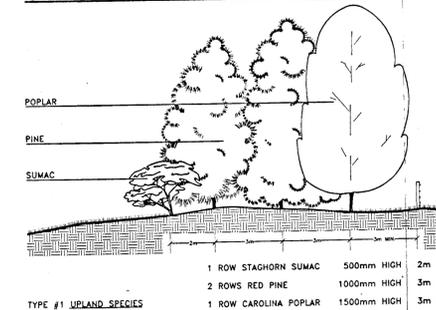
TYPICAL SHORELINE SECTION



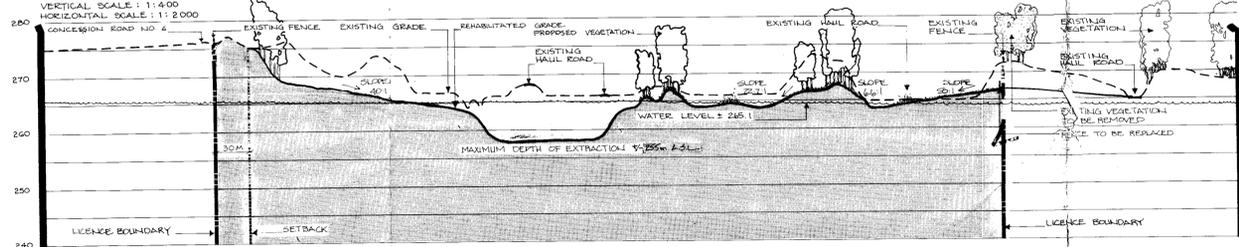
TYPICAL SHORELINE SECTION WITH WEEDS



TREE SCREEN N.T.S.



SECTION BB' LOOKING EAST



Legend

- 12m POST AND WIRE FENCE
- BOUNDARY OF AREA TO BE LICENCED
- SETBACK
- EXISTING BUILDING
- 150m BOUNDARY
- SECTION LOCATION
- WEEDBED
- POND
- PROPOSED CONTOUR (1m INTERVAL)
- EXISTING CONTOUR (1m INTERVAL)
- PROPOSED VEGETATION
- EXISTING VEGETATION
- DIRECTION OF DRAINAGE

