

# London Advisory Committee on Heritage

## Report

The 4th Meeting of the London Advisory Committee on Heritage  
March 11, 2020  
Committee Rooms #1 and #2

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

ABSENT:    J. Dent

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

The meeting was called to order at 5:33 PM.

### 1. Call to Order

#### 1.1 Disclosures of Pecuniary Interest

S. Bergman discloses a pecuniary interest in Item 3.3 of the 4th Report of the London Advisory Committee on Heritage, having to do with a Notice of Planning Application - Zoning By-law Amendment - 1146-1156 Byron Baseline Road, by indicating that her employer is involved in this matter.

L. Jones discloses a pecuniary interest in Item 3.3 of the 4th Report of the London Advisory Committee on Heritage, having to do with a Notice of Planning Application - Zoning By-law Amendment - 1146-1156 Byron Baseline Road, by indicating that her employer is involved in this matter.

### 2. Scheduled Items

#### 2.1 Proposal to Host the 2022 Ontario Heritage Conference

That the Proposal to Host the 2022 Ontario Heritage Conference, as appended to the agenda, BE ENDORSED by the London Advisory Committee on Heritage; it being noted that a verbal delegation by W. Kinghorn, with respect to this matter, was received.

### 3. Consent

#### 3.1 3rd Report of the London Advisory Committee on Heritage

That it BE NOTED that the 3rd Report of the London Advisory Committee on Heritage, from its meeting held on February 12, 2020, was received.

#### 3.2 Notice of Planning Application - Official Plan Amendment - London Plan Housekeeping Amendment

That it BE NOTED that the Notice of Planning Application, dated February 19, 2020, from J. Lee, Planner I, with respect to an Official Plan Amendment related to a London Plan Housekeeping Amendment, was received.

#### 3.3 Notice of Planning Application - Zoning By-law Amendment - 1146-1156 Byron Baseline Road

That the following actions be taken with respect to the Notice of Planning Application, dated February 12, 2020, from C. Lowery, Planner II, related

to a Zoning By-law Amendment with respect to the properties located at 1146-1156 Byron Baseline Road:

a) the Civic Administration BE ADVISED that the London Advisory Committee on Heritage (LACH) is satisfied with the research, assessment and conclusions of the Heritage Impact Assessment (HIA) included with the above-noted Notice of Planning Application, and is satisfied that the proposed development will not have an adverse impact on adjacent cultural heritage resources; it being noted that the LACH supports the recommended mitigation measures outlined in the HIA; and,

b) the possibility of designating the property located at 1158 Byron Baseline Road, under Part IV of the Ontario Heritage Act, BE REFERRED to the Stewardship Sub-Committee for review.

3.4 Notice of Planning Application - London Plan and Zoning By-law Amendments - City-Wide - Implementing Additional Residential Unit Requirements of the Planning Act

That the following actions be taken with respect to the Notice of Planning Application, dated March 5, 2020, from C. Parker, Senior Planner, related to London Plan and Zoning By-law Amendments with respect to implementing additional residential unit requirements of the Planning Act city-wide:

a) the above-noted Notice of Planning Application BE REFERRED to the Policy and Planning Sub-Committee for review; and,

b) C. Parker, Senior Planner, BE INVITED to the Policy and Planning Sub-Committee meeting, when this matter is discussed, and to the following London Advisory Committee on Heritage meeting to provide further information and respond to questions.

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

None.

**5. Items for Discussion**

5.1 Heritage Alteration Permit Application by the City of London at 723 Lorne Avenue, Old East Heritage 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 approval for a proposed park on the property located at 723 Lorne Avenue, located within the Old East Heritage Conservation District, BE PERMITTED with the following terms and conditions:

- the Heritage Planner be consulted on the restoration and installation details for the original school bell and aluminium lettering prior to installation;
- the London Advisory Committee on Heritage (LACH) be consulted on the cultural heritage interpretive sign to commemorate the former Lorne Avenue Public School prior to its production and installation; and,
- consideration be given to including more plant species identified in Table 5.1 of the Old East Heritage Conservation District Conservation Guidelines, as appended to the staff report dated March 11, 2020, in the planting plan for the Lorne Avenue Park;

it being noted that the LACH strongly recommends the use of decorative metal fencing along the south end of Lorne Avenue Park;

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

5.2 Demolition Request for Heritage Listed Properties at 74 Wellington Road and 78 Wellington Road

That, on the recommendation of the Director, Planning and City Planner, with the advice of the Heritage Planner, the properties located at 74 Wellington Road and 78 Wellington Road BE REMOVED from the Register of Cultural Heritage Resources; it being noted that the attached presentation from K. Gonyou, Heritage Planner, was received with respect to this matter.

5.3 Heritage Planners' Report

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

**6. Adjournment**

The meeting adjourned at 6:48 PM.

Hi Jerri,

Here is an item for the next LACH agenda (Wednesday March 11). I would also love to be a delegate if possible to present this document and answer any questions.

Proposal to host the 2022 Ontario Heritage Conference in London, Ontario. If accepted by the LACH, this proposal would be presented to the Ontario Heritage Conference Joint Conference Committee for their approval.

Two action items:

- 1) If accepted by the LACH I would like to add this line to the bottom of page 4 (Expression of Interest).  
“This matter was first presented to the London Advisory Committee on Heritage in August of 2019, and this proposal was endorsed by that committee in March of 2020.” (this is the addition of the words ‘endorsed by’, or whatever wording is acceptable to the LACH)
- 2) The addition of contact information for Derek Dudek in the Key Contacts section (if acceptable to the LACH).

I have an immovable commitment from 5:30-6:15 but could be available any time from 6:30 onward.

Thank you!

Wes



# Proposal to Host Ontario Heritage Conference 2022



# London, Ontario



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## 1.0 Introduction

Representatives of the heritage community in The City of London are very pleased to submit this proposal to host the 2022 Ontario Heritage Conference (OHC) to the Joint Conference Committee.

This proposal is a joint effort of representatives of numerous groups in London, including the London Advisory Committee on Heritage (LACH), Architectural Conservancy of Ontario (London Region), City of London (Heritage Planning), Heritage London Foundation, London Heritage Council, London Middlesex Historical Society, Public History (Department of History, Western University) and the HEAL (Human Environments Analysis Lab - Department of Geography, Western University). This proposal is presented with the experienced event planning and venue support of Downtown London and Tourism London.

The prospect of hosting the Ontario Heritage Conference is an exciting one for the City of London, as an opportunity to highlight the rich cultural heritage of our City. London has a wealth of locally and provincially significant heritage properties, including Eldon House, The Middlesex County Courthouse, Banting House, St. Paul's Cathedral and many more. Labatt Park, the "oldest continually operating baseball grounds in the world" sits at the forks of the Thames (a part of the Canadian Heritage Rivers System), as it has since 1877. London continues to build upon this legacy with exciting adaptive reuse projects such as the London Roundhouse, and restoration projects including our City's gem, the historic Blackfriars Bridge. London is also home to 15 museums, one of the highest per capita cities in this regard in Ontario. High participation rates in events such as Doors Open London, the ACO's Geranium Heritage House Tours and the London Heritage Council's Heritage Fair demonstrate that London has a built-in audience and appetite for heritage matters.



**London**  
C A N A D A

London is home to seven Heritage Conservation Districts designated under the Ontario Heritage Act. Three of these districts are in neighbourhoods that have been awarded the title “Great Neighbourhood” in a Canada-wide competition presented since 2011 by the Canadian Institute of Planners. In fact, an HCD neighbourhood in London has been awarded either the Planner’s award or the People’s Choice award in four of the seven years that this contest has been held. (see Attachment 1 for more highlights).

Downtown London is easily reached by highway, air and rail from all parts of Ontario, including quick access from the Toronto area. All of our planned venues and accommodations are within a short walk of the train and bus stations, to allow for an enjoyable, hassle-free conference experience.

We welcome this opportunity to showcase the great things happening in London’s heritage community, while simultaneously promoting our local accommodation, retail and dining establishments throughout the event and beyond.



Eldon House (photo credit: Tracey Voigt)





Blackfriars Bridge (photo credit: Canadian Consulting Engineer)

## 2.0 Expression of Interest

In 2019, representatives of many of London’s most active heritage groups gathered to express an interest in hosting the 2022 Ontario Heritage Conference (OHC). This conference has never been held in London, and the timing is ideal. London provides a unique opportunity as a host City, with many heritage sites, museums, accommodations, transportation hubs, presentation rooms, dining and entertainment venues all within our Downtown core area, and linked by our exciting new flex street, Dundas Place. This allows for a uniquely walkable and connected conference.

Recent changes in our City are ready for their provincial debut, including the newly re-installed Blackfriars Bridge; the completion of recent major adaptive reuse projects such as the historic Kingsmills department store (now a Fanshawe College campus); and the recognition of our latest Heritage Conservation Districts (all within minutes of the conference venues). This conference is the perfect opportunity to show all of Ontario the many exciting things happening here in London.

This matter was first presented to the London Advisory Committee on Heritage in August of 2019, and this proposal was presented to that committee in March of 2020.

## **2.1 Local Organizing Committee**

London was honoured to be offered the opportunity to put forward this proposal to host the 2022 Ontario Heritage Conference. Undertaking a conference this size will involve a major commitment of time and energy from representative volunteers of our many heritage organizations, City heritage staff and the community at large in the form of a Local Organizing Committee (LOC). We are collectively and wholeheartedly committed to this process.

Should London be awarded the 2022 Ontario Heritage Conference, Dr. Wes Kinghorn has offered to chair the Local Organizing Committee (see Attachment 2 for his CV), alongside representatives of the London Advisory Committee on Heritage, Architectural Conservancy of Ontario (London Region), City of London (Heritage Planning), Heritage London Foundation, London Heritage Council, London Middlesex Historical Society, Public History (Department of History, Western University), the HEAL Lab (Department of Geography, Western University) and with the support of Tourism London and Downtown London.

## **2.2 Proposed Date /Theme**

The 2022 Ontario Heritage Conference would be held over three days in May or June of 2022. We are prepared to work closely with the Joint Conference Committee to determine a preferred date.

While preliminary, our proposed Ontario Heritage Conference theme for 2022 is:

**“At the heart of heritage preservation: a place for everyone”  
Ontario Heritage Conference 2022**

*The conference program would focus on heritage preservation as great ‘placemaking’. We will explore the stories within heritage places: the celebrated, the forgotten and the unheard. This conference will consider how these stories can fold new voices into our heritage conversations, and how heritage places are simply great places, historically and in the modern city.*

## 3.0 General Site Requirements

### 3.1 Proposed Conference Venues

We understand that typically OHC space requirements include:

a) 1 Meeting Room for plenary sessions (200-250+ people) Friday/Saturday.

There are many such rooms in or near Downtown London, including:

- The Centre at the Forks (Museum London);
- The Wolf Performance Hall (London Central Library);
- The Aeolian Hall;
- RBC Place;
- The Factory;
- The London Music Hall;
- The Palace Theatre;
- The Delta Hotels by Marriott London Armouries Ball Room, and;
- The DoubleTree by Hilton Ball Room.

b) 4-5 Meeting Rooms for concurrent sessions (50-75 people) Friday/Saturday.

The Downtown area of London has a wealth of such facilities, including:

- The London Roundhouse;
- Fanshawe College (Kingsmills site);
- The Eldon House coach house;
- The London Central Library;
- Innovation Works;
- TAP Centre for Creativity;
- London Music Hall of Fame;
- Youth Opportunities Unlimited atrium;
- St. Paul's Cathedral;
- The DoubleTree by Hilton Hotel meeting rooms, and;
- The Delta Hotels by Marriott London Armouries meeting rooms.

c) 1 function space for a Welcome Reception (100 people) Thursday evening.

In the Downtown London area, possible venues include:

- The Centre at the Forks (Museum London);
- The London Roundhouse;
- The Chef's Table at Fanshawe College (Kingsmills);
- Jonathon Bancroft-Snell Gallery;
- The Hilton Hotel Ballroom;
- The Delta Armouries Hotel Ballroom, and;
- Local downtown restaurants and pubs.

- d) 1 function space for a Gala Dinner (250 people) Friday or Saturday evening.  
For this purpose, we would propose using our hotel partner, possibly:
- The Hilton Hotel Ballroom;
  - The Delta Armouries Hotel Ballroom, or;
  - The Centre at the Forks (Museum London).
- e) Registration Area – Thursday to Saturday.
- The DoubleTree by Hilton Hotel Lobby, or;
  - The Delta Hotels by Marriott London Armouries Lobby.
- f) Tradeshow Space – Thursday to Saturday.  
A historically significant location downtown would best suit this purpose:
- The Middlesex County Courthouse, or;
  - Covent Garden Market’s upper atrium.

All selected venues will provide, at a minimum: WiFi access, tables and chairs, and full wheelchair accessibility.



Delta Hotels by Marriott London Armouries  
(photo credit: Booking)



DoubleTree by Hilton  
(photo credit: TripAdvisor)





Fanshawe College Kingsmills Campus (photo credit: CTV News)

### **3.2 Meals and Refreshments**

We understand that the LOC is responsible to organize and provide the following meals and refreshments:

- Daily refreshment breaks mid-morning and mid-afternoon;
- Lunch on Friday and Saturday, and;
- Dinner either on Friday or Saturday evening.

We propose incorporating local, downtown restaurants for a truly unique conference experience, with the support of the team at Downtown London. We are exploring the possibility of a progressive meal that would explore several nearby downtown heritage properties as a unique dining option.

### **3.3 Hotel Accommodations**

We understand that convenient and affordable accommodation is required for a successful conference. London offers many opportunities in this regard, with two standouts in the Downtown London area, and other options within a short walk:

- The DoubleTree by Hilton Hotel;
- The Delta Hotels by Marriott London Armouries;
- Holiday Inn Express;
- Hotel Metro;
- The Park Hotel London, and;
- Idelwyld Inn.

We would work with one (or more) hotels to arrange discounted rates for conference attendees (optional, booked by the attendee).

## **4.0 Promotional Requirements**

The Local Organizing Committee will be responsible for: a) a presentation and exhibit at the 2021 Ontario Heritage Conference, and b) the preparation of promotional materials for the 2022 Ontario Heritage Conference.

### **4.1 Presentation and Exhibit at the OHC 2021**

London Organizing Committee representatives will attend the 2021 Ontario Heritage Conference. We will create a dynamic formal exhibit area to build excitement for the London conference among attendees. We will prepare a brief, exciting and professionally produced audio-visual presentation to deliver at the 2021 conference, encouraging those in attendance to plan a visit to London in the following year.

### **4.2 Promotions**

The London Organizing Committee will oversee an active campaign throughout 2021. This will include but not be limited to: a) the preparation of advertisements for social media releases and online promotion, b) the preparation of newsletters and updates throughout the year, and c) the creation of posters and advertisements that may be used for promotion by ACO/CHO/OAHP to their membership (appropriately designed for both direct mail and social media campaigns). We will work with the experienced staff at the City of London to ensure the success of this campaign (as well as knowledgeable local media and promotions firms) and will develop local media partnerships to assist in the promotion of conference events.

## 5.0 Programming

### 5.1 Conference Program

London's Local Organizing Committee will develop the content of the program for the conference. All programming will be designed with the knowledge that the Ontario Heritage Conference draws from a pool of attendees with diverse interests and professional expertise.

We have the support of the City of London (Heritage Planning) as well as numerous prominent heritage and academic leaders in London to assist in this work. These include the London Advisory Committee on Heritage, Architectural Conservancy of Ontario (London Region), Heritage London Foundation, London Heritage Council, London Middlesex Historical Society, Public History (Department of History, Western University) and the HEAL (Human Environments Analysis Lab - Department of Geography, Western University).

The assistance and guidance of ACO/CHO/OAHP will be welcomed as we consider speakers, presentations and programs. We will also work with the Ontario Heritage Trust and the Ministry of Heritage, Sport, Tourism and Culture Industries where appropriate. To engage students in this conference, we will work with our academic partners to organise a Posters & Pints session at a local pub in which students could display their research in a casual and fun setting (at the discretion of the ACO/CHO/OAHP). We are exploring the idea of a speed networking session with Western and Fanshawe students and our visiting Heritage Professionals and experts.

### 5.2 Social Events and Tours

Social events will lie at the heart of this conference, and will be unique and engaging, ensuring a memorable experience for all of our attendees. These will include but not be limited to pre-conference tours, the Welcome Reception, entertaining refreshment breaks, and the Gala Dinner.

**Pre-conference Tours:** We will arrange tours of London's rich cultural heritage places to appeal to diverse tastes, which may include: Heritage Conservation District tours, Downtown adaptive reuse tours, Woodland Cemetery tours, Historic brewery tours, Hear Here tours, and tours of the dynamic and changing industrial district in the Old East Village. This list is only a start and by no means exhaustive. The possibilities are nearly endless in London.

**Welcome Reception:** Downtown London boasts a wealth of potential local venues to host this reception on the Thursday evening. This event will

include entertainment and beverages, highlighting our local craft breweries and distilleries.

**Gala Dinner:** Downtown London is also home to numerous appropriate local venues ready to host this centrepiece dinner event (likely on Friday evening). The evening will include entertainment and a keynote speaker decided on in cooperation with the Joint Conference Committee (JCC).

**Other Gatherings:** We are planning a number of fun and memorable evenings of socialising and entertainment, potentially including a “Barhopping into History” pub tour; local London “Ghost Tours”, and a “Pints and Posters” session.

All selected venues will provide, at a minimum: Wi-Fi access, tables and chairs, and full wheelchair accessibility.



Barhopping into History  
(Kym Wolfe/Cheryl Radford)

Hear Here Signage  
(photo credit: Michelle Hamilton)

## **6.0 Transportation**

While most of our venues will be within walking distance to ensure an easy and enjoyable conference experience, we will ensure that where necessary delegates visiting London are provided with transportation. Shuttle bus transportation will be arranged by the London LOC in coordination with the London Transit Commission and will be included in the conference budget.

## **7.0 Organizational Support**

The London LOC will be an active partner to the Joint Conference Committee (JCC) both during the conference planning phase and during the conference itself.

### **7.1 Planning the Conference**

We will assist the JCC in the search for speakers and suppliers for the event. We will work with our local London Arts Council to explore entertainment and arts opportunities to dovetail with the themes presented at the conference.

### **7.2 During the Conference**

The London LOC will staff the Conference Registration Desk with volunteers to assist our attendees with all of their conference needs. The cooperation of numerous local heritage groups (mentioned above) will ensure easy access to a large pool of volunteers.

## **8.0 Budget and Sponsorship**

The London LOC will ensure a fiscally responsible conference that will not result in a deficit. The conference budget will be the responsibility of the London LOC. We understand that the CHO, ACO and OAHP will each provide the London LOC with a loan of \$5,000 (for a total of \$15,000) as start up funding.

The London LOC will be responsible for all banking, record keeping and providing a treasurer. The London LOC will secure an experienced treasurer who will oversee the budget process and management. London also has a wealth of potential for private sponsorships and partnerships that will be fully explored to provide extra events and assist in general costs. These include local coffee, craft beer, soft drink and food services companies that will give the event a distinctly London feel. We will approach London's Reimagine Co. for advice on keeping waste down, potentially exploring the option of making the conference a zero waste event.

While the Ontario Heritage Conference is not conceived of as a profit-making venture, it should not run a deficit as it is largely funded by registration fees and sponsorships. Any

profit that does occur will be split equally between the London LOC and each of the organizations providing seed money. If the conference incurs a loss, it will be equally split between all organizations including the London LOC.

The London LOC also understands that we would be responsible for finding funding for indirect costs associated with the conference, such as staff time for those working on the project and certain resources.

### **8.1 Planning the Conference**

As soon as possible, the London LOC would request the financial budgets from the last three to five provincial conferences to assist in predicting likely revenue levels to be generated by registration fees and sponsorships, and the likely associated expenditures.

## **9.0 Reporting**

During the planning phase, the London LOC will provide regular progress reports to the Joint Conference Committee (JCC) and will regularly consult with the committee.

This reporting will include regular budget updates and a final post-conference report on all aspects of the conference will be provided by the London LOC.



Fanshawe Pioneer Village (photo credit: TripAdvisor)





A Heritage Home in London  
(photo credit: Jessie Gussack)

## 10.0 Milestones/Next Steps

- |                  |  |
|------------------|--|
| April, 2020:     | Submit Proposal to Host Conference;  |
| June, 2020:      | London officials to attend the 2020 Ontario Heritage Conference;                             |
| September, 2020: | Selection of Host by JCC;  |
| October, 2020:   | Enter Memorandum of Understanding;<br>Formally create the London Local Organizing Committee; |
| May/June, 2021:  | Attend the 2021 Ontario Heritage Conference to promote the 2022 Ontario Heritage Conference. |

## **11.0 Key Contacts**

Dr. Wes Kinghorn  
Organizing Committee Chair  
519-858-1900  
[wes@weskinghorn.com](mailto:wes@weskinghorn.com)

Michael Greguol, CAHP  
Heritage Planner, City Planning, City of London  
519-661-2489 x5843  
[mgreguol@london.ca](mailto:mgreguol@london.ca)

This proposal also has the support of representatives of the London Advisory Committee on Heritage, Architectural Conservancy of Ontario (London Region), City of London (Heritage Planning), Heritage London Foundation, London Heritage Council, London Middlesex Historical Society, Public History (Department of History, Western University) and the HEAL (Human Environments Analysis Lab - Department of Geography, Western University). This proposal is presented with the experienced event planning and venue support of Downtown London and Tourism London.



# Attachment 1: Highlights of Heritage Conservation in London, Ontario

## Heritage as a Priority for London

- The London Advisory Committee on Heritage (LACH), London's Municipal Heritage Committee was first established in the 1970s as a heritage committee. The LACH continues to advise Municipal Council through London's Planning and Environment Committee. The purpose of the LACH is to lead London in conservation of its heritage through planning, education and stewardship, and to advise the City of London on the conservation of heritage resources in the community.
- The dedicated volunteer members of the London Advisory Committee on Heritage also sit on a number of sub-committee and working groups that contribute to the LACH's mandate, including the Stewardship Sub-Committee, the Planning and Policy Sub-Committee, the Education Sub-Committee, and the Archaeology Sub-Committee.
- The Corporation of the City of London has employed heritage professionals on staff since 1990. Today three Heritage Planners implement the Heritage Planning program for the City of London.
- London maintains the Register of Cultural Heritage Resources, which includes approximately 6000 properties. London has used early inventory efforts to identify properties and resources of cultural heritage value or interest, dating to the "Old London Survey" completed in 1969.
- The City of London, and associated organizations currently administer a number of programs and incentives to assist property owners in the conservation of their properties and buildings, including:
  - i. London Endowment for Heritage Fund (which has granted approximately \$350,000 since 1995);
  - ii. Downtown Façade Improvement Loan Program;
  - iii. Heritage Tax Increment Grant; and
  - iv. Heritage Development Charge Equivalent Grant.

## Protection of Cultural Heritage Resources through By-laws and Policies

- Heritage conservation has been identified within London's Official Plan, the *London Plan* as part of a direction to "Build strong, healthy, and attractive neighbourhoods for everyone." The *London Plan* includes a chapter devoted to Cultural Heritage as a part of its City Building Policies.
- At the end of 2019, the City of London had 3,942 heritage designated properties, including:
  - 3,614 properties in one of London's seven Heritage Conservation Districts designated pursuant to Part V of the Ontario Heritage Act;
  - 99 properties designated pursuant to Parts IV and V of the Ontario Heritage Act;
  - 229 properties designated pursuant to Part V of the Ontario Heritage Act.

- The City of London has 2,008 heritage listed properties and one cultural heritage landscape.
- Seven Heritage Conservation Districts are currently in force and effect in London including:
  - East Woodfield Heritage Conservation District;
  - Bishop Hellmuth Heritage Conservation District;
  - Old East Heritage Conservation District;
  - Downtown Heritage Conservation District;
  - West Woodfield Heritage Conservation District;
  - Blackfriars/Petersville Heritage Conservation District, and;
  - Wortley Village-Old South Heritage Conservation District.
- Each of London’s seven Heritage Conservation District include unique plans and design guidelines in order to effectively manage change through alterations, development, and new construction within each of the HCDs.
- An eighth heritage conservation district has been studied in London, recommending the creation of two separate heritage conservation districts – the Great Talbot Heritage Conservation District and the Gibbons Parks Heritage Conservation District.
- A ninth heritage conservation district study for the North Talbot area of London is anticipated to begin in 2020.
- Heritage easement agreements have been obtained for properties within London.
- Additional heritage policies in London include archaeological requirements, *Heritage Places 2.0* – a guideline document of the *London Plan* that identifies potential future heritage conservation districts in London, and the Cultural Heritage Landscape Guideline Document.
- Heritage requirements are also addressed as a part of the building permit process, demolition control, the Sign By-law, the Property Standards By-law, and the Vacant Buildings By-law.
- Over the past several years, the City of London’s Heritage Planners have experienced a steady increase in Heritage Alteration Permit applications for applicable alterations to heritage-designated properties. In 2019, over 100 Heritage Alteration Permit applications were received by the City.

### **Heritage Organizations, Institutions and Volunteers**

London is supported by various organizations, institutions, and volunteer groups that contribute to and enhance awareness, education, and stewardship of cultural heritage resources. These organizations include:

- Architectural Conservancy Ontario – London Region;
- London and Middlesex Historical Society;
- Heritage London Foundation;
- London Heritage Council;
- Downtown London;
- Tourism London;

- London Community Foundation;
- London Arts Council.

In addition, various community associations within London actively participate spreading awareness of the City's Heritage Conservation Districts, including:

- Blackfriars Neighbourhood Association;
- Bishop Hellmuth Neighbourhood Association;
- London Downtown Community Association;
- Old East Village Community Association;
- Old South Community Organization;
- Woodfield Community Association.

London is home to 15 museums, the largest number of museums per capita in Canada.

### **Heritage Festivals, Events, and Awards**

A number of annual festivals, events, and awards take place in London that celebrate and recognize the importance of heritage in the community, including:

- An annual Heritage Week postcard is mailed to owners of heritage-designated properties, reminding property owners of Heritage Alteration Permit processes;
- The London Heritage Awards;
- The annual Geranium Heritage House Tour;
- Community association events that provide an opportunity to recognize an area's heritage value including Gathering on the Green, the Old East Village Block Party, the Historic Woodfield Fall Street Fair and many more;
- Doors Open London;
- Mayor's New Years Honours List.

### **Stewardship of Municipally Owned Heritage Properties**

The City of London owns and maintains several municipally owned heritage properties, including:

- Baty House;
- 1 Dundas Street;
- Eldon House;
- Elsie Perrin Williams Estate;
- Flint Cottage;
- Flint Shelter;
- Grosvenor Lodge;
- Labatt Park and Club House;
- Park Farm, and;
- Springbank Pumphouse.

The conservation of each of the municipally owned heritage properties is managed according to conservation management plans.

### **Commemoration**

London utilizes various forms of commemoration and interpretation to highlight the area's rich cultural heritage.

- Individually heritage-designated properties are provided with a blue plaque noting the property as designated pursuant to the Ontario Heritage Act.
- All Heritage Conservation Districts within London include unique street signs that name of each respective district.
- Cultural heritage interpretive signage can be found in various locations around the City, including along the Thames River, a part of the Canadian Heritage Rivers System.
- The Architectural Conservancy of Ontario – London Region assists property owners in obtaining “original occupant” signage for their heritage homes, a sign noting the date of construction and the first occupant, and occupation.

### **Partnerships in Education**

The City of London participates in educational outreach and partnership on a regular basis including:

- Western University Public History Program;
- Public School History Fairs;
- Walking tour and guest lectures for Fanshawe College, and;
- Participation in City Studio London.

## Attachment 2: C.V. for Dr. Wes Kinghorn

### Wes Kinghorn, PhD

Urban Cultural Geographer / Public Historian

522 Princess Ave, London, Ontario, Canada, N6B 2B8

[wes@weskinghorn.com](mailto:wes@weskinghorn.com)

(519) 858-1900

#### Education

Current	<b>Post-Doctoral Scholar, Public History</b> (Western University, London, Ontario)
2018	<b>PhD, Urban Geography</b> (Western University, London, Ontario)
1996	<b>Master of Arts, Geography</b> (Western University, London, Ontario)
1993	<b>Bachelor of Arts, Honors Geography</b> (Western University, London, Ontario)

#### Related Awards and Honours

2017	<b>Wall of Fame</b> (School of Graduate and Postdoctoral Studies, Western University)
2017	<b>USC Teaching Honour Roll – Award of Excellence</b> (University Student Council, Western University)
2015	<b>ACO-HLF Heritage Award</b> (Architectural Conservancy of Ontario, London / Heritage London Foundation)
2014	<b>Ontario Graduate Scholarship, Doctoral</b> (Ontario Ministry of Training Colleges and Universities)
2014	<b>Allen K. Philbrick Scholarship in Cultural Geography</b> (Geography Department, Western University)
2013	<b>Pass with Distinction, Ph.D. Comprehensive Examination</b> (Geography Department, Western University)
2013	<b>Queen Elizabeth II Diamond Jubilee Medal</b> , awarded for a significant contribution to one's fellow countrymen, their community, or to Canada (Governor General of Canada)
1996	<b>Pan Hellenic Council Recognition: Teaching Assistant</b> (Pan Hellenic Council, Western University)
1993	<b>Canadian Association of Geographers Thesis Award</b> (Canadian Association of Geographers)
1993	<b>Award of Merit for Academic Excellence</b> (Western University)

#### Related Work Experience

Current	<b>Assistant Professor, Urban Geography</b> (University of Western Ontario)
Current	<b>Wes Kinghorn Consulting: Urban Research, Representation and Communication</b>
2018	<b>Lecturer, Social Geography, Winter 2018</b> (University of Western Ontario)
2017	<b>Lecturer, Social Geography, Winter 2017</b> (University of Western Ontario)
2012-2016	<b>Teaching Assistant, Department of Geography</b> (University of Western Ontario)

- 2011-2013 **Lecturer, 3D Urban Design** (Fanshawe College, London, Ontario)  
1993-1995 **Teaching Assistant, Department of Geography** (University of Western Ontario)

#### **Related Voluntary Leadership Roles**

- 2019 **Co-Organiser of the Place Matters Conference** (London, Ontario, Canada)  
2015-2018 **President of the Urban League of London** (London, Ontario, Canada)  
2013-2015 **Chair of the London Advisory Committee on Heritage** (London, Ontario, Canada)  
2004-2014 **Chair of the Woodfield Community Association** (London, Ontario, Canada)

#### **Theses**

- 2018 **PhD Thesis: *The Creative Destruction of Place in an Ontario Heritage Conservation District*** (University of Western Ontario, London, Ontario, Canada)  
1996 **Master of Arts Thesis: *Visual Preference in Forest Edge Environments: An Application of Digital Imaging*** (University of Western Ontario, London, Ontario, Canada)  
1993 **Bachelor of Arts Thesis: *The Utility of Photo-Realistic Computer Imaging for Visual Landscape Assessment*** (University of Western Ontario, London, Ontario, Canada)

# London Advisory Committee on Heritage

## Report

The 3rd Meeting of London Advisory Committee on Heritage  
February 12, 2020  
Committee Rooms #1 and #2

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

ABSENT:   L. Fischer

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

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

### 1. Call to Order

#### 1.1 Disclosures of Pecuniary Interest

T. Jenkins discloses pecuniary interests in Items 2.5 and 4.2 of the 3rd Report of the London Advisory Committee on Heritage, having to do with Cultural Heritage Evaluation Reports for the properties located at 72 Wellington Street, 1033-1037 Dundas Street and 100 Kellogg Lane and the Working Group Report with respect to the properties located at 435, 441 and 451 Ridout Street, respectively, by indicating that her employer is involved in these matters.

