

# Agenda

## London Advisory Committee on Heritage

The 6th Meeting of the London Advisory Committee on Heritage

September 10, 2020, 5:30 PM

Advisory Committee Virtual Meeting - during the COVID-19 Emergency

City Hall is open to the public, with reduced capacity and physical distancing requirements.

The City of London is committed to making every effort to provide alternate formats and communication supports for Council, Standing or Advisory Committee meetings and information, upon request. To make a request related to this meeting, please contact [advisorycommittee@london.ca](mailto:advisorycommittee@london.ca).

	Pages
<b>1. Call to Order</b>	
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<b>2. Scheduled Items</b>	
<b>3. Consent</b>	
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# London Advisory Committee on Heritage

## Report

The 5th Meeting of the London Advisory Committee on Heritage  
August 12, 2020  
Committee Room #5

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

ABSENT:   L. Fischer

ALSO PRESENT: A. Armistead, L. Dent, K. Gonyou, M. Greguol, L. Jones, M. Schulthess and M. Sundercock

The meeting was called to order at 5:30 PM; it being noted that the following Members were in remote attendance: S. Bergman, M. Bloxam, J. Dent, S. Gibson, S. Jory, J. Manness, E. Rath, K. Waud and M. Whalley.

### 1.    **Call to Order**

#### 1.1   Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2.    **Scheduled Items**

None.

### 3.    **Consent**

#### 3.1   4th Report of the London Advisory Committee on Heritage

That it BE NOTED that the 4th Report of the London Advisory Committee on Heritage, from its meeting held on March 11, 2020, was received.

#### 3.2   Notice of Planning Application - Zoning By-law Amendment - 124 Colborne Street and Other Properties

That it BE NOTED that the Notice of Planning Application, dated July 15, 2020, from C. Lowery, Planner II, with respect to a Zoning By-law Amendment for the property located at 124 Colborne Street, was received.

#### 3.3   Notice of Planning Application - Official Plan Amendment - Old Victoria Hospital Lands Secondary Plan Area

That it BE NOTED that the Notice of Planning Application, dated July 15, 2020, from C. Lowery, Planner II, with respect to an Official Plan Amendment for the Old Victoria Hospital Lands Secondary Plan Area, was received.

#### 3.4   Notice of Planning Application - Official Plan Amendment - Protected Major Transit Station Areas

That it BE NOTED that the Notice of Planning Application, dated May 28, 2020, from J. Lee, Planner I, with respect to an Official Plan Amendment for the Protected Major Transit Station Areas (PMTSAs), was received.

3.5 Notice of Planning Application - Official Plan and Zoning By-law Amendments - 1153-1155 Dundas Street

That the following actions be taken with respect to the Notice of Planning Application, dated May 19, 2020, from L. Davies Snyder, Planner II, related to Official Plan and Zoning By-law Amendments with respect to the properties located at 1153-1155 Dundas Street:

- a) L. Davies Snyder, Planner II, BE ADVISED that the London Advisory Committee on Heritage (LACH) is in support of the preliminary research and findings of the Heritage Impact Assessment, dated March 16, 2020, from Zelinka Priamo Ltd.; it being noted that the LACH believes the smokestacks on the property to be a significant heritage attribute and supports incorporation and retention of the structure in the adaptive reuse of this heritage listed property; and,
- b) the above-noted Notice of Application BE RECEIVED.

3.6 Implementing Additional Residential Units Requirements of the Planning Act (Bill 108) - Information Report

That the following actions be taken with respect to the staff report dated July 13, 2020, with respect to Implementing Additional Residential Units Requirements of the Planning Act (Bill 108):

- a) the Heritage Planners BE REQUESTED to review existing Heritage Conservation District plans and applicable planning policies to identify how additional residential units are addressed and report back at a future meeting of the London Advisory Committee on Heritage; and,
- b) the above-noted report BE RECEIVED.

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

None.

**5. Items for Discussion**

5.1 Demolition Request for Heritage Designated Property at 120 York Street by Farhi Holdings Corporation

That, on the recommendation of the Director, Development Services, with the advice of the Heritage Planner, the following actions be taken with respect to the request to demolish the building on the heritage designated property at 120 York Street, within the Downtown Heritage Conservation District:

- a) the above-noted request for demolition BE PERMITTED;
- b) the Chief Building Official BE ADVISED of Municipal Council's intention in this matter;
- c) the applicant BE REQUIRED to obtain final Site Plan Approval for the property; and,
- d) the Heritage Planner BE REQUESTED to confirm and implement the appropriate mitigation measures with the property's owner and heritage consultant, in writing, in advance of the demolition of the building located at 120 York Street, in order to protect the adjacent heritage designated properties;

it being noted that the London Advisory Committee on Heritage does not believe that surface parking supports the heritage character of the Downtown Heritage Conservation District.

5.2 Heritage Alteration Permit Application by S. MacLeod at 59 Wortley Road - Wortley Village-Old South Heritage Conservation District

That the staff report, dated August 12, 2020, with respect to a Heritage Alteration Permit Application by S. MacLeod, for the property located at 59 Wortley Road in the Wortley Village-Old South Heritage Conservation District, BE DEFERRED to a future meeting of the London Advisory Committee on Heritage.

5.3 Heritage Alteration Permit Application by A. Schneider at 70 Rogers Avenue - Blackfriars/Petersville 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 retroactive approval and approval for alterations to the property located at 70 Rogers Avenue, within the Blackfriars/Petersville Heritage Conservation District, BE PERMITTED with the following terms and conditions:

- the window replacements occur within one year of Municipal Council's decision;
- the sash windows feature the applied mullion detail (simulated divided light) on the exterior of the windows to replicate the fenestration pattern of the original windows; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

5.4 Heritage Alteration Permit Application by B. Egan at 512 English Street

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 for the proposed alterations to the property located at 512 English Street, within the Old East Heritage Conservation District, BE PERMITTED with the following terms and conditions:

- the voussoirs consist of salvaged buff brick that matches the brick of the dwelling;
- the space in between the two windows be clad with salvaged buff brick;
- the sills of the new window openings consist of matching materials consistent with the remaining window openings on the dwelling; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

5.5 Heritage Alteration Permit Application by J. Banninga and J. Williams at 784 Hellmuth Avenue - Bishop Hellmuth 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 retroactive approval for alterations to property located at 784 Hellmuth Avenue, within the Bishop Hellmuth Heritage Conservation District, BE REFUSED; it being noted that the London Advisory Committee on Heritage encourages the applicant to engage with the Heritage Planners to identify a solution.

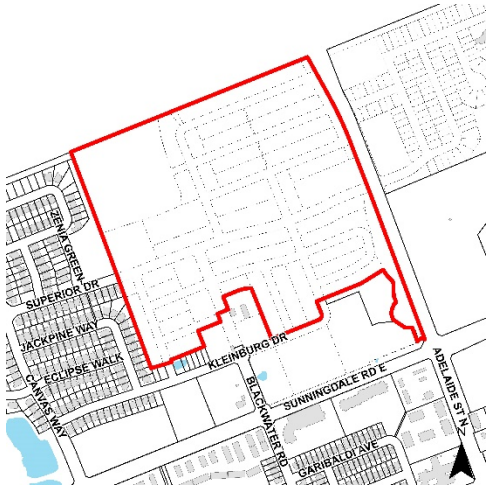
## 6. Adjournment

The meeting adjourned at 7:14 PM.

# NOTICE OF PLANNING APPLICATION

## Zoning By-Law Amendment

### 660 Sunningdale Road East



**File: Z-9249**

**Applicant: Clawson Group Inc.**

#### What is Proposed?

Zoning amendment to allow:

- Provide alternative forms of housing within portions of the draft approved subdivision.
- Red-line revisions to draft plan 39T-09501

## LEARN MORE & PROVIDE INPUT

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

Sean Meksula

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

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

File: Z-9249

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

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

Maureen Cassidy

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

519-661-CITY (2489) ext. 4005

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

# Application Details

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

## Requested Zoning By-law Amendment

Possible change to Zoning By-law Z.-1 **FROM** a Holding Residential R1 Special Provision (h\*h-100\*h-173\*R1-3) Zone **TO** a Holding Residential R5/R6 Special Provision (h\*h-100\*h-173\*R5-6(\_\_)/R6-5(\_\_)) Zone; **FROM** a Holding Residential R1 Special Provision (h\*h-100\*h-173\*R1-3) Zone **TO** a Holding Residential R4 (h\*h-100\*h-173\*R4-3) Zone. Special provisions for the proposed R5-6(\_\_)/R6-5(\_) zone would include rear yard decks to encroach in the yard setback as per section 4.27 (5) but may be closer than the stipulated maximum of 1.2m (3.9 feet) permitted. File: Z-9249/39T-09501. The complete Zoning By-law is available at [london.ca/planapps](https://london.ca/planapps).

## 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 and Multi-Family, Medium Density Residential in the Official Plan. The Low Density Residential permits single detached, semi-detached, duplex dwellings and multiple-attached dwellings, such as row houses or cluster houses as the main uses. The Multi-Family, Medium Density Residential permits multiple-attached dwellings, such as row houses or cluster houses, low-rise apartment buildings, rooming and boarding houses, emergency care facilities, converted dwellings, and small-scale nursing homes, rest homes and homes for the aged. These areas may also be developed for single-detached, semi-detached and duplex dwellings as the main uses.

The subject lands are in the Neighbourhood Place Type Place Type in *The London Plan*, permitting a range of uses which includes single detached dwellings up to stacked townhouses, apartments, mixed-used buildings and potential retail and office uses.

## How Can You Participate in the Planning Process?

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

**Please also note that this application is being circulated during the State of Emergency issued by the Province of Ontario. As a result, in-person services are not available at this time.**

## See More Information

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

- 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).

## Future opportunity to view the application:

- When the City of London returns to operations that support in-person viewing, please contact the City's Planner listed on the first page of this Notice to confirm the office location of the Planner and the times that the office is open.

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When the City of London returns to operations that support in-person viewing, please contact the City's Planner listed on the first page of this Notice to confirm the office location of the Planner and the times that the office is open.

## **Reply to this Notice of Application**

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

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

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

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

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

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

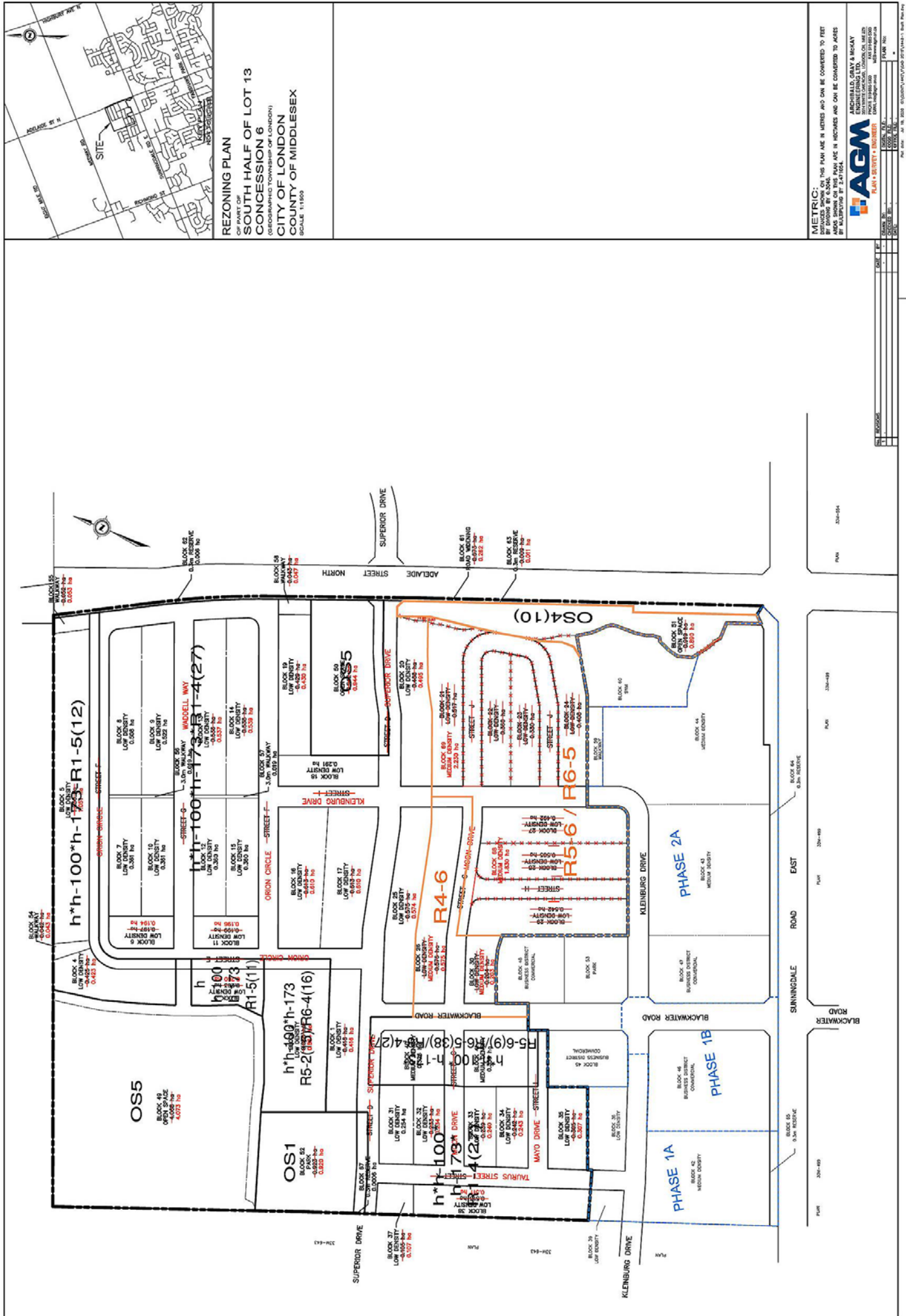
For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

### **Notice of Collection of Personal Information**

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

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

# Proposed Changes



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



# NOTICE OF PLANNING APPLICATION

## Zoning By-Law Amendment

### 260 Sarnia Road



**File: Z-9246**

**Applicant: Kirkness Consulting c/o Shana'a Holdings Inc.**

#### What is Proposed?

Zoning amendment to allow:

- A cluster townhouse development consisting of 8, 2-storey stacked back-to-back townhouse units
- Special provisions to permit a reduced number of parking spaces and a reduced front yard setback.

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **September 2, 2020**

Monica Wu

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

519-661-CITY (2489) ext. 5924

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

File: Z-9246

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

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

Councillor Phil Squire

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

519-661-CITY (2489) ext. 4006

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We want to make sure they have a chance to take part.**

# Application Details

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

## Requested Zoning By-law Amendment

To change the zoning from a Residential R1 (R1-9) Zone to a Residential Special Provision R8 (R8-4(\_)) 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](http://london.ca/planapps).

### Current Zoning

**Zone:** Residential R1 (R1-9) Zone

**Permitted Uses:** A single detached dwelling

**Special Provisions:** None

### Requested Zoning

**Zone:** Special Provision Residential R8 (R8-4) Zone

**Permitted Uses:** Low rise apartment buildings and stacked townhousing

**Special Provisions:** To permit 1 parking space per unit whereas 1.5 parking spaces per unit is required; and to permit a front yard setback of 0 metres whereas 6.45 metres is required. The City may consider additional Special Provisions for the site.

## Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document.

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

## How Can You Participate in the Planning Process?

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

### See More Information

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

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

### Reply to this Notice of Application

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

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.