Notes

- 1 REFER TO SHEET #1 FOR ADDITIONAL SECTIONS. REFER TO SHEET #2 AND SHEET #3 FOR PROGRESSIVE REHABILITATION AND NOTES.
- 2 REHABILITATION OF THE PROPERTY INCLUDES THE CREATION OF A LAKE, AND NATURALIZED RECREATIONAL LAND.
- 3 TOTAL RECTANGLE TO BE REHABILITATED IS 40.42 HA WHICH INCLUDES:
 - 11.84 HA LAKE
 - 28.58 HA LAND
- 4 REHABILITATION OF SLOPES SHALL BE BY BACKFILLING USING TILL OVERBURDEN AND TOPSOIL FROM THE SITE. NO FILL WILL BE ACCEPTED FROM OFFSITE AT THIS PROPERTY. OVERBURDEN ON SIDE SLOPES SHALL BE A MINIMUM OF 500mm THICK AND TOPSOIL SHALL BE A MINIMUM OF 200mm THICK. SIDE SLOPES SHALL BE SEEDED WITH THE FOLLOWING AT A RATE OF 125 kg/ha:
 - 10% BUCKWHEAT
 - 20% ALFALFA
 - 20% CROWN VETCH
 - 15% WHITE CLOVER
 - 25% PERENNIAL RYE
 - 10% TALL FESCUE
- 5 REHABILITATION OF THE LAKE SHALL INCLUDE SHALLOW AREAS FOR SWIMMING AND WEED GROWTH, AND DEEP CELLS TO CREATE COLD WATER HABITAT AREAS. UNDERWATER HABITAT ENHANCEMENT WILL USE LOGS, STUMPS, AND OVERSIZE AND WASTE ROCK (SEE SHORELINE HABITAT DETAIL ON SHEET #3). THE LAKE WILL BE SEEDED WITH SUBMERGED AND EMERGENT VEGETATION IN SHALLOW AREAS TO ENHANCE WATER FOWL HABITAT.
- 6 THE FOLLOWING VEGETATION WILL BE PLANTED:
 - WOODY VEGETATION: PLANTED IN CLUSTERS AS SHOWN SHALL INCLUDE WHITE PINE, AUSTRALIAN PINE, WHITE CEDAR AND LARCH - 3 YEAR OLD SEEDLINGS; BALSAM POPULAR, BLACK ASH, SILVER MAPLE, WILLOW AND BLACK CHERRY - 80mm CALIBER ± 1.5m HIGH; DOGWOOD, SAKAKI AND ALDER - 3 YEAR OLD PLANTS.
 - WEEDBEDS / EMERGENT VEGETATION: PLANTED AS ROOTSTOCK IN PLUGS 1m O.C. BROADLEAF CATTAIL, SWEET FLAG AND NORTHERN ARROWHEAD.
 - SUBMERGENT VEGETATION: PLANTED AS ROOTSTOCK IN PLUGS 3m O.C. NORTHERN WATERLILY, COONTAIL AND BLUNTLEAF FRODOWEED.
- 7 ALL BUILDINGS, EQUIPMENT AND MACHINERY WILL BE REMOVED UPON COMPLETION OF EXTRACTION.
- 8 REFER TO SHEET #2 FOR PROGRESSIVE REHABILITATION ILLUSTRATIONS AND NOTES.
- 9 SECTION LINES ARE LOCATED ON DRAWINGS:
 - 1. EXISTING FEATURES
 - 2. OPERATIONAL PLAN
 - 3. PROGRESSIVE REHABILITATION
- 10 MAXIMUM DEPTH OF EXTRACTION IS ± 2.55 METRES A.S.L.
- 11 UNDERWATER REHABILITATION WILL BE IN ACCORDANCE WITH THE TYPICAL SECTIONS SHOWN ON THIS PAGE. THE TYPICAL SHORELINE SECTION WITH WEEDBEDS WILL BE CONSTRUCTED IN AREAS MARKED AS WEED BEDS ON THE FINAL REHABILITATION PLAN.
- 12 UPON COMPLETION OF FINAL REHABILITATION, THERE WILL BE NO BUILDING WITHIN THE LICENCED BOUNDARY.
- 13 UPON COMPLETION OF FINAL REHABILITATION, ALL SURFACE DRAINAGE SHALL BE DIRECTED TOWARDS THE LAKE.
- 14 UPON COMPLETION OF FINAL REHABILITATION, THE LICENCED AREA THAT CONTAINS THE NEW ROAD ALLOWANCE WILL BELONG TO THE COUNTY OF MIDDLESEX. THE LANDS EAST OF THE NEW ROAD ALLOWANCE, INCLUDING THE FORMER ROAD ALLOWANCE, WILL REMAIN THE LICENCED PROPERTY OF STANBROOK AGGREGATES AS SHOWN.

1	DATE	REVISION	BY	CHKD	APP'D

Pre Licence Review

Revisions To Licence

Harrington and Hoyle Ltd. LANDSCAPE ARCHITECTS

91 Anderson Avenue, Unit #2
Markham, Ontario, L3R 1A5
Telephone: (416) 294-8282
Fax: (416) 294-7623
Offices in Markham and Waterloo

PROJECT NAME
TALBOT PIT
PART OF LOT 5, CONCESSION 5, TOWNSHIP OF LONDON
MIDDLESEX COUNTY



45 McIntosh Dr., Markham, Ontario L3R 8C7
(416) 475-6110

SCALE 1:8000

0 25 50 100 150 (METRIC)

DRAWING STATUS: FINAL

DRAWN BY: F.H.O./R.P. CHECKED BY: G.D.H./M.M. ISSUE DATE: MARCH 20, 1993 PROJECT NO: 91-47

DRAWING TITLE: **PROGRESSIVE REHABILITATION AND FINAL REHABILITATION PLANS**

DRAWING NO. **3 of 3**

ASSOCIATION OF LANDSCAPE ARCHITECTS OF ONTARIO MEMBER KENNETH J. HOYLE MEMBER

Appendix C Listing in the Inventory of Heritage Properties for the City of London