S. Bergman discloses a pecuniary interest in Item 3.5 of the 3rd Report of the London Advisory Committee on Heritage, having to do with a Public Meeting Notice - Official Plan Amendment for the Victoria Park Secondary Plan, by indicating that her employer is involved in this matter.

L. Jones discloses a pecuniary interest in Item 3.5 of the 3rd Report of the London Advisory Committee on Heritage, having to do with a Public Meeting Notice - Official Plan Amendment for the Victoria Park Secondary Plan, by indicating that her employer is involved in this matter.

### 2. Scheduled Items

#### 2.1 Property Standards Amendment – Vacant Heritage Buildings

That the Civic Administration BE ADVISED that the London Advisory Committee on Heritage (LACH) supports the proposed Property Standards Amendment with respect to Vacant Heritage Buildings with the caveat that references to "vacant heritage building" be changed to "vacant Heritage Designated Properties"; it being noted that the LACH is interested in obtaining a list of current vacant Heritage Listed Properties; it being further noted that the attached presentation from O. Katolyk, Chief Municipal Law Enforcement Officer, with respect to this matter, was received.

#### 2.2 Heritage Alteration Permit Application by Helene Golden at 938 Lorne Avenue, Old East Heritage Conservation District

That the following actions be taken with respect to the application, under Section 42 of the Ontario Heritage Act, seeking retroactive approval for alterations to the property located at 938 Lorne Avenue, within the Old East Heritage Conservation District:

a) the retroactive approval for the porch alterations and the approval for the proposed porch alterations at 938 Lorne Avenue, within the Old East Heritage Conservation District, BE PERMITTED with terms and conditions:

- all exposed wood be painted; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

b) the retroactive approval for the roofing material change at 938 Lorne Avenue, within the Old East Heritage Conservation District, BE PERMITTED;

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

2.3 Heritage Alteration Permit Application by R. Devereux at 1058 Richmond Street, By-law No. L.S.P.-3155-243

That, on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 33 of the Ontario Heritage Act seeking retroactive approval for alterations to roof of the property located at 1058 Richmond Street, By-law No. L.S.P.-3155-243, BE REFUSED; it being noted that the attached presentation from K. Gonyou, Heritage Planner, with respect to this matter, was received.

2.4 Heritage Alteration Permit Application by P. Scott at 40 and 42 Askin Street, By-law No. L.S.P.-2740-36 and Wortley Village-Old South Heritage Conservation District

That, on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act seeking approval to remove the existing wooden windows and replace with vinyl windows on the property located at 40 and 42 Askin Street, By-law No. L.S.P.-2740-36 and Wortley Village-Old South Heritage Conservation District, BE REFUSED; it being noted that the attached presentation from K. Gonyou, Heritage Planner and the verbal delegation from P. Scott, with respect to this matter, were received.

2.5 (ADDED) Cultural Heritage Evaluation Reports (CHERs)

That it BE NOTED that the Cultural Heritage Evaluation Reports, as appended to the agenda, from AECOM, with respect to the properties located at 72 Wellington Street, 1033-1037 Dundas Street and 100 Kellogg Lane, were received.

### 3. Consent

3.1 2nd Report of the London Advisory Committee on Heritage

That it BE NOTED that the 2nd Report of the London Advisory Committee on Heritage, from the meeting held on January 8, 2020, was received.



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

That it BE NOTED that the Municipal Council resolution, from its meeting held on January 28, 2020, with respect to the 2nd Report of the London Advisory Committee on Heritage, was received.

3.3 Notice of Planning Application - Zoning By-law Amendment - 862 Richmond Street

That it BE NOTED that the Notice of Planning Application, dated January 15, 2020, from M. Vivian, Planner I, with respect to a Zoning By-law Amendment for the property located at 862 Richmond Street, was received.

3.4 Public Meeting Notice - Official Plan and Zoning By-law Amendments - 464-466 Dufferin Avenue and 499 Maitland Street

That it BE NOTED that the Public Meeting Notice, dated January 15, 2020, from M. Vivian, Planner I, with respect to Official Plan and Zoning By-law Amendments for the properties located at 464-466 Dufferin Avenue and 499 Maitland Street, was received.

3.5 Public Meeting Notice - Official Plan Amendment - Victoria Park Secondary Plan

That it BE NOTED that the Public Meeting Notice, dated January 3, 2020, from M. Knieriem, Planner II, with respect to an Official Plan Amendment for the Victoria Park Secondary Plan, was received.

3.6 2019 Heritage Planning Program

That it BE NOTED that the Memo, dated February 5, 2020, from K. Gonyou, M. Greguol and L. Dent, Heritage Planners, with respect to the 2019 Heritage Planning Program, was received.

3.7 London Heritage Awards Gala

That up to \$100.00 from the 2020 London Advisory Committee on Heritage (LACH) BE APPROVED for LACH members to attend the 13th Annual London Heritage Awards Gala on March 5, 2020; it being noted that the information flyer, as appended to the agenda, with respect to this matter, was received.

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

4.1 Stewardship Sub-Committee Report

That it BE NOTED that the ~~attached~~ presentation from M. Tovey with respect to historical research related to the properties located at 197, 183 and 179 Ann Street and 84 and 86 St. George Street and the Stewardship Sub-Committee Report, as appended to the agenda, from the meeting held on January 29, 2020, were received.

4.2 Working Group Report - 435, 441 and 451 Ridout Street

That C. Lowery, Planner II, BE ADVISED that the London Advisory Committee on Heritage (LACH) is not satisfied with the research,

assessment and conclusions of the Heritage Impact Assessment (HIA) associated with the proposed development at 435, 441 and 451 Ridout Street North as the HIA has not adequately addressed the following impacts to the adjacent and on-site heritage resources and attributes:

- the HIA is adequate as far as history of the subject lands is concerned, however, insufficient consideration has been given to the importance of the subject lands and adjacent properties to the earliest beginnings of European settlement of London;
- the HIA gives inconsiderate consideration to the importance of the on-site buildings being representatives of remaining Georgian architecture;
- the HIA gives insufficient consideration given to London's Downtown Heritage Conservation District Guidelines (DHCD) and further efforts should be made in reviewing the proposal with the Eldon House Board;
- the HIA gives insufficient consideration given to the impacts on surrounding neighbouring heritage resources (Forks of the Thames, Eldon House, Old Courthouse and Gaol); it being noted that the Historic Sites and Monuments Board of Canada (HSMBC) refers to impacts of the viewscape of the complex as a whole (which is highly visible from a distance) and the DHCD Guidelines state that the historic context, architecture, streets, landscapes and other physical and visual features are of great importance; it being further noted that the DHCD ranks the site as 'A' and 'H' which require the most stringent protection and new construction should 'respect history' and 'character-defining elements' should be conserved and it should be 'physically and visually compatible';
- the HIA gives insufficient consideration to views and vistas associated with proximity between the new building and the existing on-site buildings (no separation); it being noted that the 'heritage attributes' of the Ridout Street complex include its view and position and the HIA gives insufficient consideration to the visual barrier to and from the Thames River and Harris Park; it being further noted that views, vistas, viewscales and viewsheds are recognized as important heritage considerations in the statements of the DHCD and HSMBC documents and the designating by-law;
- the HIA gives insufficient consideration to impacts of the proposed building height on both the on-site and adjacent heritage resources; it being noted that the proposed 40 storey height minimizes the historical importance of these buildings; it being further noted that the shadow study does not adequately address the effect on Eldon House, including its landscaped area, given that the development is directly to the south;
- the HIA gives insufficient consideration to the potential construction impacts to on-site and adjacent heritage resources; it being noted that, given the national importance of the subject lands, it is recommended that Building Condition Reports and Vibration Studies be undertaken early in the process to determine the feasibility of the development;
- the HIA gives insufficient consideration to the transition/connection between the tower and the on-site and adjacent heritage resources; it being noted that the LACH is concerned that the design of the 'base, middle and top' portions of the tower fail to break up the development proposal and have little impact on its incongruity;
- the LACH is of the opinion that the use of white horizontal stripes on the tower structure does not mitigate the height impacts and the 'curves' detract from the heritage characteristics of the on-site and adjacent heritage resources, also, the proposed building materials,

with the exception of the buff brick, do not adequately emphasize differentiations with the on-site heritage resources (notably the extensive use of glass); and,

- the HIA gives insufficient consideration to how the existing on-site heritage buildings will be reused, restored and integrated as part of the development proposal;

it being noted that the ~~attached~~ Working Group Report with respect to the tower proposal at 435, 441 and 451 Ridout Street is included to provide further information.

## **5. Items for Discussion**

### **5.1 Heritage Planners' Report**

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

### **5.2 (ADDED) Roofs in Heritage Conservation Districts**

That the matter of roofs in Heritage Conservation Districts BE REFERRED to the Planning and Policy Sub-Committee for discussion and a report back to the London Advisory Committee on Heritage.

## **6. Adjournment**

The meeting adjourned at 8:05 PM.



# NOTICE OF PLANNING APPLICATION

## Official Plan Amendment

### London Plan Housekeeping Amendment



## THE LONDON PLAN

**File: O-9173**  
**Applicant: City of London**

#### What is Proposed?

A housekeeping amendment to the London Plan is proposed to:

- correct errors and omissions; and
- incorporate amendments to the 1989 Official Plan, which have been approved since the London Plan was approved, into the London Plan.



## LEARN MORE & PROVIDE INPUT

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Please provide any comments by **March 11, 2020**

Joanne Lee

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

519-661-CITY (2489) ext. 4980

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

File: O-9173

<http://www.london.ca/business/Planning-Development/land-use-applications/Pages/O-9173.aspx>

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

## Requested Amendment to The London Plan

The City has initiated an official plan amendment which is of housekeeping nature to the London Plan. This amendment is to correct errors and omissions in the Plan and make updates to reflect council approved amendments to the 1989 Official Plan since the London Plan's approval. The intention is to improve clarity and consistency on the overall policies and mapping throughout the London Plan.

The errors and omissions have been identified throughout the London Plan. They include typographical and grammatical errors and inconsistencies in spacing and punctuation. Minor changes to certain policies, figures, and maps are necessary to refine wording and formatting.

The amendments to the 1989 Official Plan, which were approved since the London Plan's approval and are in full force, have been reviewed. The amendments should be incorporated in the London Plan to reflect Council's decisions pertaining to those applications. The following amendments require modifications to certain policies and maps in the London Plan, primarily new policies for specific areas in certain Place Types:

- a) OPA No. 642 (240 Waterloo Street and 358 Horton Street East)
- b) OPA No. 646 (Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan)
- c) OPA No. 647 (21 Wharncliffe Road South)
- d) OPA No. 650 (1577 and 1687 Wilton Grove Road)
- e) OPA No. 651 (1448 Adelaide Street North)
- f) OPA No. 653 (Outdoor patio regulations for Light Industrial Place Type)
- g) OPA No. 658 (633, 635, 637, 645, 649, 651 and 655 Base Line Road East)
- h) OPA No. 662 (1175, 1185, 1195, 1205 and 1215 Fanshawe Park Road West and 2151 Dalmagarry Road)
- i) OPAs No. 663 and No. 664 (100, 335 and 353 Kellogg Lane, 1063, 1080, 1097 and 1127 Dundas Street, 1151 York Street)
- j) OPA No. 666 (379 Sunningdale Road West)
- k) OPA No. 669 (Brydges Street Area)
- l) OPA No. 670 (1235-1295 Fanshawe Park Road West)
- m) OPA No. 671 (2150 Oxford Street East)
- n) OPA No. 672 (1176, 1200 and 1230 Hyde Park Road)
- o) OPA No. 674 (Hamilton Road CIP Area)
- p) OPA No. 675 (Archaeological Management Plan)
- q) OPA No. 677 (Temporary zoning for surface parking in Downtown)
- r) OPA No. 681 (335-385, 340-390 Saskatoon Street)
- s) OPA No. 683 (Expansion of Downtown CIP Area)
- t) OPA No. 684 (661-675 Wharncliffe Road South)
- u) OPA No. 688 (3080 Bostwick Road, Site 1)
- v) OPA No. 689 (3080 Bostwick Road, Site 5)
- w) OPA No. 691 (470 Colborne Street)
- x) OPA No. 698 (Richmond Street-Old Masonville)
- y) OPA No. 703 (Lambeth CIP Area)
- z) OPA No. 708 (585 Third Street)
- aa) OPA No. 710 (1339-1347 Commissioners Road West)
- bb) OPA No. 711 (3234, 3263 and 3274 Wonderland Road South)
- cc) OPA No. 712 (676-700 Beaverbrook Avenue and 356 Oxford Street West)
- dd) OPA No. 713 (2497-2591 Bradley Avenue)
- ee) OPA No. 714 (1875 Wharncliffe Road South)

## How Can You Participate in the Planning Process?

You have received this Notice as an interested party to this application or as an applicant for an amendment to the 1989 Official Plan, which was approved by Council since the London Plan's approval and should be incorporated in the London Plan. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. The ways you can participate in the City's planning review and decision making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](http://london.ca) page at [london.ca](http://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. Considerations will include such matters as policy clarity, errors and barriers for implementation.

We would like to hear your comments on these matters.

## Attend a Future Public Participation Meeting

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

## What Are Your Legal Rights?

### Notification of Council Decision

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

### Right to Appeal to the Local Planning Appeal Tribunal

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

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

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 [planning@london.ca](mailto:planning@london.ca) or 519-661-4980 for more information.**



# NOTICE OF PLANNING APPLICATION

## Zoning By-Law Amendment

### 1146-1156 Byron Baseline Rd



**File: Z-9172**

**Applicant: 2186121 Ontario Inc.**

#### What is Proposed?

Zoning amendment to allow:

- A 30-unit cluster townhouse development consisting of 24 3-storey stacked back-to-back townhouse units and 6 2-storey townhouse units

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **March 4, 2020**

Catherine Lowery

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

519-661-CITY (2489) ext. 5074

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

File: Z-9172

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

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

Councillor Anna Hopkins

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

519-661-CITY (2489) ext. 4009

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

Date of Notice: February 12, 2020



# Application Details

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

## Requested Zoning By-law Amendment

To change the zoning from a Residential R1 (R1-7) Zone to a Residential R5 (R5-7) Zone. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at [london.ca/planapps](https://london.ca/planapps).

### Current Zoning

**Zone:** Residential R1 (R1-7) Zone

**Permitted Uses:** A single detached dwelling

**Special Provisions:** None

### Requested Zoning

**Zone:** Residential R5 (R5-7) Zone

**Permitted Uses:** Cluster townhouse dwellings and cluster stacked townhouse dwellings

**Special Provisions:** None

## Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Low Density Residential in the Official Plan, which permits a range of low density residential uses, including multiple attached dwellings, as the main uses.

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

## How Can You Participate in the Planning Process?

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

### See More Information

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

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

### Reply to this Notice of Application

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

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

### Attend a Future Public Participation Meeting

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



# What Are Your Legal Rights?

## Notification of Council Decision

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

## Right to Appeal to the Local Planning Appeal Tribunal

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

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

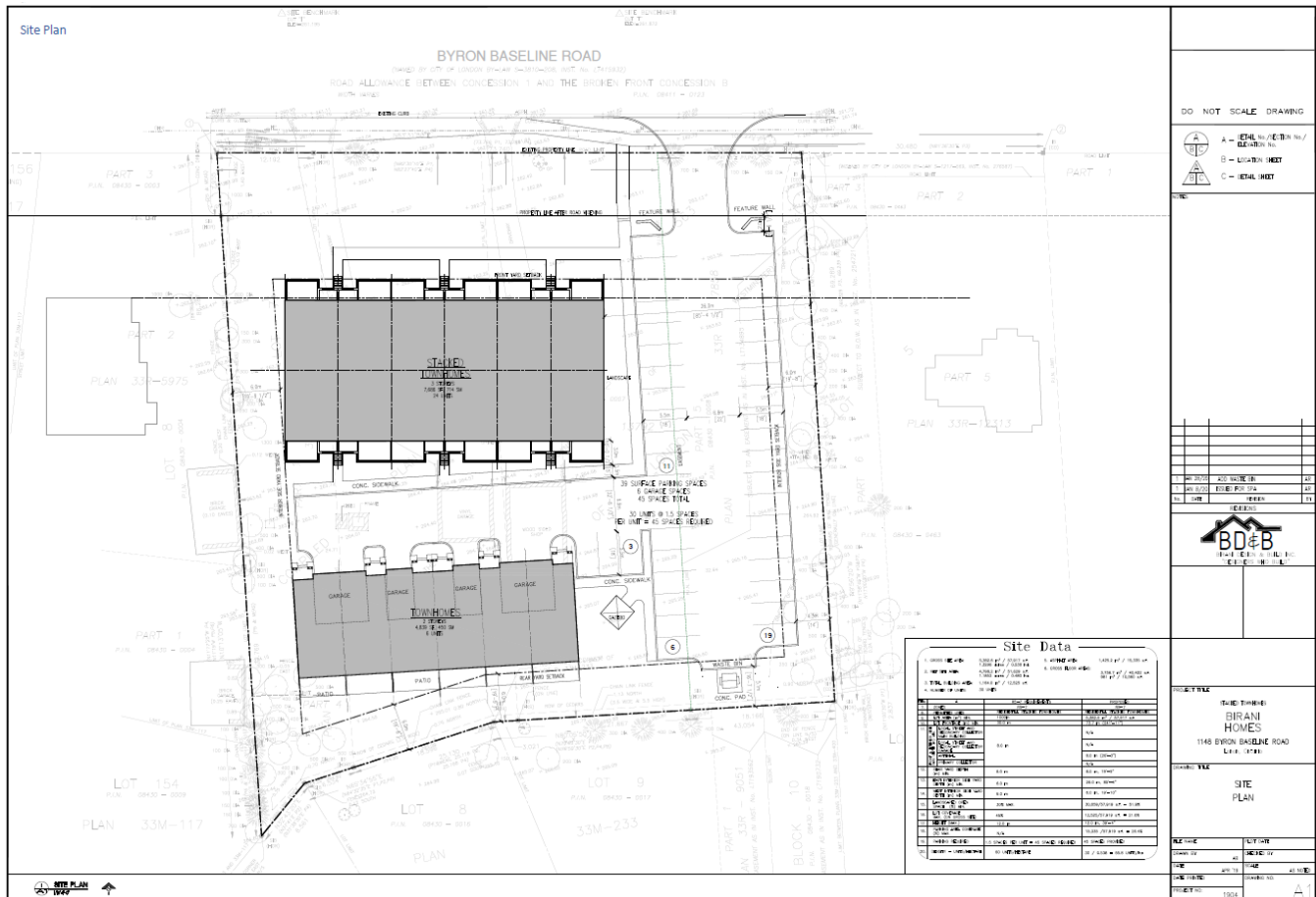
For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

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

# Site Concept



Site Concept Plan

# Building Rendering



Conceptual Rendering – View from Byron Baseline Road

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



**Heritage Impact Assessment —  
1146-1158 Byron Baseline Road,  
London, Ontario**

FINAL REPORT

August 6, 2019

File: 160940644

Prepared for:

2186121 Ontario Inc.  
1699 Jubilee Drive  
London, Ontario N6G 5K5

Prepared by:

Stantec Consulting Ltd  
600-171 Queens Avenue  
London, Ontario N6A 5J7

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## Executive Summary

218621 Ontario, Inc. (the Client) retained Stantec Consulting Ltd. (Stantec) to conduct a Heritage Impact Assessment (HIA) for the properties located at 1146-1158 Byron Baseline Road, in the City of London, Ontario. The Client is proposing to redevelop the properties at 1146-1156 Byron Baseline Road Street and is proposing to construct a 36 unit stacked townhouse development divided into two separate building blocks of 24 units 12 units.

The Study Area includes the properties at 1146, 1148, 1152, and 1156 Byron Baseline Road where the development is proposed and the adjacent property at 1158 Byron Baseline Road that is listed on the *City of London Inventory of Heritage Resources*. The structure is a rusticated concrete block residence likely built or modified to its present appearance between 1900 and 1914. The property does not have a priority ranking.

The purpose of this HIA is to respond to policy requirements regarding the conservation of cultural heritage resources in the land use planning process. Where a change is proposed within or adjacent to a listed or protected heritage property consideration must be given to the conservation of heritage resources. The objectives of this report are as follows:

- Identify and evaluate the cultural heritage value or interest of properties within and adjacent to the Study Area
- Identify potential direct and indirect impacts to identified heritage attributes
- Identify mitigation measures where impacts to identified heritage attributes are anticipated to address conservation of heritage resources, where applicable

Determination of CHVI for 1158 Byron Baseline Road was undertaken according to the criteria outlined in *Ontario Regulation 9/06* made under the OHA.

The HIA determined that there are potential indirect impacts to 1158 Byron Baseline Road through its adjacency to the development which could result in vibration impacts from construction activities. Based on the presence of cultural heritage resources which have the potential to be affected by the proposed undertaking, the following mitigation measures are recommended:

- Use of buffer zones and site plans to indicate where project activities, including construction activities, may be avoided including areas within 50 metres of the residence and outbuilding at 1158 Byron Baseline Road
- Where construction activity must enter into the 50 metre buffer zone, a pre-construction vibration assessment should be completed to establish a baseline for vibration levels in advance of construction activities
- Should any properties within the study area be determined to be within the zone of influence as determined through the vibration assessment, additional steps should be taken to secure the buildings from experiencing negative vibration effects (i.e. adjustment of machinery)



## HERITAGE IMPACT ASSESSMENT — 1146-1158 BYRON BASELINE ROAD, LONDON, ONTARIO

In addition, in order to further retention of historic information, copies of this report should be deposited with the London Public Library Ivey Family London Room.

*The executive summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.*



## Project Personnel

Project Manager:	Meaghan Rivard, MA, CAHP
Heritage Consultant:	Meaghan Rivard, MA, CAHP
Report Writer:	Frank Smith, MA
Geographic Information Specialist:	Brian Cowper
Administrative Assistant:	Melissa Wrathell
Quality Reviewer:	Meaghan Rivard, MA, CAHP
Independent Reviewer:	Parker Dickson, MA





Study Purpose  
August 6, 2019

## 1.0 STUDY PURPOSE

2186121 Ontario Inc. (the Client) retained Stantec Consulting Ltd. (Stantec) to prepare a Heritage Impact Assessment (HIA) for a proposed development located at 1146, 1148, 1152, and 1156 Byron Baseline Road in City of London, Ontario. The proposed development includes the construction of new town houses on the properties and is adjacent to 1158 Byron Baseline Road, a property listed on the City of London's *Inventory of Heritage Resources* (City of London 2019). Given the adjacency of the proposed development to this listed property, the City of London (the City) requested the completion of a HIA to inform its decision-making process regarding site plan approval. The Project Area is located within the community of Byron in the City of London (Figure 1). The Study Area, including both the site of the development and the adjacent listed property, is situated east of Griffith Street and approximately 265 metres west of Colonel Talbot Road (Figure 2).

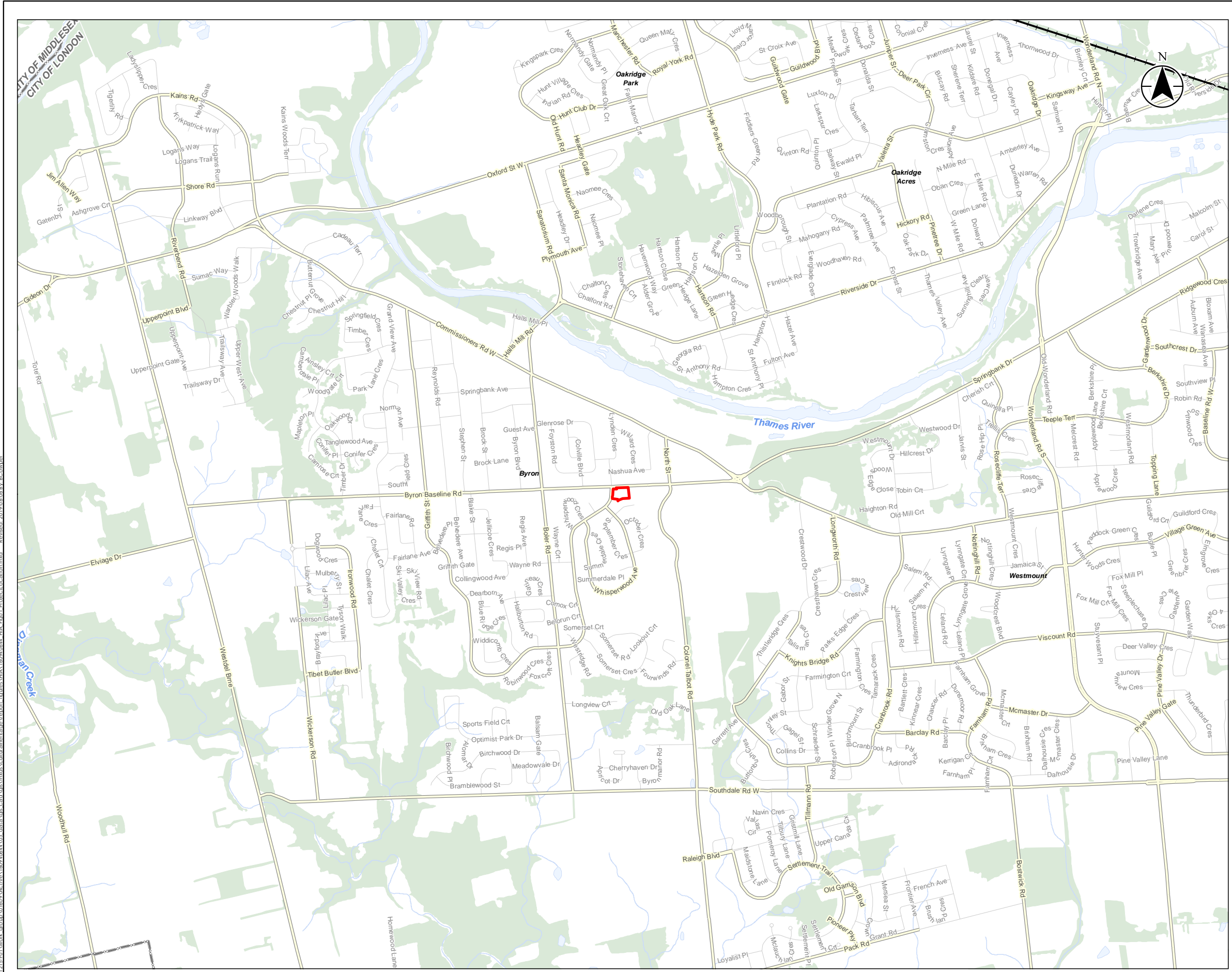
The purpose of this HIA is to respond to provincial and municipal policy requirements regarding the conservation of cultural heritage resources in the land use planning process. Where a change is proposed within or adjacent to a protected heritage property, consideration must be given to the conservation of heritage resources. The objectives of this report are as follows:

- Identify and evaluate the cultural heritage value or interest (CHVI) of properties within and adjacent to the proposed development
- Identify potential direct and indirect impacts to identified heritage attributes
- Identify mitigation measures where impacts to identified heritage attributes are anticipated to address conservation of heritage resources, where applicable

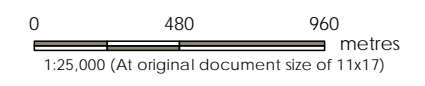
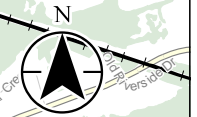
To meet these objectives, this HIA contains the following content:

- Summary of project methodology
- Review of background history of the Study Area and historical context
- Evaluation of CHVI of resources within, and adjacent to, the Study Area
- Description of the proposed site alteration
- Assessment of impacts of the proposed site alterations on cultural heritage resources
- Review of development alternatives or mitigation measures where impacts are anticipated
- Recommendations for the preferred mitigation measures

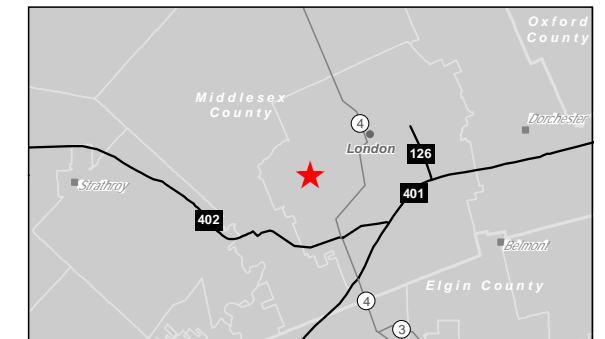




- Study Area
- Railway - Operational
- Major Road
- Minor Road
- Watercourse
- Municipal Boundary - Lower Tier
- Waterbody
- Wooded Area



Notes  
 1. Coordinate System: NAD 1983 UTM Zone 18N  
 2. Base features produced under license with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2019.



Project Location: London, ON  
 Prepared by BCC on 2019-08-06  
 Technical Review by MR on 2019-08-06

Client/Project: 2186121 ONTARIO INC.  
 1146, 1148, 1152, AND 1156 BYRON BASELINE ROAD  
 HERITAGE IMPACT ASSESSMENT

Figure No.: 1  
 Title: Project Area

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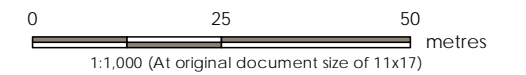
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Legend

- Study Area
- Property Line



- Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
  2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2019.
  3. Orthoimagery Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community.



Project Location: London, ON  
 Prepared by BCC on 2019-08-06  
 Technical Review by MR on 2019-08-06  
 160940644

Client/Project: 2186121 ONTARIO INC.  
 1146, 1148, 1152, AND 1156 BYRON BASELINE ROAD  
 HERITAGE IMPACT ASSESSMENT

Figure No.

2

Title

Study Area



Methodology  
August 6, 2019

## 2.0 METHODOLOGY

### 2.1 POLICY FRAMEWORK

#### 2.1.1 Planning Act

The *Planning Act* provides a framework for land use planning in Ontario, integrating matters of provincial interest in municipal and planning decisions. Part I of the *Planning Act* identifies that the Minister, municipal councils, local boards, planning boards, and the Municipal Board shall have regard for provincial interests, including:

*(d) The conservation of features of significant architectural, cultural, historical or scientific interest*

(Government of Ontario 1990)

#### 2.1.2 The 2014 Provincial Policy Statement

The Provincial Policy Statement (PPS) was updated in 2014 and is intended to provide policy direction for land use planning and development regarding matters of provincial interest. Cultural heritage is one of many interests contained within the PPS. Section 2.6.1 of the PPS states that, “significant built heritage resources and cultural heritage landscapes shall be conserved” (Government of Ontario 2014).

Under the PPS definition, 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.*

(Government of Ontario 2014)

Under the PPS definition, significant means:

*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.*

(Government of Ontario 2014)



Methodology  
August 6, 2019

The PPS also stipulates that development adjacent to protected heritage properties must be considered, in policy 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.*

(Government of Ontario 2014)

Under the PPS, “protected heritage property” is defined as follows:

*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 Sites.*

(Government of Ontario 2014)

### 2.1.3 City of London Official Plan

The property at 1158 Byron Baseline Road is listed on the City's *Inventory of Heritage Resources* (City of London 2019). It has not been assigned a priority ranking. The City's Official Plan, *The London Plan*, contains the following policy with regard to development within or adjacent to designated and listed heritage properties:

*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.*

(City of London 2016)

The London Plan also contains the following general objectives regarding cultural heritage resources:

1. Promote, celebrate, and raise awareness and appreciation of London's cultural heritage resources.
2. Conserve London's cultural heritage resources so they can be passed on to our future generations.
3. Ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources.