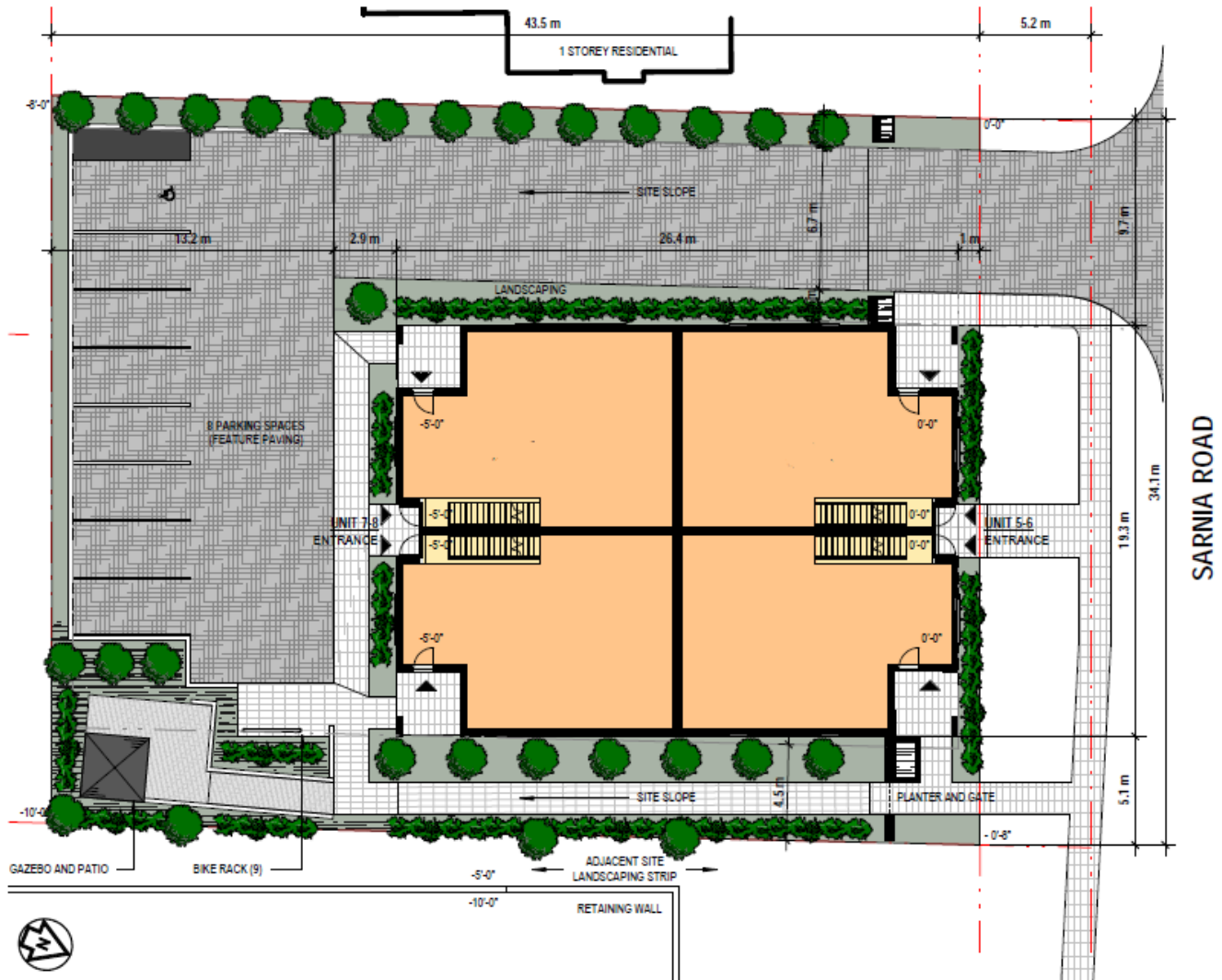
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# Site Concept



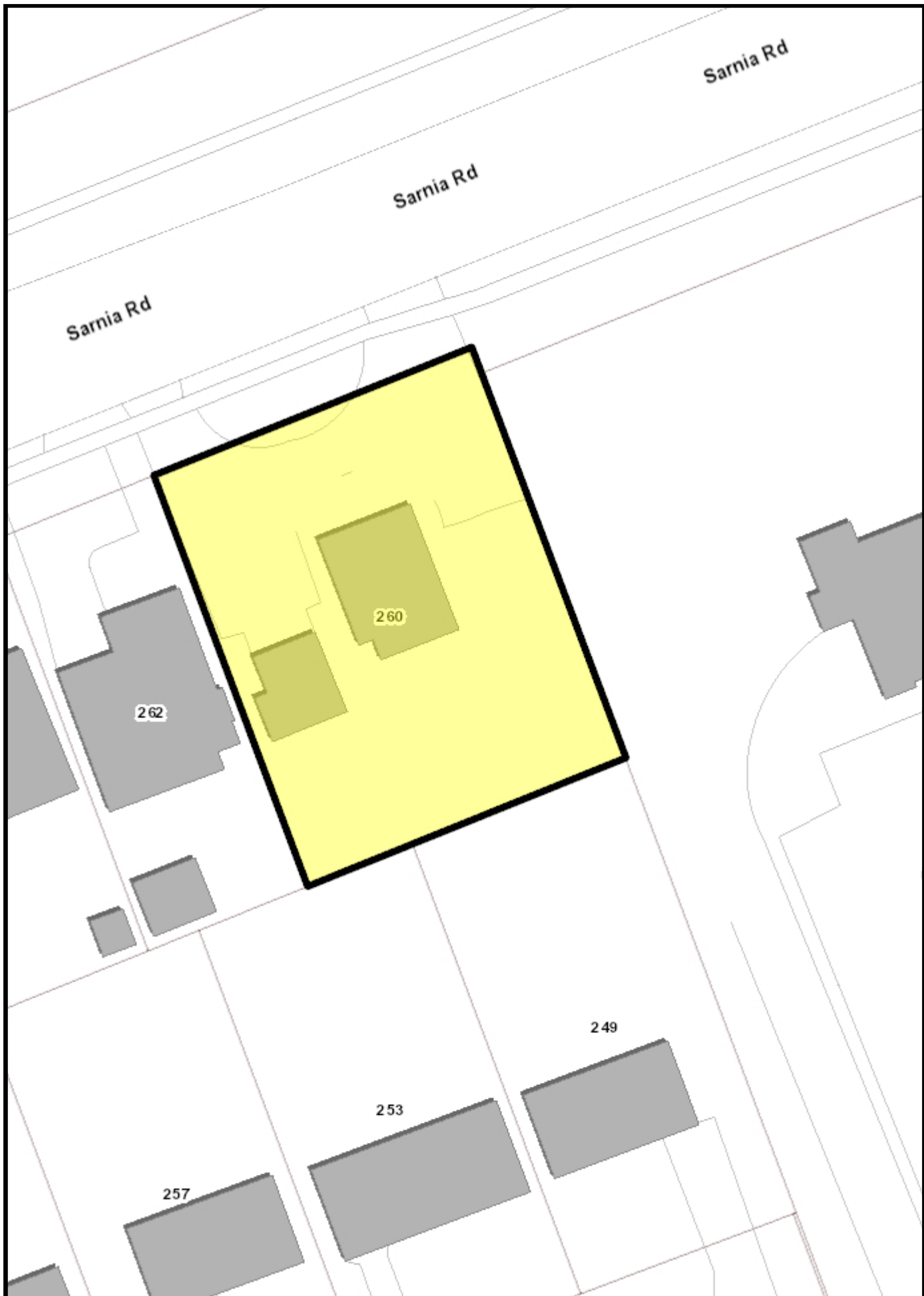
Site Concept Plan

# Building Rendering



Conceptual Rendering – View from Sarnia Road






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



### Location Map

Subject Property: 260 Sarnia Road  
 Applicant: SHANA'A HOLDINGS INC  
 File Number: Z-9246  
 Created By: Monica Wu  
 Date: 7/28/2020  
 Scale: 1:500

### Legend

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

Corporation of the City of London



# HERITAGE IMPACT ASSESSMENT BRIEF

260 Sarnia Road,  
City of London

Date:

**May, 2020**

Prepared for:

**Shana'a Holdings Inc.**

Prepared by:

**MacNaughton Hermsen Britton Clarkson  
Planning Limited (MHBC)**

200-540 Bingemans Centre Drive

Kitchener, ON N2B 3X9

T: 519 576 3650

F: 519 576 0121

Our File: '20127 A'



**MHBC**  
PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

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# 1.0 INTRODUCTION

The purpose of this Heritage Impact Assessment Brief is to provide you with a summary of our impact analysis of the proposed development at 260 Sarnia Road on the adjacent property at 230 Sarnia Road. The property located at 230 Sarnia Road is listed (non-designated) as per Section 27 of the *Ontario Heritage Act* on the City of London Municipal Heritage Register. The property located at 230 Sarnia Road is part of Western University Campus<sup>1</sup>, located south of Sarnia Road, west of Western Road. The subject property located at 260 Sarnia Road is not identified by the City of London as being of Cultural Heritage Value or Interest and is not designated or listed.

The City of London requires a Heritage Impact Assessment when development is proposed on properties located adjacent to a property listed on the Municipal Heritage Register as per Policy 565 of the City of London Official Plan as follows,

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

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<sup>1</sup> Formerly University of Western Ontario (UWO), now Western University (WU)





Figure 1: Aerial photograph of the south-west portion of Western University campus noting the location of the subject property at 260 Sarnia Road (outlined in red), the south-west portion of the adjacent listed property (UWO campus) shaded in yellow, and the John G. Althouse building (outlined in yellow, not to scale) (Source: Google Satellite Photograph, accessed 2020)

This Heritage Impact Assessment Brief is based on the requirements of a Heritage Impact Assessment as per the Ministry of Heritage, Sport, Tourism and Culture Industries *InfoSheet #5* which are as follows:

- Historical Research, Site Analysis and Evaluation;
- Identification of the Significance and Heritage Attributes of the Cultural Heritage Resource<sup>2</sup>;
- Description of the Proposed Development or Site Alteration;
- Measurement of Development or Site Alteration Impact;
- Consideration of Alternatives, Mitigation and Conservation Methods;
- Implementation and Monitoring; and
- Summary Statement and Conservation Recommendations.

<sup>2</sup> Note: that this brief recognizes that the property located at 230 Sarnia Road has already been identified as having Cultural Heritage Value or Interest by the City of Sarnia as it includes the John G. Althouse building. Therefore, the analysis of impacts to heritage resources is based on this information.

# 2.0 SUMMARY OF HISTORICAL BACKGROUND & CULTURAL HERITAGE RESOURCES

The property located at 260 Sarnia Road is historically part of Lot 18, Concession 2 of London Township. The listed property at 230 Sarnia Road is part of the Western University (WU) Campus and is also located on part of Lot 18, Concession 2. According to historic maps, Lot 18 remained undeveloped in the 1850s (See Figure 2). The Tremaine map indicates that the lot was likely subdivided into a north and south half by the 1860s (See Figure 3). According to the Illustrated Historical Atlas of Middlesex County, London Township, the east half of the property was subdivided into smaller lots (See Figure 4).



Figure 2: Excerpt of the 1850 Sketch of part of London Township, Nath. Steevens, Lt. XX Regt. Approximate location of Concession 2, Lot 18 outlined in red. (Source: Western University Library)

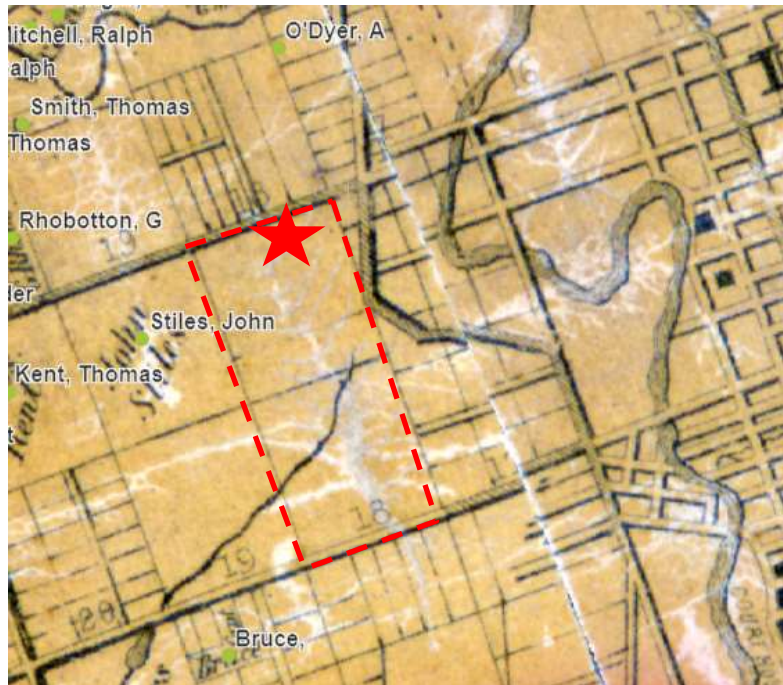


Figure 3: Excerpt of the George R. Tremaine Map of Middlesex County, London Township noting the location of all of Concession 2, Lot 18. Approximate location of the property located at 260 Sarnia Road indicated with red star. (Source: McGill University)

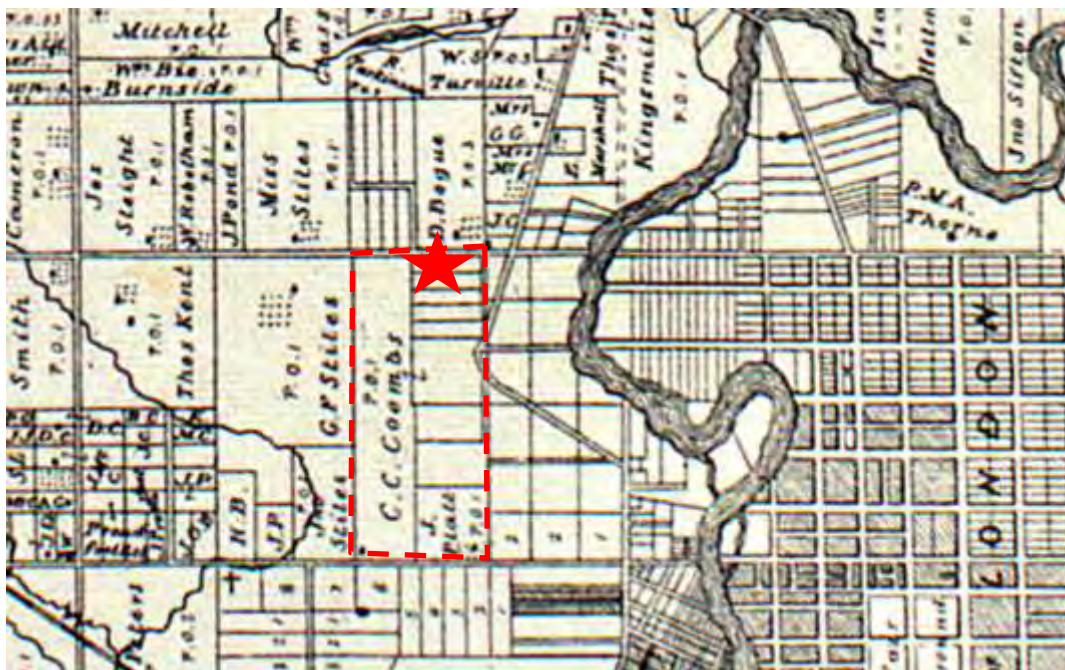


Figure 4: Excerpt of the Illustrated Historical Atlas of Middlesex County, London Township noting the location of all of Concession 2, Lot 18 in red. Approximate location of the property located at 260 Sarnia Road indicated with red star.

The 1955 aerial photograph of the area confirms that development on the adjacent property at 230 Sarnia Road had not yet occurred (See Figure 5). The portion of Concession 2, Lot 18 which currently includes the John G. Althouse building is shown as cultivated fields. The John G. Althouse is noted in the City of London Municipal Heritage Register as being constructed in 1966. According to the Western University Campus Master Plan (2015), the John G. Althouse building was the only substantial building located on the south-west part of WU campus until Perth Hall was constructed, approximately 40 years later.



Figure 5: Excerpt of the 1955 aerial photograph of the subject property and vicinity of the area (Roll 4245, Photo 23). Limits of Lot 18, Concession 2 noted with red dashed line. Approximate location of existing dwelling at 260 Sarnia Road noted with white circle. Approximate location of future John G. Althouse building noted in red circle. (Source: Western University Map Library)

## EXISTING BUILT FEATURES

The property located at 230 Sarnia Road is listed on the City of London Heritage Register. The Register specifies that alternate addresses for the property include the following:

- 1125 Western Road;
- 1137 Western Road;
- 1139 Western Road; and
- 1141 Western Road.

The Register specifies that this property is of Cultural Heritage Value or Interest as it includes the John G. Althouse building which was constructed in 1966. The John G. Althouse building is specifically addressed as 1137 Western Road.

The other buildings located on the adjacent university property (see Figure 6) are not considered to have cultural heritage value or interest. Ontario Hall is located closest to the subject property at 260 Sarnia Road and is a four to six storey student housing complex constructed in 2013. Perth Hall is a student residential building constructed in 2003, according to the Western University website. The University Child Care Centre and a cluster of commercial retail buildings are located near the intersection of Sarnia Road and Western Road and are all late 20<sup>th</sup> century buildings. Therefore, the only cultural heritage feature which is related to the scope of this impact analysis is related to the John G. Althouse building.



Figure 6: Excerpt of the Western University Campus map noting the location of the “Althouse” building with yellow dashed line. Approximate location of property at 260 Sarnia Road indicated with red dashed line (not to scale) (Source: Western University Library)

The John G. Althouse building is situated approximately 161 metres south of Sarnia Road, 107 metres west of Western Road within the south-western portion of Western University campus (See Figure 7).