Heritage Building Inventory

1	A	B	C	D	E	F	G	H
	MUNNUM	STREET NAME	PRIORITY	YEAR BUILT	BUILDING NAME	ARCHITECTURAL STYLE	DESIG	COMMENTS
2238	65	STANLEY ST	2	c1870		ECLECTIC		
2239	66	STANLEY ST	1	c1880	HEWITT MICHELE LEE	ONTARIO COTTAGE		
2240	75	STANLEY ST	3	c1878		ITALIANATE		
2241	80	STANLEY ST	2	1887	RUSSEL PROPERTY	ECLECTIC		DOUBLE HOUSE WITH #82
2242	85	STANLEY ST	2	1895	LOZON REGINALD J.	ONTARIO COTTAGE		
2243	90	STANLEY ST	2	c1870		ONTARIO COTTAGE		
2244	98	STANLEY ST	2	c1899		GOthic REVIVAL INFLUENCE		
2245	100	STANLEY ST	1	1896		QUEEN ANNE		
2246	40	SUMNER RD	3	1914	PLEASANT HILL FARM	EDWARDIAN	Y	LSP310949
2247	348	SUNNINGDALE RD E	1	1860		ONTARIO COTTAGE		
2248	660	SUNNINGDALE RD E	2	1925				3 RED TILE BARNS
2249	1896	SUNNINGDALE RD E	2	1895		LPLAN FARMHOUSE		
2250	2100	SUNNINGDALE RD E	2	1880		VERNACULAR		
2251	2325	SUNNINGDALE RD E	2	1845		GEORGIAN FARMHOUSE		
2252	1035	SUNNINGDALE RD W	2	1850		GEORGIAN FARMHOUSE		
2253	1744	SUNNINGDALE RD W	1	c1870		FARMHOUSE		
2254	1950	SUNNINGDALE RD W	1	1865	LYNCH FARMS	GOthic REVIVAL		
2255	1965	SUNNINGDALE RD W	3	c1875		ONTARIO FARMHOUSE		
2256	126	SYDENHAM ST	2	1871		ONTARIO COTTAGE	Y	LSP3167285
2257	131	SYDENHAM ST	3	1893		SHP COTTAGE		
2258	133	SYDENHAM ST	2	1902		QUEEN ANNE		
2259	148	SYDENHAM ST	3	c1868		ONTARIO COTTAGE	Y	LSP311151
2260	154	SYDENHAM ST	2	1909		QUEEN ANNE		
2261	160	SYDENHAM ST	2	1880	VICTORIA CARTER	ITALIANATE		
2262	175	SYDENHAM ST	2	c1875	STEWARDSON PROPERTY	ITALIANATE		
2263	181	SYDENHAM ST	3	1870		ONTARIO COTTAGE		
2264	188	SYDENHAM ST	3	1868		COTTAGE		
2265	191	SYDENHAM ST	2	1885	LACEY PROPERTY	ONTARIO COTTAGE		
2266	205	SYDENHAM ST	3	c1910		VERNACULAR		
2267	259	SYDENHAM ST	2	c1910		QUEEN ANNE REVIVAL	Y	LSP3333305
2268	260	SYDENHAM ST	1	1930		COLONIAL REVIVAL	Y	LSP311252
2269	270	SYDENHAM ST	1	c1845		COLONIAL REVIVAL	Y	LSP3333305
2270	0	TALBOT ST	1	1889	RAIL UNDERPASS	INDUSTRIAL		
2271	272	TALBOT ST	3	p1881		ITALIANATE		
2272	304	TALBOT ST	2	1924		VERNACULAR		
2273	331	TALBOT ST	1	c1855	HOTEL BRUNSWICK	GEORGIAN		
2274	345	TALBOT ST	2	c1886		ITALIANATE		
2275	347	TALBOT ST	2	c1886		ITALIANATE		
2276	349	TALBOT ST	2	c1886		ITALIANATE		
2277	350	TALBOT ST	1	1890	ANN MCCOLL'S KITCHEN	ROMANESQUE REVIVAL	Y	LSP2961304
2278	351	TALBOT ST	2	c1886		ITALIANATE		
2279	357	TALBOT ST	1	c1865		VERNACULAR		
2280	359	TALBOT ST	3	c1925	MARKET FURNITURE	RED BRICK COMM		
2281	398	TALBOT ST	1	c1927	BANK OF MONTREAL	NEO-CLASSICAL		
2282	479	TALBOT ST	1	c1870	CAMDEN TERRACE	ITALIANATE		
2283	481	TALBOT ST	1	c1870	CAMDEN TERRACE	ITALIANATE		
2284	483	TALBOT ST	1	c1870	CAMDEN TERRACE	ITALIANATE		
2285	487	TALBOT ST	1	c1870	CAMDEN TERRACE	ITALIANATE		
2286	489	TALBOT ST	1	1870	CAMDEN TERRACE	ITALIANATE		
2287	505	TALBOT ST	1	c1880		ITALIANATE INFLUENCE		
2288	507	TALBOT ST	2	c1884		GOthic REVIVAL		
2289	511	TALBOT ST	2	c1884		VERNACULAR		