(City of London 2016)



Methodology  
August 6, 2019

## 2.2 BACKGROUND HISTORY

Background history for this project was obtained through review of aerial photography, fire insurance plans, city directories, and secondary sources. Research was conducted at the London Public Library.

To familiarize the study team with the Study Area, historical mapping, topographic mapping, and aerial photographs were consulted to identify the presence of structures, and other potential heritage resources, in the vicinity. Specifically, material was reviewed of the Study Area including historical mapping from 1820 and 1878, topographic mapping from 1913, 1919, 1924, 1929, 1941, and 1948. Aerial photography of the study was reviewed, including aerial photographs of 1945, 1955, and 1967.

## 2.3 FIELD PROGRAM

A site assessment was undertaken on May 30, 2019 by Frank Smith, Cultural Heritage Specialist, and Jenn Como, Material Culture Analyst, both with Stantec. The weather conditions during the assessment were seasonably warm and calm. The site visit consisted of visually assessing and photographing the Study Area. The property at 1158 Byron Baseline Road was photographed from the publicly accessible municipal right-of-way.

## 2.4 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

### 2.4.1 Ontario Regulation 9/06

The criteria for determining CHVI is defined by *Ontario Regulation (O. Reg.) 9/06*. Each potential heritage resource was considered both as an individual structure and cultural landscape. Where CHVI was identified, the property was determined to contain a heritage resource.

In order to identify CHVI at least one of the following criteria must be met:

1. *The property has design value or physical value because it:*
  - a. *is a rare, unique, representative or early example of a style, type, expression, material or construction method*
  - b. *displays a high degree of craftsmanship or artistic merit*
  - c. *demonstrates a high degree of technical or scientific achievement*
2. *The property has historical value or associative value because it:*
  - a. *has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community*
  - b. *yields, or has the potential to yield, information that contributes to an understanding of a community or culture*





Methodology  
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- c. 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:*
  - a. is important in defining, maintaining or supporting the character of an area*
  - b. is physically, functionally, visually or historically linked to its surroundings*
  - c. is a landmark*

(Government of Ontario 2006a)

## **2.5 ASSESSMENT OF IMPACTS**

The assessment of impacts on cultural heritage resources is based on the impacts defined in the Ministry of Tourism, Culture and Sport (MTCS) *Infosheet #5 Heritage Impact Assessments and Conservation Plans (Infosheet #5)* (Government of Ontario 2006b). Impacts to heritage resources may be direct or indirect. Direct impacts include:

- Destruction of any, or part of any, significant heritage attributes or features
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance

Indirect impacts do not result in the direct destruction or alteration of the feature or its heritage attributes, but may indirectly affect the CHVI of a property by causing:

- Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features
- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces
- Land disturbances such as a change in grade that alters soil and drainage patterns that adversely affect an archaeological resource

In addition to direct impacts related to destruction, this HIA also evaluated the potential for indirect impacts resulting from the vibrations of construction and the transportation of project components and personnel. This was categorized together with land disturbance. Although the effect of traffic and construction vibrations on historic period structures is not fully understood, vibrations may be perceptible in buildings with a setback of less than 40 metres from the curbside (Crispino and D'Apuzzo 2001; Ellis 1987; Rainer 1982; Wiss 1981). For the purposes of this study, a 50 metre buffer is used to represent a conservative approach to delineate potential effects related to vibration. The proximity of the proposed development to heritage resources was considered in this assessment.



Site History  
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## 3.0 SITE HISTORY

### 3.1 INTRODUCTION

The Study Area is located on part of Lot 43, Concession 1, in the former Township of Westminster, present-day City of London, Ontario. The Study Area is located at the northwest corner of the intersection of Byron Baseline Road and Griffith Street, on Plan 563 Lots 6-8, and includes the following municipal addresses 1146, 1148, 1152, 1156, and 1158 Byron Baseline Road. The following sections outline the historical development of the Study Area from the time of Euro-Canadian settlement to the present-day. For an overview of Indigenous history related to the Study Area, please refer to the Stage 1-2 Archaeological Assessment (Stantec 2019).

### 3.2 PHYSIOGRAPHY

The Study Area is located in the Caradoc Sand Plain and London Annex physiographic regions. Both regions are flat sand plains extending from east London to the Strathroy area in the southwest. In its entirety, the region comprises approximately 482 square kilometres in southwestern Ontario. The land is generally flat with a few rolling hills. The soil in the area consists of three types: Fox fine sandy loam, which appears on the finer soils which are deep and well drained; Berrien sandy loam, a shallow layer of sand over clay, with wet subsoil; and Oshtemo sand, which appears on sand hills and dunes (Chapman and Putnam 1984:146).

The City of London is located along the Thames River. The well-defined river channel runs through a shallow valley. This is demonstrated through a history of critical flooding in the City as it was developed on land that, in geographical terms, belongs to the river. This watershed area has proven from its land use history to be rich soil for agriculture development (Chapman and Putnam 1984:139). London itself developed into the commercial centre for southwestern Ontario because of its position along the river as an early travel route and the high alluvial terrace which offered good building sites (Chapman and Putnam 1984:146).

### 3.3 HISTORICAL DEVELOPMENT

#### 3.3.1 Survey and Settlement

Prior to 1763, southwestern Ontario was part of France's sprawling colonial holdings in North America called New France. In 1763, the Seven Years War concluded with the signing of the Treaty of Paris, and France relinquished nearly all of its colonial holdings in North America to Great Britain and Spain. The Thirteen British colonies along the Atlantic seaboard eagerly participated in the Seven Years War and believed that dislodging France from the continent's vast interior would open land west of the Appalachian Mountains to settlement by the burgeoning colonies. Instead, the *Royal Proclamation of 1763* closed most of former New France to settlement to appease Indigenous allies and protect the fur trade. In 1774, the *Quebec Act* transferred the Ohio Valley and southwestern Ontario to the Province of Quebec. The *Quebec Act* enflamed tensions with the increasingly restless Thirteen Colonies and was a contributing



## HERITAGE IMPACT ASSESSMENT — 1146-1158 BYRON BASELINE ROAD, LONDON, ONTARIO

Site History

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factor to the American Revolution, which culminated with the recognition of the independence of the Thirteen Colonies as the United States of America in 1783 (Craig 1963:2; Phelps 1989:1).

Approximately one quarter of the population of the former Thirteen Colonies were Loyalists to the British Crown and during the American Revolutionary War and afterwards about 50,000 people left the United States for Great Britain or other colonies, including Canada (Craig 1963:3). Between 1778 and 1786, the Province of Quebec was governed by Frederick Haldimand. Initially, Haldimand wished to settle present-day Ontario with mostly Indigenous allies of the Crown, but upon hearing of the favourable agricultural conditions throughout much of the region, he soon changed his mind. Haldimand also realized that settling the area with Loyalists would provide a bulwark against further aggression by the United States. Writing to Lord North, Prime Minister of Great Britain, Haldimand argued that the settlers would be “attached to the interests of Great Britain and capable of being useful upon many occasions” (Craig 1963:4-5). To facilitate settlement, southern Ontario was divided into four districts, with the future site of the Township of Westminster being located in the Hesse District (Archives of Ontario 2015).

The Loyalist population wished to live under the customs and common law they were familiar with in Great Britain and the former Thirteen Colonies, instead of the French civil law practiced in Quebec as part of the *Quebec Act* of 1774. To accommodate the Loyalists, the British parliament passed the *Constitutional Act* of 1791, which divided Quebec into Upper and Lower Canada. The division was both geographic and cultural; French laws would be preserved in Lower Canada, while the British constitution and laws would rule in Upper Canada (Craig 1963:17). John Graves Simcoe was selected as Lieutenant Governor of the newly created province. Simcoe was a veteran of the American Revolution, having served in the Queens Rangers, and eagerly planned to build a model British society in Upper Canada. He wrote of his desire to “inculcate British customs, manners, and principles in the most trivial as well as serious matters” in the new colony (Craig 1963:20-21). In 1792, Simcoe renamed the Hesse District the Western District (Archives of Ontario 2015).

Simcoe selected the site at the forks of the river known to the French as “La Tranche” as the location for the new capital of Upper Canada in 1793 (Lutman 1979:6). Simcoe named the area “New London” and renamed La Tranche the Thames River (Tausky and Distefano 1986:5). When Simcoe visited the forks of the Thames River in 1793 his *aide de camp* was Thomas Talbot, who was later instrumental in the settlement of Westminster Township (Armstrong 1986:24). Because of London’s isolated position, when Simcoe left Canada in 1796 the capital title was transferred to York (now Toronto) instead of London. The London District was created from part of the Western District in 1798 by an act of Parliament and included the counties of Middlesex, Huron, Norfolk, and Oxford. Initially, the County of Middlesex was comprised of ten townships: Aldborough, Dunwich, Southwold, Yarmouth, Malahide, Bayham, Delaware, Westminster, Dorchester, and London (Brock and Moon 1972:69).

The Study Area is located in the former Township of Westminster. Land Surveyor Simon Zelotes Watson started his survey of the township in 1810. Watson began a preliminary survey of the township on May 27, 1810, and the following day started the survey in the northeast corner of the township south of the river. The first line across the township that Watson surveyed was referred to as the baseline and roughly follows the present-day alignment of Baseline Road East (Baker and Neary 2003:12). Two additional surveys were conducted to complete the layout of the Township of Westminster.



## HERITAGE IMPACT ASSESSMENT — 1146-1158 BYRON BASELINE ROAD, LONDON, ONTARIO

Site History  
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In 1811, Provincial Land Surveyor Mahlon Burwell laid out the north branch of Talbot Road (present-day Colonel Talbot Road) to just north of present-day Lambeth, southeast of the Study Area. Shortly before the war of War of 1812, the former Indigenous trail now called Commissioner's Road, located about 500 metres north of the Study Area, was widened and improved (Baker and Neary 2003:28). Burwell's survey of the remainder of Westminster Township was put on hold during the War of 1812. The township was surveyed using the double-front system, with most lots being 200 acres in size (Plate 1). Properties north of Baseline Road on the Broken Front concession were irregularly sized due to the meandering path of the Thames River.



**Plate 1: Double Front Survey System (Dean 1969)**

The survey was resumed in August 1816 with Burwell laying out a northern extension of the Talbot Road between Lots 42 and 43, Concession 1. The Study Area is partially located in Lot 43, on the portion of the Lot fronting Baseline Road (Figure 3). The Talbot Road served as a direct link between the Township of Westminster and the main Talbot Road to the south. The last portion of the survey, Concessions 3 to 9, was completed between 1819 and 1821 by Deputy Land Surveyor John Bostwick (St. Denis 1985: 19-20).

Until the War of 1812, the majority of immigrants to Upper Canada, including Westminster Township, were from the United States. Many of these immigrants arrived from New England and New York. Other early settlers to Westminster Township included Scottish immigrants (Miller 1992:5). Many colonial officials expressed their wariness towards American settlers, with Thomas Talbot writing in 1800 that American immigrants were largely "enticed by a gratuitous offer of land, without any predilection on their part, to the British constitution" (Taylor 2007:28). During the War of 1812, American settlers were perceived by Loyalists and the British military as disloyal or apathetic towards the war effort. There was truth to this perception in Westminster Township, and several prominent settlers defected to American forces, including Simon Zelotes Watson (Hamil 1955:76). After the war, the policy of encouraging immigration from the United States was largely abandoned and British administrators clamped down on granting land to American settlers (Taylor 2007:31).



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## 3.3.2 19<sup>th</sup> Century Development

### 3.3.2.1 Westminster Township

The settlement of Westminster Township during the first half of the 19<sup>th</sup> century was under the superintendence of Colonel Thomas Talbot. After completing his service with Simcoe, he returned to Canada in 1800 and eventually became responsible for the settlement of 26 townships in southwestern Ontario. Colonel Talbot had the reputation as a strict superintendent and vigorously enforced the requirement which stipulated that all settlers clear and open at least half of the roadway along their lot. Settlers who ignored the requirement often had their right to settle on their land revoked (Westminster Township Historical Society [WTHS] 2006:395).

The first administrative meeting for the United Townships of Westminster, Delaware, and Dorchester was held on March 4, 1817, in Archibald McMillan's tavern. In 1817, the township had a population of 428 people in 107 houses. The township had two schools and two mills. The average price of land in 1817 was 20 shillings per acre (Brock and Moon 1972:568). An article published in the Montreal Gazette in June 1831 described the first concession of the Township of Westminster, where the Study Area is located, as being settled primarily by Americans and that "many of the farms are extensive and tolerably well cultivated, having good framed barns, fine promising young orchards, and comfortable dwellings" (Brock 1975:65).

The first post offices were established in Westminster Township in 1840. One was located in present-day Lambeth and another in present-day Byron (WTHS 2006:393). The fertile soil of the township made it agriculturally very productive and by 1850 the population of the township had increased to 4,525. In 1849, the township's farmers produced 57,600 bushels of wheat, 54,000 bushels of oats, 12,000 bushels of peas, 22,000 pounds of wool, and 36,000 pounds of butter (WTHS 2006:69). The value of cleared land in the township had increased to 60 shillings an acre. Many farmers in the township also produced maple syrup if the wood lots on their farm had maple trees (WTHS 2006:114).

To the north of Westminster Township, the City of London was incorporated in 1855, with a population of 10,000 (Armstrong 1986:68). The development of London and Westminster Township would become increasingly intertwined during the second half of the 19<sup>th</sup> century and suburban development and the City's infrastructure began to encroach Westminster Township. The City constructed a waterworks in the township in 1878, which eventually became part of the popular Springbank Park, located 500 metres north of the Study Area (McTaggart and Merrifield 2010:17-18). Suburban development also began to encroach upon Westminster Township, in an area known as London South, which was eventually annexed by the City in 1890 (Flanders 1977:3).

### 3.3.2.2 Byron

The hamlet of Byron, originally known as Hall's Mills, developed around the mill sites along the Thames River. Downtown Byron is located approximately 500 metres to the west of the Study Area. An early European settler to Hall's Mills was Robert Flint (1784-1859), who emigrated from Norfolk, England and settled on Lot 44 in 1836. Flint constructed a stone cottage the following year on the property (Baker and



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Neary 2003:9). Flint built a second cottage, or shelter, on the property for his son Pirney and his new wife in 1857. He also constructed stone buildings in the hamlet, including a schoolhouse, S.S. No. 5, in 1852 and St. Anne's Church between 1853 and 1855 (Brock 2011:43). The Flint Cottage and Flint Shelter are located at 1097 Commissioners Road West and 1040 Flint Lane, approximately 500 metres to the northeast of the study area.

The Hall's Mills settlement was renamed to Byron in 1857 by Sir Henry Niles, in honour of the English poet Lord Byron (1788-1824) (Grainger 2002:292). Additional mills were erected along the Thames River in the mid-19<sup>th</sup> century including Charles Coombs' flour mill on Lot 40 and J.M. Dufton's carding mill on Lot 42, known as the Spring Valley Woolen Mill. By 1862, the population of Byron was 200, with two sawmills, two grist mills, a tannery, a chair factory, a carpet loom, a ham factory, a carding mill, a woolen mill, two distilleries, two blacksmiths, a tavern, two hotels, two general stores, and a post office (Kerr 1983:15).

Byron Baseline Road represents one of the earlier roadways in Byron and would have attracted early European settlers to the area. Pioneer farmsteads typically contained a log cabin. Once a farmer was established, they would construct a more comfortable and larger frame dwelling. A historical account of Concession 1 from 1831, which includes lots on Byron Baseline Road, notes that most houses were frame (Brock 1975:65). This indicates that, by 1831, farms on Concession 1 were already developed enough for farmers to transition from log to frame houses.

### 3.3.3 20<sup>th</sup> Century Development

The 20<sup>th</sup> century development of Westminster Township is directly connected with the growth of the City of London. Although the First World War and Great Depression curtailed major growth in London, the postwar building boom led to the suburbanization of swaths of Westminster Township during the 1950s. Between 1951 and 1956, the population of Westminster Township increased 45%. In 1951, 1954, and 1959, the township allowed several parts of the township east of the Study Area to be annexed into the City to improve municipal services to the newly suburbanized areas (Meligrana 2000:14; Miller 1992:212-213).

However, the City soon proposed a more ambitious annexation that would more than double the size of the City by incorporating land from Westminster and London Townships. The townships opposed this plan and the Township of Westminster argued that much of the proposed land to be annexed was rural. Representatives of Westminster Township explained they had amicably agreed with the City about ceding suburbanized lands but expressed the belief that rural land did not belong in a City (Meligrana 2000:14). In May 1960, the Ontario Municipal Board ruled in favour of the City and, in 1961, portions of Westminster Township and London Township were annexed, including the land within the Study Area and the entire community of Byron. The annexation of the lands in Westminster Township led to a 74% decrease in the population of the township (Meligrana 2000:8). The remainder of Westminster Township would be annexed by the City in 1993 (Westminster Township Historical Society 2018).

The City of London is continuing to grow and develop in the 21<sup>st</sup> century. In 2016, the City had a population of 383,822; an increase of 4.8% since 2011 (Statistics Canada 2019).





Site History  
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### 3.4 PROPERTY HISTORY

The properties contained in the Study Area, including 1146, 1148, 1152, 1156, and 1158 Byron Baseline, are located on part of Lot 43, Concession 1 in the former Westminster Township. These properties are historically associated with the Wells family, who were one of the first settlers of the present-day Byron area (Eastick 1969). Based on historical mapping and aerial photography, the properties at 1146, 1148, 1152, and 1156 Byron Baseline Road were subdivided from the Wells farm and residence at present-day 1158 Byron Baseline Road, and residences were constructed between 1913 and 1945. These residences were demolished between 2011 and 2013.

John Wells (1773-1832) was born in Colchester, Connecticut. Before immigrating to Canada, he moved to Partridgefield, Massachusetts and married May Fletcher (WTHS 2006:661). In 1799, Wells and his family moved to Upper Canada where he took the oath of allegiance in 1800 (Eastick 1969). He first resided in Brant County before acquiring land in Westminster Township in 1807 from Simon Zelotes Watson, who assigned him 66 acres on the adjacent Lot 43, Broken Front. Wells had been promised more land on neighbouring lots, but Watson's agency over parts of Westminster Township was unexpectedly terminated (WTHS 2006:661).

During the War of 1812, John Wells remained loyal to the Crown, and served in the Middlesex Militia and fought in Niagara and around London (WTHS 2006:662). According to Wells' great grandson, Frederick Wells, John Wells participated in a skirmish around present-day Springbank Park when he was captured by a group of American soldiers. According to the story, British soldiers fired upon the American contingent and inadvertently injured Wells, who was then left behind and managed to escape (London Free Press 1947).

John Wells was a prominent member of the community and served as a constable in the area (Eastick 1969; WTHS:662). In 1820, John Wells finally received the patent for the additional lands he was promised in 1820 when the Crown granted him 134 acres in Lot 43, Concession 1 (ONLand 2019a). Historic mapping from 1820 depicts John Wells as the owner of approximately two thirds of Lot 43, Concession 1 (Figure 3). According to his great grandson, John Wells was not particularly interested in clearing his new land, since he spent much of his time hunting and fishing to provide food for the family (London Free Press 1947). John Wells died in 1832 when he contracted cholera while driving a stagecoach between Ancaster and London. He left behind a wife, five daughters, and two sons (London Free Press 1947; WTHS 2006:662).

After the death of John Wells, the property was likely occupied by his son, John G. Wells. John G. Wells passed away in the 1840s. The Census of 1861 lists the farm as owned by Bartholomew Wells (1834-1902) as does historic mapping from 1878 (Figure 4). The Census of 1861 lists Wells as residing in a one and one-half storey frame house (Library and Archives Canada 1861). This was likely the Wells family residence on the farmstead and the one depicted on historical mapping from 1878 prior to the construction of the present-day two and one half storey residence during the early 20<sup>th</sup> century. The Census of 1881 lists Bartholomew Wells as a 46-year-old farmer. He lived with his wife, Martha, age 37; son Frederick, age 2; and laborer Charles Paine, age 58 (Library and Archives Canada 1881). Following the death of Bartholomew Wells, the farm was inherited by Frederick, also known as John Frederick



## HERITAGE IMPACT ASSESSMENT — 1146-1158 BYRON BASELINE ROAD, LONDON, ONTARIO

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(WTHS 2006:663). Topographic mapping from 1913 shows that the area surrounding the Wells farm remained predominantly agricultural, with the exception of the development of Springbank Park to the north of the Study Area. The map depicts a stone or brick structure on the property, this may represent the present day residence at 1158 Byron Baseline Road (Figure 5). Frederick (Fred) Wells (1879-1948) married Emma Hannah, nee Armstrong, and together they had four children, Edna Jeanetta, Bartholomew, Donald, and Ann (WTHS 2006:663). Fred Wells was a well-known citizen of Byron and during his lifetime, the Wells family was considered the oldest family in the Byron area. Wells was very proud of his family's history and sat down with the *London Free Press* in 1947 to tell stories about the Wells family and the history of Byron (Plate 2). The newspaper wrote "his jolly enthusiasm could easily identify him as a teenager who had just finished a Henty historical novel, but behind those piercing eyes is a photographic mind which knows many colorful stories identified with his family back more than a century" (London Free Press 1947).



**Plate 2: Frederick Wells, 1947 (London Free Press 1947)**


Although the size of the Wells farm had shrunk over the years, Fred Wells still owned 31 acres in Lot 43, Concession 1 in 1947, present-day 1158 Byron Baseline Road (London Free Press 1947). Sometime between 1913 and 1945, the Wells family subdivided their lands which included the properties located at present-day 1146, 1148, 1152, and 1156 Byron Baseline Road. Aerial photography from 1945 confirms that the area remained largely rural (Figure 6).

After the death of Fred Wells in 1948, the property was inherited by Louise Wells. Louise was a taxi driver and active member of the community, who volunteered in Byron and particularly at St. Anne's Church. Louise had six children with her husband George Crawford Calhoun, among them was James "Jim" Edward (WTHS 2006:663). Aerial photography from 1967 shows that suburban subdivisions had been built north and west of the Study Area and that lands to the south and east were disturbed and likely part of the Byron gravel pit (Figure 7). Jim inherited the Wells family home from Louise and lived there as late as 2001 (WTHS 2006:663).

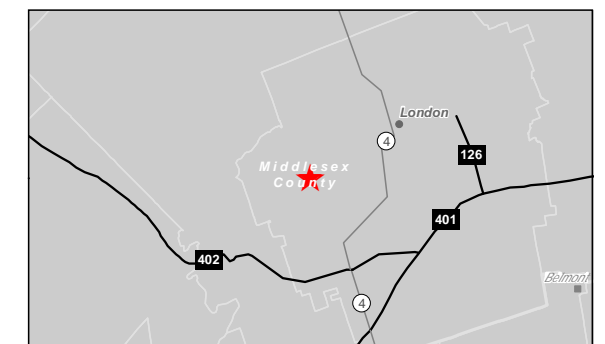






 Study Area (Approximate)

- Notes
1. Historic image not to scale.
  2. Reference: Burwell, Mahlon. 1820. Part of Westminster. On file, Peterborough: Ministry of Natural Resources and Forestry.



Project Location: London, ON  
 Prepared by BCC on 2019-08-06  
 Technical Review by MR on 2019-08-06

Client/Project: 2186121 ONTARIO INC.  
 1146, 1148, 1152, AND 1156 BYRON BASELINE ROAD  
 HERITAGE IMPACT ASSESSMENT

Figure No.: 3

Title: Portion of the 1820 Map of Westminister Township

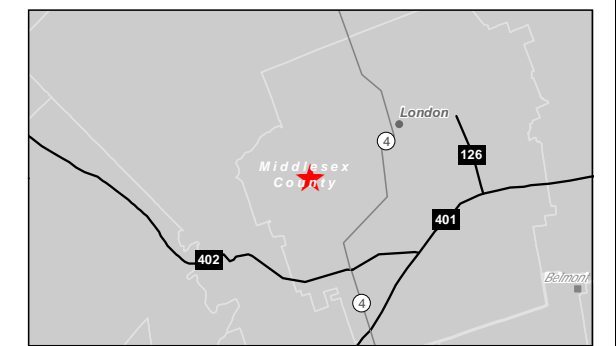


\\CD\215\01\work\01609\Active\16094044\03\_data\06\_cad\06\_mds\CulturalHeritage\report\_figures\HIA\16094044\_HIA\_Fig3.04\_Historic.mxd Revised: 2019-08-06 By: BCC\wpc



Study Area (Approximate)

- Notes
1. Historic image not to scale.
  2. Reference: Page, H.R. & Co. 1878. Illustrated Historical Atlas of the County of Middlesex, Ont. Toronto: H.R. Page & Co.



Project Location: London, ON  
 Prepared by BCC on 2019-08-06  
 Technical Review by MR on 2019-08-06

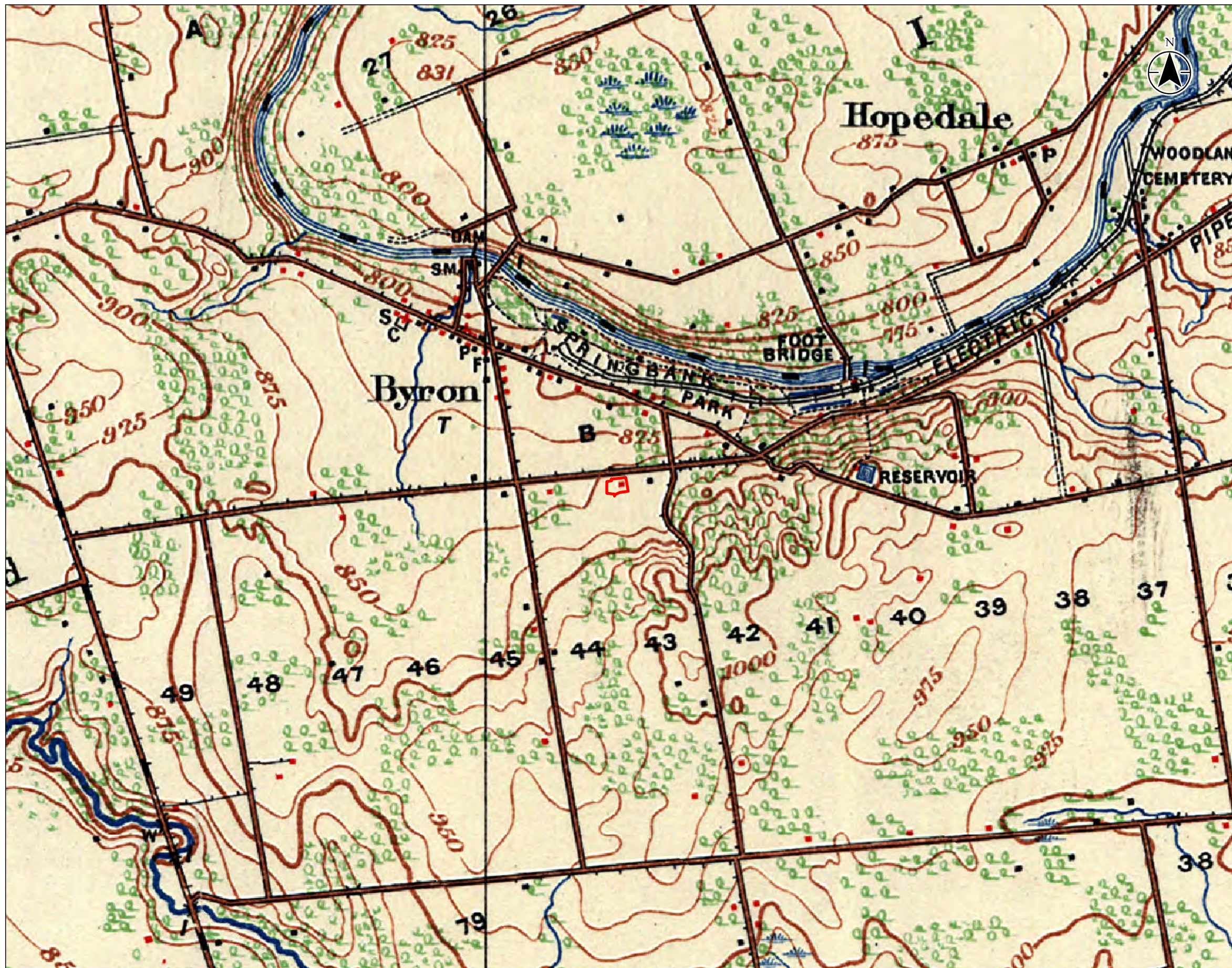
Client/Project: 2186121 ONTARIO INC.  
 1146, 1148, 1152, AND 1156 BYRON BASELINE ROAD  
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Figure No.: 4

Title: Portion of the 1878 Map of Westminister Township

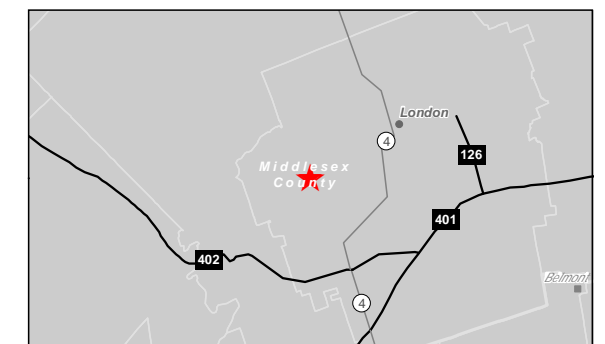


\\CD0215\01\work\proj\01609\Active\16094064\03\_data\03r\_cad\03r\_md\sculturalheritage\topo\report\_figures\HIA\_16094064\_HIA\_Fig05-1913 Topographic Mapping.mxd Revised: 2019-08-06 By: BCoverer



Study Area (Approximate)

- Notes
1. Historic image not to scale.
  2. Citation: Department of Militia and Defence. 1913. Topographic Map, Ontario, St. Thomas Sheet.



Project Location: London, ON  
 Prepared by BCC on 2019-08-06  
 Technical Review by MR on 2019-08-06


Client/Project: 2186121 ONTARIO INC.  
 1146, 1148, 1152, AND 1156 BYRON BASELINE ROAD  
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Figure No.: 5

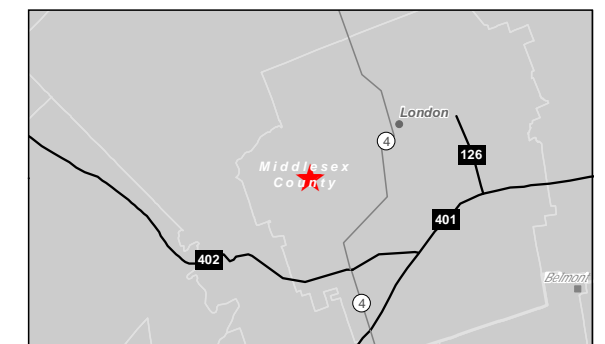
Title: 1913 Topographic Mapping





 Study Area (Approximate)

- Notes
1. Historic image not to scale.
  2. Citation: National Air and Photo Library. 1945. London 1945, Roll A9199, Photo No. 96.