Figure 7: Aerial photograph of the south-west portion of Western University campus noting the location of the subject property at 260 Sarnia Road (outlined in red) and the John G. Althouse building (shaded in yellow) (Source: Google Satellite Photograph, accessed 2020)

The John G. Althouse building varies in height between 2 and 3 storeys and is comprised of several sections, including a central courtyard and rotunda library. The rotunda library portion of the building and overall mid-century modern design elements make up the recognizable character of the building (See Figure 8).



Figure 8: Birds eye view of the John G. Althouse building, looking north-west (Source: Western University (website), accessed 2020)

# 3.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development of the property located at 260 Sarnia Road includes the demolition of the existing building to permit the construction of a new 2 storey 12 unit back-to-back stacked townhouse with bachelor and 1 bedroom units and 12 parking spaces (See Figure 9).



Figure 9: Site Plan and Ground Floor of Proposed Development at 260 Sarnia Road (Source: Zedd Architecture, 2020)



# 4.0 IMPACT ANALYSIS

The following impact analysis refers to the list of potential sources of negative impacts as listed by the Ministry of Heritage, Sport, Tourism and Culture Industries InfoSheet #5 of the *Heritage Resources in the Land Use Planning Process*, which are as follows:

- *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;*
- *Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, 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; and*
- *Land Disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.*

The proposed development at 260 Sarnia Road will not result in the destruction or alteration of any features of the John G. Althouse building. The proposed development will also not result in any shadow or isolation impacts as the proposed new building is 2 storeys (creating minimal shadows), and is sited approximately 150 metres away from the building of Cultural Heritage Value or Interest on the adjacent Western University Property (See Figure 10). The existing Ontario Hall building, located east of the subject property and north of the John G. Althouse building is 4-6 storeys in height and of a considerably greater scale and massing than the proposed new 2 storey development at 260 Sarnia Road. Therefore, shadows cast by the proposed new building would be less than that of the existing Ontario Hall building.

The proposed development will not obstruct or result in impacts to significant views of the Althouse building since views of the John G. Althouse building from Sarnia Road are already obscured by the existing Ontario Hall building.

The proposed development will not result in a change of land use as the subject property will remain residential and the property at 230 Sarnia Road will remain institutional. Further, the proposed development will not result in any land disturbances that will impact the John G. Althouse building due to both the considerable distance between the buildings and the small-scale size of the proposed development.

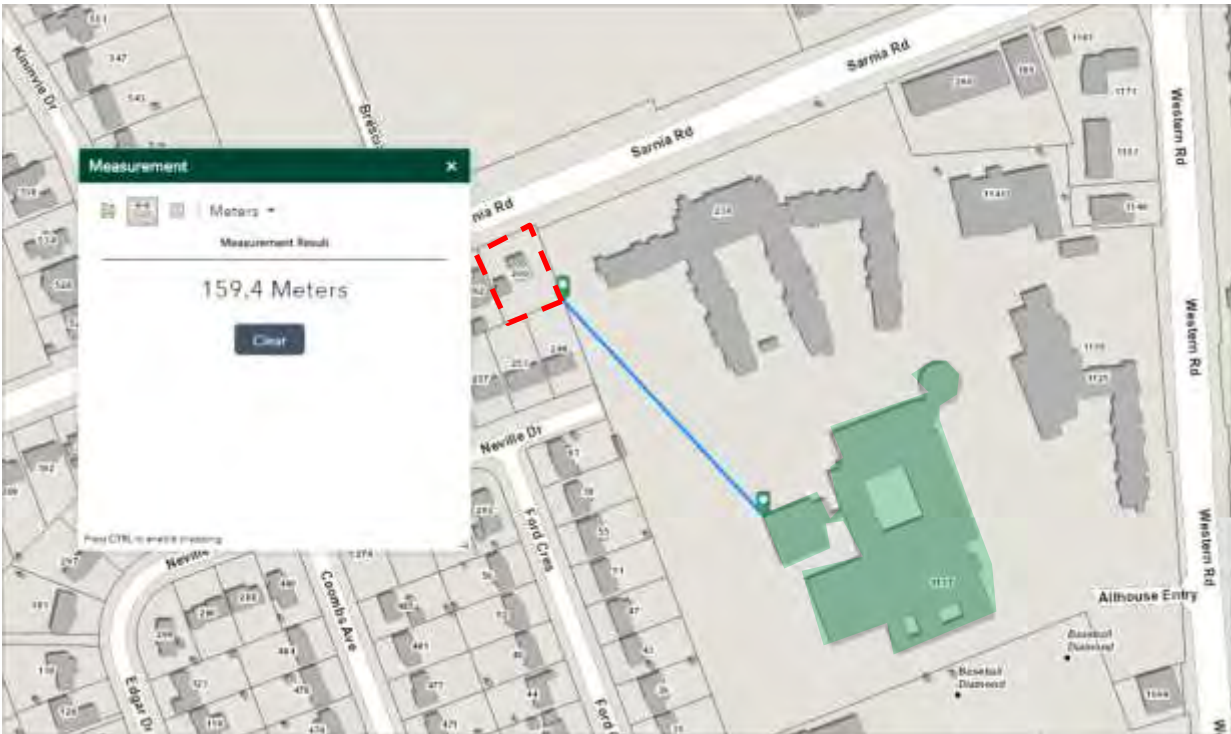


Figure 10: Site Plan and Ground Floor of Proposed Development at 260 Sarnia Road (Source: City of London *Citymap*, accessed 2020)

# 5.0 CONCLUSIONS & RECOMMENDATIONS

As per the impact analysis provided in this report, we are of the opinion that the proposed development will not result in any adverse impacts to the adjacent heritage resource at 230 Sarnia Road. The small-scale nature of the proposed new 2 storey residential building as well as the considerable distance (approximately 150 metres) between the subject property and the John G. Althouse building, which is the only feature of Cultural Heritage Value or Interest located on the WU campus property. As no adverse impacts are anticipated, no alternative development options, mitigation measures, or conservation recommendations are necessary.

*Respectfully submitted,*

A handwritten signature in black ink that reads "Dan Currie". The signature is written in a cursive, flowing style.

Dan Currie, MA, MCIP, RPP, CAHP  
*Partner, MHBC*

# APPENDIX A – CURRICULUM VITAE



# CURRICULUM VITAE

## Dan Currie, MA, MCIP, RPP, CAHP

Dan Currie, a Partner and Managing Director of MHBC's Cultural Heritage Division, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997 including the Director of Policy Planning for the City of Cambridge and Senior Policy Planner for the City of Waterloo.

Dan provides a variety of planning services for public and private sector clients including a wide range of cultural heritage policy and planning work including strategic planning, heritage policy, heritage conservation district studies and plans, heritage master plans, heritage impact assessments and cultural heritage landscape studies.

### EDUCATION

- 2006  
Masters of Arts (Planning)  
University of Waterloo
- 1998  
Bachelor of Environmental Studies  
University of Waterloo
- 1998  
Bachelor of Arts (Art History)  
University of Saskatchewan

### PROFESSIONAL ASSOCIATIONS

- Full Member, Canadian Institute of Planners
- Full Member, Ontario Professional Planners Institute
- Professional Member, Canadian Association of Heritage Professionals

### SELECTED PROJECT EXPERIENCE

#### HERITAGE PLANNING

- City of Hamilton Heritage Impact Assessment for Pier 8
- Town of Erin Designation of Main Street Presbyterian Church
- City of Kitchener Homer Watson House Heritage Impact Assessment and Parking Plan
- Region of Waterloo Schneider Haus Heritage Impact Assessment
- Niagara Parks Commission Queen Victoria Park Cultural Heritage Evaluation Report
- City of Guelph Cultural Heritage Action Plan
- Town of Cobourg, Heritage Master Plan
- Municipality of Chatham Kent, Rondeau Heritage Conservation District Plan
- City of Kingston, Barriefield Heritage Conservation District Plan Update
- Burlington Heights Heritage Lands Management Plan
- City of Markham, Victoria Square Heritage Conservation District Study
- City of Kitchener, Heritage Inventory Property Update
- Township of Muskoka Lakes, Bala Heritage Conservation District Plan
- Municipality of Meaford, Downtown Meaford Heritage Conservation District Plan
- City of Guelph, Brooklyn and College Hill Heritage Conservation District Plan

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## CURRICULUM VITAE

### Dan Currie, MA, MCIP, RPP, CAHP

City of Toronto, Garden District Heritage Conservation District Plan  
City of London, Western Counties Cultural Heritage Plan

Other heritage consulting services including:

- Preparation of Heritage Impact Assessments for both private and public sector clients
- Requests for Designations
- Alterations or new developments within Heritage Conservation Districts
- Cultural Heritage Evaluations for Environmental Assessments

#### MASTER PLANS, GROWTH MANAGEMENT STRATEGIES AND POLICY STUDIES

City of Vaughan Municipal Land Acquisition Strategy  
Town of Frontenac Islands Marysville Secondary Plan  
Niagara-on-the-Lake Corridor Design Guidelines  
Cambridge West Master Environmental Servicing Plan  
Township of West Lincoln Settlement Area Expansion Analysis  
Ministry of Infrastructure Review of Performance Indicators for the Growth Plan  
Township of Tiny Residential Land Use Study  
Port Severn Settlement Area Boundary Review  
City of Cambridge Green Building Policy  
Township of West Lincoln Intensification Study & Employment Land Strategy  
Ministry of the Environment Review of the D-Series Land Use Guidelines  
Meadowlands Conservation Area Management Plan  
City of Cambridge Trails Master Plan  
City of Kawartha Lakes Growth Management Strategy  
City of Cambridge Growth Management Strategy  
City of Waterloo Height and Density Policy  
City of Waterloo Student Accommodation Study  
City of Waterloo Land Supply Study  
City of Kitchener Inner City Housing Study

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## CURRICULUM **VITAE**

**Dan Currie, MA, MCIP, RPP, CAHP**

### DEVELOPMENT PLANNING

Provide consulting services and prepare planning applications for private sector clients for:

- Draft plans of subdivision
- Consent
- Official Plan Amendment
- Zoning By-law Amendment
- Minor Variance
- Site Plan

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# CURRICULUMVITAE

Vanessa Hicks, M.A., C.A.H.P.

## EDUCATION

2016  
Master of Arts in Planning,  
specializing in Heritage  
Planning  
*University of Waterloo,  
School of Planning*

2010  
Bachelor of Arts (Honours) in  
Historical/Industrial  
Archaeology  
*Wilfrid Laurier University*

Vanessa Hicks is a Heritage Planner with MHBC and joined the firm after having gained experience as a Manager of Heritage Planning in the public realm where she was responsible for working with Heritage Advisory Committees in managing heritage resources, Heritage Conservation Districts, designations, special events and heritage projects (such as the Architectural Salvage Program).

Vanessa is a member of the Canadian Association of Heritage Professionals and graduated from the University of Waterloo with a Masters Degree in Planning, specializing in heritage planning and conservation. Vanessa provides a variety of research and report writing services for public and private sector clients. She has experience in historical research, inventory work, evaluation and analysis on a variety of projects, including Heritage Conservation Districts (HCDs), Heritage Impact Assessments (HIAs), Cultural Heritage Evaluation Reports (CHERs), Conservation Plans (CPs), Documentation and Salvage Reports, and Commemoration Projects (i.e. plaques). Vanessa is also able to comment provide comments regarding Stages 1-4 Archaeological Assessments due to her experience as a practicing field archaeologist and experience writing archaeological reports submitted to the Ministry of Tourism, Culture and sport.

## PROFESSIONAL ASSOCIATIONS

Professional Member, Canadian Association of Heritage Professionals

## PROFESSIONAL EXPERIENCE

June 2016 - Present      Cultural Heritage Specialist/ Heritage Planner  
MacNaughton Hermsen Britton Clarkson Planning Ltd.

2012 - 2016      Program Manager, Heritage Planning  
Town of Aurora

May 2012 - October 2012      Heritage Planning Assistant  
Town of Grimsby

2007 - 2010      Archaeologist  
Archaeological Research Associates Ltd.

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## CURRICULUMVITAE

Vanessa Hicks, M.A., C.A.H.P.

### SELECT PROJECT EXPERIENCE

#### HERITAGE IMPACT ASSESSMENTS (HIAs) 2016-2019

Heritage Impact Assessment - 'Southworks', 64 Grand Avenue South, City of Cambridge

Heritage Impact Assessment – Badley Bridge, part of a Municipal EA Class Assessment, Township of Centre Wellington

Heritage Impact Assessment – 474 and 484 Queen Street South (and Schneider Haus National Historic Site), City of Kitchener

Heritage Impact Assessment – 883 Doon Village Road, City of Kitchener

Heritage Impact Assessment – 57 Lakeport Road, City of St. Catharines

Heritage Impact Assessment – Langmaids Island, Lake of Bays

Heritage Impact Assessment – 1679 Blair Road, City of Cambridge

Heritage Impact Assessment - 64 Margaret Avenue, City of Kitchener

#### CULTURAL HERITAGE EVALUATION REPORTS (CHERS) 2016-2019

Cultural Heritage Evaluation Report - Dunlop Street West and Bradford Street, Barrie - Prince of Wales School and Barrie Central Collegiate Institute

Cultural Heritage Evaluation Report - Lakeshore Drive, Town of Oakville

Cultural Heritage Evaluation Report – Queen Victoria Park Cultural Heritage

#### HERITAGE CONSERVATION DISTRICTS (HCDs)

Heritage Conservation District Study – Southeast Old Aurora (Town of Aurora)

#### CONSERVATION PLANS

Strategic Conservation Plan – Queen Victoria Park Cultural Heritage Landscape

#### DOCUMENTATION AND SALVAGE REPORTS

Documentation and Salvage Report & Commemoration Plan – 474 and 484 Queen Street South, City of Kitchener

#### SPECIAL PROJECTS

Artifact Display Case - Three Brewers Restaurant(275 Yonge St., Toronto)

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**MHBC**  
PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

## Report to London Advisory Committee on Heritage

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

**From:** Paul Yeoman  
Director, Development Services

**Subject:** Heritage Alteration Permit Application at 556 Wellington Street, West Woodfield Heritage Conservation District

**By:** Great-West Life Assurance Company c/o GWL Realty Advisors

**Meeting on:** Thursday September 10, 2020

## Recommendation

That, on the recommendation of the Director, Development Services, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* to construct two high-rise buildings on the property located at 556 Wellington Street, within the West Woodfield Heritage Conservation District, **BE REFUSED**.

## Executive Summary

### Summary of Request

556 Wellington Street is a heritage designated property located within the West Woodfield Heritage Conservation District (WW-HCD). In accordance with Section 42 of the *Ontario Heritage Act*, the property owner has applied for a heritage alteration permit, in response to a Site Plan application pursuant to Section 41 of the *Planning Act*, to allow the construction of two, high-rise buildings on the property.

### Purpose and the Effect of Recommended Action

The purpose of this Heritage Alteration Permit application under Section 42 of the *Ontario Heritage Act* is to consider the development within a heritage designated District. The effect of the application may permit the construction of an 18 and 12 storey apartment building, respectively, with a total of 405 residential units and commercial at grade.

### Rationale of Recommended Action

Notwithstanding that the development complies with the regulations of the Z.-1 Zoning By-law, the Heritage Alteration Permit application is recommended for refusal for the following reasons:

1. The proposed development does not support the heritage character statement of the West Woodfield Heritage Conservation District.
2. The proposed development does not comply with the principles, goals & objectives, policies and guidelines of the *West Woodfield Heritage Conservation District Plan (WW-HCD Plan)*.

## 1.0 Site at a Glance

### 1.1 Location

The property, known municipally as 556 Wellington Street, is bounded by Wolfe and Wellington Streets to the north and west, respectively; Victoria Park is located to the west of the property; and Reg Cooper Square that comprises Centennial Hall, Centennial House and City Hall are all located to the south [Appendix A].

## 1.2 Cultural Heritage Status

The property at 556 Wellington Street is located within the West Woodfield Heritage Conservation District (WW-HCD), which is designated, pursuant to Part V of the *Ontario Heritage Act (OHA)* in 2009.

Victoria Park – located across from 556 Wellington Street – is a dual-designated property; individually designated under Part IV of the *OHA* (L.S.P.-3311-283), and Part V of *OHA* as part of the WW-HCD.

## 1.3 Property Description

556 Wellington Street is an ‘L-shaped’ property that is currently undeveloped and used as a surface parking lot. The surrounding area – is primarily supported by the low-rise and low intensity residential character of the WW-HCD, along with mainly mid-rise commercial/institutional uses south edge of the property.