Appendix **D** Photographic documentation

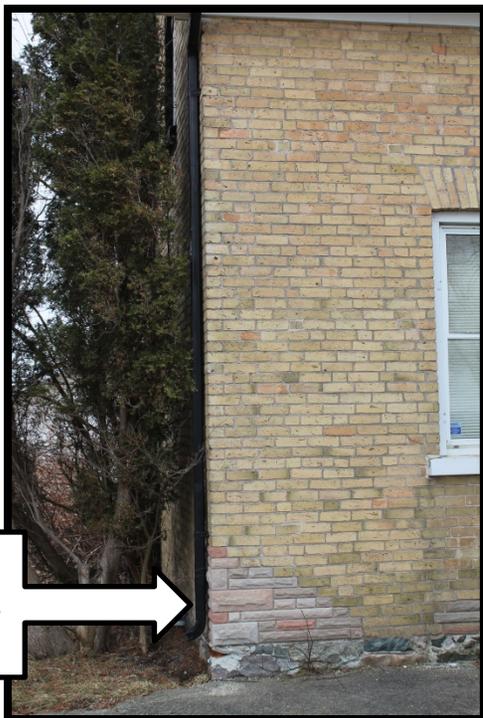
**Appendix D: Photographic Documentation of 2325 Sunningdale Road East, London, Ontario by MHBC Staff,
April 9, 2019**

North (Front) Elevation





Shed dormer covered with siding. Original window replaced.