Project Location: London, ON  
 Prepared by BCC on 2019-08-06  
 Technical Review by MR on 2019-08-06

Client/Project: 2186121 ONTARIO INC.  
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Figure No.: 6

Title: 1945 Aerial Photograph

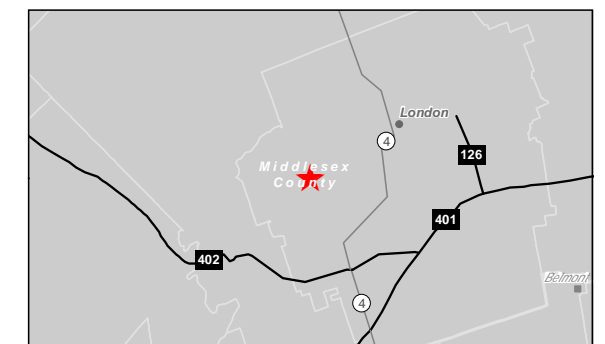


\\CD0215\01\work\picup\01609\Active\160940644\03\_data\ogr\_cad\ogr\_mds\cultural\heritagereport\_figures\HIA\160940644\_HIA\_Fig0607\_AerialPhotograph.mxd Revised: 2019-08-06 By: BC Cooper



 Study Area (Approximate)

- Notes
1. Historic image not to scale.
  2. Citation: Lockwood Survey Corp. 1967. London 1967, Line 2, Photo No. 132.



Project Location: London, ON  
 Prepared by BCC on 2019-08-06  
 Technical Review by MR on 2019-08-06

Client/Project: 2186121 ONTARIO INC.  
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Figure No.: 7

Title: 1967 Aerial Photograph



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## 4.0 SITE DESCRIPTION

### 4.1 INTRODUCTION

As outlined in Section 2.3, a site visit was conducted on May 30, 2019 by Frank Smith, Cultural Heritage Specialist, and Jenn Como, Material Culture Analyst, both with Stantec. The weather conditions during the site visit were seasonably warm and calm. The site visit included a pedestrian survey of the properties. Stantec was granted access by the client to 1146, 1148, 1152, and 1156 Byron Baseline Road. The property at 1158 Byron Baseline Road was assessed from the municipal right-of-way.

### 4.2 LANDSCAPE SETTING

The Study Area consist of the properties at 1146, 1148, 1152, 1156, and 1158 Byron Baseline Road. The properties at 1146-1156 Byron Baseline Road comprise a vacant lot with two modern sheds. The property at 1158 Byron Baseline Road contains an early 20<sup>th</sup> century vernacular residence that has a rusticated concrete block exterior and contains elements of the Edwardian and Queen Anne style. Adjacent properties include mid-to-late 20<sup>th</sup> century suburban single-family housing and a modern townhouse complex called “Springbank Hill.”

Adjacent to the Study Area, Byron Baseline Road is a two-lane road paved in asphalt with an unseparated bike lane, concrete curbs, and concrete sidewalks (Plate 3 and Plate 4). The north side of Byron Baseline Road is suburban and residential in character and contains mid-20<sup>th</sup> century ranch style residences and a row of mature deciduous trees adjacent to the sidewalk (Plate 5). The south side of Byron Baseline Road, adjacent to the Study Area, is more varied and contains a mix of early 20<sup>th</sup> century residences, mid-20<sup>th</sup> century residences, and modern residences. The south side of Byron Baseline Road is lined with wooden utility poles containing electrical lines, utility lines, and municipal streetlighting.

The west end of the Study Area borders Griffith Street and the four-way intersection of Byron Baseline Road, Griffith Street, and Lansing Avenue, which is controlled by all-way stop signs (Plate 6). Griffith Street is a two-lane asphalt paved road with concrete curbs and concrete sidewalks. Griffith Street is suburban in character and is lined with late 20<sup>th</sup> century single family residences and streetlighting is provided by free standing aluminum poles with saucer style light fixtures (Plate 7).



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**Plate 3: Looking west on Byron Baseline Road**



**Plate 4: Looking east on Byron Baseline Road**



**Plate 5: Ranch style residences and mature trees on Byron Baseline Road, looking north**



**Plate 6: Four-way intersection, looking north**



**Plate 7: Griffith Street, looking south**





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### 4.3 1146, 1148, 1152, AND 1156 BYRON BASELINE ROAD

The properties at 1146-1156 Byron Baseline Road are largely empty lots where distinct borders are no longer recognizable and therefore can be characterized as one landscape. The only structures on these properties are two modern gable roof sheds (Plate 8). Just south of the garages are piles of buff bricks (Plate 9). The property is landscaped with a gravel driveway, a lawn that is reverting to a meadow, and the southwest corner of the landscape contains a small grove of black walnut trees (Plate 10 and Plate 11).



**Plate 8: Gable roof two-car garages, looking south**



**Plate 9: Buff brick piles, looking north**



**Plate 10: Lawn reverting to meadow, looking north**



**Plate 11: Black walnut trees, looking south**



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## 4.4 1158 BYRON BASELINE ROAD

### 4.4.1 Landscape

The residence at 1158 Byron Baseline Road is situated on a corner lot. The front (north) yard is landscaped with a mature maple trees, mature Austrian pine, intermediate Norway spruce, and a small London plane tree (Plate 12 and Plate 13). A row of shrubs along the east side of the front yard separates the property from 1156 Byron Baseline Road. The front yard is also landscaped with a concrete retaining wall, flower beds, a lawn, modern fence, and a piece of decorative art depicting a ship (Plate 14). The front yard has a concrete and gravel driveway.

The yard fronting Griffith Street (west yard and north yard) contains a chain link fence, and partially naturalized vegetation on a gentle downward slope towards the public concrete sidewalk (Plate 15). Scattered throughout the slope are chunks of concrete used for decoration or to retain soil (Plate 16). The west yard also contains a pile of rusticated concrete blocks that are partially overgrown by vegetation (Plate 17). The property can be accessed via a gravel driveway located off Griffith Street which is flanked by a concrete block retaining wall (Plate 18). The west and north yards contain mature trees and shrubs, small trees and shrubs, a piece of decorative metal artwork depicting a dinosaur, a lawn, buff brick privacy wall, and flowerbeds that are mulched and contain perennial plants (Plate 19).



**Plate 12: Mature maple tree, looking south towards 1156 Byron Baseline Road**



**Plate 13: Mature pine tree, looking south towards 1156 Byron Baseline Road**





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**Plate 14: Lawn, retaining wall, flower bed, and artwork, looking south**



**Plate 15: Partially naturalized downward slope, looking east**



**Plate 16: Concrete partial retaining wall, looking east**



**Plate 17: Rusticated concrete blocks, looking east**



**Plate 18: Driveway off Griffith Street, looking east**



**Plate 19: Mature trees in yard, looking east**





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### 4.4.2 Residence

The residence at 1158 Byron Baseline Road is a two and one-half storey structure with a medium-pitched hip roof clad in asphalt shingles with projecting gable bays on the front (north) and east façades (Plate 20). The roof contains a modern heating, ventilation, and air conditioning (HVAC) system and satellite dish. The exterior of the residence is clad in rusticated concrete block and the foundation is rusticated concrete block. A decorative concrete band separates the rusticated concrete blocks used for the exterior and for the foundation (Plate 21).

Rusticated concrete block, also called rock faced concrete block, was developed during the 1890s and popularized in 1900 when Harmon S. Palmer received a United States patent for a machine that produced hollow concrete blocks. Rusticated concrete block quickly became a popular and low-cost building material and was most prevalent between 1905 and 1930 (Simpson 1989:108-109). The popularity of rusticated concrete block was propelled by the Sears catalog, which sold machines to produce the blocks for less than \$100 and advertised them as allowing ordinary people to build their own houses (Simpson 1989:110). Advertisers also boasted about the maintenance free nature of concrete block and that the material was fireproof (Simpson 1989:111). In London, cement blocks became widespread in the first decade of the 20<sup>th</sup> century, and the first blocks were manufactured in London starting in 1907 (Tausky and DiStefano 1986:97).

While rusticated concrete block was frequently used for outbuildings, foundations, and commercial structures, it was less commonly used on residences in place of a brick or stone exterior. However, many residences were constructed of rusticated concrete block during this time, drawing derision from architects who viewed imitating stone as undesirable. Oswald Herring, an architect, wrote in 1912 that rusticated concrete block was a “cheap and vulgar imitation of stone” (Simpson 1989:117). Backlash against rusticated concrete block and changes in manufacturing led to its decline during the 1930s (Simpson 1989:117-118).

Stylistically, the residence is an Ontario vernacular structure with Edwardian and Queen Anne design elements. Based on the use of rusticated concrete block and the architectural styling of the residence, it appears to have been constructed, or heavily modified to its current appearance, between 1900 and 1914 when the newer Edwardian style overlapped with older Victorian designs like the Queen Anne (Blumenson 1990:102,166). Elements of the Edwardian style are expressed through the simple exterior with classical columns in the porch and second storey windows and concrete lintels. The Queen Anne style is expressed through the bargeboard, fish scaling, and brackets found in the gables of the front (north) and east façades.

The front (north) façade of the residence contains a projecting gable bay, modern windows in their original openings, and a porch (Plate 22). The gable contains bargeboard, fish scales, and brackets within the second and a half storey of the gable projection. Contained within the gable on this storey are two modern eight pane windows (Plate 23). The second storey gable projection contains a modern window in its original arched opening with a concrete drip mould and concrete sill (Plate 24). The second storey also contains a modern opaque glass block window located in its original opening with concrete lintels and sills and which is flanked by concrete classical columns (Plate 25). The first storey has a modern window with



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a concrete lintel and concrete sill. The first storey of the front façade contains a recessed entrance at the northeast corner which contains a rusticated concrete block porch with a concrete arch and is supported by concrete classical columns. The porch is accessed via a set of concrete steps (Plate 26). The exterior of the residence under the porch is smooth concrete block. Details about the entrance door were obscured because of distance from roadway, although the main entrance door was determined to contain a transom.

The east façade of the residence contains bargeboard, fish scales, and brackets within the upper storey of the gable projection. Contained within the gable on this storey are two modern eight pane windows (Plate 27). The second storey gable projection contains a modern window in its original arched opening with a concrete drip mould and concrete sill. The second storey also contains a modern 10 pane window with a concrete lintel and concrete sills and a modern opaque glass block window located in its original opening with concrete lintels and sills and which is flanked by concrete classical columns. The first storey contains a modern casement window with a transom, concrete lintel, and concrete sill. The east façade contains a shed roof buff brick addition and a concrete arch supported by classical columns which is part of the porch on the front façade (Plate 28).

The west façade of the residence contains a former chimney projection just north of the windows. The second storey has two modern 10 pane windows with concrete lintels and sills and the first storey has a set of modern 10 pane windows with concrete lintels and concrete sills with decorative brackets. The first storey also has a modern 6/1 window with a concrete lintel and sill. A horizontal sliding basement window is located below the set of modern 10 pane windows (Plate 29).

Views of the south façade are partially obscured by vegetation, distance from roadway, and a buff brick privacy wall. This façade contains modern 10 pane windows with concrete lintels and sills. This façade also contains a buff brick addition with a buff brick chimney and concrete block foundation (Plate 30).



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**Plate 20: North (front) and east façades of 1158 Byron Baseline Road, looking south**



**Plate 21: Concrete band between foundation blocks and exterior blocks, looking east**



**Plate 22: North façade, looking south**





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**Plate 23: Bargeboard, brackets, and fish scales, looking south**



**Plate 24: Second storey window on projecting gable bay, looking south**



**Plate 25: Second storey opaque glass block window, looking south**



**Plate 26: Porch and columns, looking south**



**Plate 27: East façade of residence, looking south**



**Plate 28: East façade of residence, looking west**





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**Plate 29: West façade of residence, looking east**



**Plate 30: South façade of residence, looking north**

#### 4.4.3 Outbuildings

The property contains two outbuildings. A three storey structure clad in buff brick and metal and a modern two car garage. The three storey structure has a medium-pitched gable roof clad in asphalt shingles. The exterior of the third and second storeys is metal and the exterior of the first storey is buff brick. The third storey contains two 15 pane glass windows with wood window surrounds on the west façade. The second storey contains a boarded entrance door and modern picture window on the west façade and a 1/1 window and four pane window with wood surrounds on the east façade. The first storey contains a shed roof addition and modern windows on the west façade (Plate 31 and Plate 32). The two-car garage is a modern gable roof structure with a concrete block exterior (Plate 33).



**Plate 31: Outbuilding, looking east**



**Plate 32: Outbuilding, looking west**





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**Plate 33: Garage, looking south**



## 5.0 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

### 5.1 INTRODUCTION

The criteria for determining CHVI is defined by O. Reg. 9/06 (see Section 2.4.1). If a property meets one or more of the below criteria it is determined to contain, or represent, a cultural heritage resource. A summary statement of cultural heritage value will be prepared, and a list of heritage attributes which define the CHVI identified. Given the identification of a cultural heritage resource, consideration should be given to the effects of a proposed change on the heritage attributes of that property. The evaluation of each property according to O. Reg. 9/06 is provided in subsequent sections below.

Property access to 1158 Byron Baseline Road was not provided and therefore, the following discussion is based on what was visible from the publicly accessible right-of-way. Additional information may be obtained through a more detailed assessment of the property. In particular, the outbuilding was identified as a heritage attribute but was largely obstructed by foliage. Property access may reveal information that could supplement the below discussion.

### 5.2 1146, 1148, 1152, AND 1156 BYRON BASELINE ROAD HERITAGE EVALUATION

#### Design or Physical Value

This property contains multiple addresses and formerly included three early to mid-20<sup>th</sup> century residences which were demolished between 2011 and 2013. Only two gable roof outbuildings remain and no discernable border or natural delineation between these addresses is visible. Therefore, the properties are considered one landscape and potential resource for the purpose of this evaluation.

The two outbuildings are both low-pitched front facing gable roof outbuildings that date to the mid-to late-20<sup>th</sup> century. The eastern most outbuilding is clad in plywood and the westernmost is clad in modern siding, both common 20<sup>th</sup> century building materials. These outbuildings are not rare, unique, or representative of a style, type, expression, material or construction method. The outbuildings do not display a high degree of craftsmanship or artistic merit, and do not demonstrate a high degree of technical or scientific achievement.

**Based on the above discussion, the properties at 1146, 1148, 1152, and 1156 Byron Baseline Road does not meet the criteria of Section 1 of O. Reg. 9/06.**

#### Historical Value or Associative Value

Although these properties are formerly associated with the Wells family, the family subdivided these lots for residential development sometime between 1913 and 1945 thereby disconnecting this association. The residences constructed on these lots were demolished between 2011 and 2013 and the properties



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presently contain no direct association with a theme, event, belief, person, activity, organization or institution significant to the community.

As largely empty lots, the properties do not have the potential to yield information that contributes to an understanding of a community or culture and does not demonstrate or reflect the ideas of an architect, builder, artist, or theorist of significance to the community.

**Based on the above discussion, the properties at 1146, 1148, 1152, and 1156 Byron Baseline Road does not meet the criteria of Section 2 of O. Reg. 9/06.**

### Contextual Value

These properties are largely empty lots and stand in contrast to the mostly mid-20<sup>th</sup> century suburban character of the area. Therefore, the properties are not important in defining, maintaining, or supporting the character of the area. As largely empty lots the properties are not physically functionally, visually, or historically linked to its surroundings. As largely empty lots, the properties are not landmarks within the community.

**Based on the above discussion, the properties at 1146, 1148, 1152, and 1156 Byron Baseline Road does not meet the criteria of Section 3 of O. Reg. 9/06.**

### Summary of Evaluation

Table 1 provides a summary of the findings of CHVI for the properties at 1146, 1148, 1152, and 1156 Byron Baseline Road, based on an evaluation according to O. Reg. 9/06

**Table 1: Evaluation of 1146, 1148, 1152, and 1156 Byron Baseline Road According to O. Reg. 9/06**

Criteria of O. Reg. 9.06	Yes/No	Comments
<b>Design or Physical Value</b>		
Is a rare, unique, representative or early example of a style, type, expression, material or construction method	No	The properties contain two gable roof outbuildings dating to the mid-to late-20 <sup>th</sup> century and they are not representative, rare, unique, or early examples of a style, type, expression, material or construction method.
Displays a high degree of craftsmanship or artistic merit	No	The outbuildings utilize common 20 <sup>th</sup> century building materials and do not display a high degree of craftsmanship or artistic merit.
Demonstrates a high degree of technical or scientific achievement	No	The outbuildings do not display a high degree of technical or scientific achievement.
<b>Historical or Associative Value</b>		
Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	No	Although located on the historical Wells farmstead, these properties were subdivided for residential development between 1913 and 1945 and the residences built have since been demolished. The outbuildings do not have any direct associations with a theme, event, belief, activity, person, or organization of significance to the community.



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Criteria of O. Reg. 9.06	Yes/No	Comments
<b>Design or Physical Value</b>		
Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	These largely empty lots do not have the potential to yield information that contributes to an understanding of a community or culture.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No	The architect of the outbuildings is not known.
<b>Contextual Value</b>		
Is important in defining, maintaining or supporting the character of an area	No	The property is set on Byron Baseline Road, which adjacent to the Study Area is mid-to late 20 <sup>th</sup> century and suburban in character. Therefore, the properties and outbuildings do not define, maintain, or support the character of an area.
Is physically, functionally, visually or historically linked to its surroundings	No	The property and former residences are set in a suburban landscape; land use is not physically, historically, functionally, or visually linked to its surroundings.
Is a landmark	No	The properties and outbuildings are not a landmark.

### 5.3 1158 BYRON BASELINE ROAD HERITAGE EVALUATION

#### Design or Physical Value

The residence at 1158 Byron Baseline Road is a representative example of an Ontario vernacular residence combining elements of the Queen Anne and Edwardian design styles and a rare example of an early 20<sup>th</sup> century residence with an exterior entirely constructed of rusticated concrete block. The Queen Anne style is expressed through the bargeboard, fish scales, and brackets in the gables, while the Edwardian style is expressed through its simple exterior, lintels, and classical columns.

Rusticated concrete block was a popular building material for foundations and outbuildings during the early 20<sup>th</sup> century but was infrequently utilized for residential exteriors. According to City data and a desktop survey, there are nine other residences with exteriors predominantly constructed with rusticated concrete block on the City of London's *Inventory of Heritage Resources*. At least two other buildings with rusticated concrete block exteriors are present in the City, at 257 and 275 Riverside Drive, neither of which are listed or designated properties. As there are approximately 6,000 properties listed and designated in the City, 12 rusticated concrete block residences would indicate this type of construction method is rare. Although a rare construction method, rusticated concrete block is not a unique material and is ubiquitous as a building material for foundations.

Although rusticated concrete block residences are rare, the building does not display a high degree of craftsmanship, or artistic merit. Rusticated concrete block was advertised as a cheap and easy to manufacture building material and did not require a high degree of craftsmanship or artistic merit to manufacture. The residence does not demonstrate a high degree of technical or scientific achievement and machines to manufacture rusticated concrete blocks were readily available to the general public.





## HERITAGE IMPACT ASSESSMENT — 1146-1158 BYRON BASELINE ROAD, LONDON, ONTARIO

Evaluation of Cultural Heritage Value or Interest  
August 6, 2019

**Based on the above discussion, the property at 1158 Byron Baseline Road meets the criteria of Section 1i of O. Reg. 9/06 as a rare example of a rusticated concrete block residence and a representative Ontario vernacular residence with Queen Anne and Edwardian influence.**

### **Historical Value or Associative Value**

The property and residence at 1158 Byron Baseline Road are both historically associated with the Wells family who are considered one of the first European settlers of the present-day Byron area. Members of the Wells family played a prominent and active role in the community for several generations and are directly associated with the early settlement and subsequent development of the community of Byron.

John Wells first settled in Westminster Township in 1807 and was one of the first settlers of the township. He was a prominent member of the community and was a local constable and member of the Middlesex Militia, which participated in several battles during the War of 1812. After the death of John Wells, the property was farmed by his son, John G. Wells, his grandson Bartholomew Wells, and his great grandson, Frederick Wells. The residence was likely built by Bartholomew Wells to replace a one and one-half storey residence indicated in mid-19<sup>th</sup> century census data formerly on the property. Frederick was a well-known citizen and during his lifetime the Wells family was regarded as among the oldest families in the Byron area. Frederick's daughter Louise Wells inherited the property and was an active member of the local community and volunteered extensively. Her son, James inherited the property and resided there until at least 2001.

The residence does not have the potential to yield information that contributes to an understanding of the community or culture and does not demonstrate the work of a particular architect.

**Based on the above discussion, the property at 1158 Byron Baseline Road meets the criteria of Section 2i of O. Reg. 9/06 for its direct historical association with the Wells family.**

### **Contextual Value**

The property at 1158 Byron Baseline Road is set in a streetscape that is largely suburban and mid-to late 20<sup>th</sup> century in character. Land to the north consists of a mid-20<sup>th</sup> century subdivision and lands to the south and west consist of late 20<sup>th</sup> century single family suburban residences. Lands to the east include vacant lots, mid-20<sup>th</sup> century suburban residences, and a modern townhouse complex.

As a former farmstead, the residence at 1158 Byron Baseline Road is a remnant landscape set in a streetscape that is largely suburban and mid-to late 20<sup>th</sup> century in character. Therefore, the residence at 1158 Byron Baseline Road is not important to defining, maintaining, or supporting the character of the area. The property is a former farmstead set in a landscape no longer agricultural in land use and is not physically, historically, functionally, or visually linked to its surroundings. Although the residence is certainly recognizable along Byron Baseline Road, it is not conclusive that the residence is considered a landmark within the community of Byron or City of London.

**Based on the above discussion, the property at 1158 Byron Baseline Road does not meet the criteria of Section 3 of O. Reg. 9/06.**



# HERITAGE IMPACT ASSESSMENT — 1146-1158 BYRON BASELINE ROAD, LONDON, ONTARIO

Evaluation of Cultural Heritage Value or Interest  
August 6, 2019

## Summary of Evaluation

Table 2 provides a summary of the findings of CHVI for the property at 1158 Byron Baseline Road, based on an evaluation according to O. Reg. 9/06.

**Table 2: Evaluation of 1158 Byron Baseline Road According to O. Reg. 9/06**

Criteria of O. Reg. 9.06	Yes/No	Comments
<b>Design or Physical Value</b>		
Is a rare, unique, representative or early example of a style, type, expression, material or construction method	Yes	The residence at 1158 Byron Baseline Road is a representative example of an Ontario vernacular structure with Queen Anne and Edwardian influences and a rare example of a residence constructed entirely out of rusticated concrete block.
Displays a high degree of craftsmanship or artistic merit	No	The residence utilizes common building materials and does not display a high degree of craftsmanship or artistic merit.
Demonstrates a high degree of technical or scientific achievement	No	The structure does not display a high degree of technical or scientific achievement.
<b>Historical or Associative Value</b>		
Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	Yes	The residence is directly associated with the Wells family. The Wells family were among the earliest settlers in the present-day Byron area. John Wells was a prominent member of the community serving as a constable and member of the Middlesex Militia in the War of 1812. Several generations of the Wells family would go on to live in the Byron area and play active roles in the community.
Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	The structure does not provide evidence of notable or influential aspects of the community or contribute in a meaningful way to comparative analysis of similar properties. The structure does not yield information that contributes to an understanding of a community or culture.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No	The architect of the structure is not known.
<b>Contextual Value</b>		
Is important in defining, maintaining or supporting the character of an area	No	The property is set on Byron Baseline Road, which adjacent to the Study Area is mid-to late 20 <sup>th</sup> century and suburban in character. Therefore, the structure does not define, maintain, or support the character of an area.
Is physically, functionally, visually or historically linked to its surroundings	No	The property is a former farmstead set in a landscape no longer agricultural in land use and is not physically, historically, functionally, or visually linked to its surroundings.
Is a landmark	No	Although the residence is certainly recognizable along Byron Baseline Road, it is not conclusive that the residence is considered a landmark within the community of Byron or City of London.



## HERITAGE IMPACT ASSESSMENT — 1146-1158 BYRON BASELINE ROAD, LONDON, ONTARIO

Evaluation of Cultural Heritage Value or Interest  
August 6, 2019

### Summary Statement of Cultural Heritage Value

The property at 1158 Byron Baseline Road is located in the City of London. It is bounded by Byron Baseline Road to the north, Griffith Street to the west, 1047 Griffith Street to the south, and 1156 Byron Baseline Road to the east. The property contains a single residence, outbuilding, and modern garage. It is currently listed on the City of London's *Inventory of Heritage Resources* without a priority ranking.

The property contains a representative example of an early 20<sup>th</sup> century Ontario vernacular residence with elements of the Queen Anne and Edwardian design styles constructed entirely using rusticated concrete block. The Queen Anne style is expressed through the bargeboard, fish scales, and brackets in the gables; while the Edwardian style is expressed through its simple exterior, lintels, and classical columns. A three storey outbuilding clad in buff brick and metal is positioned at the rear of the residence.

The property is historically associated with the Wells family, who were among the first European settlers in the present-day community of Byron. John Wells and his family immigrated from Massachusetts in 1799 and settled in the former Township of Westminster in 1807. John was a prominent member of the community and was a local constable and War of 1812 veteran. The Wells family remained active in the community of Byron and the family property was passed down successively to each new generation of the Wells family until the early 21<sup>st</sup> century.

### Heritage Attributes

- Property
  - Historical association with the Wells family
- Residence
  - Two and one-half storey structure
  - Rusticated concrete block exterior with concrete band between exterior and foundation
  - Medium-pitched hip roof with projecting gable bays on front and east façades
  - Bargeboard, brackets, and fish scales in gable peaks of front and east projecting gable bays
  - Concrete columns in second storey window openings on front and east façades
  - Concrete drip moulds, lintels, and sills
  - Arched porch with concrete columns
- Outbuilding
  - Three storey structure
  - Buff brick and metal clad exterior





## 6.0 IMPACT ASSESSMENT

### 6.1 DESCRIPTION OF PROPOSED UNDERTAKING

The Client is proposing to construct a 36 unit stacked townhouse development divided into two separate building blocks of 24 units and 12 units both of which will be 12 metres (approximately 39 feet) in height at 1146-1156 Byron Baseline Road. The square footage of the proposed townhouses is estimated to be approximately 10,600 square feet. The townhouses will be accessed via a single entrance on Byron Baseline Road and include 54 parking spaces. A draft plan of the townhouses is provided in Appendix A.

### 6.2 ASSESSMENT OF IMPACTS

The following discussion addresses anticipated and potential impacts of the proposed undertaking on heritage attributes of 1158 Byron Baseline Road, specifically the residence and outbuilding. Generally speaking, no direct impacts were identified for the residence or outbuilding as the proposed undertaking will be entirely restricted to the adjacent property at 1146-1156 Byron Baseline Road. As discussed in Section 5 above, heritage attributes identified relate exclusively to building fabric, form, materials, and architectural details, as well as historical association with the Wells family. Given this understanding, the proposed undertaking will not affect the heritage resource directly.

By contrast, indirect impacts have the potential to reach beyond property boundaries and may interact with the adjacent heritage resource. Following an assessment of this potential, one area was identified where indirect effects may be experienced as it relates to vibrations. Specifically, where construction activities are anticipated within 50 metres of 1158 Byron Baseline Road vibration effects may be experienced. As outlined in Section 2.4.2, while impacts of vibration on heritage buildings are not well understood, studies have shown that impacts may be perceptible in buildings 50 metres from project activities including demolition of the existing structures, road traffic, and construction of the new development. If left unaddressed, these could result in longer-term issues for the maintenance, continued use, and conservation of heritage resources.

Beyond the potential for vibration effects, no additional indirect effects were identified. While the proposed development is likely to cause shadows where they may not currently exist, shadow impacts are considered according to the MTCS criteria where they will alter a heritage attribute. In the case of 1158 Byron Baseline Road, heritage attributes relate to building fabric, form, materials and architectural details. As shadowing on these attributes is not anticipated to be permanent, that is to say it will fluctuate throughout the day and season, alteration or destruction of the attributes is not anticipated.

Isolation and obstruction typically deal with relationships between heritage resources alongside views. The only relationship identified at 1158 Byron Baseline Road was that between the residence and the outbuilding which will not be altered as a result of the proposed undertaking. The restriction of heritage attributes to the built form and not the surrounding streetscape or views to or from the property mean that no attributes will be isolated and significant views will not be obstructed by the proposed development.



## HERITAGE IMPACT ASSESSMENT — 1146-1158 BYRON BASELINE ROAD, LONDON, ONTARIO

Impact Assessment  
August 6, 2019

A summary of these findings is provided in Table 3 below. Where impacts to identified cultural heritage resources are anticipated, 'A' is listed in the column. Where there may be potential for indirect impacts, 'P' is listed in the column. Where no impacts to cultural heritage resources are anticipated, 'N' is listed in the column.

**Table 3: Evaluation of Potential Impacts to 1158 Byron Baseline Road**

Heritage Attribute	Potential for Direct Impact		Potential for Indirect Impact				
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances
Historical association with the Wells family	N	N	N	N	N	N	N
Two and one-half storey structure	N	N	N	N	N	N	P
Medium-pitched hip roof with projecting gable bays on front and east façades	N	N	N	N	N	N	P
Rusticated concrete block exterior with concrete band between exterior and foundation	N	N	N	N	N	N	P
Projecting gable bays on front and east façades	N	N	N	N	N	N	P
Bargeboard, brackets, and fish scaling in gable peaks or front and east projecting gable bays	N	N	N	N	N	N	P
Concrete columns in second storey window openings	N	N	N	N	N	N	P
Concrete drip moulds, lintels, and sills	N	N	N	N	N	N	P
Arched porch with concrete columns	N	N	N	N	N	N	P
Rusticated concrete block foundation	N	N	N	N	N	N	P
Outbuilding clad in buff brick and metal	N	N	N	N	N	N	P



## 7.0 MITIGATION, IMPLEMENTATION, AND MONITORING

### 7.1 POTENTIAL MITIGATION MEASURES

The proposed Project has the potential to result in indirect impacts to adjacent heritage resources and, as such, mitigation measures are required. InfoSheet #5 provides methods of minimizing or avoiding potential impacts on heritage resources resulting from project activities. In this case, the potential for vibration effects were identified given the position of heritage attributes adjacent to the proposed development. Of the options presented in InfoSheet #5, the establishment of buffer zones, site plan controls, and other planning mechanisms best avoid impacts related to potential vibration effects. Table 4 lists proposed mitigation measures for potentially impacted heritage resources identified in Section 6.3.

**Table 4: Proposed Mitigation Measures for 1158 Byron Baseline Road**

Address	Impact Identified	Proposed Mitigation Measure
1158 Byron Baseline Road	Potential land disturbances from vibration caused by construction activities.	Buffer zone and site plan controls will isolate the heritage resource from project activities reducing the potential effect resulting from project related construction activities. Where these cannot be maintained, vibration monitoring will allow for appropriate proactive mitigation.

### 7.2 MITIGATION DISCUSSION

As 1158 Byron Baseline Road is situated directly adjacent to the proposed development with construction activities occurring well within 50 metres of the residence, outbuilding, and identified heritage attributes, indirect vibration impacts are possible. Where construction activities are anticipated within close proximity to heritage resources, monitoring activities can gauge whether construction activities exceed maximum acceptable vibration levels, or peak particle velocity (PPV) levels, as determined by a qualified engineer. A typical approach to mitigating the potential for vibration effects is twofold. First, a pre-demolition vibration assessment can be completed to determine acceptable levels of vibration given the site-specific conditions (including soil conditions, equipment proposed to be used, and building characteristics). Second, depending on the outcome of the assessment, further action may be required in the form of site plan controls, site activity monitoring, or avoidance. For the purposes of this HIA, completing a pre-demolition vibration assessment will determine the need for additional assessment which should be considered prior to any site activity.