## 2.0 Description of Proposal

### 2.1 Heritage Alteration Permit Application

Municipal Council has delegated approval of heritage alteration permit (HAP) applications that do not meet the “conditions for referral” defined in the Delegated Authority By-law (C.P.-1502-129) to the City Planner. As a proposed new building within a heritage conservation district, the HAP application for 556 Wellington Street was determined to meet the “conditions for referral”, thus requiring consultation with the London Advisory Committee on Heritage (LACH) before a decision by Municipal Council on the HAP application is rendered. A heritage alteration permit application (HAP) was submitted by the applicant (Zelinka Priamo Ltd. representing the property owner), and received on February 6, 2020. The HAP application drawings are attached in Appendix C. The London Advisory Committee on Heritage (LACH) will be consulted at its meeting on Thursday, September 10, 2020 regarding this application. The LACH will have a recommendation available to present at the September 21, 2020 meeting of the Planning & Environment Committee. Note that timelines legislated pursuant to the Ontario Heritage Act are currently suspended by Ontario Regulation 73/20 for the duration of the COVID-19 pandemic.

### 2.2 Development Proposal

The proposal is to construct a high-rise, mixed-use retail/residential development. The proposal is composed of two separate buildings (12 and 18-storeys in height) on the 6,134m<sup>2</sup> (66.027 ft<sup>2</sup>). The proposed building has approximately 80% site coverage site with close to zero-lot line setbacks to the Wellington and Wolf Street right-of-way. The west (18-storey building) has a split 2 and 3 storey podium base with levels above at various step-backs. The east (12-storey building) includes a 5-storey parking garage topped with seven stories of residential units. Between the two towers, there is a total of 405 residential units proposed. Commercial space is in the west building facing Wellington Street, and indoor amenity space is provided to the rear of the west building; no outdoor amenity space is proposed. There are 2 levels of underground parking with a total of 550 parking spaces (including 5-storey parking garage).

The two buildings are separated by an asphalt drive, which provides access to the loading zones for the west building, five levels of above ground parking and main entrance of the east building. All vehicles enter from the Wolfe Street, with access to the above or underground portions of the garage. A 70-degree angular step-back plane has been incorporate into the design of the west building (HIA, p45). The buildings are built to the property lines with minimal separation between the west building and Centennial Hall (approx. 4.55m), and between the east building and 302 Princess Avenue (approx. 2m). The west building setback along Wolfe Street is less than those of adjacent

buildings, maximizing lot coverage. The vehicle access drive and site utilities are positioned on east property line, adjacent to 295 Wolfe Street.

Both buildings (east and west) are designed in several exterior materials, which are intended to differentiate the base, middle and upper portion of the towers' design. The lower portion of both buildings uses red brick while the midsection uses an EIFS exterior claddings system in various panel colours in dark and light greys and white. The top portion of both buildings is clad in spandrel glass in white and grey. The aboveground parking structure is unclad precast concrete coloured to match the masonry.

According to the *Urban Design Brief* (UDB) and *Heritage Impact Assessment* (HIA), architectural treatment consists of:

- design with step-backs that align with adjacent buildings and incorporate a podium base, that is intended to be in scale with the surrounding buildings;
- uses of materials intended to be similar to those found throughout the WW-HCD;
- the building being divided into smaller bays by brick and other cladding material colour within each bay;
- larger proportions of brick materials being divided by vertical changes (UDB p9)
- an articulated podium intended to relate to the pedestrian scale of the street and to the varying profile of the surrounding neighbourhood;
- a podium designed with vertical divisions, intended to replicate the rhythm of the existing streetscape and allow the building to be more compatible with the scale of the adjacent heritage buildings;
- a decorative cornice on the second and fifth story of the podium base, intended to be compatible with the heritage character of the HCD;
- windows arranged in symmetrical sets of two, four or five windows, intended to be consistent with those found in late 19th and early 20th commercial buildings; and,
- screening the five levels of above ground parking in the east building, intended to improve building compatibility. (Selected excerpts from *Urban Design Brief*, pp9-12 and *HIA*, pp50-60)

### 2.3 Heritage Impact Assessment (HIA)

A heritage impact assessment (HIA) was submitted by Golder Associates Ltd., dated May 13, 2019, as per Policies of the *Official Plan* (13.2.3.1) and *The London Plan* (586\_); its preparation followed the *MTCS Ontario Heritage Toolkit* as a guideline (Ontario, InfoSheet #5).

The HIA concluded that:

*the proposed development will have direct and indirect impacts to the West Woodfield HCD in terms of alterations, land disturbances, and shadows. However, design of the proposed development has included elements intended to complement the heritage character of the West Woodfield HCD while following development guidance from the City's Zoning By-law. Direct and indirect impacts from the proposed development can be mitigated through design and construction mitigation practices. Golder therefore recommended to monitor for construction vibration at the property boundaries as per the City's Development and Construction Standards. (Golder, Response, p1)*

The London Advisory Committee on Heritage (LACH) was consulted at its meeting on November 13, 2019 regarding the Heritage Impact Assessment and prepared a response that was approved at the December 11, 2020 LACH meeting. The response stated that the "LACH did not agree with or support the findings of the HIA." The LACH "consider[s] the conservation of the heritage character of the West Woodfield Heritage

Conservation District to be fundamental to good land use planning for this site.” The LACH referenced the *West Woodfield Heritage Conservation District Plan* that ‘a new building should be sensitive to, and compatible with, the existing cultural heritage landscape through attention to height, built form, setback, massing, materials and other architectural elements’. LACH concluded, “none of these criteria have been met” by the development proposal.

### 3.0 Legislative and Policy Framework

Heritage resources are to be conserved and impacts evaluated as/per fundamental policies in the *PPS-2020*, the *Ontario Heritage Act*, *The London Plan* and the *London OP-1989*. Finally, more specific area-based policies and guidelines – part of the *West Woodfield Heritage Conservation District Plan (WW HCD Plan)* – contain both; 1) policies establishing intention, and 2) specific guidelines that provide direction how to achieve conservation of resources, attributes and character.

#### 3.1 Provincial Policy Statement

Heritage conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement (PPS-2020)* 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.” (2.6.1) Policy 2.6.3 provides the following direction:

*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.*

“Significant” is defined in the *PPS-2020* as, “resources that have been determined to have cultural heritage value or interest.” Further, “[p]rocesses and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.” (p51)

Additionally, “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.”

Pertinent to this report, note that “to conserve” may be achieved by the implementation of recommendations in a heritage impact assessment specifically through mitigative measures and/or alternative development approaches (pp41-42).

Various mitigative methods are identified in the *Ontario Heritage Tool Kit, HIAs and Conservation Plans InfoSheet#5* to minimize or avoid a negative impact on a cultural heritage resource (p4). These methods include, but are not limited to:

- Alternative development approaches
- Isolating development and site alteration from significant built and natural features and vistas
- Design guidelines that harmonize mass, setback, setting and materials
- Limiting height and density
- Allowing only compatible infill and additions
- Reversible alteration
- Buffer zones, site plan control and other planning mechanisms

### 3.2 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 (OHA)* 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), *OHA*).<sup>a</sup>

### 3.3 The London Plan/Official Plan

The London Plan is the new Official Plan for the City of London (Council adopted, approved by the Ministry with modifications, and the majority of which is in force and effect). The London Plan policies under appeal to the Local Planning Appeals Tribunal (Appeal PL170100) and not in force and effect are indicated with an asterisk throughout this report. The London Plan policies under appeal are included in this report for informative purposes indicating the intent of City Council, but are not determinative for the purposes of this planning application.

The policies of *The London Plan* found in the Key Directions and ‘Cultural Heritage’ chapter support the conservation of London’s cultural heritage resources. Policy 62\_9 of *The London Plan* notes the municipality’s primary initiatives to “Ensure new development is a good fit within the context of an existing neighbourhood”, and Policy 554\_3 to “ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources.” To help implement the identified policies that new development is compatible, Policies \*565\_ and \*594\_<sup>b</sup> of *The London Plan* provide the following direction:

*(\*565\_) New development, redevelopment, and all civic works and projects on and adjacent to heritage designated properties and properties listed on the Register will be designed to protect the heritage attributes and character of those resources, to minimize visual and physical impact on these resources...*

*(\*594\_) 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* (OP-1989, as amended) states that “[t]he design of new development, either as infilling or as additions to existing buildings, should complement the prevailing character of the area.” (OP-1989, 13.3.6 ii) Further, Policy 11.1.1 supports the principle of architectural continuity – the transitioning of new development to existing within a heritage context:

*v) The massing and conceptual design of new development should provide for continuity and harmony in architectural style with adjacent uses which have a distinctive and attractive visual identity or which are*

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<sup>a</sup> Note that timelines legislated pursuant to the *Ontario Heritage Act* are currently suspended by Ontario Regulation 73/20 for the duration of the COVID-19 pandemic.

<sup>b</sup> Under appeal.

*recognized as being of cultural heritage value or interest.* (OP-1989, 11.1.1 v)

### 3.4 Zoning

The property is currently zoned DA1(1): Downtown Area Zone, with a special provision to allow for a convention centre. Rezoning is not required as the current zone allows for a maximum height of 90m and 100% lot coverage and residential and commercial uses. The design proposal for the application complies with the allowable zoning regulations.

### 3.5 West Woodfield Heritage Conservation District Plan

The *West Woodfield Heritage Conservation District Plan (WW – HCD Plan)* was designated by By-law No. L.S.P.-3400-254 and came into force and effect on March 9, 2009. The *WW – HCD Plan* provides reasons for district designation, principles, goals & objectives, policies and guidelines to help manage change for the nearly 560 properties located within its boundaries.

The heritage character statement (or reasons for district designation under Part V of the *Ontario Heritage Act*) highlights West Woodfield's residential, park-like setting.

The district presents a well-preserved residential neighbourhood that reflects an era when London moved to the national stage in terms of its manufacturing and wholesaling presence. There is a marked visual consistency to the architecture reflecting a cross-section of high quality architecture from the late 19th and early 20th century; the majority remains residential, with commercial and office uses positively impacting the quality of the streetscape. The shady tree-lined streets and picturesque Victoria Park are the core of West Woodfield. The area has changed over the years, but the character of the streetscape endures. Woodfield [has been called] the heart of historic London. (Excerpts from the *WW HCD Plan*, Section 2.3)

Principles outlined in Section 3.2 of the *WW – HCD Plan*, establish heritage fundamentals derived from *The Venice Charter* (1964). One of these heritage principles – particularly pertinent to this application – is the importance of preserving the traditional setting. A building is intimately connected to its site and to the neighboring landscape and buildings, requiring its neighbours to illustrate the original design intent. When buildings need to change there is a supportive setting that should be maintained (p3.4). The principle of 'preserving traditional setting' would also pertain to new infill development.

Key goals and objectives of the *WW-HCD Plan* reference the buildings, streetscape and land use patterns found in the District.

- ...[T]he essential architectural and streetscape character of the District is maintained and, wherever possible, enhanced.
- ...[E]nsure new development and alterations are sensitive to the heritage attributes and details of the District...
- Maintain and enhance the visual, contextual and pedestrian oriented character of the streetscape and public realm.
- Maintain the low-density residential character of the District as the predominant land use, while recognizing that certain areas of the District already have or are intended for a wider range of uses.
- ...[C]onsider and mitigate the potential impacts of non-residential or higher intensity residential uses on the heritage character of low-density residential areas.



- ...[P]rotect key heritage attributes, while allowing greater latitude for potential alterations or redevelopment, intended for non-residential or higher intensity residential uses
- Ensure that infill development or redevelopment is compatible with the heritage character and pedestrian scale of the District. (excerpts from the *WW HCD Plan*, Section 3.1)

To support and implement goals and objectives of the *WW-HCD Plan*, select policies most pertinent to this application include the following:

- “The WW HCD was developed primarily as a single family residential area. Setbacks of original heritage buildings, particularly in the residential area, are relatively uniform at the individual street level, as are building height and scale. To maintain the general consistency of the land uses and development pattern in the District, the following policies are proposed:
  - (a) Maintain the residential amenity and human scale by ensuring that the low-density residential land use character remains dominant.
  - (b) New land uses that are out of keeping with the general residential character of the District, or would have a negative impact on it, are discouraged.
  - (c) Higher intensity uses or redevelopment opportunities shall be focused outside of the residential district and in areas designated for intensification.” (*WW-HCD Plan*, 4.1)

Sections 5.10, 8.1, and 8.2 more specifically outline heritage guidelines for new and infill construction. Those relevant to this application are as follows:

- “...ensure any potential development is respectful of the heritage character of the District yet is not too restrictive to the potential of the site.” (*WW-HCD Plan*, 5.10.2)
- “Establish maximum heights in [the area] related to uses of adjacent properties...three stories adjacent to the houses on Wolfe and Princess, rising to 8 to 10 stories facing Dufferin and Wellington, to be confirmed by shadow studies.” (*WW-HCD Plan*, 5.10.2)
- “Any future changes to existing buildings that are taller than 6 floors, or for the design of new buildings taller than 3 floors, should be required to provide an adequate transition to neighbouring building types and heights, as well as being sensitive to the quality of the elevation contributed to the rest of the street.” (*WW-HCD Plan*, 8.1.9)
- “[N]ew buildings must be designed to be compatible with the heritage characteristics of the West Woodfield Neighbourhood to help retain the overall visual context of the area.” (*WW-HCD Plan*, 8.2.3)
- “Where redevelopment is proposed on vacant or underutilized sites, new development shall be sensitive to and compatible with adjacent heritage resources on the street with respect to height, massing, built form and materials.” (*WW-HCD Plan*, 8.2.7.3)

The development proposal is subject to Site Plan Approval (SPA19-046) which also includes public site plan review (i.e. a public participation meeting – PPM) in accordance with the provisions within the *WW-HCD* (Section 5.10.2, Policy 5.4a). A PPM is required specifically for the development of vacant parcels within the HCD to provide an opportunity for community input and awareness of potential changes.

In order to support the character of the District and implement the above principles, goals and objectives, policies and guidelines of the *WW-HCD Plan*, heritage alteration permit approval (HAP) is required for alterations to, and new infill development on,

properties designated in the District. Heritage alteration permit approval is required prior to issuance of a Building Permit.

## 4.0 Analysis

With any new development on a vacant lot, there is an opportunity to provide for new uses, increase commercial potential, housing supply and affordable possibilities, and to fill-in a ‘tooth’ of the urban fabric that is visually absent. Outside of heritage concerns, infill development should first be guided by good planning and urban design practices and issues around ‘good fit’ – essentially to demonstrate that the new development is sensitive to, and compatible with, the existing and planned context. Regarding this very point, the proposed high-rise development does not demonstrate fit with the existing or planned context, or to use heritage terminology, conserve cultural heritage value or interest.

The *Provincial Policy Statement (PPS-2020)* states that significant built heritage resources and their attributes shall be conserved. Key here are the terms ‘significant’ and ‘conserve’. At 556 Wellington Street, the significance of the property and surrounds has already been established, being designated under Part V of the *Ontario Heritage Act (OHA)*. Note that the adjacent Victoria Park is included within the West Woodfield Heritage Conservation District (WW-HCD), and is also designated as an individual property under Part IV of the *OHA*. Its inclusion within the WW-HCD attests to how integral it is to the District – historically and physically to its character. The term ‘conserved’ is directed to ensuring that the cultural heritage value or interest of designated properties and the WW-HCD as a whole is retained, and if need be, through the application of mitigative measures. Questions relevant to this HAP that shape the analysis include:

1. Is the design of the proposed development responsive to the immediate heritage context and its character?
2. Does the development conserve the designated heritage properties and does it respect their scale, form, and heritage design?
3. Does the proposed development transition appropriately to the adjacent properties and district neighbourhood?
4. Does the proposed development create unacceptable negative impacts that are not sufficiently mitigated?

With regards to the above questions, key issues regarding this heritage alteration permit application have to do with the following: district character; height, scale, form, and massing; adjacencies and transitioning between existing and new; and, negative impacts such as isolation of Park from the District, diminished views and extensive shadowing.

### 4.1 District Character

The intent of the *West Woodfield Heritage Conservation District Plan (WW-HCD Plan)* (as considered in all parts – its goals, objectives, policies and guidelines) is to maintain the predominantly low-density, residential character of the current District. The *WW-HCD Plan* does recognize that there are some areas of West Woodfield where other uses and forms of development may be appropriate. Yet the focus remains on land use goals and objectives that primarily support this low-density residential character while mitigating the potential impacts of non-residential or higher intensity residential uses (*WW-HCD Plan*, 3.1). Further, development pattern policies identified in the *WW-HCD Plan* are also consistent with land use goals and objectives by ensuring that the low-density, residential land use character remains dominant, and that new land uses are consistent with the general residential character of the District (*WW-HCD Plan*, 4.1).

Noting the above, the proposed development is not responsive to its heritage context. It does not reflect the dominant low-density, residential land use character (lot patterning, overall form, architectural styling and details). It is not compatible with the smaller, highly, detailed scale and character of the Park and residential District's Victorian heritage character. The overall form and massing of the development severs the historical and contextual relationship between the Park and residential area to the east, through diminished views and eroding of physical connections. In this regard, the impacts of the development on the character and quality specifically of Victoria Park (as understood and experienced as a whole place, public good and amenity) have not been considered.