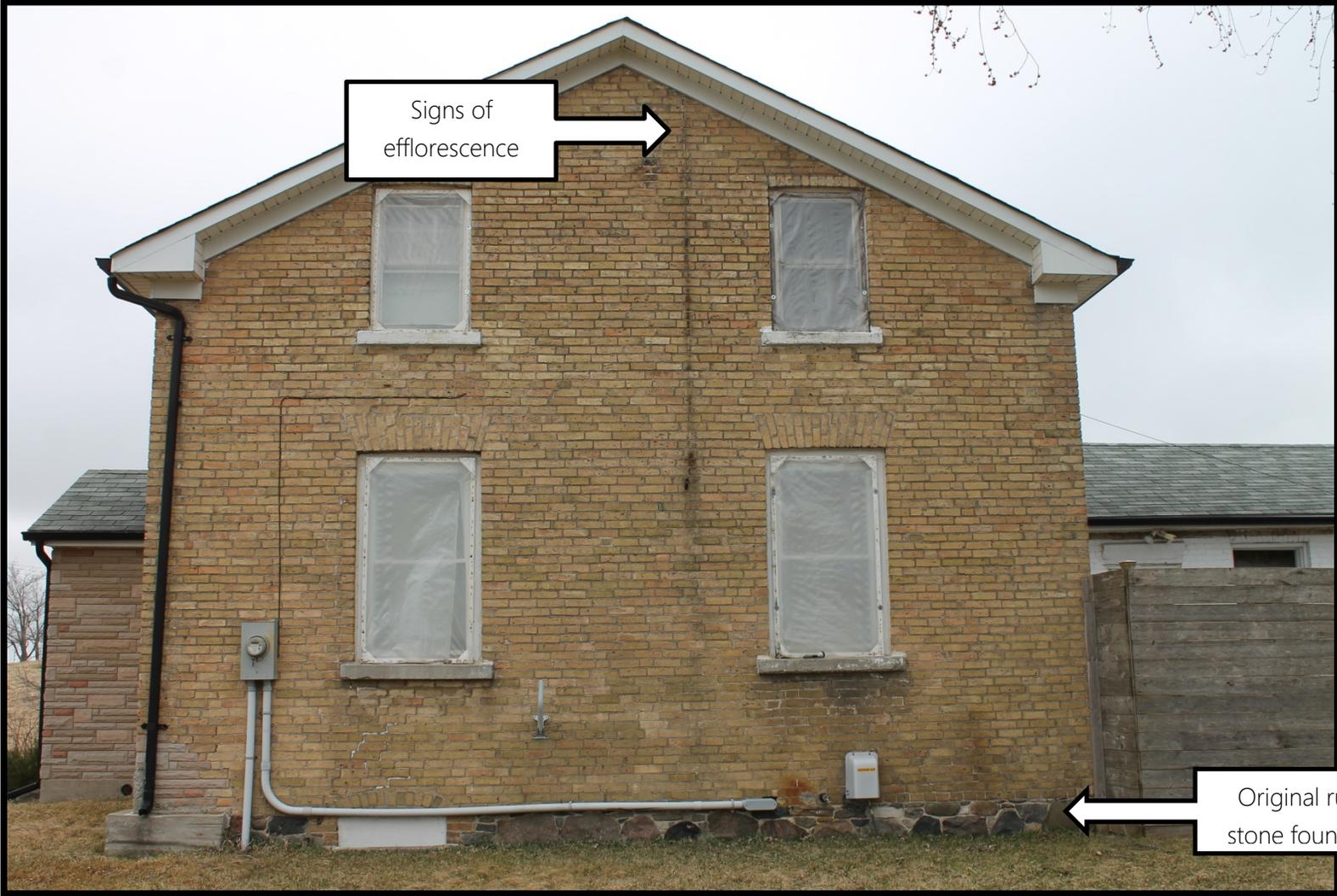


Later stone infill on western corner of the front facade



Later stone infill on eastern corner of the front facade

West Elevation





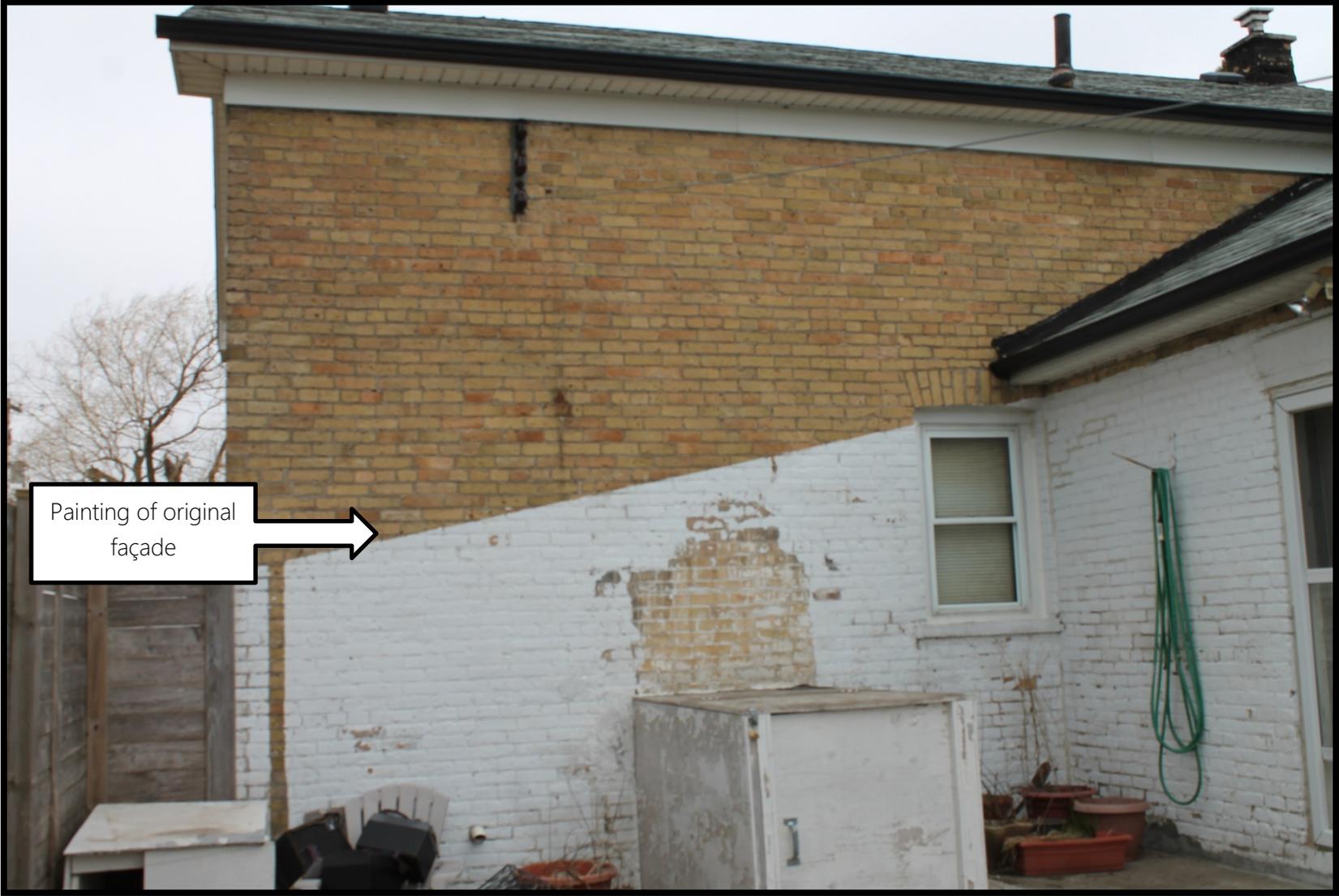


Wood frame outbuilding



Brick infill in window opening; window boarded up

South Elevation





Original rubble
stone foundation

Painting of
original façade

East Elevation





Interior Features





2019 - R01

RENEWAL FOR 2020 NOW DUE

To: 2019 Member Municipal Heritage Ctte

You need to complete the form attached and make payment in one of four ways:

send us a cheque with the renewal form

make an direct e-transfer

use paypal

or

go to our website, click on "member services" > "membership" and "Buy now".

Regardless of how you pay, we still need to receive the renewal form

by mail or email attachment

as it contains all the data about your group and proper address etc.

Community Heritage Ontario (CHO) is the incorporated province-wide organization of Municipal Heritage Advisory Committees (LACACs). Your membership in Community Heritage Ontario enables the organization to work on your behalf to:

- * help preserve Ontario's heritage
- * keep you informed of heritage issues, and
- * sponsor regional workshops and provincial conferences.

Our records indicate that you have been a CHO member in the past and we would like to thank you for your support. Membership is based on the calendar year and we need your continued patronage.

Please find enclosed, your 2020 Membership Renewal Application Form.

By renewing your member in CHO, your MHC will be entitled to received up to six copies of each issue of *CHO News*, a quarterly publication which keeps members informed of heritage issues across the province. (If your group requires more than 6 copies, extra may be ordered for a minimal charge.)

Your continued support is greatly appreciated.

Even if you pay electronically, please fill out the enclosed form as completely as possible and return it to:

Rick Schofield, Corporate Secretary,
Community Heritage Ontario,
24 Conlins Road,
Scarborough, Ont. M1C 1C3

THANKS



2020 MEMBERSHIP RENEWAL FORM

Name of MHC _____
 or group or individual

Mailing Address _____

City/Town _____ Postal Code _____

MHC Chairperson _____ Number of members _____

Contact Person: Name _____
 (if different than Chair)

Position _____

Phone: () _____

E mail address: _____

(please print clearly)

Community Heritage Ontario is an incorporated, province-wide organization of Municipal Heritage Committees (MHCs). It serves its members as an "umbrella" organization, providing heritage preservation support, publications, workshops and an annual conference, CHO also welcomes individual members, other groups and corporations to join as well.