Recommendations  
August 6, 2019

## **8.0 RECOMMENDATIONS**

An assessment of impacts resulting from the proposed development of 1146-1156 Byron Baseline Road has determined that the proposed development has the potential to result in indirect impacts related to the potential for vibration effects to the cultural heritage resource at 1158 Byron Baseline Road. Based on the impacts identified, the following mitigation measures are recommended:

- Use of buffer zones and site plans to indicate where project activities, including construction activities, may be avoided including areas within 50 metres of the residence and outbuilding at 1158 Byron Baseline Road
- Where construction activity must enter into the 50 metre buffer zone, a pre-construction vibration assessment should be completed to establish a baseline for vibration levels in advance of construction activities
- Should any properties within the study area be determined to be within the zone of influence as determined through the vibration assessment, additional steps should be taken to secure the buildings from experiencing negative vibration effects (i.e., adjustment of machinery)

### **8.1 DEPOSIT COPIES**

In order to further retention of historic information, copies of this report should be deposited with a local repository of historic material. Therefore, it is recommended that this report be deposited at the following location.

**London Public Library Ivey Family London Room**  
251 Dundas Street  
London, Ontario N6A 6H9



Closing  
August 6, 2019

## 9.0 CLOSING

This report has been prepared for the sole benefit of 2186121 Ontario Inc. and may not be used by any third party without the express written consent of Stantec Consulting Ltd. Any use which a third party makes of this report is the responsibility of such third party.

We trust this report meets your current requirements. Please do not hesitate to contact us should you require further information or have additional questions about any facet of this report.

Yours truly,

**STANTEC CONSULTING LTD.**



**Meaghan Rivard, MA, CAHP**  
Senior Cultural Heritage Specialist  
Phone: 519-645-3350  
Fax: 519-645-6575  
meaghan.rivard@stantec.com



**Parker Dickson, MA**  
Senior Archaeologist, Associate  
Phone: (519) 675-6640  
Fax: (519) 645-6575  
parker.dickson@stantec.com



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**APPENDIX A**  
**Proposed Site Plans**



**Pre-Consultation Proposal Summary**

**1148 Byron Baseline Road**

**2186121 Ontario Inc.**

**April 15<sup>th</sup>, 2019**



## Proposal Summary

### Introduction:

Approximately eight years ago, three homes were acquired on the south side of Byron Baseline Road between Griffith St. and Colonel Talbot Road, and were thereafter demolished to result in a large serviced site. The size of the site is approximately 0.54 hectares (site dimensions of 74M +/- by 65M +/-). It is on this site that we would like to propose the construction of a 36 unit stacked townhome complex. See the attached map for details (Appendix A.1)

Currently, there are two small storage facilities belonging to the owner of the site which will be demolished once the construction of the proposed townhomes begins. The site is located within a developed area and is situated within low-density housing (such as single-family homes), as well as medium-to-high density housing (condos at 1100 Byron Baseline Road, apartment sites on North and Commissioners Road).

The date of submission is April 15<sup>th</sup>, 2019. The key contact persons are as follows:

Karla Birani: 519-521-2394 (biranihomes@hotmail.com)

Sobhi Birani: 519-521-6427

Ali Birani: 519-670-1886 (abirani2@uwo.ca)

### Summary of Proposal:

A 36-unit stacked townhome development, divided into two separate building blocks (24 unit building block and 12 unit building block) has been designed to fit the site. They are both rectangular shaped, and each unit has two bedrooms. The site is currently zoned at R1(7). A change to R5(7) zoning would be necessary to complete this new construction development.

It is understood that the new Official Plan – The London Plan, has effectively been enacted. As per the Plan, page 24 outlines the fifth direction towards a better planning vision:

*Plan for infill and intensification of various types and forms to take advantage of existing services and facilities and to reduce our need to grow outward.*

In addition:

*Manage outward growth through the use of an Urban Growth Boundary and by supporting infill and intensification in meaningful ways.*

The Plan also mentions factors in the decision-making process (page 27):

*Ensure new development is a good fit within the context of an existing neighbourhood.*

The goal, thus, is to intensify the area while also maintaining the surrounding area's heritage.

This proposal for stacked townhomes, thus, provides the City the ability to intensify this area (which is relatively close to the City Centre) without expanding outward into more suburban areas or any new subdivisions, thus fulfilling the City's Official Plans.

**Design:**

Attached is a rough preliminary plan of the attached townhomes (Appendix A.2), as well as the site data for the criteria for R5(7) zoning (Appendix A.3). The majority of the buildings immediately adjacent to the site are low profile single detached homes. In the vicinity are low-rise apartment buildings that appear to have been part of the neighbourhood for many years. Along the street frontage of Byron Baseline Road, the buildings are primarily single detached homes with the exception being another townhouse development at 1100 Byron Baseline Road (two lots over from the site).

The square footage of the proposed townhomes is estimated to be approximately 10,600 squared feet (includes both buildings). One entrance will be provided for the townhomes as shown on the site plan. Fifty-four parking spaces are available for the 36 units, which is 1.5 parking spaces per unit. Attached is also an image of the height of the building, which is exactly 12 metres (Appendix A.4).

The density per hectare is seven units over the requirement for R5(7) at 67 units per hectare. This issue will be resolved by either applying for a minor variance or removing some excess units and designing some larger and upscale three-story townhomes on the single block.

**Existing Services and Infrastructure:**

One existing service noted is an easement approximately 15 metres wide. It provides service connections to September Court. This is the area of the site proposed as the vehicle access and as a parking lot for the site.

There is also a report indicating that the well at 1158 Byron Baseline Road will not be affected by the development (report available upon request).

**Financial Considerations:**

The goal is to sell each unit anywhere between \$320,000 - \$360,000. At 36 units this will be between 11.5 million to 13 million. If approved, development charges (and anything applicable) will be applied with respect to permits.

**Other Information:**

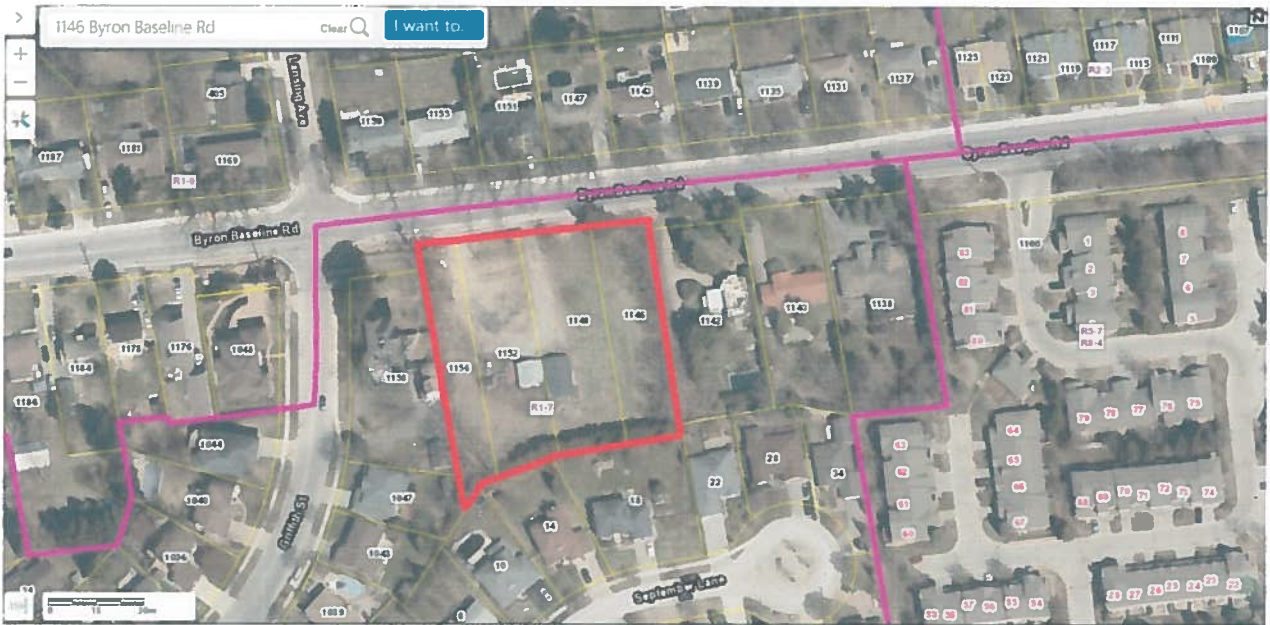
In 2018, a four-story apartment building had been proposed for the site, and subsequently rejected. The City's decision was appealed (in 2018), and unsuccessful. The most significant problems regarding its construction was:

1. Height – as the building was higher than the R8 zoning that had been requested;
2. The London Plan – the apartment was seen as a “poor fit” in the neighbourhood;
3. The importance of character and issues with urban design – it was stated in Section 3.2.3.4 that although intensification is permitted in low-density residential areas, these projects must comply to urban design demands.

To ensure the building complies with urban design, the main focus in this proposal is to collaborate with local urban designers to ensure the site is best designed for the surrounding area. The decision of the appeal is attached.

## Appendix

### A.1 – Location of Site:



### A.2 – Preliminary Stacked Townhome Plan



**A.3 – Site Data**

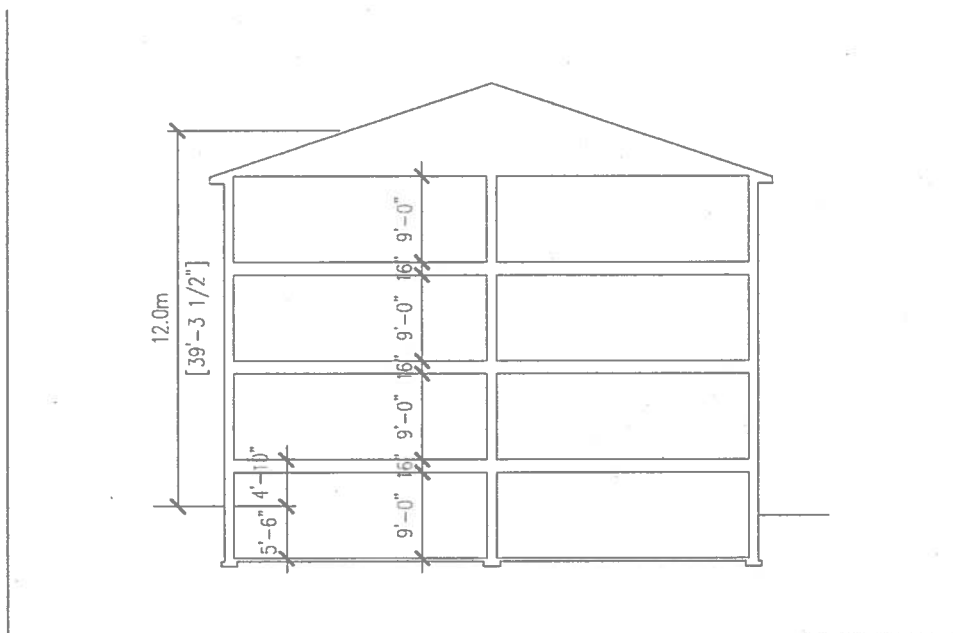
### Site Data

<p>1. GROSS SITE AREA: 5,382.6 m<sup>2</sup> / 57,917 s.f. 1.3296 acres / 0.538 ha.</p> <p>2. NET SITE AREA: 4,798.2 m<sup>2</sup> / 51,629 s.f. 1.1852 acres / 0.480 ha.</p> <p>3. TOTAL BUILDING AREA: 981 m<sup>2</sup> / 10,560 s.f.</p> <p>4. NUMBER OF UNITS: 36 UNITS</p>	<p>5. ASPHALT AREA: 1,671.7 m<sup>2</sup> / 17,987 s.f.</p> <p>6. GROSS FLOOR AREAS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>GROUND FLOOR</td> <td>981 m<sup>2</sup> / 10,560 s.f.</td> </tr> <tr> <td>SECOND FLOOR</td> <td>981 m<sup>2</sup> / 10,560 s.f.</td> </tr> <tr> <td>THIRD FLOOR</td> <td>981 m<sup>2</sup> / 10,560 s.f.</td> </tr> <tr> <td>FOURTH FLOOR</td> <td>981 m<sup>2</sup> / 10,560 s.f.</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>3,924 m<sup>2</sup> / 42,240 s.f.</b></td> </tr> </table>	GROUND FLOOR	981 m <sup>2</sup> / 10,560 s.f.	SECOND FLOOR	981 m <sup>2</sup> / 10,560 s.f.	THIRD FLOOR	981 m <sup>2</sup> / 10,560 s.f.	FOURTH FLOOR	981 m <sup>2</sup> / 10,560 s.f.	<b>TOTAL</b>	<b>3,924 m<sup>2</sup> / 42,240 s.f.</b>
GROUND FLOOR	981 m <sup>2</sup> / 10,560 s.f.										
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<b>TOTAL</b>	<b>3,924 m<sup>2</sup> / 42,240 s.f.</b>										

ITEM	A	R5-7 REQUIREMENTS	PROPOSED
7.	ZONES	R5-7	R5-7
8.	PERMITTED USES	RESIDENTIAL STACKED TOWNHOMES	RESIDENTIAL STACKED TOWNHOMES
9.	LOT AREA (m <sup>2</sup> ) MIN.	1000m	5,382.6 m <sup>2</sup> / 57,917 s.f.
10.	LOT FRONTAGE (m) MIN.	30.0 m	73.7 m (241'-11")
11.	LOCAL STREET AND SECONDARY COLLECTOR MAIN BUILDING	8.0 m	N/A
	LOCAL STREET AND SECONDARY COLLECTOR GARAGE		N/A
	ARTERIAL		8.0 m (26'-3")
	PRIMARY COLLECTOR		N/A
12.	REAR YARD DEPTH (m) MIN.	6.0 m	6.5 m, 21'-5"
13.	EAST INTERIOR SIDE YARD DEPTH (m) MIN.	6.0 m	23.8 m, 78'-0"
14.	WEST INTERIOR SIDE YARD DEPTH (m) MIN.	6.0 m	6.0 m, 19'-10"
15.	LANDSCAPED OPEN SPACE (%) MIN.	30% MAX.	28,547/57,919 s.f. = 49.3%
16.	LOT COVERAGE MAX. (ON GROSS SITE)	45%	10,560/57,919 s.f. = 18.2%
17.	HEIGHT (MAX.)	12.0 m	12.0 m, 39'-4"
18.	PARKING AREA COVERAGE (%) MAX.	N/A	17,987 /57,919 s.f. = 31.1%
19.	PARKING REQUIRED	1.5 SPACES PER UNIT = 54 SPACES REQUIRED	36 UNITS @ 1.5 SPACES/UNIT = 54 SPACES
20.	DENSITY – UNITS/HECTARE	60 UNITS/HECTARE	36 / 0.538 = 67 UNITS/ha *MINOR VARIANCE

**A.4 – Height**

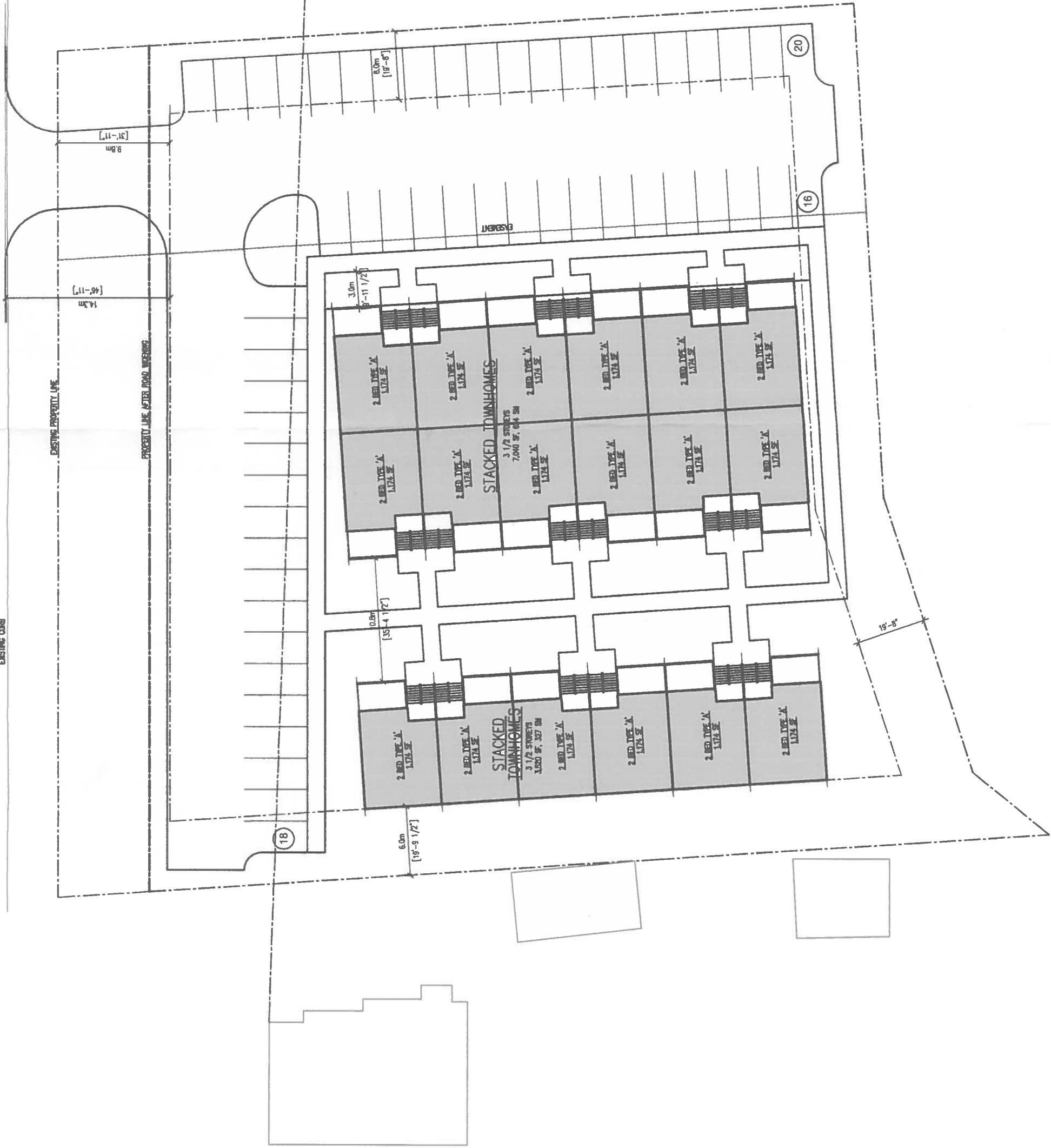




EXISTING CURB

EXISTING PROPERTY LINE

PROPERTY LINE AFTER ROAD WIDENING











# NOTICE OF PLANNING APPLICATION

## London Plan and Zoning By-Law Amendments

### City-Wide – Implementing Additional Residential Unit Requirements of the Planning Act

**File: OZ-9176**

**Applicant: City of London**

#### **What is proposed?**

The purpose and effect of these London Plan and/or zoning changes is to implement recent changes to the Planning Act made by Bill 108/Regulation 299 of the Province of Ontario (More Homes, More Choice Act, 2019), which was given Royal Assent on June 6, 2019. Changes to the Act require that the City permit up to two additional dwelling units on a property containing a single detached, semi-detached or street townhouse residential dwelling.

Possible amendments to the London Plan to change Policy 939 to 942 and Policy 949 to change wording from “Secondary Dwelling Units” to “Additional Residential Units” and add/modify language to implement Provincial policy and/or regulations for additional residential units. Possible change to Zoning By-law Z.-1 to delete the definition of “Secondary Dwelling Unit” and replace with a new definition of “Additional Residential Unit” in Section 2 (Definitions), make changes to Section 4.37 (General Provisions) to change references from secondary dwelling units to additional residential units and make changes to implement Provincial policies and/or regulations such as number of units permitted, number of bedrooms permitted and parking requirements.



## LEARN MORE & PROVIDE INPUT

Please provide any comments by **April 6, 2020**

Chuck Parker

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

519-661-CITY (2489) ext. 4648

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

File: OZ-9176 | [www.london.ca](http://www.london.ca)

You may also discuss any concerns you have with your Ward Councillor. Information on how to contact your Ward Councillor can be found at [www.london.ca/city-hall/city-council](http://www.london.ca/city-hall/city-council) or by calling 519-661-5095.

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

Date of Notice: March 5, 2020

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

## **Amendments to The London Plan (New Official Plan)**

Possible amendments to the London Plan to change Policy 939 to 942 and Policy 949 to change wording from “Secondary Dwelling Units” to “Additional Residential Units”, delete Policy 942 (2) to allow additional residential units in the Near Campus Neighbourhoods and add/modify language to implement Provincial policy and /or regulations for additional residential units.

## **Zoning By-law Amendment**

Possible change to Zoning By-law Z.-1 to delete the definition of “Secondary Dwelling Unit” and replace with a new definition of “Additional Residential Unit” in Section 2 (Definitions), make changes to Section 4.37 (General Provision) to change references from secondary dwelling units to additional residential units and make changes to implement Provincial policies and/or regulations such as number of units permitted, number of bedrooms permitted and parking requirements. The complete Zoning By-law is available at [london.ca](http://london.ca)

## **Current Zoning**

A definition of Secondary Dwelling Unit is currently in Section 2 (Definitions) of Zoning By-law Z-1. Section 4.37 (General Provisions/Secondary Dwelling Units) contains the current zoning by-law regulations for secondary dwelling units based on Provincial policies and regulations from 2017.

## **Requested Zoning**

Changes to Section 2 and Section 4.37 to be consistent with recently changed Provincial policies and regulations in June 2019.

## **Planning Policies**

Secondary Dwelling Units are currently regulated by Policy 939 to 942 and Policy 949 in *The London Plan*.

## **How Can You Participate in the Planning Process?**

You have received this Notice because the City has applied to change the Official Plan designation and the zoning. 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](http://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.

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

## **Attend a Future Public Participation Meeting**

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



# What Are Your Legal Rights?

## Notification of Council Decision

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

## Right to Appeal to the Local Planning Appeal Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the 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 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 [planning@london.ca](mailto:planning@london.ca) or 519-661-4980 for more information.

## Report to London Advisory Committee on Heritage

**To:** Chair and Members  
**London Advisory Committee on Heritage**

**From:** Gregg Barrett  
**Director, City Planning and City Planner**

**Subject:** Heritage Alteration Permit application by City of London at  
**723 Lorne Avenue, Old East Heritage Conservation District**

**Meeting on:** Wednesday March 11, 2020

## 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 a proposed park on the property at 723 Lorne Avenue, located within the Old East Heritage Conservation District, **BE PERMITTED** with the following terms and conditions:

- a) That the Heritage Planner be consulted on the restoration and installation details for the original school bell and aluminium lettering prior to installation;
- b) The LACH be consulted on the cultural heritage interpretive sign to commemorate the former Lorne Avenue Public School prior to its production and installation; and,
- c) Consideration be given to including more plant species identified in Table 5.1 of the *Old East Heritage Conservation District Conservation Guidelines* in the planting plan for the Lorne Avenue Park.

## Executive Summary

Extensive community consultation following the removal of the former Lorne Avenue Public School building was undertaken to develop plans and details for the proposed Lorne Avenue Park at 723 Lorne Avenue in the Old East Heritage Conservation District.

The plans for the proposed Lorne Avenue Park implement the previous direction of Municipal Council to incorporate the original school bell and aluminum lettering from the 1969 school building into the design of the park. The design details for the proposed Lorne Avenue Park are consistent with the guidelines in the *Old East Heritage Conservation District* and should be approved with terms and conditions.

## Analysis

### 1.0 Background

#### 1.1 Location

The property at 723 Lorne Avenue is located on the southwest corner of Lorne Avenue and English Street in Old East (Appendix A).

#### 1.2 Cultural Heritage Status

The property at 723 Lorne Avenue is located within the Old East Heritage Conservation District (HCD). The Old East HCD was designated under Part V of the *Ontario Heritage Act* in 2006. The property is presently unoccupied by any buildings or structures (Appendix B).

#### 1.3 Description

The former Lorne Avenue Public School was established in 1875 and remained open until 2016. Several different buildings housed the Lorne Avenue Public School, from the original 1875 structure to the 1961 and 1969 school buildings. Like the building, the school yard evolved (including the removal of some adjacent residential structures). See further information in the staff report to the Planning and Environment Committee, "Request for Demolition of Heritage Designated Property at 723 Lorne Avenue (Lorne Avenue Public School)" (link at end of this report; see Appendix C for additional background information).

The Lorne Avenue Public School property was acquired by the City of London in 2016 to meet a critical need for parkland in the Old East. The school building was demolished in 2018. The property is presently unoccupied by any buildings or structures.

A portion of the property has been proposed for redevelopment. See further information in the staff report, “Zoning By-law Amendment, 723 Lorne Avenue” (Z-8454) (link at end of this report; see Appendix C for additional background information).

The remainder of the property, at the eastern end of the property along Lorne Avenue and English Street, has been proposed for a park. The proposed Lorne Avenue Park is the subject of this report.

#### **1.4 Previous Reports**

April 2, 2019. Report to the Corporate Services Committee. “Declare Surplus Portion of City Owned Property at 723 Lorne Avenue.”

September 24, 2018. Report to the Planning and Environment Committee. Zoning By-law Amendment, 723 Lorne Avenue. Z-8454.

August 28, 2017. Report to the Planning and Environment Committee, “Request for Demolition of Heritage Designated Property at 723 Lorne Avenue (Lorne Avenue Public School).”

August 19, 2017. Report to the London Advisory Committee on Heritage, “Request for Demolition of Heritage Designated Property at 723 Lorne Avenue (Lorne Avenue Public School).”

June 20, 2017. Report to Corporate Services Committee, “Lorne Avenue Public School Update.”

February 21, 2017. Report to Corporate Services Committee, “Lorne Avenue Public School Request for Proposals Update and Next Steps.”

March 24, 2015. Report to Corporate Services Committee, “Lorne Avenue Public School Update.”

## **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.

### 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.

### 2.4 **Old East Heritage Conservation District**

Recognizing that the Old East will continue to evolve and change over time, the *Old East Heritage Conservation District Plan (OEHCD Plan)* provides a framework in which the heritage attributes of the Old East can be protected, managed, and enhanced. "The *Old East Heritage Conservation District Plan* is intended to assist in the protection and conservation of the unique heritage attributes and character of the Old East Village area" (Section 1.2, page 1.1, *OEHCD Plan*)

The streetscape goals and objectives for the designation of the Old East as a Heritage Conservation District are:

*Maintain and enhance the visual, contextual and pedestrian oriented character of Old East's streetscape and public realm by:*

- *Recognizing the area's heritage includes streets, parks, trees, open spaces, monuments, street furniture, signs and all manner of items that contribute to the visual experience of a community, whether public or privately owned.*
- *Maintaining existing street trees, vegetation and boulevards, or develop replacement programs where necessary.*
- *Minimize the visual impact of vehicle parking on the streetscape (Section 3.2, page 3.4, *OEHCD Plan*).*

Section 5.0 of the *OEHCD Plan* provides a policy framework for considering changes that affect the streetscape of the Old East HCD. It highlights street trees, boulevards, parks and open spaces, signage, lighting, street furniture, and vehicle parking. The policies support the retention and protection of the area's grass boulevards, mature street trees, and provides guidance on ensuring that other infrastructure (such as lighting) is compatible with the heritage character of the area. Avoiding unnecessary clutter, in the form of street furniture, is an important direction of the *OEHCD Plan*, but does recognize that some amenities could support the heritage character of the area if appropriately selected in terms of style, finish, and placement.

At the time of the designation of the Old East as an HCD, there were no parks or open spaces within its boundaries. The *OEHCD Plan* notes, "Opportunities could be explored with the Thames Valley District School Board to enhance the ground of the [Lorne Avenue Public] school."

As there were no parks or open spaces, the *OEHCD Plan* provides only general guidance for parks and open spaces. Section 5.4 of the *OEHCD Plan* recommends,

- *Historically, the use of native trees was common since these trees were readily available. Native conifer would include white spruce, cedar, red*



*and white pine. Native deciduous trees would include native maples, basswood, oak, elm, beech, ash and cherry. Should any public parks or open space be developed in Old East, they should make use of native trees.*

- *Any new plantings in abutting parks or open spaces should also consider the use of native trees, as identified above.*
- *Public gardens and open spaces of this era (post-Victorian) would typically be planted with a diversity of materials. Records show that strolling gardens consisting of a mixture of native and exotic perennials were popular. Long narrow perennial beds provided a visually appealing backdrop to 'stroll in the park' and should be considered if opportunities arise for public plantings within the heritage conservation district.*

Section 5.4 of the *OEHCD Guidelines* highlight the importance of front gardens. It encourages the use of typical plant material of the post-Confederation and post-Victorian periods. Table 5.1 of the *OEHCD Guidelines* provides a list of potential plant material that is appropriate for the Old East HCD (Appendix D).

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

#### **3.1 Previous Decision on Demolition Request**

The demolition of the former Lorne Avenue Public School building was permitted with terms and conditions by Municipal Council at its meeting on September 5, 2017. The terms and conditions on the demolition are:

*The following items appended to the staff report dated August 28, 2017 in Appendix C BE REMOVED from the building prior to its demolition and BE INCORPORATED into a future park space at the site with appropriate commemoration/interpretation:*

- The school bell; and,*
- Aluminum lettering currently affixed to the north façade of the building (Resolet 17/16/PEC).*

#### **3.2 Previous LACH Consultation**

At its meeting on November 13, 2019, the London Advisory Committee on Heritage (LACH) received a delegation from Julie Michaud, Landscape Architect. The delegation presented concepts for the park. The LACH made the following comment:

*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.*

Since this consultation with the LACH, the details and plans for the proposed Lorne Avenue Park have continued to be developed.

#### **3.3 Heritage Alteration Permit Application**

A Heritage Alteration Permit application was submitted by an agent for the property owner on February 12, 2020. The Heritage Alteration Permit application seeks approval for:

- The construction of a new neighbourhood park on part of the former Lorne Avenue Public School lands at 723 Lorne Avenue.

Further descriptive details of the proposed Lorne Avenue Park are attached as Appendix C. Renderings of key areas of the proposed Lorne Avenue Park are attached as Appendix E. Selected construction drawings for the proposed Lorne Avenue Park are attached as Appendix F.

Both Phase 1 and Phase 2 are presented as part of this Heritage Alteration Permit application. Elements of the proposed Lorne Avenue Park included in Phase 2 include: sidewalk and street trees along the future extension of Queens Place, pathway

connecting the central plaza and Queens Place, a tree buffer along the southwest property line, a multi-use court, the “front porches” along English Street, and lighting. All other elements required to implement the proposed Lorne Avenue Park was included within Phase 1. Construction for Phase 1 of the Lorne Avenue Park is planned for 2020; construction of Phase 2 is anticipated to be aligned with the future redevelopment of the remainder of the former Lorne Avenue Public School site.

As this is an important site with considerable public interest, consultation with the LACH and a decision by Municipal Council is required for this Heritage Alteration Permit per the conditions for referral in the Delegated Authority By-law.

Per Section 42(4) of the *Ontario Heritage Act*, Municipal Council must make a decision on this Heritage Alteration Permit application by May 12, 2020 or the request is deemed permitted.

## 4.0 Analysis

Most of the policies and guidelines of the *OEHCD Plan* emphasize the conservation of existing assets, attributes, and resources. It does, however, recognize that the Old East will continue to evolve and change. The policies and guidelines of the *OEHCD Plan* seek to ensure that change is appropriately managed to ensure that it protects and conserves the heritage character of the Old East HCD.