There are several design measures stated in the *Urban Design Brief and Heritage Impact Assessment* intended to mitigate the impact of the scale and form of the proposed development, and enhance its compatibility with the heritage character of the area: articulated podium design with cornice, the use of similar materials, façade divisions that replicate the existing streetscape, and window arrangement consistent with those found in late 19th and early 20th commercial buildings.<sup>c</sup> DS-heritage staff finds these measures to be insufficient to mitigate the dominant scale of the development. The application of a podium (such as in this design) is customary in high-rise design and the treatment of its exterior is no more unique. It is not clear in the HIA as to what makes the proposed development compatible with West Woodfield's character. As such, consideration is necessary to understand precisely what character the development is attempting to be compatible with and what the heritage attributes are that make-up that character. It is unconvincing that this development's design has translated the residential character of West Woodfield into an architectural vocabulary and modern expression of a high-rise, in a meaningful, site-specific manner.

#### **4.2 Height, Scale, Form, and Massing**

The current zoning permissions on the identified site allows for a maximum height of 90m and 100% lot coverage. However, based on the WW-HCD, the scale of the proposed development in relation to adjacent properties on Wolfe Street and Princess Avenue need to ensure compatibility with, and transition to, the low-rise, highly detailed scale and heritage character of the District. The *WW-HCD Plan* (5.10.2) suggests 3-stories rising to 8-10 stories in height at this location (i.e. 556 Wellington Street); however, there is some latitude provided in the *WW-HCD Plan* for increased heights and density for redevelopment purposes (i.e. infill and vacant lots).

The use of an architectural vocabulary that relies on a podium base, mid-section and cap – along with step-backs – can be successful in supporting a pedestrian scale and mitigating impacts of high-rise development at the street level. This mitigative approach however, is much more effective in a typical downtown setting that is dominated by abutting mid to high-rise buildings. In similar comments from the LACH regarding this issue, members noted that, “the podium has been designed to fit in with the height of the surrounding streetscape but it is part of the appearance of a very large, bulky and dominant building; t]his building will be eminently visible from a distance, that is from Victoria Park, which will negate the desired effect of the podium.”

As mentioned in Section 3.4, rezoning is not required for the associated site plan application for this development, as the current zone allows for a maximum height of 90m and 100% lot coverage and residential and commercial uses. Description of the proposed development in the *Urban Design Brief and Heritage Impact Assessment* acknowledges that the “scale of the proposed development is larger and taller than the

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<sup>c</sup> In an Ontario Municipal Board decision (no. PL141140), the Board's view was that “there must be more than materiality” for the proposed development to conserve the heritage attributes of adjacent buildings [57].

surrounding HCD”, and that “this scale is the outcome of careful adherence to these zoning by-law requirements.” It should be noted that height and lot coverage are established as maximums not minimums; there is a wide range of heights and coverage that would adhere to these zoning requirements.

Noting the above, the proposed transition in height of the new development, particularly the rear 12-storey building, is not compliant with the policies and guidelines of the *WW HCD Plan* (5.10.2). These policies and guidelines help to ensure that the impact of the new development is mitigated in relation to the predominantly low-density, residential character of the District’s Victorian architecture and landscape. The resultant scale, massing and form of the proposed development could be further mitigated through a reduction in height and increase setbacks and step-backs to existing abutting heritage properties. As submitted, the proposed development does not conserve the designated heritage properties and does not respect their scale, form and heritage design.

#### **4.3 Adjacencies and Transitioning**

The *WW-HCD Plan* guidelines address fit and compatibility of new development particularly in relation to adjacencies and transitioning to surrounding properties.

- “[...]the design of new buildings taller than 3 floors, should be required to provide an adequate transition to neighbouring building types and heights...”
- “...new development [on vacant lots] shall be sensitive to and compatible with adjacent heritage resources on the street with respect to height, massing, built form and materials.” (*WW HCD Plan*, 8.1.9; 8.2.7.3)

On this property, a three-storey height is recommended adjacent to the houses on Wolfe Street and Princess Avenue (*WW HCD Plan*, 5.10.2). On this matter, the architectural vocabulary for the proposed development relies on a 5-storey podium base, which is intended to mitigate the scale and massing of both high-rise buildings, and to relate to the pedestrian scale of the street and to the varying profile of the surrounding neighbourhood. The proposed design also includes a decorative cornice on the second and fifth story of the podium base, intended to be compatible with the heritage character of the HCD. The proposed 5-storey podium may be considered effective in transitioning to adjacent properties and in supporting a pedestrian realm with the applied cornice detailing and lowering the perceived scale at street level.

At the rear, the development is nearly ‘butt-up’ against the heritage home at 302 Princess Avenue, with not much more than 2m between the 12-storey high-rise parking/residential structure and the 2 ½ -storey heritage home. The rear of other Wolfe Street properties will similarly be impacted with 295 Wolfe Street being adjacent to rear servicing and parking access with no buffering. Overall, the Wolfe Street podium façade (at the rear portion) reflects the utility of a parking garage as does the façade that is adjacent to Princess Avenue; both facades are not compatible with the heritage character of the District.

#### **4.4 Mitigation of Negative Impacts**

The Ontario Ministry Heritage Tool Kit (InfoSheet #5), identifies a number of possible negative impacts on cultural heritage resources. Relevant to this application are impacts of: a) shadowing that could alter the appearance of a heritage attribute or changes the viability of a natural feature; b) isolation of heritage attributes from their surrounding environment, context or a significant relationship; and, c) direct or indirect obstruction of significant views or vistas within, from, or of a built and natural feature (p3). DS-Staff’s opinion is that the proposed development is not responsive to: a) the negative impacts of shadowing; b) the obstruction of views to and from Victoria Park, and impacts of obstruction on properties at this park-edge of the WW-HCD; and, c) the ‘perceived isolation’ of Victoria Park from the District.

Golder Associates' response to heritage staff's Memo (July 2019) did not address obstruction of views and vistas, stating that there are no significant views identified within the *West Woodfield HCD Plan* (Golder, Response, p4). No specific views were identified in the *WW HCD Plan*, however, views and their integration with streetscape and landscaping as part of the character of West Woodfield is described in the *WW-HCD Plan* (9.1). Particularly noted is the potential 'loss of views' where zoning permits higher buildings, with the suggestion that studies evaluate potential loss of views should be conducted and measures be taken to mitigate the potential effects (4.3(d); 8.2.3). Within the context of the Victorian styling prominent in the district and character of the Park, the framing of views is also important as it provides viewing opportunities from the heritage homes to the gardens [and by association, the Park]. Although no specific views were identified in the Victoria Park designating by-law, this is certainly not unusual given the date of the by-law being prior to 2005. As a Victorian-styled park, the Victoria Park Restoration Master Plan (2005) identified focal points, entrances and gateways to the park as important elements to re-establish the unique status of the Park – providing interesting destination points within the concept of a heritage strolling park and future revitalization plans. Visual connections between specific heritage buildings and Victoria Park and specific views across Victoria Park have been noted as important in City documents.

Regardless of there being no protected views cited in the *WW-HCD Plan*, the design of the new development should be responsive to the potential loss of views; views that are integral to the Park and Victorian character of the district are worthy of further consideration and study. On this note, an Ontario Municipal Board decision (no.PL141140) has interpreted views as evidence where none were specifically protected, and considered that generally views are worthy of safeguarding against the encroachment of tall and imposing new development. "There is value in preserving views of [...] heritage buildings to the extent possible while developing on a site that abuts such structures." [54]

'Visual obstruction' of heritage resources is associated with the above-mentioned concept of the viewscape. Obstruction, whether physical or visual, can be understood as a barrier, which isolates heritage resources from their relationship with Victoria Park and vice versa (particularly at the western edge of the WW HCD along Waterloo Street); this relationship is mutually supportive and is integral to the character of both the WW HCD and Victoria Park. The new development at 556 Wellington Street – due to its form, scale and height – separates and isolates the western edge of the District from the Park which is not only a Part IV designated property, but a resource of West Woodfield as well. This isolation affects the quality of the environment and, more broadly, Londoners' experience of their City. The MTCS InfoSheet #5 (p3) does not precisely identify 'visual obstruction' as a negative impact, but notes that the list is not limited to the (8) mentioned impacts and allows for other impacts to be identified. Further, City policies do not specifically note visual obstruction, but do place importance on relationships and the concept of connectivity and view corridors. Staff recognizes that new development at 556 Wellington Street considers the pedestrian experience at grade directly near on the subject site. However, staff note that the development is not responsive to the broader impacts on the potential loss and obstruction of views due to the scale of the development and the resultant pedestrian experience and quality of the environment as a whole.

Finally, three-day shadow studies were prepared for the Site Plan Application drawing package. These days are intended to represent extreme conditions and are illustrated for (5) times during the day (10:00AM, 12noon; 2:00PM, 4:00PM, and 6:00PM). Based on these studies, there appears to be limited impacts of shadowing on Victoria Park. However, there is notable shadowing of properties particularly those on the north-side of

Wolfe St and south side of Princess Avenue on March 21<sup>st</sup> 10AM, 12, 2, and 4PM; June 21<sup>st</sup> 4 and 6PM; and, Sept 21<sup>st</sup> 10AM, 12 and 2PM). There is extensive shadowing on these properties in and around March 21<sup>st</sup> at 6:00PM and Sept 21<sup>st</sup> 4 and 6PM).

## 5.0 Conclusion

Compatibility and sensitivity to the broader surrounding heritage context and character is an important component of any infill proposal within a heritage conservation district. In case of this heritage alteration permit application, with adjacencies also to a nationally significant heritage attribute being Victoria Park. Based on the previous review and analysis it is the opinion of DS-Staff that the proposed development at 556 Wellington Street:

- is not responsive to the immediate heritage context and its character;
- it does not conserve the designated heritage properties and does not respect their scale, form and heritage design;
- it does not appropriately transition to the adjacent properties and district neighbourhood; and,
- it creates unacceptable negative impacts that are not sufficiently mitigated.

Based on the applicant's *Urban Design Brief and Heritage Impact Assessment*, the appropriateness and compliance of the proposed development with the *West Woodfield Heritage Conservation District Plan (WW-HCD)* is predicated on meeting zoning requirements and on a design approach that mitigates the massing, scale and form of the development, and sensitively transitions to the heritage character of the District and adjacent heritage resources (i.e. District and Park).

However, the proposed development does not conform to the reasons for designation (character) of the District, nor with the principles, goals, objectives, policies and guidelines of the *West Woodfield Heritage Conservation District Plan (WW-HCD Plan)*. It does not conform to the direction of the policies of *OP-1989* and *The London Plan* for cultural heritage resources, and is inconsistent with the direction of the *Provincial Policy Statement (2020)* as it does not conserve the heritage attributes that contribute to the cultural heritage value or interest of significant built heritage resources.

Although the development proposal meets zoning requirements, the resultant massing, scale and form that results from maximizing site coverage and volume, is entirely at odds with the character of WW-HCD and adjacency to Victoria Park. A development proposal cannot proceed to permit issuance without compliance with the Building Code Act, which requires a review of the West Woodfield Heritage Conservation District and the issuance of Heritage Alteration Permit.

Based on the above, this heritage alteration permit application should be refused.

<b>Prepared by:</b>	<b>Laura E. Dent, M.Arch, PhD, MCIP, RPP Heritage Planner</b>
<b>Submitted by:</b>	<b>Michael Pease, MCIP, RPP Manager, Development Planning</b>
<b>Recommended by:</b>	<b>Paul Yeoman Director, Development Services</b>
<p>Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from City Planning and Development Services.</p>	

August 28, 2020  
LED/

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Appendix A Property Location

Appendix B Images

Appendix C Drawings: Issued for SPA (April 15, 2020)

### Sources

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Appendix A – Location

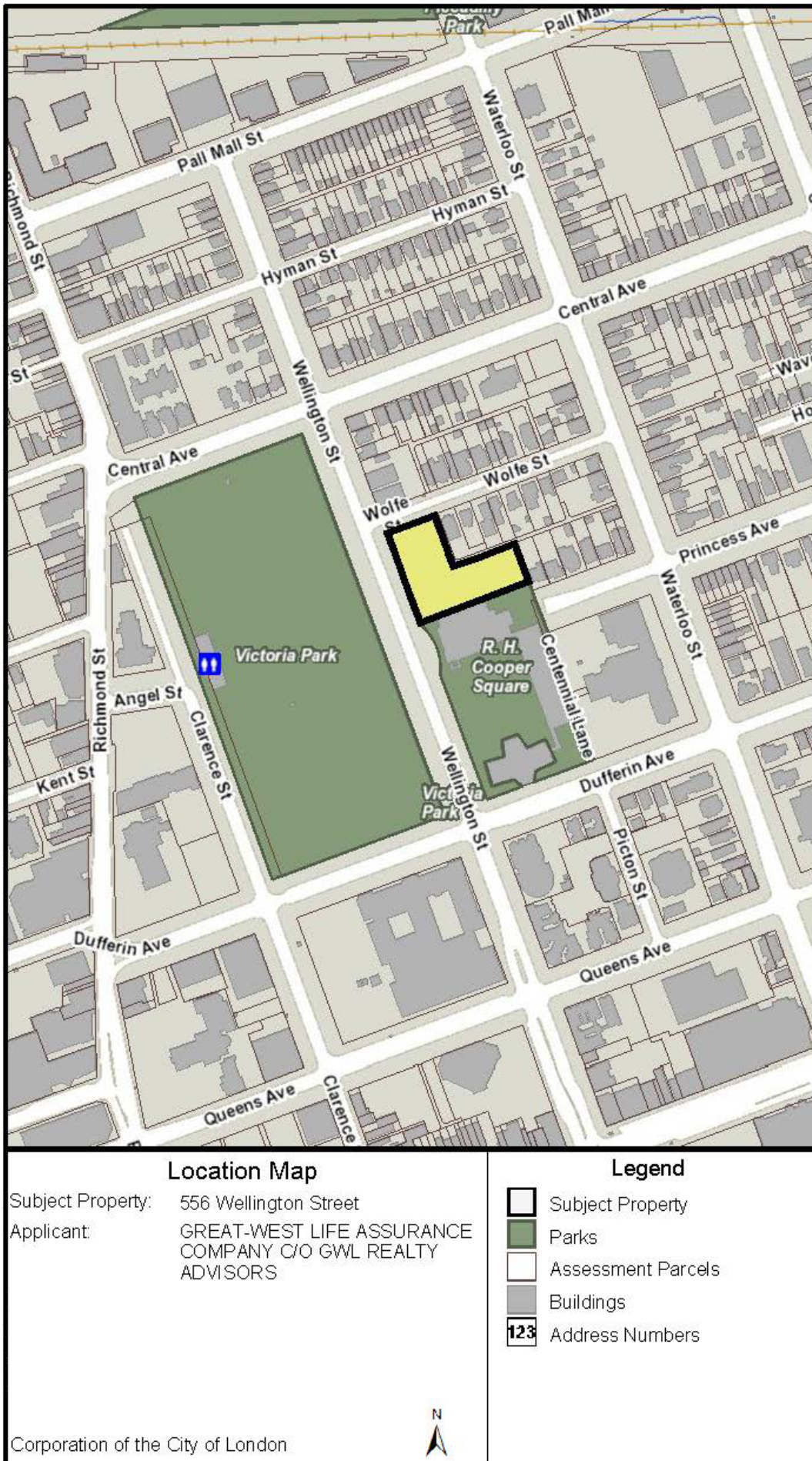


Figure 1: Location of the subject property at 556 Wellington Street in the West Woodfield Heritage Conservation District.