Please enclose:

MHC Membership Fee _____ \$ 75.

or: Individual membership: _____ \$ 35.

or: Corporate/Business: _____ \$ 100.

* _____ **Extra** copies CHOnews: _____

** *postage surcharge for 10 or more copies* _____ \$ 15.

TOTAL _____

Cheque payable to:
Community Heritage Ontario

Forward form & cheque to:
Community Heritage Ontario
24 Conlins Road,
Scarborough, Ont., M1C 1C3

MHC membership includes six copies of CHOnews, mailed quarterly

* For additional copies, indicate the number of **extras** required and add \$ 4.00 each, per year
 (+ for 10 or more copies quarterly, add \$ 15. annually for additional postage/handling)

ie: for total of 8 copies of each issue add \$8.00 (2 extras x \$ 4.) for a total of \$ 83.00

*for total of 10 copies of each issue add \$ 16.00 (4 extras x \$4.)+ shipping surcharge ** (\$15.00) for a total of \$ 106.*

Please also visit our website regularly for conference, workshops and other updates

< communityheritageontario.ca >

**LONDON ADVISORY COMMITTEE ON HERITAGE
2018 WORK PLAN
(March 14, 2018)**

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

	Project/Initiative	Background	Lead/ Responsible	Proposed Timeline	Proposed Budget (in excess of staff time)	Link to Strategic Plan	Status
3.	Ontario Heritage Act enforcement.	<ul style="list-style-type: none"> The LACH will assist in identifying properties that have not obtained necessary approvals, and refer these matters to civic administration. The LACH will assist in monitoring alterations to HCD and heritage designated properties and report deficiencies to civic administration. 	LACH (main)	Ongoing	None	Building a Sustainable City 6b	Ongoing
4.	Great Talbot Heritage Conservation District	<ul style="list-style-type: none"> The St George Grosvenor HCD Study is complete resulting in the Great Talbot HCD and Gibbons Park HCD. The LACH will monitor, assist and advise in the preparation of the both plans, following the timeline as approved by Council. 	LACH (main)	2018 Plan Completion	None	Building a Sustainable City 6b	Ongoing
5.	Heritage Places Review	<ul style="list-style-type: none"> The LACH will participate and support the review of <i>Heritage Places</i> (1994), the guidelines document which identifies potential Heritage Conservation Districts 		2018	None	Building a Sustainable City 6b	
6.	Property insurance updates.	<ul style="list-style-type: none"> The LACH will monitor, assist and advise on matters pertaining to the securing of property insurance for heritage designated properties in the City of London. 	Policy and Planning Sub-Committee	Ongoing.	None	Building a Sustainable City 6b	With Policy and Planning Sub-Committee
7.	City Map updates.	<ul style="list-style-type: none"> The LACH will work with City staff to ensure that 'City Map' and searchable City databases are up to date in regard to the heritage register/ designations/ districts/ etc. 	Policy and Planning Sub-Committee	Ongoing	None	Building a Sustainable City 6b	With Policy and Planning Sub-Committee
8.	Heritage Impact Assessment Terms of Reference	<ul style="list-style-type: none"> The LACH will support staff in their efforts to formalize an approach to reviewing and advising on HIS reports (including what triggers the reports, expectations, and who completes them. 	Policy and Planning subcommittee	2018	None	Building a Sustainable City 6b	Partially Complete
9.	Review of Delegated Authority	<ul style="list-style-type: none"> The LACH will participate and support the review of the Delegated Authority for Heritage Alteration Permits 	LACH (main)	2018	None	Building a Sustainable City 6b	