Specific elements have been designed into the proposed Lorne Avenue Park to support its compatibility with the heritage character of the Old East HCD. The proposed Lorne Avenue Park does not replicate or recreate a Victorian park, but seeks to commemorate the former Lorne Avenue Public School while creating a vibrant place that reflects the Old East HCD today. These specific elements include, but are not limited to:

- Inclusion of the original school bell;
- Incorporation of the aluminum lettering from the 1969 school;
- Use of appropriate plant species;
- Design details from the *OEHCD Plan*; and,
- Cultural heritage interpretive sign.

### 4.1 School Bell

The school bell from the first Lorne Avenue Public School (originally Timothy School, Anderson School, and then Lorne Avenue Public School) was retained by the City of London following its acquisition of the school property in 2016. As one of the conditions of the demolition of the former Lorne Avenue Public School building, Municipal Council directed that the school bell be incorporated into the design for the future park (Resolet 16/17/PEC).

Installed in 1875, the school bell was struck by lightning in 1950. The school bell, along with the bell tower, was taken down and the school bell displayed in the foyer of the Lorne Avenue Public School. In 1955, Principle W. D. E. Matthews, when referring to the 1950 storm, is quoted as stating,

*One summer night, in the midst of a violent thunderstorm, aroused by a piercing, shattering bolt of lightning, it shuddered, clanged, and spoke no more...*

The school bell will be prominently displayed at the front entry of the proposed Lorne Avenue Park at the southwest corner of Lorne Avenue and English Street. The school bell will be installed on a square buff brick plinth, approximately 1.244m in height and 87.0cm in width (square) and capped with a precast concrete cap. The buff brick will be reclaimed to emphasize the historic material palette of the Old East HCD (as well as the original Lorne Avenue Public School building). The plinth will be constructed as part of Phase 1 of the Lorne Avenue Park.

Restoration of the school bell will require specialized skill, including those required to protect the bell to its long-term outdoors installation location. A separate supplier will be retained to restore the school bell.

## 4.2 Aluminum Lettering

Aluminum lettering, reading “LORNE AVENUE PUBLIC SCHOOL,” was salvaged and retained by the City of London prior to the demolition of the former school building. The lettering was installed following the construction of the 1969 school building.

As one of the conditions of the demolition of the former Lorne Avenue Public School building, Municipal Council directed that the aluminum lettering be incorporated into the design for the future park (Resolet 16/17/PEC).

To achieve this direction, the aluminum lettering will be installed on a stage feature in the interior of the park that emerges from the berm. The stage feature is approximately 2m in width and 45cm in height (although level with the berm). It has the footprint of an irregular quadrilateral. The stage feature will open onto the central plaza of the proposed Lorne Avenue Park.

The stage feature will be constructed of precast concrete. The aluminum lettering will be installed in a recess on the concrete face of the stage feature.

In addition to the aluminum lettering, the years 1875 and 2016 will be embedded in the precast concrete to commemorate the opening and closing years for the school.

## 4.3 Use of Appropriate Plant Species

The *OEHCD Plan* encourages the use of native species as well as plant material typical of the post-Confederation and post-Victorian periods. It identifies lists of appropriate plant species, which is informative but not an exclusive list of appropriate plants.

The proposed Lorne Avenue Park planting plans include: red maple, paper birch, American beech, white oak, eastern white pine, and trembling aspen. All of these tree species are specifically identified within the *OEHCD Plan*.

Further consideration should be given to using more of the plant species identified in Table 5.1 of the *OEHCD Guidelines* (see Appendix D).

The existing trees on the site will be maintained and protected during the construction of the park. The existing grass boulevard around the edge of the park site will be maintained as well.

## 4.4 Design Details from the *OEHCD Plan*

As there were no parks within the Old East HCD at the time of its designation under the *Ontario Heritage Act*, only general guidance for parks and open spaces is provided in Section 5.4 of the *OEHCD Plan*.

One of the important themes highlighted in the applicable guidelines of the *OEHCD Plan* is “strolling garden.” The design and layout of the proposed Lorne Avenue Park encourages and supports “strolling” through the path system and the inclusion of planting beds through the park, in addition to the rain garden and sensory garden.

Additionally, the proposed “front porches” seek to maintain this important rhythm that contributes to the heritage character of the Old East HCD. Historically, there were individual properties fronting English Street (which were removed to accommodate an expansion of the former school). The proposed design re-introduces this theme and form to support the heritage character of the Old East HCD in Phase 2 of the project.

Street furniture has been identified for the proposed Lorne Avenue Park. Street furniture includes waste receptacles, park benches, and bike racks. The waste receptacles and bike racks will be metal with a black powder coat finish. The benches have a black powder coat finish metal frame with ipe wood slat seating, in a traditional yet modern manner. These elements are generally consistent with the street furniture that was identified in Section 5.7 of the *OEHCD Plan* (see Figure 3, Appendix D and Figure 14, Appendix E). The play equipment for the proposed Lorne Avenue Park is proposed to be wooden, which is an appropriate material in the Old East HCD. The Adirondack

chairs proposed for the front porches are polyethylene (from recycled plastic jugs), which has been selected for its ability to produce and retain vibrant colours.

Street lighting has been left out of the Phase 1 plans for the proposed Lorne Avenue Park for implementation in Phase 2 as budget permits. The lighting standard identified in the *OEHCD Plan* should be implemented (see Appendix D).

#### 4.5 Cultural Heritage Interpretive Sign

A cultural heritage interpretive sign includes both text and images to convey fact and stories that contribute to an understanding of a people, an event, or a place. Cultural heritage interpretive signs have been successfully implemented in Victoria Park and along the Thames Valley Parkway in recent years.

Municipal Council directed the appropriate commemoration of the former Lorne Avenue Public School in the future park as an inherent part of the conditions on the demolition of the former school building (Resolet 16/17/PEC). The commemorative function of a cultural heritage interpretive sign was further emphasized in the comments of the LACH from its meeting on November 13, 2019.

A cultural heritage interpretive sign has been proposed to commemorate the former Lorne Avenue Public School. A location near the playground area and along the main pathway has been ear-marked for the proposed cultural heritage interpretive sign. Potential themes could include the former school building, changes in the educational system since 1875, development of the community, significant Londoners who attended the Lorne Avenue Public School, or other potentially appropriate messages.

Details for the proposed cultural heritage interpretive sign will be prepared in further detail. The LACH should be consulted on the cultural heritage interpretive sign, and its themes, prior to its production and installation in the Lorne Avenue Park.

## 5.0 Conclusion

Through the design of the proposed Lorne Avenue Park, the significance of the former Lorne Avenue Public School has been appropriately commemorated in a variety of means, including: the school bell, the aluminum lettering, playground games, and the cultural heritage interpretive sign.

In addition to its commemorative functions, the proposed Lorne Avenue Park is compatible with the guidelines of the *OEHCD Plan*. The specific details, for example the “front porches,” supports and contributes the heritage character of the Old East HCD. The use of appropriate (e.g. native) plant species is compatible with the direction of the *OEHCD Plan*. The street furniture selected for the proposed Lorne Avenue Park is complimentary with the heritage character of the Old East HCD and generally consistent with those samples identified in the *OEHCD Plan*; the same is required for the lighting when implemented in a subsequent phase of the project’s implementation. The proposed Lorne Avenue Park conforms to the policy direction of *The London Plan* in complementing the prevailing character of the Old East HCD and the regard held for the policies and guidelines of the *OEHCD Plan* in the development of the plan and details for the proposed Lorne Avenue Park.



<b>Prepared by:</b>	<b>Kyle Gonyou, CAHP Heritage Planner</b>
<b>Submitted and Recommended by:</b>	<b>Gregg Barrett, AICP Director, City Planning and City Planner</b>
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.	

March 4, 2020  
kg/

\\FILE2\users-z\pdp\Shared\policy\HERITAGE\Heritage Alteration Permit Reports\Lorne Avenue, 723\HAP20-014-L Park\HAP20-014-L 723 Lorne Avenue LACH 2020-03-11.docx

- Appendix A Property Location
- Appendix B Images
- Appendix C Heritage Alteration Permit application details
- Appendix D *Old East Heritage Conservation District Conservation Plan & Conservation and design Guidelines* – extracts
- Appendix E Renderings
- Appendix F Construction Drawings

#### **Links to Previous Reports**

September 24, 2018. Report to the Planning and Environment Committee. Zoning By-law Amendment, 723 Lorne Avenue. Z-8454.

<https://pub-london.escribemeetings.com/Meeting.aspx?Id=3caa30f8-cf25-4b40-8f4d-3d5c973bc1fa&Agenda=Merged&lang=English>

August 28, 2017. Report to the Planning and Environment Committee, “Request for Demolition of Heritage Designated Property at 723 Lorne Avenue (Lorne Avenue Public School).” <https://pub-london.escribemeetings.com/Meeting.aspx?Id=bbf3a411-7f2b-47f5-8cc3-3b41fd150a95&Agenda=Agenda&lang=English>

Appendix A – Location



Figure 1: Location map of the subject property at 723 Lorne Avenue.

**Appendix B – Images**



*Image 1: Photograph of the former Lorne Avenue Public School building on September 25, 2017 (photo credit: M. J. Izerda).*



*Image 2: Photograph of the former Lorne Avenue Public School property following demolition of the school building.*



*Image 3: Photograph showing the temporary condition of the former Lorne Avenue Public School property, with grass lawn.*



## Appendix C – Heritage Alteration Permit application details

### Lorne Avenue Park – Heritage Alteration Permit

**Summary:** The Lorne Avenue Park project is about the creation of a new neighbourhood park in the Old East Village, on the site of the former Lorne Avenue Public School. It will provide much needed access to green space in an area that is currently underserved in terms of parkland. It will also create a new community hub for local residents.

**Location:** 723 Lorne Avenue, London ON

**Timeline:** to be ready for construction in spring / summer for a fall 2020 completion

**Project Manager:** Julie Michaud, [jmichaud@london.ca](mailto:jmichaud@london.ca) 519 661-2489 ext. 2357

#### Background:

The Lorne Avenue Public School property was acquired by the City of London to meet a critical need for parkland in the Old East Village (OEV) neighbourhood. The school building has just been demolished and the lands are planned to be developed into a park as well as several single-detached dwellings.

The site is located within the designated Old East Heritage Conservation District, just east of the Downtown. This heritage district includes over 1,000 properties, and was developed as a residential area over a fairly long period, from 1860 to 1930. Taken together with the remaining industrial and commercial structures adjacent to it, the entire area of Old East is a living archive of the historical development not only of London but of urban southwestern Ontario.



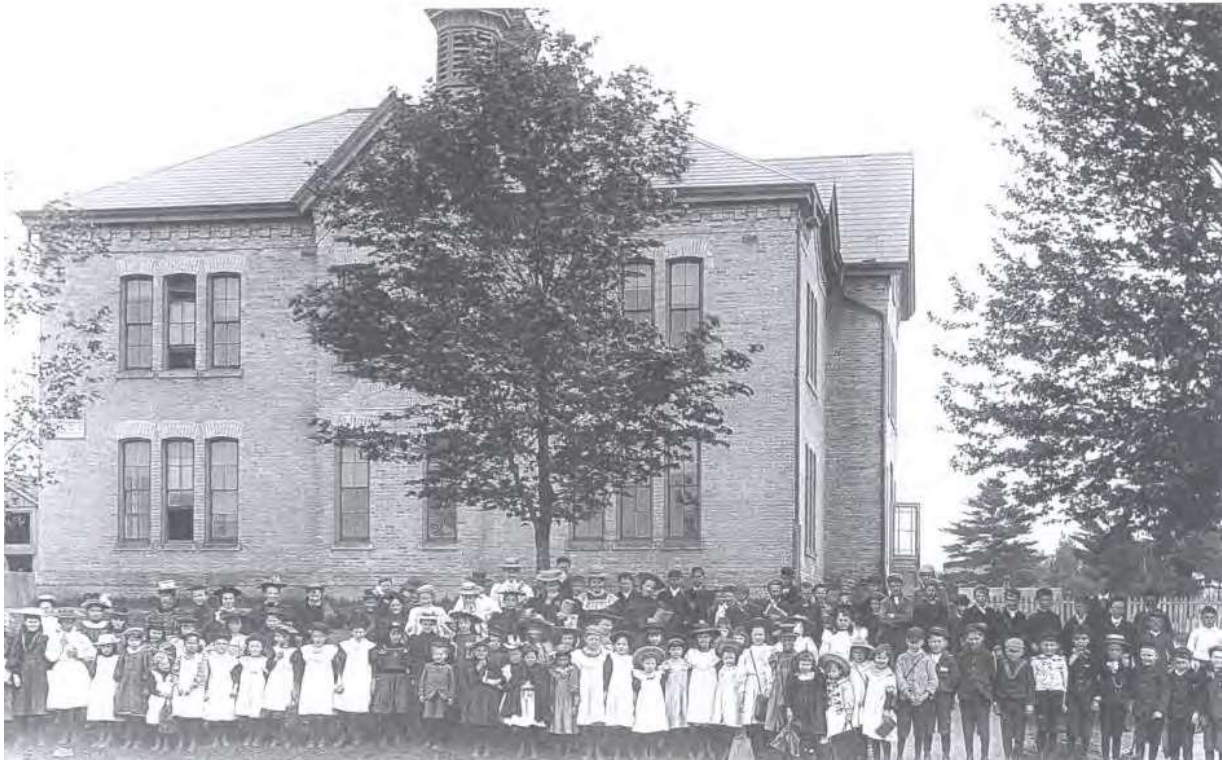
Image 4: Former Lorne Avenue Public School site (2017).

#### Brief History – Lorne Avenue Public School:

Lorne Avenue original school was built ca. 1875 and several subsequent school configurations followed, until the latest structure was erected in 1969. Due to low enrollment, the school was declared surplus by the school board and closed in June 2016. The lands and building were purchased by the City of London and, after a search for compatible uses by interested parties lead to no suitable takers, the building was demolished in 2018. The school grounds consisted mostly of asphalt, including parking lots and courts (basketball and hockey, four squares, hopscotch), and some play



equipment, as well as a grassed area with a few trees. The bell from the original school house and the letters from the former school building have been retained as artefacts that will be used in the new park design.



*Image 5: Photograph of the original Lorne Avenue Public School building. Courtesy: Western Archives.*



*Image 6: Photograph of the original school bell.*



*Image 7: Photograph, courtesy of London Free Press, showing the former Lorne Avenue Public School building prior*

### **Community Engagement:**

Extensive community engagement was done over the years to seek input on the redevelopment and for the community to share their goals, objectives and vision for the site and parkland. Although the loss of the school was painful for most area residents, after a years-long fight to keep it going, the creation of a new park is bringing a positive outcome and something to look forward to. The community has remained engaged and participated into the design process for the park development. Two public meetings were held: a design charette to generate ideas in November 2018 and a public open house to seek input on the proposed concept in February 2019. A kids' consultation was also done with Day Camp participants in March 2019.

The Old East Village Community Association and the Old East Village BIA are two stake holders' groups included in the community engagement. The Lions Club and the Rotary Club have also come forward to sponsor pieces of the project.

### **Program:**

The Lorne Avenue Park project is about the creation of a new community hub for Old East Village residents, on the site of the former Lorne Avenue Public School, now demolished. It will provide much needed access to green space in an area that is currently underserved in terms of parkland and historically has relied on the school grounds to provide outdoor community space. A portion of the site will be developed for residential uses in the future. Any future development of the site must be compatible with the Old East Heritage Conservation District.

The program for the Lorne Avenue site is to transform the northeast corner into a neighbourhood park, with some urban park treatments along the edges of Lorne Avenue and English Street. A new street is proposed in the alignment of Queen's Place and new single-detached housing are planned on the remainder of the site.



## Development Concept 1



Image 8: Development Concept 1.

### Concept Plan:

The concept plan for the park was elaborated from public input received at the first design charette, where preference was indicated for an Art and Culture theme as well as an Environmental theme.

The plans for the park include a play area, a sensory garden and a central plaza with a small community stage. A low seating berm is intended for casual community gathering and passive use. A rain garden, eco-lawn and an insect hotel are adding many environmental benefits to the site. Trees, site furniture and future lighting are also included in the design.

The desired play equipment for Lorne Avenue Park would be different from the conventional play structures. Rather, it would be mostly made of natural, or more environmentally-friendly materials, and fit into the ecological and sustainable themes of the park.

Due to current status of funding availabilities, planned street improvements, and future housing development, some items of the concept plan were revised. The multi-use court and the porch seating along English street will be added in future phases, along with pathway connections to future Queen's Place and lighting of the whole park.

### Artefacts and heritage features:

Artefacts being retained and re-used on this project are:

- The bell from the original school, that will be refurbished and installed on a brick pedestal at the new entrance at the corner of the park, and;
- Letters from the modern school, which will be re-installed at the front of the stage, with the years 1875 and 2016 (beginning and closure of the school).

Other elements that aim to tie in with the history of the site and neighbourhood include:

- Buff brick seat walls, that is a material found in some of the houses around the park;
- A quote from Principal W. D. E. Matthews from 1955, on the day the bell stopped working in 1950;
- Painted schoolyard games on the central plaza;

- Lounge chairs as a reference to Old East Village 'porch culture';
- Use of native trees, most of them included in the Old East Heritage Conservation District Guidelines;
- Wooden play equipment;
- A cultural heritage interpretive sign on the history of the school.

Finally, other site furnishing such as benches and future lighting will be selected in a classic style, to blend in with the Heritage District. Lighting will be added at a later phase and consideration for Bird-friendly and Dark Skies design will be included in the selection.



## Appendix D – Old East Heritage Conservation District Conservation Plan & Conservation and Design Guidelines – extracts

**Stantec**

**OLD EAST HERITAGE CONSERVATION DISTRICT - CONSERVATION AND DESIGN GUIDELINES**  
STREETSCAPE DESIGN GUIDELINES  
February 2006

**TABLE 5.1**

**TYPICAL PLANT MATERIAL SELECTION FOR RESIDENTIAL LANDSCAPING**

Silver Fir	Dwarf Flowering Crab
Five-leaf Araliei	Garland Crab Apple, Wild Sweet Crab
Fullmoon Maple	Japanese Crab Apple
Japanese Maple	Sergeant Crab Apple
Spider-leaf Japanese Maple	Moon-Seed
Norway Maple	Japanese Spurge
Schwedler Maple	Virginia Creeper
Red Maple	Boston Ivy
Sycamore Maple	Empress Tree
China Gooseberry	Amur Cork-Tree
Red-flowering Horse Chestnut	Sweet Mock-Orange
Horse Chestnut	Fine Dwarf Golden Variety
Bottlebrush Buckeye	Oriental Photinia
Dwarf Horse Chestnut	Ninebark
Japanese Angelica Tree	Norway Spruce
Dutchman's Pipe	White Spruce
Yellow Birch	Blue Spruce
White Birch, Canoe or Paper Birch	Japanese Pieris
Common European birch, European White Birch, Weeping Birch	Bristle-Cone Pine
Butterfly Bush	Swiss Stone Pine
Little-leaf Box	Japanese Red Pine
Chinese Trumpet-Creeper	Mugho Pine Swiss Mountain Pine
Trumpet Creeper	Austrian Pine
European Hornbeam	Dwarf White Pine
American Hornbeam	Dwarf Scotch Pine
Dwarf Catalpa	Sycamore
Bitter-Sweet	Lombardy Poplar
Katsura-Tree	Trembling Aspen
Dwarf Japanese Quince	Double Flowering Plums
White Fringe Tree	Sargent Cherry
American Yellow-Wood	Weeping Japanese Cherry
Jackman Clematis	Flowering Almond
Gypsy Queen	Douglas Fir
Sweet Autumn Clematis	Scarlet Firethorn
Golden Clematis	White Oak
Virgin's Bower	Red Oak
Sweet Pepper Bush	Scarlet Oak
Red-Twigged Dogwood	Pine Oak
White-Flowering Dogwood	English Oak
Kousa or Japanese Dogwood	Pyramidal English Oak

5.4

Figure 2: The plant materials identified Table 5.1 of the Old East Heritage Conservation District Conservation and Design Guidelines should be considered for implementation in the proposed Lorne Avenue Park.

**Stantec****OLD EAST HERITAGE CONSERVATION DISTRICT - CONSERVATION AND DESIGN GUIDELINES**  
STREETScape DESIGN GUIDELINES  
February 2006

Purple Hazelnut, Filbert	Catawba Rhododendron
Purple Fringe	Korean Rhododendron
Rick-Spray	Fragrant Sumac
Cock-Spur Thorn	Cutleaf Sumac
Scotch Broom	Rugosa Rose
Smoke-Tree	Flowering Raspberry
Slender Dutzia	Weeping Kilmarnock Willow
Russian Olive	Laurel-Leaved Willow
Spring Heath	Mountain Ash
Winged Euonymus	Anthony Waterer Spirea
Evergreen Bittersweet	Japanese Spirea
Pearl Bush	Bridal Wreath
American Beech	Thunberg Spirea
Saucer Magnolia	Vanhoutti Spirea
Star Magnolia	Snowberry
Oregon Holly-Grape	Coral-Berry
Chinese Lilac	Camperdown Elm
Late Lilac	Chinese Elm
Common Lilac	Siberian Elm
Japanese Yew	Wayfaring Tree
Dwarf Japanese Yew	European Cranberry Bush
American Linden	Rosy Weigela
Eastern Hemlock	Variegated-Leaved Weigelia
Sargent Weeping Hemlock	Japanese Wisteria
Elms	Chinese Wisteria
American Elm	Adam's Needle, Yucca
	Graybark Elm

**5.5 FENCES AND HEDGES**

Fences or hedges of one kind or another often surrounded early Twentieth Century Gardens. They served to delineate property boundaries, pen in animals, or keep people off of private property, much as they do today. Often on corner lots, some form of hedge or fence was erected in order to deter pedestrians from shortcutting across the corners of private lots.

Today, there are a myriad of fencing and hedge types in the district, some



*Example of a fence used to define space*

*Figure 3: The plant materials identified Table 5.1 of the Old East Heritage Conservation District Conservation and Design Guidelines should be considered for implementation in the proposed Lorne Avenue Park.*



Figure 4: Recommended lighting standard from Section 5.6 of the Old East Heritage Conservation District Plan.



Figure 5: Recommended street furniture from Section 5.7 of the Old East Heritage Conservation District Plan.



Appendix E - Renderings

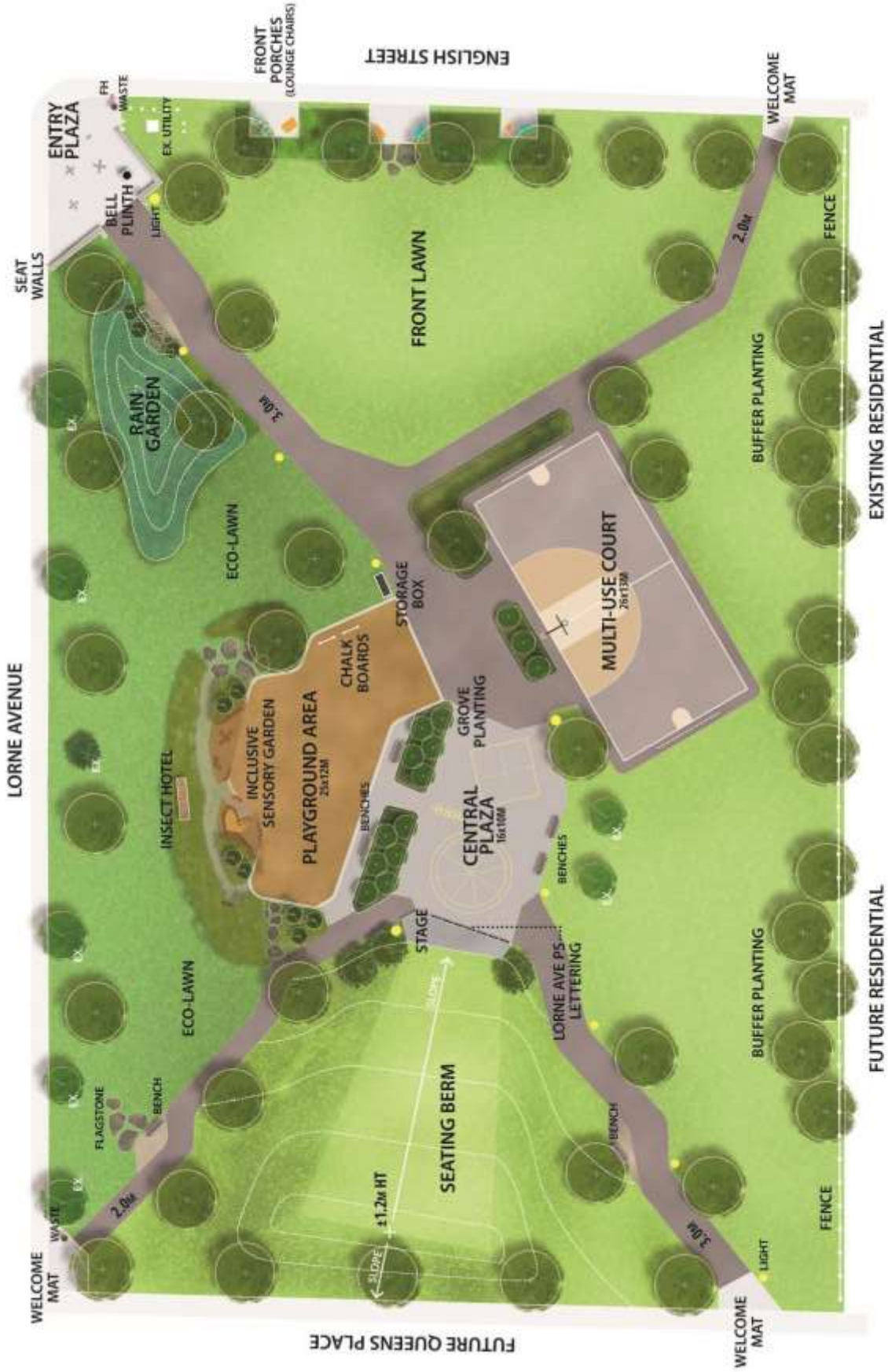


Figure 6: Concept plan.

Concept Plan SHIFT landscape architecture

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





Figure 7: Rendering of front entry.

**“One summer night, in the midst of a violent thunderstorm, aroused by a piercing, shattering bolt of lightning, it shuddered, clanged, and spoke no more...”**

**Principal W.D.E Matthews, 1955**



Figure 8: Rendering of playground.



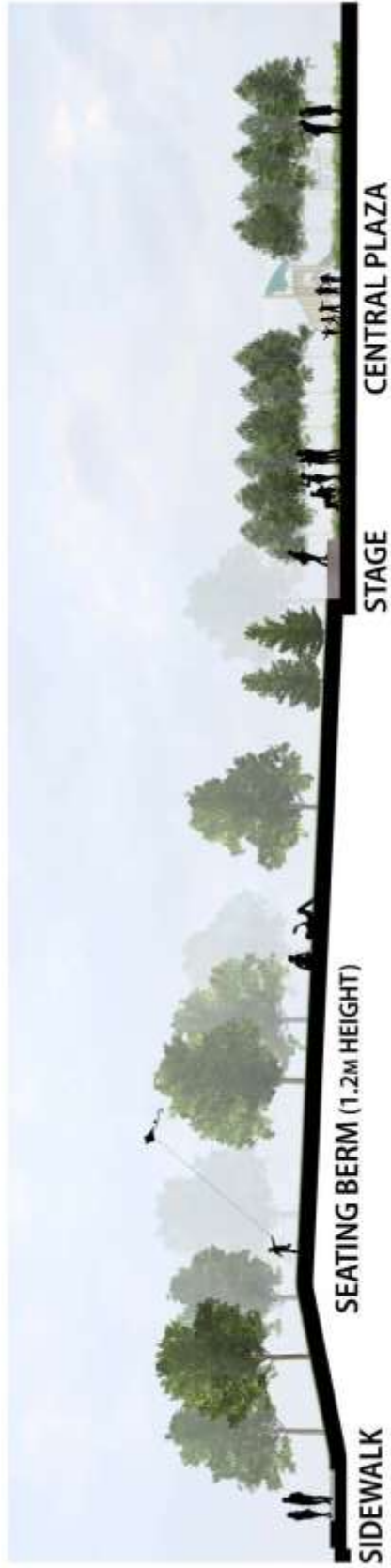


Figure 9: Rendering of central plaza.



Figure 10: Rendering of "front porches" on English Street (Phase 2).





## Section @ Berm

Figure 11: Section detail.

# Rain Garden

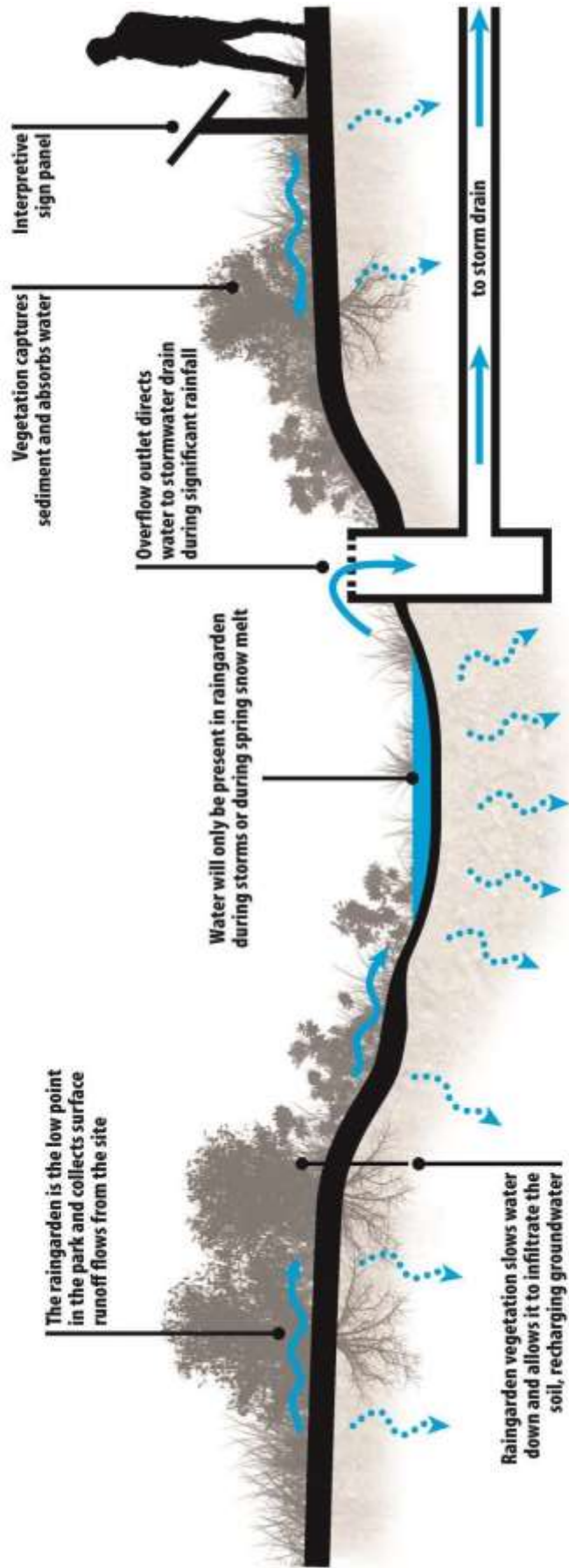


Figure 12: Schematic drawing of rain garden.