**Appendix B – Images**



Image 1: Photograph of subject site, view south east (August 24, 2020)



Image 2: Photograph of subject site, view south east (August 24, 2020)



Image 3: Photograph of subject site, view to east (August 24, 2020)



Image 4: Photograph of subject site, view north-east (August 24, 2020)



Image 5: Photograph of Victoria Park, view north along Wellington Street (August 24, 2020)



Image 6: Photograph of Victoria Park, view west from Wellington Street (August 24, 2020)



Image 7: Photograph of Victoria Park, view south along Wellington Street (August 24, 2020)



Image 8: Photograph of adjacent properties – Centennial Hall (August 24, 2020)



Image 9: Photograph of adjacent properties – 295 & 297 Wolfe Street (August 24, 2020)



Image 10: Photograph of adjacent properties – 560 Wellington Street (August 24, 2020)



Image 11: Photograph of adjacent properties – 300 Princess Street (by K. Gonyou)



Image 12: Photograph of Princess Street – streetscape (August 24, 2020)



Image 13: Photograph of Wolfe Street – streetscape (August 24, 2020)



Image 14: Photograph of Wolfe Street – streetscape (August 24, 2020)



**Appendix C – Drawings Issued for Site Plan Approval – April 15, 2020**

*Attached separately*



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# 556 Wellington Street South

London, Ontario

17.191CS



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**Issued for SPA  
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556 Wellington Street South, London, Ontario (17.191CS)

	m2	ft2		PROPOSED
SITE AREA	6,134.1	66,027	F.S.I.	5.82
			Density (units per net hectare)	660.2
<b>TOTAL GFA / TFA</b>	35,700.5	384,280	<b>TOTAL # OF UNITS</b>	405
<b>TOTAL GROUND FLOOR AREA (GFA / TFA)</b>	2,352.8	25,326	<b>TOTAL # OF PARKING SPACES</b>	550
<b>TOTAL CONSTRUCTIBLE AREA (TCA)</b>	65,381.7	703,769		

**SETBACKS**

Z-1 Zones as of August 29, 2019 DA1 (1)

**BUILDING 1**

SETBACK	NORTH		SOUTH		EAST		WEST	
	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
	0	0.35	0	1.25	0	10.0	0	0.70

RESIDENTIAL COMPONENT OF BUILDINGS The required setback for the residential portion of buildings shall be 1.2 metres (3.9 feet) per 3 metres (9.8 feet) of main building height or a fraction thereof above 15 metres (49.2 feet).

**BUILDING 2**

SETBACK	NORTH		SOUTH		WEST		EAST	
	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
	0	0.5	0	0.2	0	N/A	0	0.6

RESIDENTIAL COMPONENT OF BUILDINGS The required setback for the residential portion of buildings shall be 1.2 metres (3.9 feet) per 3 metres (9.8 feet) of main building height or a fraction thereof above 15 metres (49.2 feet).

**GROSS FLOOR AREA (GFA) / TOTAL FLOOR AREA (TFA)**

FLOOR	GROSS FLOOR AREA / TOTAL FLOOR AREA													
	RESIDENTIAL (SALEABLE)		RESIDENTIAL (NON-SALEABLE)		COMMERCIAL/ RETAIL		RETAIL (SERVICE)		AMENITY		TOTAL GFA / TFA		UNITS	EFFICIENCY
	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	#	#
UG2														
UG1														
1			915.1	9,850	1,370.2	14,749			67.5	727	2,352.8	25,326		
MEZZ			237.4	2,555							237.4	2,555		
2	1,778.5	19,143	398.9	4,294							2,177.4	23,438	26	81.68%
3	1,778.5	19,143	398.9	4,294							2,177.4	23,438	26	81.68%
4	1,778.6	19,145	410.1	4,414							2,188.7	23,559	26	81.26%
5	1,566.2	16,858	360.8	3,883							1,926.9	20,742	24	81.28%
6	2,790.2	30,034	404.8	4,358							3,195.1	34,392	39	87.33%
7	2,803.6	30,178	404.8	4,358							3,208.5	34,536	38	87.38%
8	2,580.1	27,772	362.3	3,899							2,942.4	31,672	37	87.69%
9	2,521.5	27,141	420.9	4,530							2,942.4	31,672	37	85.70%
10	2,062.3	22,198	276.5	2,976							2,338.8	25,174	30	88.18%
11	2,062.3	22,198	276.5	2,976							2,338.8	25,174	30	88.18%
12	1,924.9	20,720	276.5	2,976							2,201.4	23,696	29	87.44%
13	975.8	10,503	464.3	4,998							1,440.1	15,501	17	67.76%
14	975.8	10,503	189.5	2,040							1,165.3	12,543	17	83.74%
15	651.9	7,017	134.6	1,449							786.4	8,465	9	82.89%
16	651.9	7,017	134.6	1,449							786.4	8,465	9	82.89%
17	495.2	5,331	131.7	1,418							626.9	6,748	4	78.99%
18	437.6	4,710	39.4	424							477.0	5,134	7	91.74%
MPH			190.6	2,051							190.6	2,051		
SUB-TOTAL	27,834.6	299,612	6,428.2	69,193	1,370	14,749			68	727	35,700.5	384,280	405	
TOTAL	27,834.6	299,612	6,428.2	69,193	1,370	14,749			68	727	35,700.5	384,280	405	

**VEHICULAR PARKING - REQUIRED PER TIS REPORT**

RATIO	EXIST. PARKING REPLACEMENT	VISITOR/RETAIL 1/90M2	RESIDENTIAL		
			BACH/ 1B / 1B+D 0.65 /UNIT	2B/ 2B+D / 3B 1.00 /UNIT	
PARKING SPACES	204	16	143	185	
	204	16		328	
TOTAL (EXCL. REPLACEMENT)	204			344	
TOTAL (INCL. REPLACEMENT)				548	

**VEHICULAR PARKING - PROVIDED**

FLOOR	UG2	UG1	FL1	MEZZ	FL2	FL3	FL4	FL5
SPACES	137	127	48	59	58	58	57	6
	264		286					
TOTAL	550							

**BARRIER FREE PARKING**

		REQUIRED	PROVIDED
COMMERCIAL*	TYPE A	1	1
	TYPE B		
RESIDENTIAL**	TYPE A	6	6
	TYPE B	7	7

**Accessible Parking Spaces (By-law Z-1):**

\*Four per cent of the total number of parking spaces for the use of persons with disabilities, where there are between 13 and 100 parking spaces in accordance with the following ratio, rounding up to the nearest whole number:

\*\*iv) Two parking spaces for the use of persons with disabilities and an additional two per cent of parking spaces for the use of persons with disabilities, where there are between 201 and 1,000 parking spaces must be parking spaces for the use of persons with disabilities in accordance with the ratio in subparagraphs i) 1 and 2 rounding up to the nearest whole number;

**TOTAL CONSTRUCTIBLE AREA (TCA)**

TOTAL CONSTRUCTIBLE AREA (TCA)				
BUILDING	PARKING	BALCONIES	TERRACE/ ROOF	TOTAL
m2	m2	m2	m2	m2
	5,788.3			5,788.3
	5,788.3			5,788.3
2,352.8	3,435.5			5,788.3
237.4	2,114.0			2,351.4
2,177.4	2,022.3	333.2	400.1	4,933.0
2,177.4	2,022.3	333.2		4,532.7
2,188.7	2,010.8	333.2		4,532.7
1,926.9	366.0	39.5	500.2	2,832.6
3,195.1		199.9		3,394.9
3,208.5		199.9		3,408.3
2,942.4		109.0	252.5	3,303.9
2,942.4		172.9		3,115.3
2,338.8		43.5	603.6	2,985.9
2,338.8		138.9		2,477.6
2,201.4		96.5	137.4	2,435.2
1,440.1			703.9	2,143.9
1,165.3		60.8	303.9	1,529.9
786.4			338.9	1,125.3
786.4	46.5			832.9
626.9			159.5	786.5
477.0			149.9	626.9
190.6			286.4	477.0
			190.6	190.6
35,700.5	23,548	2,107	4,027	65,382.2

REVISED 2020-04-15

**Gross Floor Area Definition:**

Gross floor area means the sum total of the gross horizontal areas of the several floors of the building or buildings on a lot, measured from the exterior faces of the exterior walls or from the centreline of the common wall separating two buildings, and the "floor area, gross" of a building shall include:

- a) basement floor area where the basement ceiling height is 1.8 metres (5.9ft.) or more, unless otherwise specified;
- b) elevator shafts and stairwells at each floor, floor area used for mechanical equipment, penthouse, attic space having headroom of 2.0 metres (6.6 ft.) or more for at least half the attic floor area, interior balconies and mezzanines, enclosed porches and floor area devoted to accessory uses; and,
- c) area used for private garage, parking or loading, whether in the main building or in an accessory building, is not included in the "floor area". Service areas are included in the calculation of gross floor area for any Automobile Repair Garage uses.

**Height Definition:**

When used in reference to a building or structure, means the vertical dimension between the grade of such building or structure and: a) in the case of a flat roof, the highest point of the roof surface or parapet wall;

**UNIT BREAKDOWN**

FLOOR	UNIT TYPE						SUB-TOTAL
	BACH	1B	1B+D	2B	2B+D	3B	
1							0
2		8	6	7	5	0	26
3		8	6	7	5	0	26
4		8	6	7	5	0	26
5		16	2	4	2	0	24
6		16	2	11	7	3	39
7		14	0	13	9	2	38
8		14	9	9	4	1	37
9		14	9	9	2	3	37
10		13	3	9	3	2	30
11		13	3	9	3	2	30
12		19	2	3	2	3	29
13		11	0	6	0	0	17
14		11	0	6	0	0	17
15		0	3	4	0	2	9
16		0	3	4	0	2	9
17		0	0	3	0	1	4
18		0	1	1	0	5	7
TOTAL		165	55	112	47	26	405
UNIT MIX		54%		39%		6%	100%

**AVERAGE UNIT SIZE**

TOTAL SALEABLE	UNIT COUNT	AVERAGE UNIT SIZE
27,834.6 m2	405	68.7 m2
299,612 ft2		740 ft2

**AMENITY AREAS - PROVIDED**

	REQUIRED		PROVIDED		RATIO
	m2	ft2	m2	ft2	
INDOOR AMENITY SPACE	0.0	0	67.5	727	0.2 m2 / UNITS
OUTDOOR AMENITY SPACE / OPEN LANDSCAPE AREA	0.0	0	0.0	0	0.0 m2 / UNITS
TOTAL AMENITY (INDOOR AND OUTDOOR)	0.0	0	67.5	727	0.2 m2 / UNITS

**TURNER FLEISCHER**

Turner Fleischer Architects Inc.

67 Lesmill Road  
Toronto, ON, M3B 2T8  
T 416 425 2222  
turnerfleischer.com

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SPA DRAWING LIST	
Sheet Number	Sheet Name
SPA000	COVER SHEET
SPA001	STATISTICS
SPA004	CONTEXT PLAN
SPA151	FLOOR 01 / SITE PLAN
SPA152	MEZZANINE
SPA153	FLOOR 02-03
SPA154	FLOOR 04
SPA155	FLOOR 05
SPA156	FLOOR 06
SPA157	FLOOR 07
SPA158	FLOOR 08
SPA159	FLOOR 09
SPA160	FLOOR 10-11
SPA161	FLOOR 12
SPA162	FLOOR 13-14
SPA163	FLOOR 15-16
SPA164	FLOOR 17
SPA165	FLOOR 18
SPA201	UNDERGROUND LEVEL 01
SPA202	UNDERGROUND LEVEL 02
SPA301	WEST ELEVATION BLDG1
SPA302	EAST ELEVATION BLDG1
SPA303	NORTH ELEVATION
SPA304	SOUTH ELEVATION
SPA305	WEST ELEVATION BLDG2
SPA306	EAST ELEVATION BLDG2
SPA401	SCHEMATIC SECTION - NORTH-SOUTH
SPA402	SCHEMATIC SECTION - EAST-WEST
SPA600	DETAILS - SARIS BIKE RACK
SPA801	3D PERSPECTIVE
SPA802	3D PERSPECTIVE
SPA803	3D PERSPECTIVE
SPA804	3D PERSPECTIVE
SPA805	3D PERSPECTIVE
SPA806	3D PERSPECTIVE
SPA811	SHADOW STUDIES MARCH
SPA812	SHADOW STUDIES JUNE
SPA813	SHADOW STUDIES SEPTEMBER

#	DATE	DESCRIPTION	BY
3	2020-04-15	Issued for SPA	LLE
2	2019-10-25	Issued for SPA	AYU
1	2019-04-24	Issued for SPA	AYU

PROJECT NO. 556 Wellington Street South

London, Ontario

DRAWING STATISTICS

PROJECT NO.	17.191CS
PROJECT DATE	2020-04-15
DRAWN BY	VZ
CHECKED BY	AYU
SCALE	



DRAWING NO. SPA001



1 CONTEXT PLAN  
1:1000

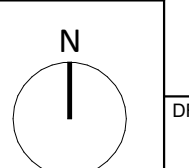
3	2020-04-15	Issued for SPA	LLE
2	2019-10-25	Issued for SPA	AYU
1	2019-04-24	Issued for SPA	AYU
#	DATE	DESCRIPTION	BY

PROJECT  
**556 Wellington Street South**

London, Ontario

DRAWING  
**CONTEXT PLAN**

PROJECT NO.  
17.191CS  
PROJECT DATE  
2020-04-15  
DRAWN BY  
LLE  
CHECKED BY  
AYU  
SCALE  
As indicated

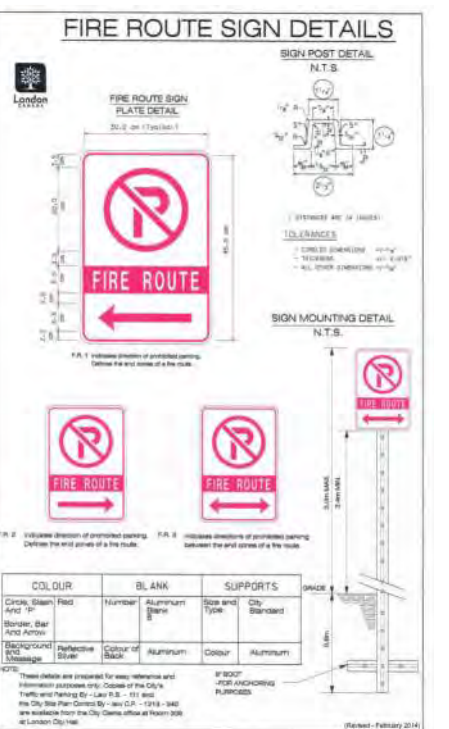


DRAWING NO.  
**SPA004**

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### LEGEND

- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- RETAIL ENTRANCE
- EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- CONVEX MIRROR
- TRANSFORMER WITH CLEARANCES
- FIRE ROUTE SIGN
- GAS/HYDRO METER



RESIDENTIAL SITE DATA		
City of London Ontario Zoning By-law No.2-1 (Z-1 Zones as of August 29,2019 DA1 (1))		
Gross Site Area	6,134.1 m <sup>2</sup> 0.61 ha	
Net Site Area (load allowance deduction)	6,134.1 m <sup>2</sup> 0.61 ha	
Number of Units	485	
By Bedroom Count:		
Bachelor	0	
1 Bedroom	220	
2 Bedroom	159	
3 Bedroom	26	
4 or more Bedrooms	0	
Height	64.7 m 90m PERMITTED MAX	
Density	660.2 units per net hectare	
Building Coverage	4,831.6 m <sup>2</sup> 79%	
Building Coverage (GROUND)	2,352.6 m <sup>2</sup> 38%	
Landscaped Open Space	2,808.7 m <sup>2</sup> 46%	
Paved Area	972.6 m <sup>2</sup> 16%	
of the Net Site Area		
Parking Spaces Provided	550	
Parking Rates Used	Ratio space per	
1-Bed Unit	0.65 space/unit	Spaces Required 143
2 and 3 Bed Unit	1.00 space/unit	185
Visitor Parking	Shared with commercial *	16
Barrier Free Parking	**	13 residential 1 commercial

**RESIDENTIAL SOLID WASTE MANAGEMENT NOTES:**

- ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (+/-8%), AT LEAST 4.5 METERS WIDE THROUGHOUT THE SITE AND 6 METERS WIDE AT ENTRANCES AND EXITS, AND WILL HAVE A MINIMUM OVERHEAD TRAVELING CLEARANCE OF 4.4 METERS INCLUDING WHEN TRAVELING THROUGH OVERHEAD DOORS.
- TYPE G LOADING SPACE WILL BE AT LEAST 4 METERS WIDE, 13 METERS LONG, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF 3.1 METRES, 5% SLOPE UP (1:20) AND IS CONSTRUCTED OF AT LEAST 200MM OF REINFORCED CONCRETE.
- A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANEUVER BIN FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAG MAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLES ARRIVE AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- SHARING OF TYPE G LOADING SPACE - RESIDENTIAL USE OF LOADING SPACE FOR PURPOSES OF MOVING WILL BE SCHEDULED ACCORDING TO GARBAGE PICK UP TIMES. SHOULD THE TYPE G SPACE BE NEEDED FOR USE BY COMMERCIAL SECTORS, THE COMMERCIAL COMPONENT MUST ARRANGE THIS USE SUCH THAT IT DOES NOT CONFLICT WITH ANY RESIDENTIAL USES.
- IF THE LOADING AREA / EGRESS ROUTES ARE OVER SUPPORTED STRUCTURES, IE. OVER AN UNDERGROUND GARAGE OR A MECHANICAL SHAFT, THE FACILITY MUST CONFORM TO THE FOLLOWING:
  - DESIGN CODE-ONTARIO BUILDING CODE.
  - DESIGN LOAD-CITY BULK LIFT VEHICLE IN ADDITION BUILDING CODE REQUIREMENTS.
  - IMPACT FACTOR-5% FOR MAXIMUM VEHICULAR SPEEDS TO 15 KM/H AND 30% FOR HIGHER SPEEDS.
  - CITY COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS AN UNDERGROUND PARKING GARAGE), THE UNDERGROUND PARKING GARAGE ROOF SLAB IS TO BE DESIGNED TAKING INTO ACCOUNT THE COLLECTION VEHICLE WEIGHT. THE CITY MUST PROVIDE, PRIOR TO COMMENCEMENT OF CITY SOLID WASTE PICK UP, A LETTER CERTIFIED BY A QUALIFIED ENGINEER THAT THE STRUCTURE CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE WEIGHING 35,000 KILOGRAMS.
  - PRIVATE CONTRACTOR MUST COLLECT ALL SOLID WASTE FROM THE RETAIL COMPONENT.
  - WASTE BINS TO BE JOCKEYED ON COLLECTION DAY, IF REQUIRED. STAFF JOCKEYING THE BINS DURING SOLID WASTE PICK UP AND THE REQUIRED STAGING AREA IS TO BE LOCATED IN CLOSE PROXIMITY TO THE LOADING AREA TO AVOID ANY DELAYS DURING PICK UP.
  - NON-RESIDENTIAL COMPONENT WILL ONLY SCHEDULE USE OF THE TYPE G LOADING SPACE ON OPPOSITE DAYS FROM THE COLLECTION DAYS OF THE RESIDENTIAL COMPONENT TO ENSURE THAT THE TYPE G LOADING SPACE WILL BE VACANT FOR CITY WASTE COLLECTION. IF LOADING SPACE IS TO BE SHARED, THE COMMERCIAL BINS MUST BE LABELED "RETAIL WASTE ONLY".