	Project/Initiative	Background	Lead/ Responsible	Proposed Timeline	Proposed Budget (in excess of staff time)	Link to Strategic Plan	Status
10.	New and ongoing heritage matters.	<ul style="list-style-type: none"> Through its connections to various heritage groups, and the community at large, the LACH is aware of emerging and ongoing heritage matters in the City of London. The LACH will monitor and report to City staff and PEC on new and ongoing cultural heritage matters where appropriate. (ex. Ontario Cultural Strategy, Community Economic Roadmap, etc.). 	LACH (main)	As required	None	Building a Sustainable City 6b	As required
11.	Archaeological Master Plan completion.	<ul style="list-style-type: none"> The LACH will work with City staff to complete the Archaeological Master Plan currently underway. 	Archaeological subcommittee	Q2 2018	None	Building a Sustainable City 6b	Partially complete
12.	The Mayor's New Year Honour List recommendation.	<ul style="list-style-type: none"> For a number of years, members of the LACH have been asked to provide advice to Council on the heritage addition to the "Mayor's New Year Honour List". The LACH will continue to serve this function as requested to do so by Council. 	Ad hoc committee of the LACH	Generally in the fall of each year	None	Building a Sustainable City 6b	Annually
13.	Provide advice to the London Community Foundation on heritage grant distribution.	<ul style="list-style-type: none"> For a number of years, members of the LACH have been asked to provide advice to the London Community Foundation on heritage grant distribution: "The London Endowment for Heritage". The LACH will continue to serve this function as requested to do so by the Foundation. 	Ad hoc committee of the LACH	Generally in April of each year	None	Building a Sustainable City 6b	Annually
14.	Conference attendance.	<ul style="list-style-type: none"> For a number of years, members of the LACH have attended the Ontario Heritage Conference when available. This conference provides an opportunity for LACH members to meet with other heritage committee members and heritage planning professionals, and to learn about current and ongoing heritage matters in the Province of Ontario (and beyond). Up to four (4) members of the LACH will attend the Ontario Heritage Conference. 	LACH (main)	May 2016	None	Building a Sustainable City 6b	Annually

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

	Project/Initiative	Background	Lead/ Responsible	Proposed Timeline	Proposed Budget (in excess of staff time)	Link to Strategic Plan	Status
19.	LACH subcommittee member outreach.	<ul style="list-style-type: none"> The LACH will continue to reach out to heritage and planning professionals/ experts to serve on LACH subcommittees (and advise the LACH on certain matters). 	LACH (main)	Ongoing	None	Building a Sustainable City 6b	Ongoing
20.	Heritage signage and plaque placement/funding.	<ul style="list-style-type: none"> Through its connections to various heritage groups, and the community at large, the LACH is generally aware of potential locations for heritage signage and plaques. The LACH will consult with City Staff and heritage groups in regard to the occasional placement of heritage signage and/or plaques (and assist with funding where deemed appropriate by the committee). These efforts will be considered in the context of the City of London Heritage Interpretative Signage Policy. 	Education subcommittee	Ongoing	\$8000	Building a Sustainable City 6b	Ongoing
21.	Council outreach.	<ul style="list-style-type: none"> If requested, the LACH will arrange an information session for Council members to learn more about the mandate and function of the LACH, the Ontario Heritage Act, and other City heritage matters. 	LACH (main) and Education subcommittee	TBD	None	Building a Sustainable City 6b	Ongoing
22.	Work Plan review.	<ul style="list-style-type: none"> The LACH will review items on this Work Plan on a quarterly basis, and will thoroughly review this Work Plan at least once annually. 	LACH (main)	Ongoing	None	Building a Sustainable City 6b	Ongoing (March, June, Sept, Dec 2018)
23.	Rapid Transit EA	<ul style="list-style-type: none"> The LACH will participate in heritage related matters associated with the Rapid Transit (Shift) EA including review of properties identified the Cultural Heritage Screening Report; identifying where further work is or is not required for potential cultural heritage resources; and identifying properties along rapid transit corridors that have not yet been identified and merit further consideration for cultural heritage evaluation 	LACH (main) and Stewardship subcommittee	Ongoing	None	Building a Sustainable City 6b	Ongoing
					\$8000		