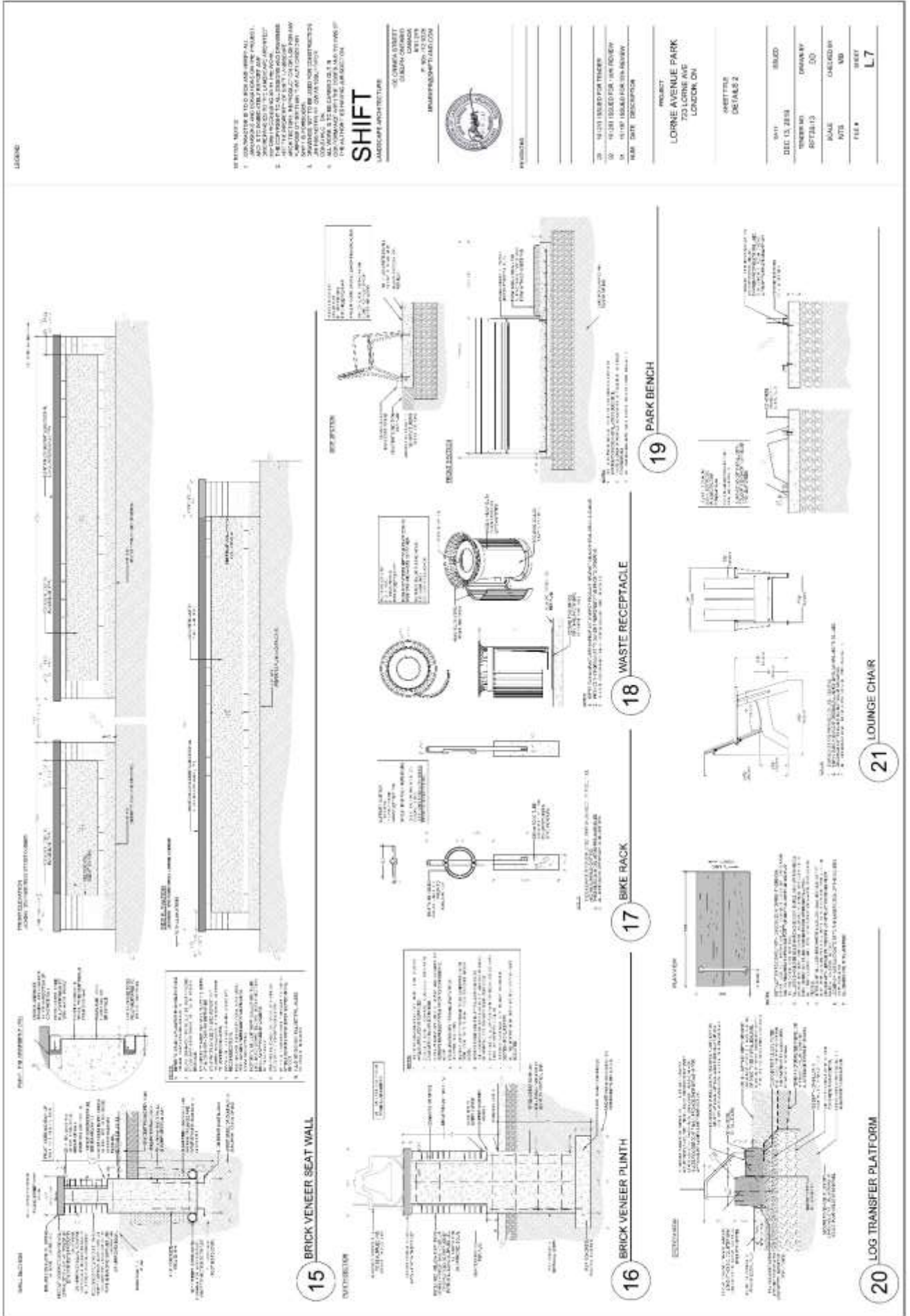


Figure 16: Details 2 (Drawing L7).







# Heritage Alteration Permit application at 723 Lorne Avenue, Lorne Avenue Park

London Advisory Committee on Heritage  
March 11, 2020

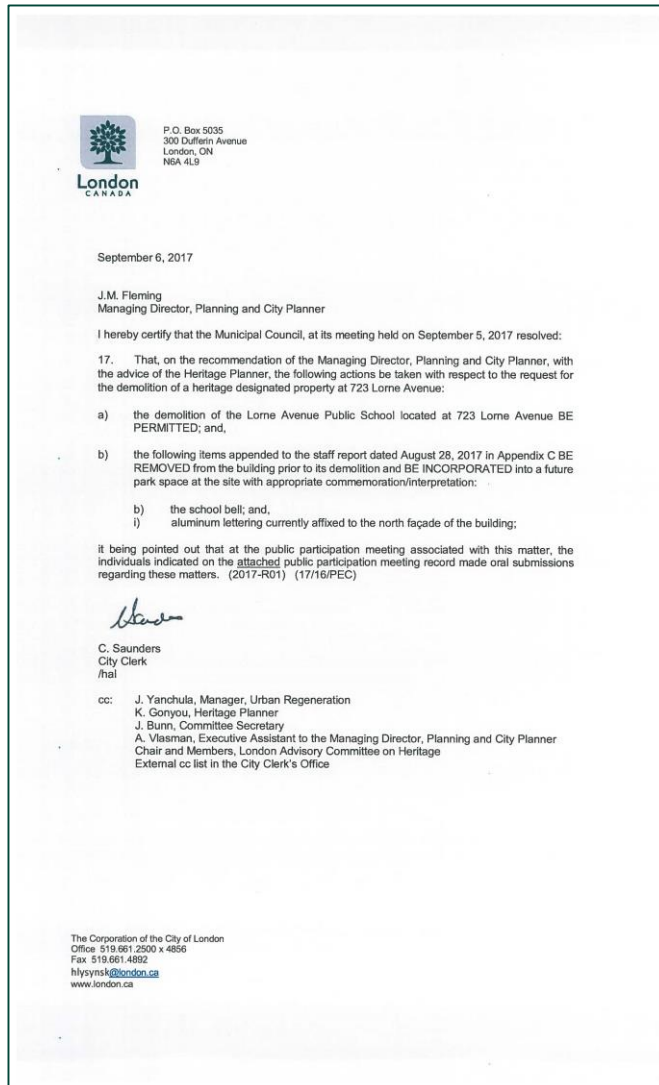


# 723 Lorne Avenue



- Old East HCD
- Lorne Avenue Public School (1875-2016)
- School building demolished (2018)
- Consultation and planning for future Lorne Avenue Park

# Demolition (2018)



- LACH Consultation (August 9, 2017)
- PEC (August 28, 2017)
- Direction: school bell, lettering

# Salvaged Elements

## Original School Bell



## Aluminum Lettering



# Old East HCD Plan

## Streetscape Goals and Objectives

*Maintain and enhance the visual, contextual and pedestrian oriented character of Old East's streetscape and public realm by:*

- *Recognizing the area's heritage includes streets, parks, trees, open spaces, monuments, street furniture, signs and all manner of items that contribute to the visual experience of a community, whether public or privately owned.*
- *Maintaining existing street trees, vegetation and boulevards, or develop replacement programs where necessary.*
- *Minimize the visual impact of vehicle parking on the streetscape (Section 3.2, page 3.4, OEHCD Plan).*



# Old East HCD Plan

## Section 5.4, Parks and Open Spaces

- *Historically, the use of native trees was common since these trees were readily available. Native conifer would include white spruce, cedar, red and white pine. Native deciduous trees would include native maples, basswood, oak, elm, beech, ash and cherry. Should any public parks or open space be developed in Old East, they should make use of native trees.*
- *Any new plantings in abutting parks or open spaces should also consider the use of native trees, as identified above.*
- *Public gardens and open spaces of this era (post-Victorian) would typically be planted with a diversity of materials. Records show that strolling gardens consisting of a mixture of native and exotic perennials were popular. Long narrow perennial beds provided a visually appealing backdrop to ‘stroll in the park’ and should be considered if opportunities arise for public plantings within the heritage conservation district.*

# Old East HCD Guidelines

**Stantec**

OLD EAST HERITAGE CONSERVATION DISTRICT - CONSERVATION AND DESIGN GUIDELINES  
STREETSCAPE DESIGN GUIDELINES  
February 2006

TABLE 5.1

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5.4

**Stantec**

OLD EAST HERITAGE CONSERVATION DISTRICT - CONSERVATION AND DESIGN GUIDELINES  
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Today, there are a myriad of fencing and hedge types in the district, some



Example of a fence used to define space

5.5

Table 5.1 – Typical Plant Material Selection for Residential Landscapes

# Development Concept

Development Concept 1



- Park and Redevelopment
- Community Information Meetings:
  - April 25, 2015
  - June 27, 2017
  - May 23, 2018
- Zoning By-law Amendment (Z-8454)



# Community Engagement

- November 2018: Design Charette
- February 2019: Open House
- March 2019: Day Camp Consultation
- Consultation with Old East Village Community Association, Old East Village Business Association, Lions Club, Rotary Club, London Advisory Committee on Heritage





# LACH Engagement

## **LACH Meeting on November 13, 2019:**

*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 be implemented into the above-noted project; it being noted that the presentation appended to the 11<sup>th</sup> Report of the London Advisory Committee on Heritage from J. Michaud, Landscape Architect, with respect to the matter, was received;*



# Concept Plan for Park

- Play Area
- Sensory Garden
- Central Plaza
- Community Stage
- Passive Use Areas
- Rain Garden
- “Eco-Lawn”
- Insect Hotel
- Trees
- Site Furniture
- Lighting
- “Front Porches”
- Multi-use Court
- Painted Playground games
- School Bell
- School Lettering
- Cultural Heritage Interpretive Sign







## Front Entry @ Lorne and English

“One summer night, in the midst of a violent thunderstorm, aroused by a piercing, shattering bolt of lightning, it shuddered, clanged, and spoke no more...”

Principal W.D.E Matthews, 1955





## Front Entry @ Lorne and English

“One summer night, in the midst of a violent thunderstorm, aroused by a piercing, shattering bolt of lightning, it shuddered, clanged, and spoke no more...”

Principal W.D.E Matthews, 1955





Central Plaza





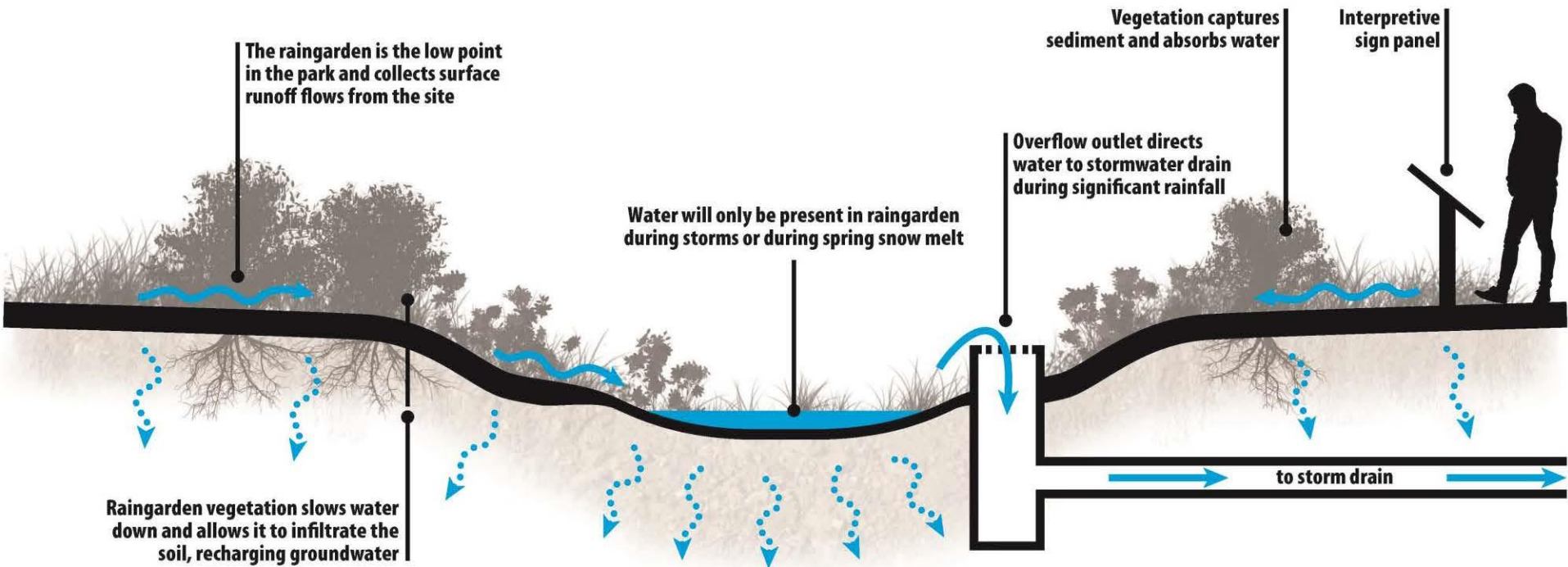
Front Porches on English Street



Section @ Berm



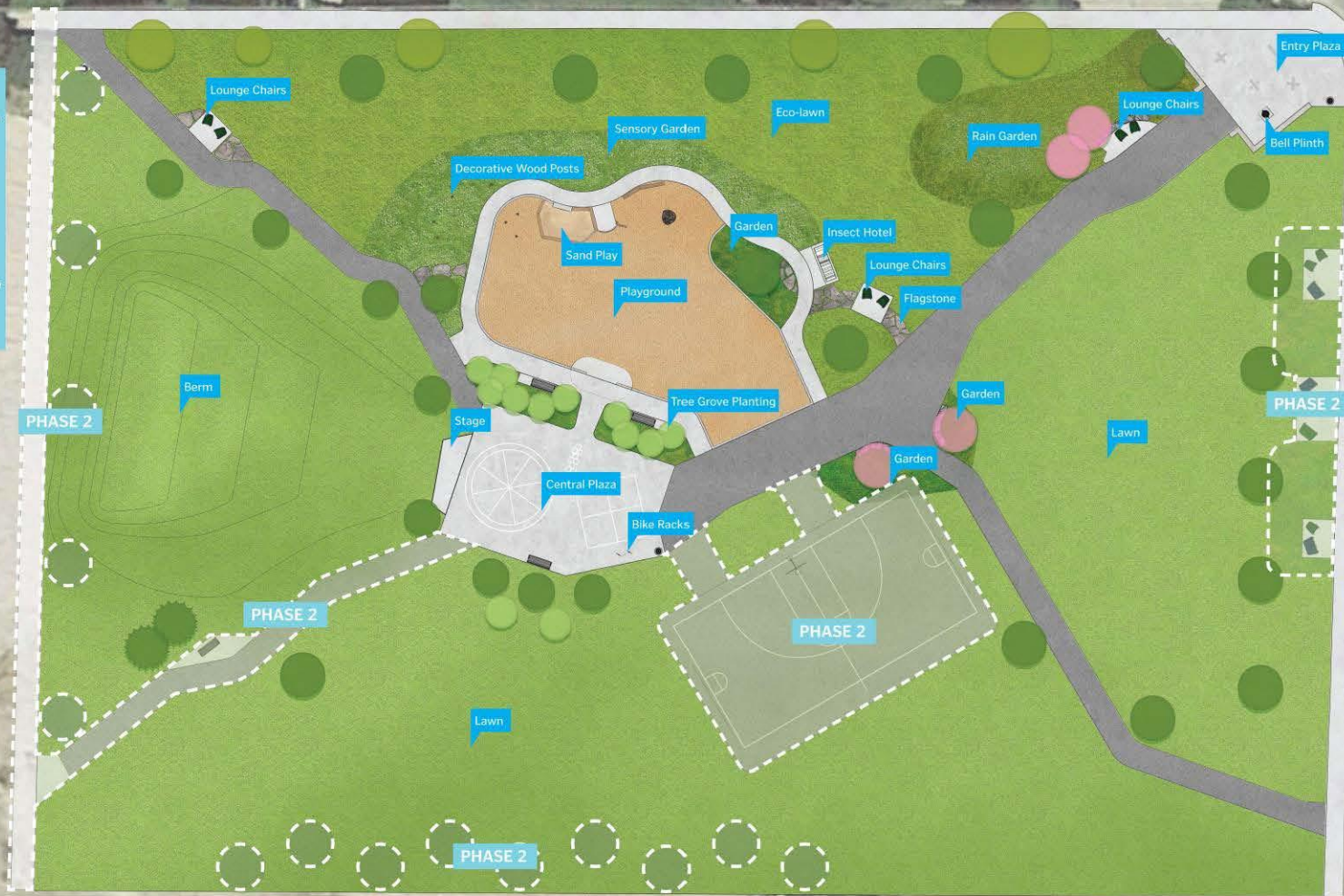
# Rain Garden



# LORNE AVENUE PARK Concept Plan

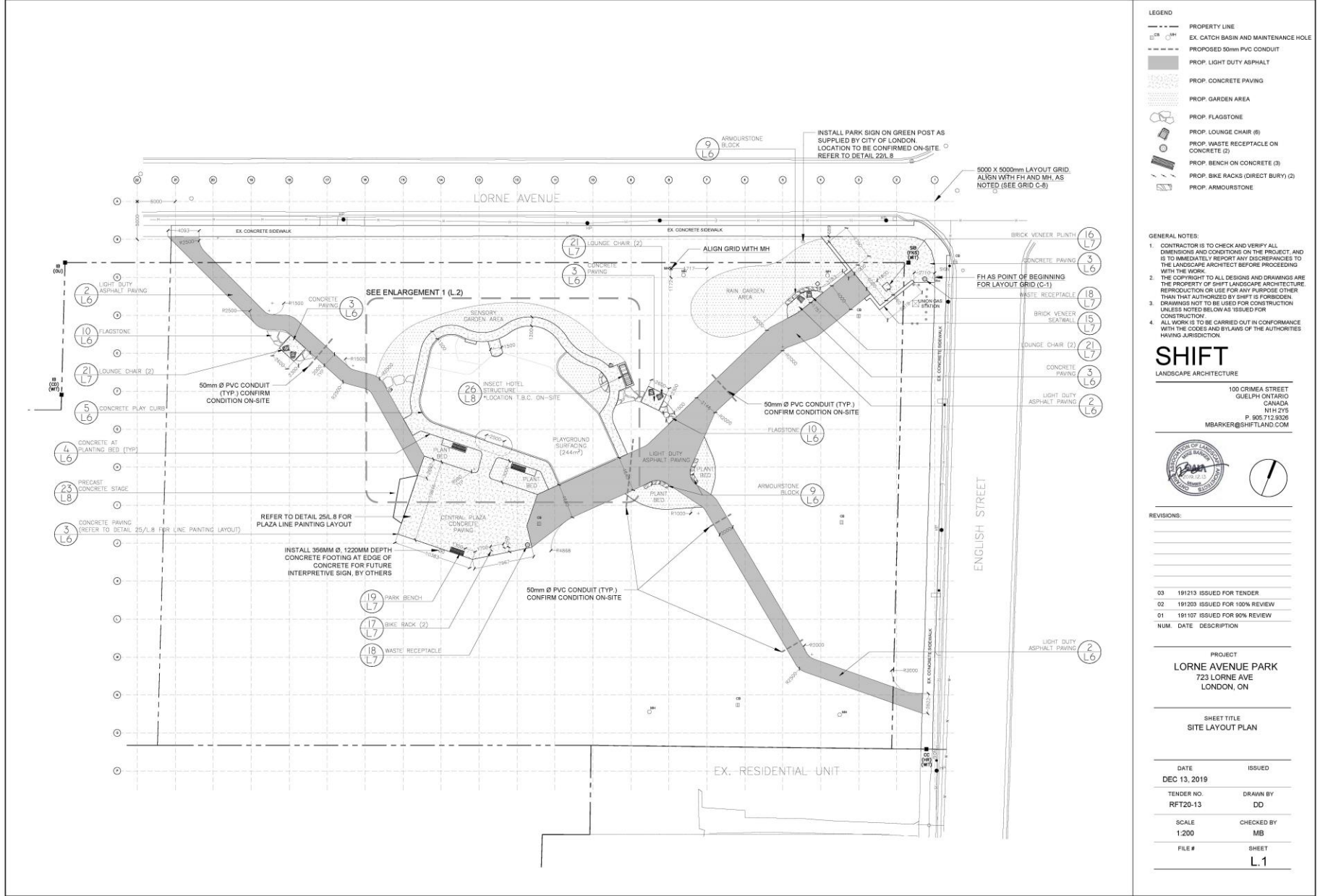
## Phase 2

- New sidewalk and street trees along future Queens Place
- Pathway connecting the central plaza to Queens Place sidewalk
- Tree buffer along southwest property line
- Multi-use court
- Gathering spaces along English Street with lounge chairs and surrounding gardens
- Lighting



\*Plan Subject to Change



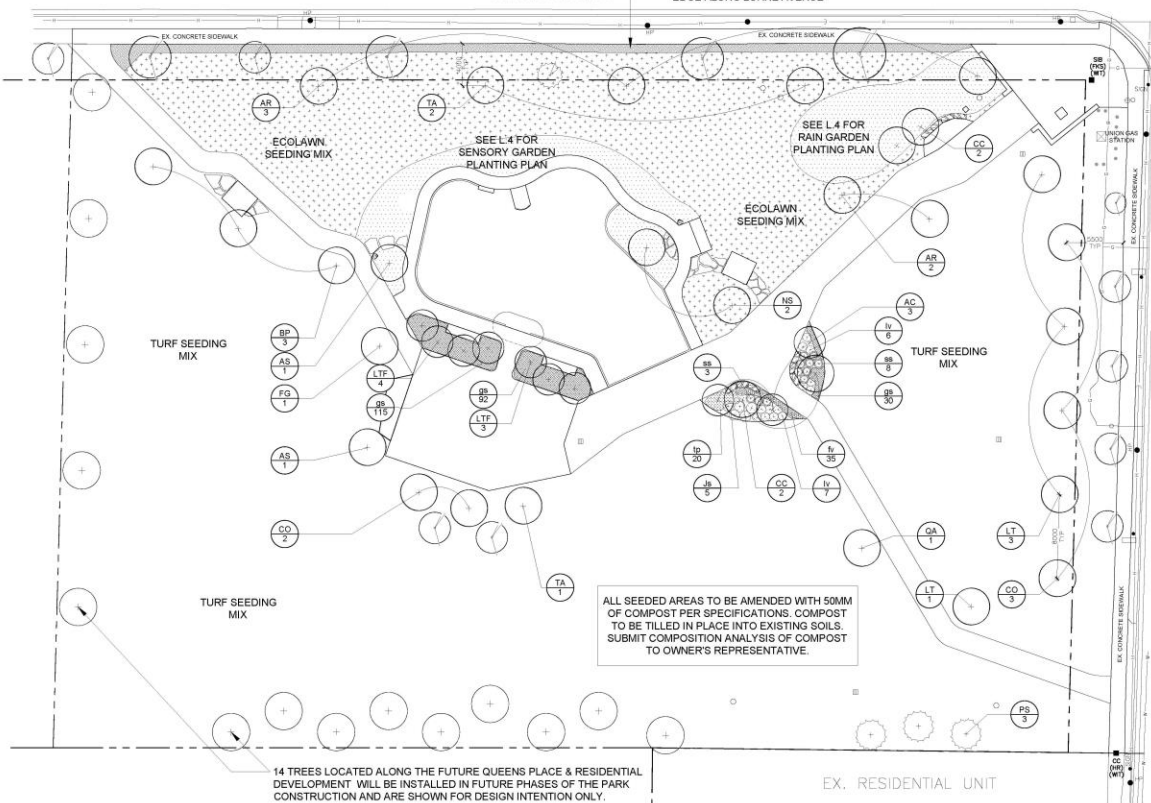


Site Layout Plan



LORNE AVENUE

800mm WIDE SOD STRIP AT SIDEWALK  
EDGE ALONG LORNE AVENUE



PLANTING NOTES:

1. PLANT MATERIAL INCLUDES TREES, WOODY SHRUBS, HERBACEOUS PERENNIALS, GRASSES, SOD, AND SEEDED AREAS.
2. CONTRACTOR TO SUPPLY AND INSTALL PLANT MATERIAL AS PER QUANTITIES LISTED ON LANDSCAPE PLAN IN CASE OF DISCREPANCY BETWEEN PLAN AND QUANTITIES LISTED.
3. CONTRACTOR TO LOCATE AND MARK ALL LOCATIONS FOR ALL UTILITIES PRIOR TO PLANTING FOR APPROVAL BY LANDSCAPE ARCHITECT.
4. LAYOUT OF PLANTING TO BE APPROVED ON-SITE BY OWNER'S REPRESENTATIVE.
5. PLANT MATERIAL IS TO BE TRANSPLANTED WITHIN 24HRS OF ARRIVAL TO SITE.
6. DURING THE WARRANTY PERIOD, REPLACE ALL MATERIAL THAT IS DEAD OR NOT IN A SATISFACTORY, HEALTHY GROWING STATE OR WHICH DOES NOT MEET THE REQUIREMENTS OF THE SPECIFICATIONS AT THE SOLE DISCRETION OF THE CONTRACT ADMINISTRATOR AT NO EXTRA COST TO THE CONTRACT.
7. ALL PLANT MATERIAL SHALL BE IN A HEALTHY, VIGOROUS GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD.
8. SUPPLY AND INSTALL PLANT MATERIAL ON THE DRAWING. SUBSTITUTIONS WITH OTHER PLANT MATERIAL MUST BE PRESENTED IN WRITING AND ARE SUBJECT TO WRITTEN APPROVAL BY THE OWNER'S REPRESENTATIVE.
9. MULCH TO BE FREE OF WEED SEED AND OTHER CONTAMINANTS
10. ALL PLANT MATERIAL MUST BE NURSERY GROWN AND MEET THE SPECIFICATIONS SET OUT IN THE LATEST GUIDE SPECIFICATIONS FOR NURSERY STOCK PREPARED BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) FOR SIZE, HEIGHT, SPREAD, GRADING, QUALITY AND METHOD OF CULTIVATION.
11. PLANT MATERIAL TRUE TO NAME AND TYPE. STRUCTURALLY SOUND, WELL BRANCHED, HEALTHY AND VIGOROUS AND FREE FROM DISEASE, INSECT INFESTATIONS, RODENT DAMAGE, SUN SCALD, FROST CRACKS AND OTHER ABRASIONS TO THE BARK AND DENSELY FOLIATED WITH A HEALTHY, WELL DEVELOPED ROOT SYSTEM. PRUNING WOUNDS MUST SHOW VIGOROUS BARK ON ALL EDGES AND ALL PARTS MUST SHOW LIVE AND GREEN CAMBIUM TISSUE WHEN CUT.
12. ALL MATERIAL MUST CONFORM TO THE SIZES ON THE PLANT LIST. SUBSTITUTION OF LARGER MATERIAL IS SUBJECT TO APPROVAL BY THE CONTRACT ADMINISTRATOR AND WILL NOT RESULT IN AN ADDITION TO THE CONTRACT PRICE.
13. KEEP SITE CLEAN AND PLANTING HOLES DRAINED. IMMEDIATELY REMOVE SOIL OR DEBRIS SPILLED ON TO PAVEMENT.
14. PLANT ONLY UNDER CONDITIONS THAT ARE CONDUCTIVE TO THE HEALTH AND PHYSICAL CONDITIONS OF PLANTS.
15. IMMEDIATELY REMOVE ALL REJECTED PLANT MATERIALS FROM THE SITE.
16. THE LOCATIONS OF TREES WHERE SHOWN ON DRAWINGS IS APPROXIMATE ONLY AND MAY REQUIRE ADJUSTMENT DUE TO SITE CONDITIONS. ALL TREE LOCATIONS TO BE STAKED OUT BY CONTRACTOR AND APPROVED BY THE CONTRACT ADMINISTRATOR PRIOR TO INSTALLATION.
17. ALL PLANTS SHALL BE PLACED IN A PLUMB POSITION. PREPARED BACKFILL SHALL BE PLACED AROUND THE ROOT SYSTEM. TAMPING OR WATERING SHALL ACCOMPANY THE BACKFILLING OPERATION TO ELIMINATE AIR POCKETS.
18. WATER ALL PLANTS IMMEDIATELY UPON COMPLETION OF PLANTING.
19. PRIOR TO MULCHING ENSURE THERE ARE NO WEEDS OR DEBRIS. SPREAD MULCH TO DEPTH INDICATED ON DETAILS. FOR GROUND COVER ENSURE 300mm FREE SPACE AROUND EACH NEW PLANT TO ALLOW FOR GROWTH.
20. DURING WARRANTY PERIOD THE CONTRACTOR IS TO ENSURE PLANTS ARE IN A HEALTHY, WELL MAINTAINED STATE. BY INSPECTING THE SITE AT REGULAR INTERVALS. WATER ONCE A WEEK FOR THE FIRST 4 WEEKS AND THEN SUFFICIENTLY THEREAFTER TO MAINTAIN OPTIMUM GROWING CONDITIONS. ENSURE ADEQUATE MOISTURE IN ROOT ZONE AT FREEZE UP.