**RESIDENTIAL WASTE STORAGE AREA REQUIRED:**

MINIMUM 25 m<sup>2</sup> FOR THE FIRST 50 UNITS  
+ 13 m<sup>2</sup> FOR EACH ADDITIONAL 50 UNITS  
+ MINIMUM OF 10 m<sup>2</sup> FOR BULKY ITEMS  
NUMBER OF UNITS = 485  
= 353 / 50 UNITS  
= 7.1 (ROUND UP) = 8 x 13 m<sup>2</sup>  
= 104 m<sup>2</sup> + 25 m<sup>2</sup>  
= 129 m<sup>2</sup>

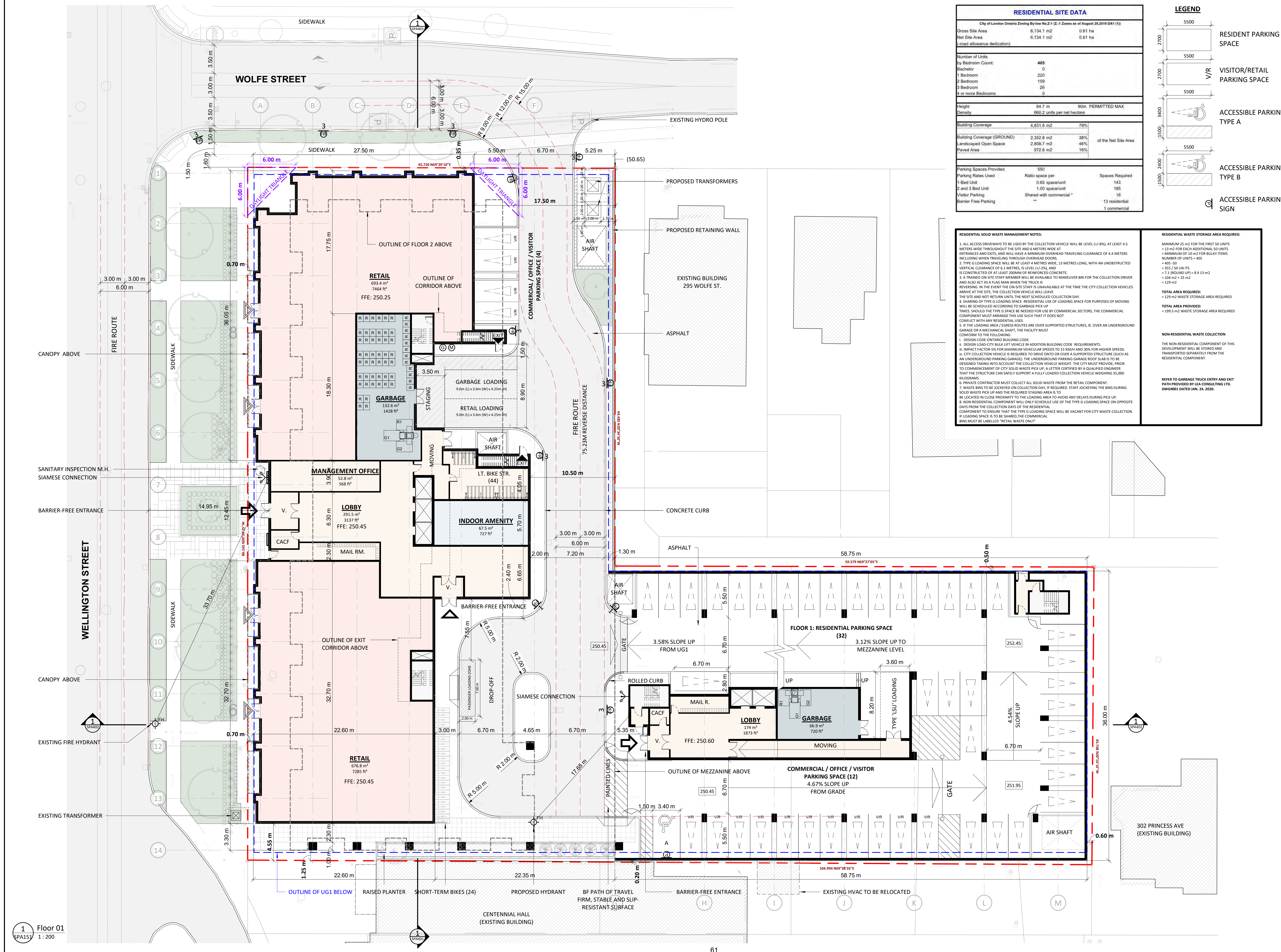
**TOTAL AREA REQUIRED:**  
= 129 m<sup>2</sup> WASTE STORAGE AREA REQUIRED

**TOTAL AREA PROVIDED:**  
= 199.5 m<sup>2</sup> WASTE STORAGE AREA REQUIRED

**NON-RESIDENTIAL WASTE COLLECTION**

THE NON-RESIDENTIAL COMPONENT OF THIS DEVELOPMENT WILL BE STORED AND TRANSPORTED SEPARATELY FROM THE RESIDENTIAL COMPONENT.

REFER TO GARBAGE TRUCK ENTRY AND EXIT PATH PROVIDED BY LEA CONSULTING LTD. DWG#001 DATED JAN. 24, 2020.



1 Floor 01  
SPA151 1:200

#	DATE	DESCRIPTION	BY
3	2020-04-15	Issued for SPA	LLE
2	2019-10-25	Issued for SPA	AYU
1	2019-04-24	Issued for SPA	AYU

PROJECT  
**556 Wellington Street South**  
London, Ontario

DRAWING  
**FLOOR 01 / SITE PLAN**

PROJECT NO.  
17.191CS

PROJECT DATE  
2020-04-15

DRAWN BY  
VZ

CHECKED BY  
AYU

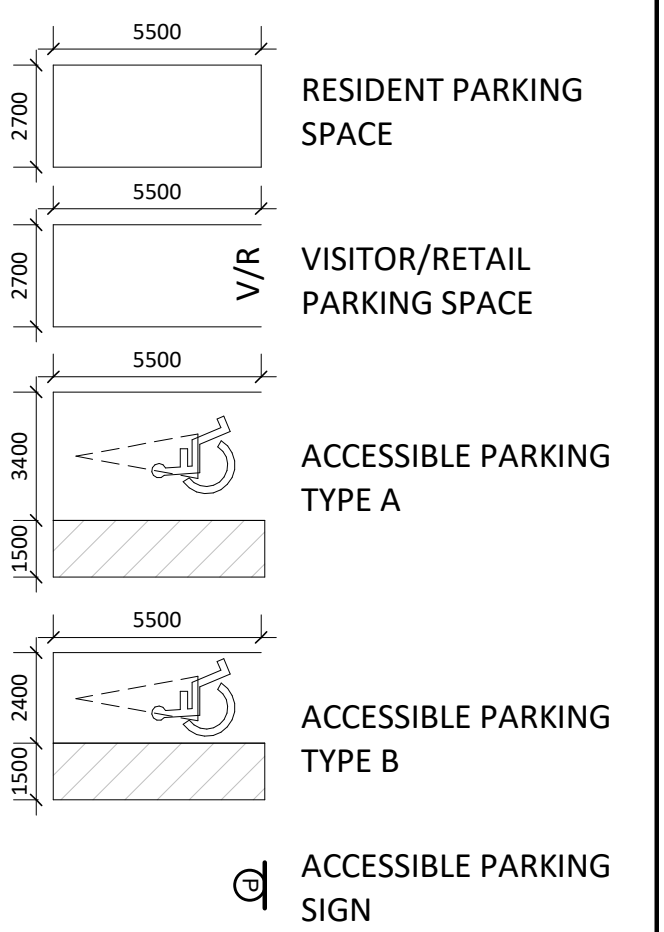
SCALE  
As indicated

ONTARIO ASSOCIATION OF ARCHITECTS  
MUSSELL FLEISCHER  
LICENCE  
5004

DRAWING NO.  
**SPA151**

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### LEGEND



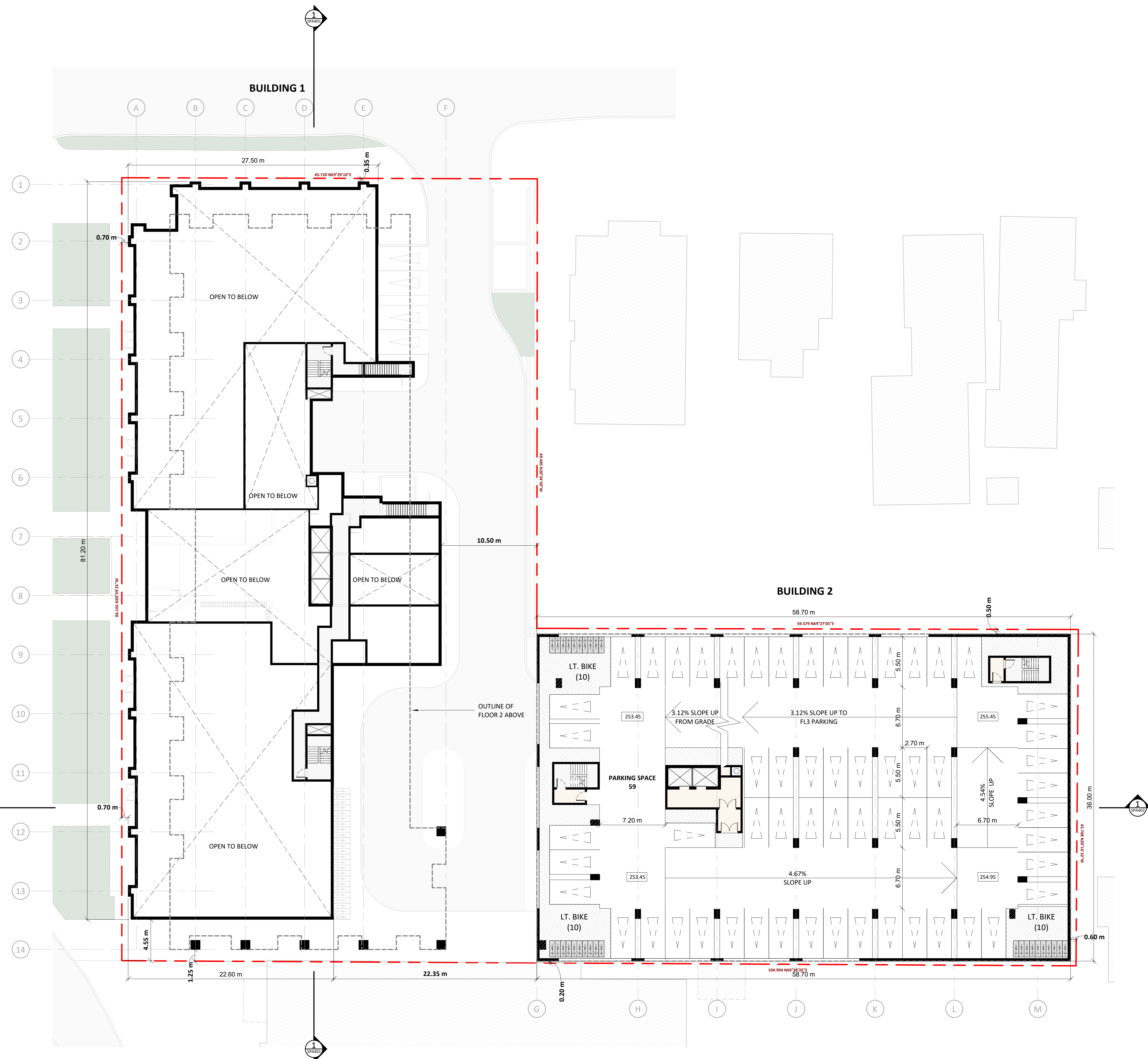
#	DATE	DESCRIPTION	BY
3	2020-04-15	Issued for SPA	LLE
2	2019-10-25	Issued for SPA	AYU
1	2019-04-24	Issued for SPA	AYU

PROJECT  
**556 Wellington Street South**  
 London, Ontario

DRAWING  
**MEZZANINE**

PROJECT NO. 17.191CS	
PROJECT DATE 2020-04-15	
DRAWN BY VZ	
CHECKED BY AYU	
SCALE 1 : 200	

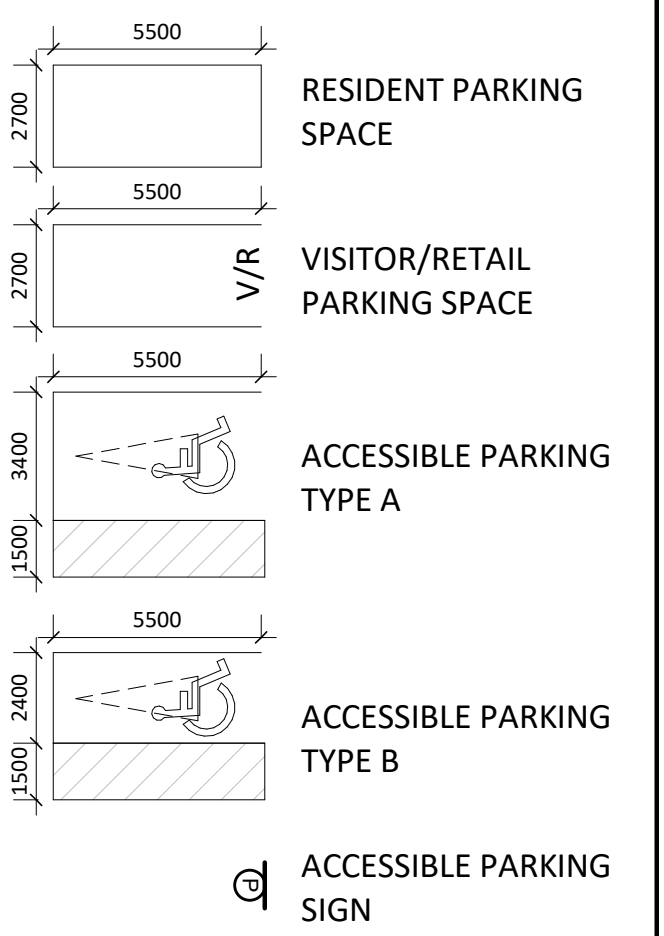
DRAWING NO.  
**SPA152**



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### LEGEND



3	2020-04-15	Issued for SPA	LLE
2	2019-10-25	Issued for SPA	AYU
1	2019-04-24	Issued for SPA	AYU
#	DATE	DESCRIPTION	BY