LEGEND

- PROPERTY LINE
- CATCH BASIN AND MAINTENANCE HOLE
- EXISTING TREES TO BE PRESERVED
- PROPOSED ECOLAWN SEEDING
- PROPOSED SOD STRIP
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED DECIDUOUS SHRUB
- PROPOSED HERBACEOUS PLANTING

GENERAL NOTES:

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**SHIFT**  
LANDSCAPE ARCHITECTURE

100 CRIMEA STREET  
GUELPH ONTARIO  
CANADA  
N1H 2Y5  
P 505.712.9306  
MBARKER@SHIFTLAND.COM



REVISIONS:

NO.	DATE	DESCRIPTION
03	191213	ISSUED FOR TENDER
02	191203	ISSUED FOR 100% REVIEW
01	191107	ISSUED FOR 90% REVIEW
NUM.	DATE	DESCRIPTION

PROJECT  
**LORNE AVENUE PARK**  
723 LORNE AVE  
LONDON, ON

SHEET TITLE  
**SITE PLANTING PLAN**

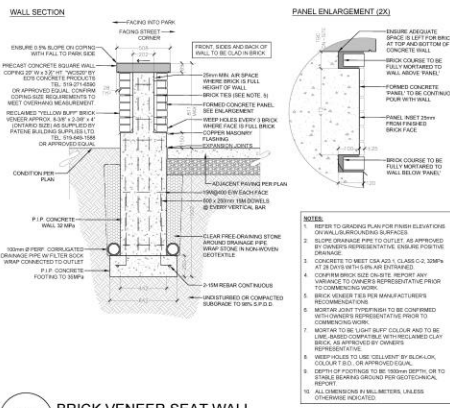
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DEC 13, 2019	
TENDER NO.	DRAWN BY
RFT20-13	SBDD
SCALE	CHECKED BY
1:200	MB
FILE #	SHEET
	L.3

SITE PLANT LIST

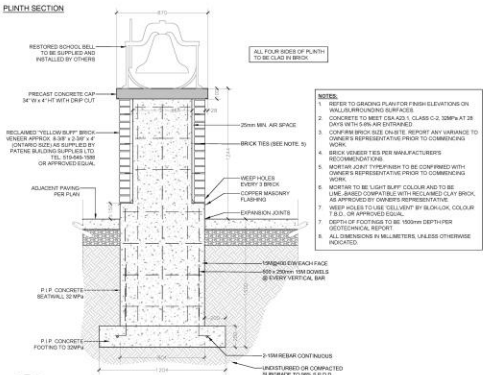
Deciduous Trees						
Symbol	Quantity	Botanical Name	Common Name	Container Size	Remarks	Spread
AC	3	<i>Amelanchier canadensis</i>	Canadian serviceberry	200cm HT WB	Native, four season interest	4m
AR	5	<i>Acer rubrum</i> Redpointe 'Frank Jr.'	Red maple	70mm WB	Native, tolerates wet soil, vibrant red fall colour	10m
AS	2	<i>Acer saccharum</i>	Sugar maple	70mm WB	Native, fall colour, salt sensitive	18m
BP	3	<i>Betula papyrifera</i>	Paper birch	45mm WB (tree)	Native, fall colour, interesting bark	12m
CC	4	<i>Cercis canadensis</i>	Eastern redbud	175cm HT WB	Native, spring flowers	8m
CO	5	<i>Cotinus occidentalis</i>	Hackberry	70mm WB	Native, urban tolerant	16m
FG	1	<i>Fagus grandifolia</i>	American beech	50mm WB	Native, distinctive bark	20m
LT	4	<i>Liriodendron tulipifera</i>	Tulip tree	70mm WB	Native	15m
LTF	7	<i>Liriodendron tulipifera</i> 'Arnold'	Arnold tulip tree	50mm WB	Native, fall colour, narrow/upright form	5m
NS	2	<i>Nyssa sylvatica</i>	Black gum	40mm BBC	Native, fall colour	10m
QA	1	<i>Quercus alba</i>	White oak	50mm WB	Native, fall colour	22m
TA	4	<i>Tilia americana</i>	Baswood	70mm WB	Native	15m
Coniferous Trees						
Symbol	Quantity	Botanical Name	Common Name	Container Size	Remarks	Spread
PS	3	<i>Pinus strobus</i>	Eastern White Pine	180cm HT WB	Native, four season interest	6m

Shrubs									
Symbol	Quantity	Botanical Name	Common Name	Container Size	Remarks	Height	Spread	Fl Color	Bloom Time
iv	13	<i>Itea virginica</i> Little Henry (Sprich)	Little Henry Sweetspire	2 gal	Fragrant, compact form, fall colour	80cm	80cm	White	Spring
Evergreen Shrubs									
Symbol	Quantity	Botanical Name	Common Name	Container Size	Remarks	Height	Spread	Fl Color	Bloom Time
js	5	<i>Juniperus sabina</i> Calgary Carpet	Calgary Carpet Juniper	3 gal 40cm	Soft	30cm	125cm		
Ornamental Grasses									
Symbol	Quantity	Botanical Name	Common Name	Container Size	Remarks	Height	Spread	Fl Color	Bloom Time
ss	11	<i>Schizachyrium scoparium</i> 'Standing Ovation'	Standing Ovation Little Bluestem	1 gal	Fall colour, upright variety	120cm	70cm		fall
Groundcovers									
Symbol	Quantity	Botanical Name	Common Name	Container Size	Remarks	Height	Spread	Fl Color	Bloom Time
iv	35	<i>Fragaria virginiana</i>	Virginia Strawberry	9cm	Edible	20cm	40cm	White	Spring
gp	237	<i>Geranium sanguineum</i> 'Max Frei'	Bloody Cranebill	1 gal		20cm	50cm	Purple	Spring
tp	20	<i>Thymus pseudolanuginosus</i>	Woolly Thyme	9cm	Soft and aromatic	5cm	50cm	Pink	Summer

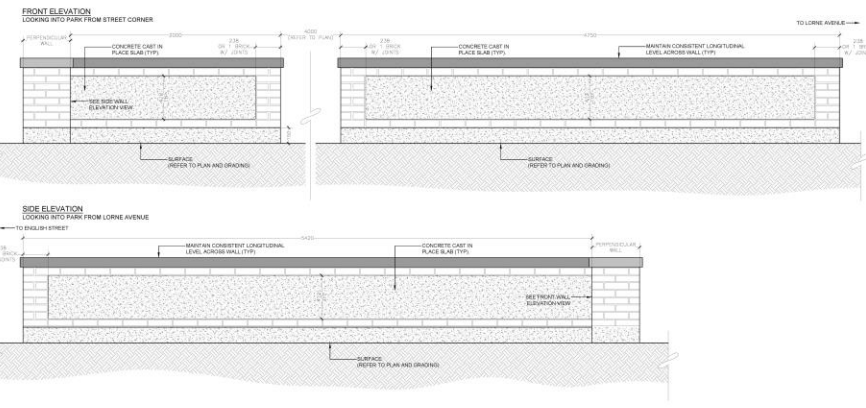
Site Planting Plan



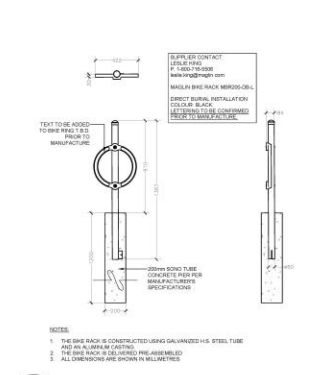
15 BRICK VENEER SEAT WALL



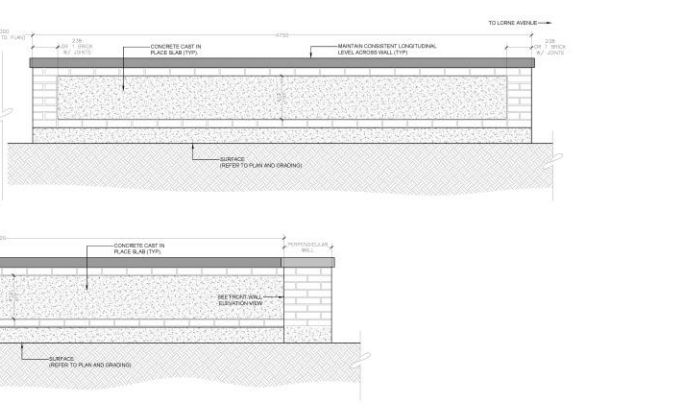
16 BRICK VENEER PLINTH



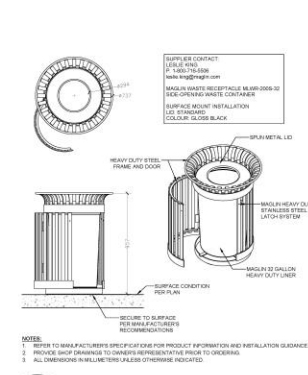
17 BIKE RACK



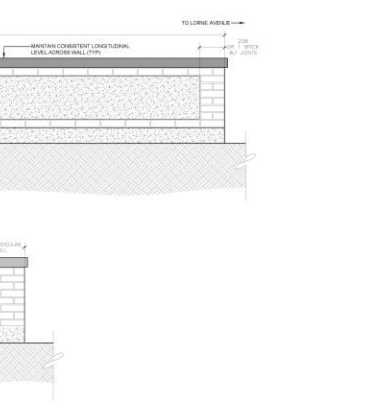
18 WASTE RECEPTACLE



19 PARK BENCH



20 LOG TRANSFER PLATFORM



21 LOG CHAIR

**LEGEND**

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**SHIFT**  
LANDSCAPE ARCHITECTURE

100 CRIMA STREET  
GUELPH ONTARIO  
CANADA  
N1H 2Y5  
P 505.712.9336  
MBARKER@SHIFTLAND.COM



**REVISIONS**

NO.	DATE	DESCRIPTION
03	191213	ISSUED FOR TENDER
02	191203	ISSUED FOR 100% REVIEW
01	191107	ISSUED FOR 90% REVIEW

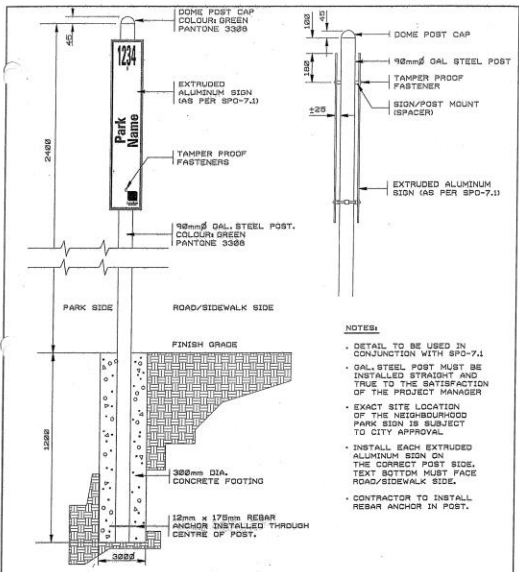
**PROJECT**  
LORNE AVENUE PARK  
723 LORNE AVE  
LONDON, ON

**SHEET TITLE**  
DETAILS 2

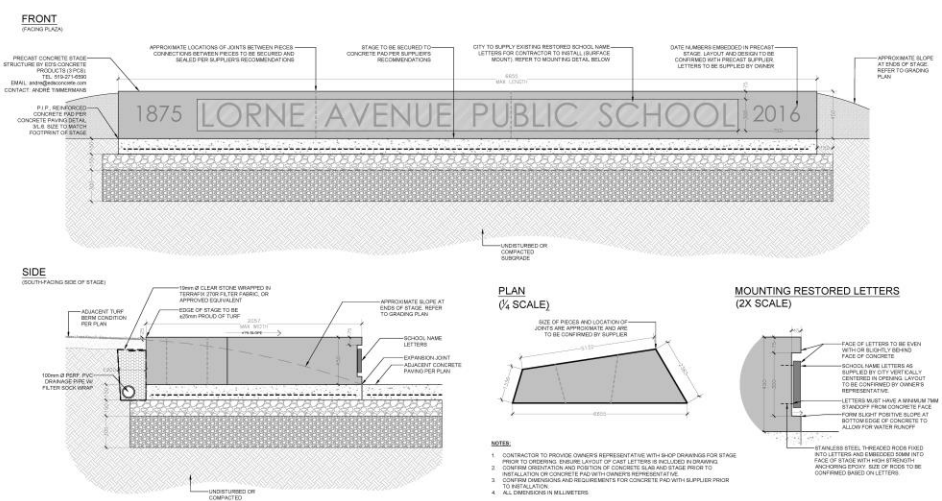
DATE	ISSUED
DEC 13, 2019	
TENDER NO	DRAWN BY
RFT20-13	DD
SCALE	CHECKED BY
NTS	MB
FILE #	SHEET
	L.7

Details: Brick Plinth for Bell, Site Furniture, etc.

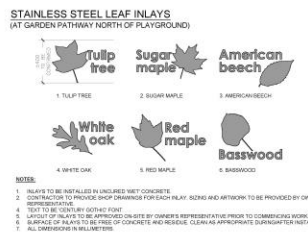




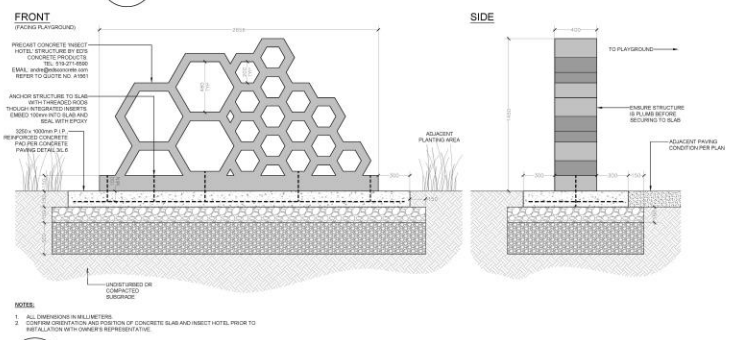
CITY OF LONDON STANDARD DRAWING  
 NEIGHBOURHOOD PARK SIGN - INSTALLATION  
 DWG SPO - 7.2 DATE 2005 11 01 APPROVED BY PARKS PLANNING & DESIGN



23 PRECAST CONCRETE STAGE

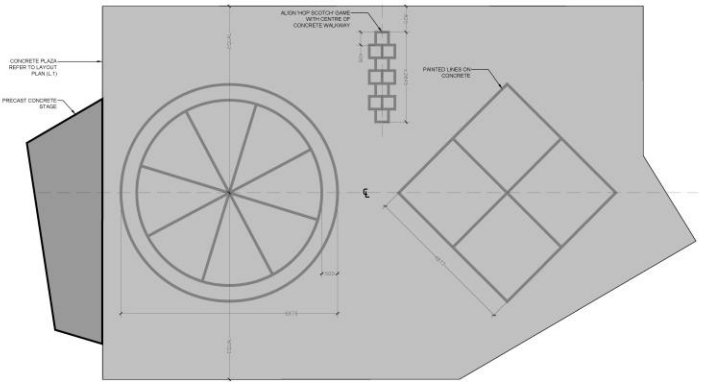


24 TREE NAME AND LEAF INLAYS IN CONCRETE



26 INSECT HOTEL STRUCTURE

22 PARK SIGN INSTALLATION (POST AND SIGN TO BE SUPPLIED BY THE CITY OF LONDON)



25 PLAZA LINE PAINTING LAYOUT

LEGEND

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**SHIFT**  
 LANDSCAPE ARCHITECTURE

100 CRIMEA STREET  
 GUELPH ONTARIO  
 CANADA  
 N1H 2Y5  
 P 505 712 8326  
 MBARKER@SHIFTLAND.COM

REVISIONS

NO.	DATE	DESCRIPTION
03	191213	ISSUED FOR TENDER
02	191203	ISSUED FOR 100% REVIEW
01	191107	ISSUED FOR 90% REVIEW

PROJECT  
**LORNE AVENUE PARK**  
 723 LORNE AVE  
 LONDON, ON

SHEET TITLE  
 DETAILS 3

DATE	ISSUED
DEC 13, 2019	

TENDER NO	DRAWN BY
RFT20-13	DD

SCALE	CHECKED BY
	MB

FILE #	SHEET
	L.8

Details: Stage with School Lettering, etc.





# *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*.

# 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 a proposed park on the property at 723 Lorne Avenue, located within the Old East Heritage Conservation District, **BE PERMITTED** with the following terms and conditions:

- a) That the Heritage Planner be consulted on the restoration and installation details for the original school bell and aluminium lettering prior to installation;
- b) The LACH be consulted on the cultural heritage interpretive sign to commemorate the former Lorne Avenue Public School prior to its production and installation; and,
- c) Consideration be given to including more plant species identified in Table 5.1 of the *Old East Heritage Conservation District Conservation Guidelines* in the planting plan for the Lorne Avenue Park.



Small white sign on the left utility pole.

Back of a stop sign on the left utility pole.

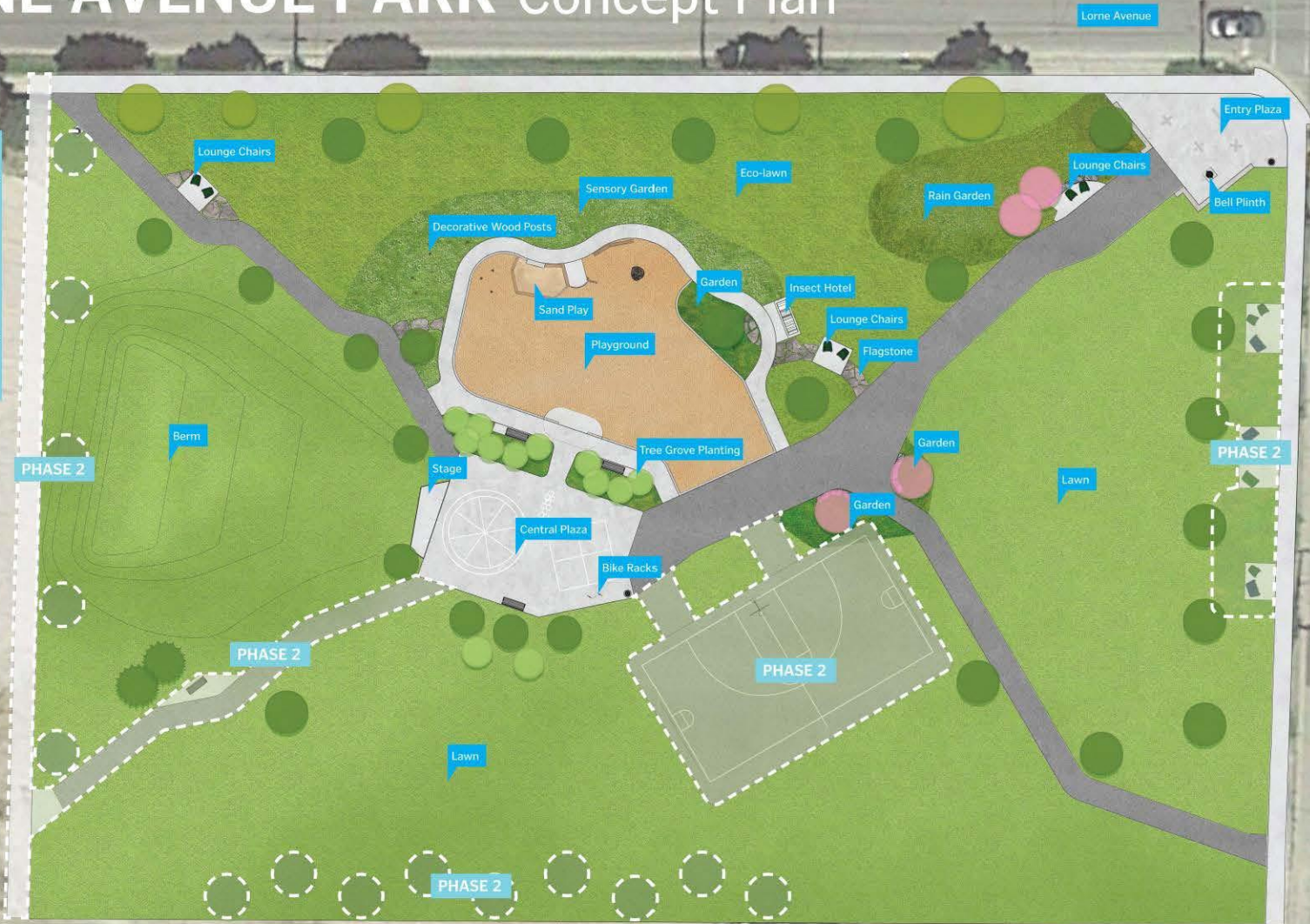
06/13/2019



# LORNE AVENUE PARK Concept Plan

## Phase 2

- New sidewalk and street trees along future Queens Place
- Pathway connecting the central plaza to Queens Place sidewalk
- Tree buffer along southwest property line
- Multi-use court
- Gathering spaces along English Street with lounge chairs and surrounding gardens
- Lighting



Future Queens Place

PHASE 2

PHASE 2

PHASE 2

PHASE 2

PHASE 2

Future Residential

Existing Residential



\*Plan Subject to Change

## Report to London Advisory Committee on Heritage

**To:** Chair and Members  
London Advisory Committee on Heritage  
**From:** Gregg Barrett,  
Director, City Planning and City Planner  
**Subject:** Demolition Request for Heritage Listed Properties at 74  
Wellington Road and 78 Wellington Road  
**Meeting on:** Wednesday March 11, 2020

## Recommendation

That, on the recommendation of the Director, Planning & City Planner, with the advice of the Heritage Planner, that the properties at 74 Wellington Road and 78 Wellington Road **BE REMOVED** from the Register of Cultural Heritage Resources.

## Executive Summary

Cultural Heritage Evaluation Reports for the heritage listed properties at 74 Wellington Road and 78 Wellington Road were completed and determined that the properties do not meet the criteria for designation pursuant to the *Ontario Heritage Act*.

## Analysis

### 1.0 Background

#### 1.1 Property Locations

The subject properties at 74 Wellington Road and 78 Wellington Road are located on the east side of Wellington Road (Appendix A). The property at 74 Wellington Road is located on the southeast corner of Wellington Road and Watson Street. The property at 78 Wellington Road is adjacent, to the south.

#### 1.2 Cultural Heritage Status

The subject properties at 74 Wellington Road and 78 Wellington Road are heritage listed properties.

With the recommendation of the London Advisory Committee on Heritage (LACH), Municipal Council added 347 potential cultural heritage resources identified by the Cultural Heritage Screening Report (CHSR) to the Register of Cultural Heritage Resources at its meeting on March 26, 2017. The CHSR was prepared as part of the background studies for the Transit Project Assessment Process (TPAP) for Rapid Transit. All of these 347 properties are “heritage listed properties.”

#### 1.3 Rapid Transit and Cultural Heritage

During and since TPAP, cultural heritage evaluations of properties along the Rapid Transit corridors have been completed. Some evaluations have found that properties have met the criteria for designation (see Section 3.1), and further cultural heritage assessment (e.g. property-specific Heritage Impact Assessment) is required. Other evaluations have found that properties have not met the criteria for designation, and no further cultural heritage assessment is required.

#### 1.4 Description

The subject property at 74 Wellington Road is described as a single-storey vernacular building constructed in circa 1940-1941 (Appendix B).

The subject property at 78 Wellington Road is described as a single-storey vernacular building constructed in 1948 (Appendix B).

## **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, an event, or a people.”

“Conserved” is defined in the *Provincial Policy Statement* (2014), “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.”

### **2.2 Ontario Heritage Act**

The *Ontario Heritage Act* enables municipalities to protect properties that are of cultural heritage value or interest.

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. Listing a property on the Register is an important action to “flag” the potential cultural heritage value or interest of properties during decision making processes.

As consultation with the LACH is required to add a property to the Register, consultation with the LACH is required before a property may be removed from the Register by Municipal Council.

### **2.4 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,” pursuant to Section 27(1.2) of the *Ontario Heritage Act*. These properties are not designated, but are considered to be of 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.

### **2.5 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.

## **3.0 Cultural Heritage Evaluation**

### **3.1 Criteria for Determining Cultural Heritage Value or Interest**

The criteria of Ontario 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 any of the criteria, the property should be removed from the Register.

### **3.2 Cultural Heritage Evaluation Report**

The subject properties were individually evaluated in the “Wellington 35” group Cultural Heritage Evaluation Report (CHER) that was undertaken as part of the Transit Project Assessment Process (TPAP) for Rapid Transit (AECOM, February 2019).

The CHER evaluated each of the subject properties using the criteria of Ontario Regulation 9/06 (see Section 3.1 for the criteria). The Heritage Planner had the opportunity to review and comment on the CHER; the Heritage Planner concurs with the evaluations presented in the CHER. The Stewardship Sub-Committee was circulated the CHER for review and comment at its meeting on January 30, 2019; the LACH was consulted on the CHER at its meeting on February 13, 2019. A link to the CHER for the subject properties can be found at the end of this report.

The evaluation of the property at 74 Wellington Road found that the property did not meet the criteria of Ontario Regulation 9/06. The CHER did not recommend any further cultural heritage assessment for the property at 74 Wellington Road.

The evaluation of the property at 78 Wellington Road found that the property did not meet the criteria of Ontario Regulation 9/06. The CHER did not recommend any further cultural heritage assessment for the property at 78 Wellington Road.

### **3.4 Consultation**

Pursuant to the Council Policy Manual, notification of the demolition request has been sent to 75 property owners within 120m of the subject properties on February 28, 2020, as well as community groups including the Architectural Conservancy Ontario – London Region, London & Middlesex Historical Society, and the Urban League. Notice is also published in *The Londoner* on March 26, 2020.

## **4.0 Conclusion**

The evaluation of the subject properties at 74 Wellington Road and 78 Wellington Road using the criteria of Ontario Regulation 9/06 found that the properties do not meet the criteria for designation under the *Ontario Heritage Act*. The properties at 74 Wellington Road and 78 Wellington Road should be removed from the Register of Cultural Heritage Resources.

<b>Prepared by:</b>	<b>Kyle Gonyou, CAHP Heritage Planner</b>
<b>Submitted and Recommended by:</b>	<b>Gregg Barrett, AICP Director, City Planning and City Planner</b>

March 4, 2020  
KG/

C. Jennie Dann, Director, Major Projects  
Daryl Diegel, Manager I, Facilities Capital Projects

\\FILE2\users-z\pdp\Shared\policy\HERITAGE\REASONS.DES\Wellington Road, 74 & 78\2020-03-11 LACH Demo  
74 Wellington Road, 78 Wellington Road.docx

Appendix A Subject Property Locations  
Appendix C Images

**Links to Cultural Heritage Evaluation Report**

AECOM. “Cultural Heritage Evaluation Report 35 Properties, Wellington Road, London, Ontario London Bus Rapid Transit – Transit Project Assessment Process.” February 2019.

**74 Wellington Road** (see Item 2.1.6 on the LACH Agenda for its meeting on February 13, 2019: <https://pub-london.escribemeetings.com/meeting.aspx?Id=e2513031-ed04-4bd3-8964-fd001613cc23&Agenda=Merged&lang=English>)

**78 Wellington Road** (see Item 2.1.6 on the LACH Agenda for its meeting on February 13, 2019: <https://pub-london.escribemeetings.com/meeting.aspx?Id=e2513031-ed04-4bd3-8964-fd001613cc23&Agenda=Merged&lang=English>)

# Appendix A – Subject Property Locations



Figure 1: Location Map identifying the subject properties at 74 Wellington Road and 78 Wellington Road.



## Appendix B – Images



*Image 1: Photograph of the property at 74 Wellington Road, with the property at 78 Wellington Road in the background.*



*Image 2: Photograph of the property at 74 Wellington Road.*



*Image 3: Photograph of the property at 78 Wellington Road.*





# Demolition Request for Heritage Listed Properties at 74 Wellington Road & 78 Wellington Road

London Advisory Committee on Heritage  
Wednesday March 11, 2020



# 74 Wellington Road & 78 Wellington Road





# 74 Wellington Road



- Built 1940-1941
- Single-storey
- Vernacular
- Added to Register from CHSR (Rapid Transit, March 26, 2017)
- Evaluated in “Wellington 35” Group CHER in TPAP

# CHER 74 Wellington Road

**City of London**

35 Properties, Wellington Road, London, Ontario  
London Bus Rapid Transit – Transit Project Assessment Process

**5.4.5 Cultural Heritage Evaluation – Ontario Regulation 9/06**

Criteria	Criteria	Meets Criteria (Yes/No)	Rationale
1) The property has design or physical value 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 74 Wellington Road is vernacular in design and form. Although the building includes a relatively unusual exterior, the building's exterior has been modified and is not a rare, unique, representative, or early example of a style, type, or expression, material, or construction method. Therefore, it does not meet this criterion.
	ii) Displays a high degree of craftsmanship or artistic merit.	No	The building includes some artistic features including a set of windows with stained glass inserts. However, although an artistic element incorporated into the dwelling, the building does not display a high degree of craftsmanship or artistic merit. Therefore, it does not meet this criterion.
	iii) Demonstrates a high degree of technical or scientific achievement.	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential buildings of its era. Therefore, it does not meet this criterion.
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	No information was found to suggest that any previous tenants or landowners were significant in the area. Significant associations were not determined. Therefore, the property does not meet this criterion.

# CHER 74 Wellington Road

**City of London**

35 Properties, Wellington Road, London, Ontario  
 London Bus Rapid Transit – Transit Project Assessment Process

Criteria	Criteria	Meets Criteria (Yes/No)	Rationale
	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 that contributes to an understanding of 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. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
3) The property has contextual value because it:	i) Is important in defining, maintaining, or supporting the character of an area	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
	ii) Is physically, functionally, visually or historically linked to its surroundings	No	The property is one of many mid-twentieth-century houses of varied styles that comprise this area along Wellington Road. It is not physically, functionally, visually, or historically linked to its surroundings. Therefore, it does not meet this criterion.
	iii) Is a landmark	No	No evidence could be found to suggest that this building is a landmark in the area.



# 78 Wellington Road



- Built 1948
- Single-storey
- Vernacular
- Added to Register from CHSR (Rapid Transit, March 26, 2017)
- Evaluated in “Wellington 35” Group CHER in TPAP

# CHER 78 Wellington Road

**City of London**

35 Properties, Wellington Road, London, Ontario  
London Bus Rapid Transit – Transit Project Assessment Process

**5.5.5 Cultural Heritage Evaluation – Ontario Regulation 9/06**

Criteria	Criteria	Meets Criteria (Yes/No)	Rationale
1) The property has design or physical value 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 78 Wellington Road is vernacular in design and form. The building's exterior has been modified with a late-20th century siding application, and the building is not a rare, unique, representative, or early example of a style, type, or expression, material, or construction method. Therefore, it does not meet this criterion.
	ii) Displays a high degree of craftsmanship or artistic merit.	No	The building does not appear to display any artistic merit or degree of craftsmanship above the usual standards for the period. Therefore, it does not meet this criterion.
	iii) Demonstrates a high degree of technical or scientific achievement.	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential buildings of its era. Therefore, it does not meet this criterion.
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	No information was found to suggest that any previous tenants or landowners were significant in the area. Significant associations were not determined. Therefore, the property does not meet this criterion.

# CHER 78 Wellington Road

**City of London**

35 Properties, Wellington Road, London, Ontario  
London Bus Rapid Transit – Transit Project Assessment Process

Criteria	Criteria	Meets Criteria (Yes/No)	Rationale
	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 that contributes to an understanding of 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. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
3) The property has contextual value because it:	i) Is important in defining, maintaining, or supporting the character of an area	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
	ii) Is physically, functionally, visually or historically linked to its surroundings	No	The property at 78 Wellington Road was developed in the mid-20th century, consistent with its surroundings. Further, the property is one several residential properties built in varying styles and forms along the east side of Wellington Road. The property is not physically, functionally, visually, or historically linked to its surroundings. Therefore, it does not meet this criterion.
	iii) Is a landmark	No	No evidence could be found to suggest that this building is a landmark in the area.





# Previous Consultation

## **Cultural Heritage Screening Report (CHSR) (WSP, final February 2019)**

- Stewardship Sub-Committee: February 28, 2018
- LACH: March 14, 2018

## **“Wellington 35” Group CHER (AECOM, February 2019)**

- Stewardship Sub-Committee: January 30, 2019
- LACH: February 13, 2019



# Recommendation

That, on the recommendation of the Director, Planning & City Planner, with the advice of the Heritage Planner, that the properties at 74 Wellington Road and 78 Wellington Road **BE REMOVED** from the Register of Cultural Heritage Resources.

## Heritage Planners' Report to LACH: March 11, 2020

1. Heritage Alteration Permits processed under Delegated Authority By-law:
  - a) 100 Albion Street (B/P HCD): window, door, porch alterations
  - b) 333 Dufferin Avenue (WW HCD): signage
  - c) 338 St. James Street (BH HCD): roofline alterations to side elevation
  - d) 25 Empress Avenue (B/P HCD): finial replication
  - e) 115 Dundas Street (DTHCD): façade alterations (re-tile)
  - f) 41 Empress Avenue (B/P HCD): rear addition, porch alterations, siding alteration
  - g) 391 South Street – (Part IV): alterations to Colborne Building (adaptive reuse)
  
2. London Endowment for Heritage – accepting applications for heritage conservation projects until April 7, 2020. More information: [www.lcf.on.ca/london-endowment-for-heritage](http://www.lcf.on.ca/london-endowment-for-heritage)
  - a) Ad-Hoc Allocation Committee – Thursday April 23, 2020, noon (lunch provided) at London Community Foundation Boardroom, Covent Garden Market (130 King Street)

## Upcoming Heritage Events

- London & Middlesex Historical Society – Wednesdays, 7:30pm at the Old Courthouse (399 Ridout Street North, second floor)
  - March 18: A Tale of Two Theatres, Arthur McClelland
  - April 15: Farmerettes, Bonnie Sitter
- Arthur Ford Public School Heritage Fair on Tuesday April 14, 2020
  - Heritage Presentations needed. Contact Kerby Waud
- ACO London Region Annual General Meeting on Wednesday April 22, 2020 at 7:00pm at Idylewyld Inn (36 Grand Avenue)
- London Region Heritage Fair on Wednesday April 29, 2020 at Fanshawe Pioneer Village (1424 Clarke Road) 9:30-3:00
  - Judges needed. Contact Kerby Waud