PROJECT  
**556 Wellington Street South**  
 London, Ontario

DRAWING  
**FLOOR 02-03**

PROJECT NO.	17.191CS
PROJECT DATE	2020-04-15
DRAWN BY	VZ
CHECKED BY	AYU
SCALE	1 : 200

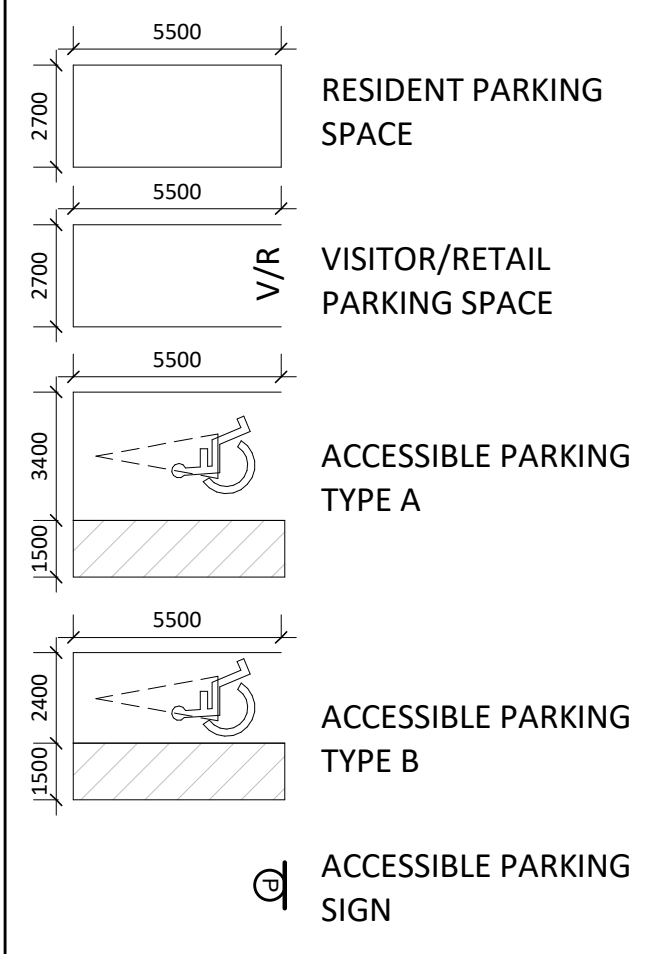


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### LEGEND



#	DATE	ISSUED FOR	DESCRIPTION	BY
3	2020-04-15	Issued for SPA		LLE
2	2019-10-25	Issued for SPA		AYU
1	2019-04-24	Issued for SPA		AYU

PROJECT  
**556 Wellington Street South**  
London, Ontario

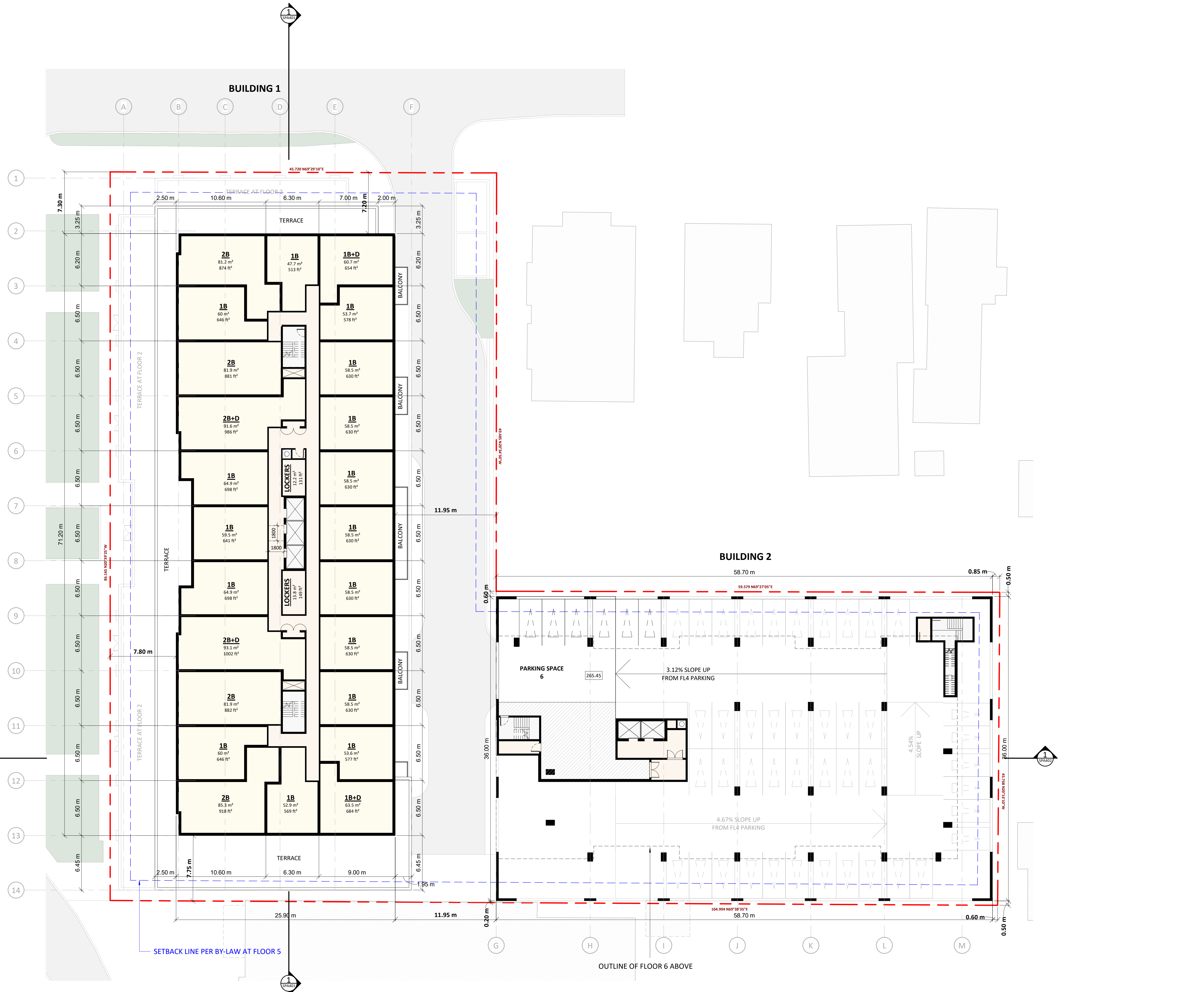
DRAWING  
**FLOOR 04**

PROJECT NO. 17.191CS	
PROJECT DATE 2020-04-15	
DRAWN BY VZ	
CHECKED BY AYU	
SCALE 1 : 200	

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3	2020-04-15	Issued for SPA	LLE
2	2019-10-25	Issued for SPA	AYU
1	2019-04-24	Issued for SPA	AYU

**PROJECT**  
**556 Wellington Street South**  
London, Ontario

**DRAWING**  
**FLOOR 05**

PROJECT NO.	17.191CS
PROJECT DATE	2020-04-15
DRAWN BY	VZ
CHECKED BY	AYU
SCALE	1 : 200



**DRAWING NO.**  
**SPA155**

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3	2020-04-15	Issued for SPA	LLE
2	2019-10-25	Issued for SPA	AYU
1	2019-04-24	Issued for SPA	AYU
#	DATE	DESCRIPTION	BY

**PROJECT**  
556 Wellington Street South  
London, Ontario

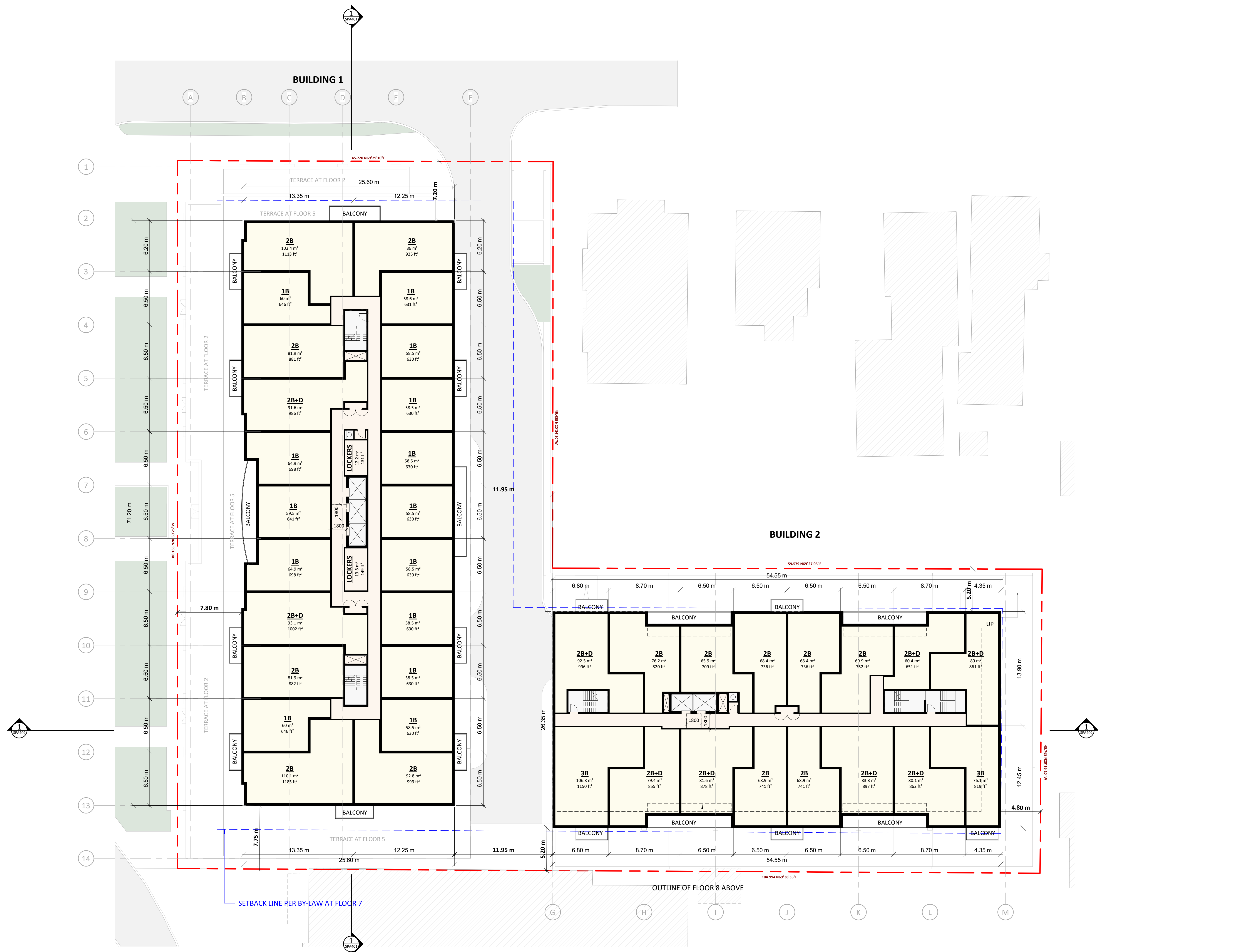
**DRAWING**  
FLOOR 06

PROJECT NO.	17.191CS
PROJECT DATE	2020-04-15
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SCALE	1 : 200



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3	2020-04-15	Issued for SPA	LLE
2	2019-10-25	Issued for SPA	AYU
1	2019-04-24	Issued for SPA	AYU
#	DATE	DESCRIPTION	BY

PROJECT  
**556 Wellington Street South**  
 London, Ontario

DRAWING  
**FLOOR 07**

PROJECT NO.	17.191CS
PROJECT DATE	2020-04-15
DRAWN BY	LLE
CHECKED BY	AYU
SCALE	1 : 200



DRAWING NO.  
**SPA157**

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1	2019-04-24	Issued for SPA	AYU
#	DATE	DESCRIPTION	BY

PROJECT  
**556 Wellington Street South**  
 London, Ontario

DRAWING  
**FLOOR 08**

PROJECT NO.	17.191CS
PROJECT DATE	2020-04-15
DRAWN BY	LLE
CHECKED BY	AYU
SCALE	1 : 200



DRAWING NO.  
**SPA158**



3	2020-04-15	Issued for SPA	LLE
2	2019-10-25	Issued for SPA	AYU
1	2019-04-24	Issued for SPA	AYU
#	DATE	DESCRIPTION	BY

PROJECT  
**556 Wellington Street South**  
London, Ontario

DRAWING  
**FLOOR 09**

PROJECT NO.	17.191CS
PROJECT DATE	2020-04-15
DRAWN BY	LLE
CHECKED BY	AYU
SCALE	1 : 200



DRAWING NO.  
**SPA159**

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3	2020-04-15	Issued for SPA	LLE
2	2019-10-25	Issued for SPA	AYU
1	2019-04-24	Issued for SPA	AYU
#	DATE	DESCRIPTION	BY

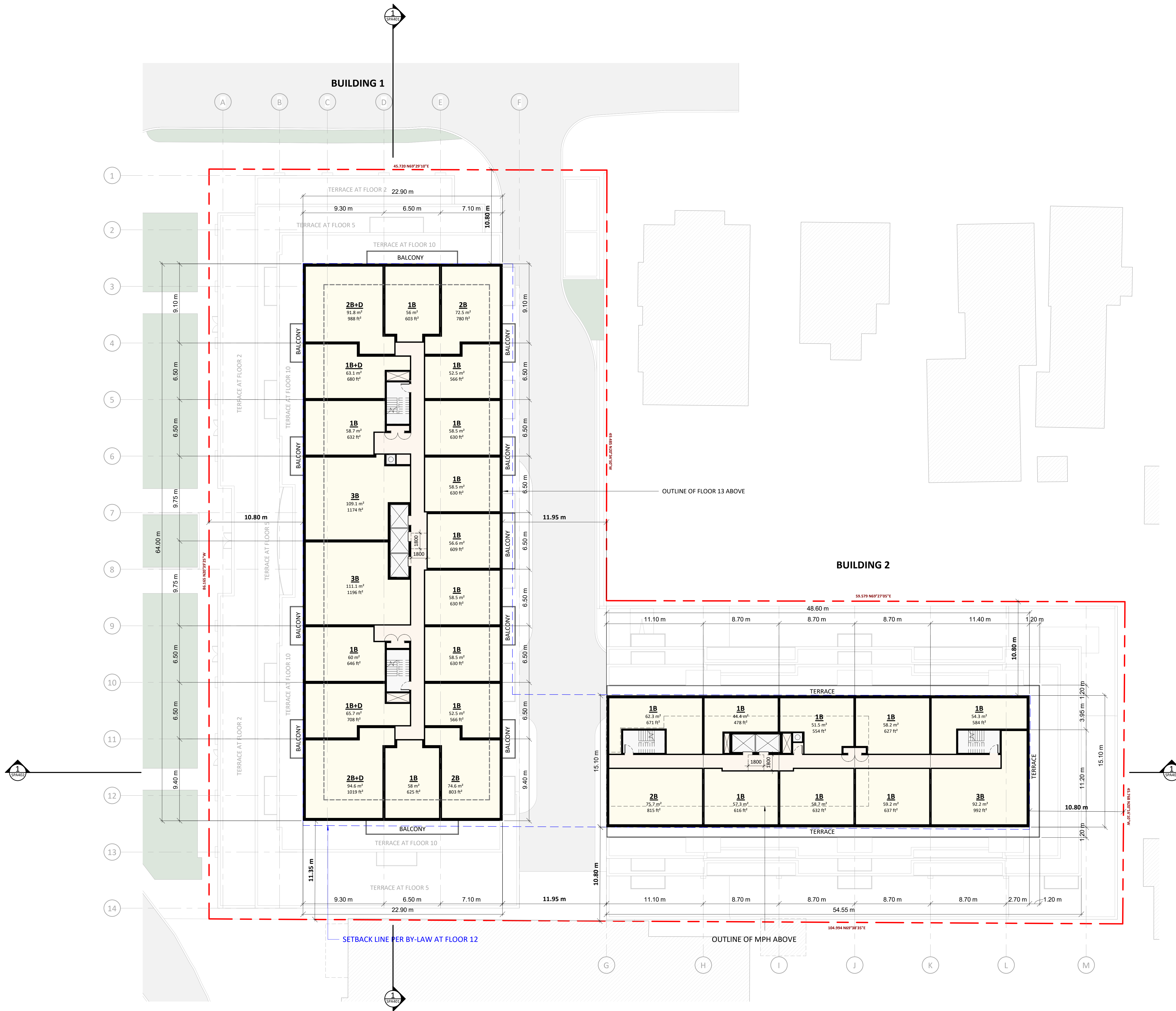
PROJECT  
**556 Wellington Street South**  
London, Ontario

DRAWING  
**FLOOR 10-11**

PROJECT NO.	17.191CS
PROJECT DATE	2020-04-15
DRAWN BY	LLE
CHECKED BY	AYU
SCALE	1 : 200



DRAWING NO.  
**SPA160**



3	2020-04-15	Issued for SPA	LLE
2	2019-10-25	Issued for SPA	AYU
1	2019-04-24	Issued for SPA	AYU
#	DATE	DESCRIPTION	BY

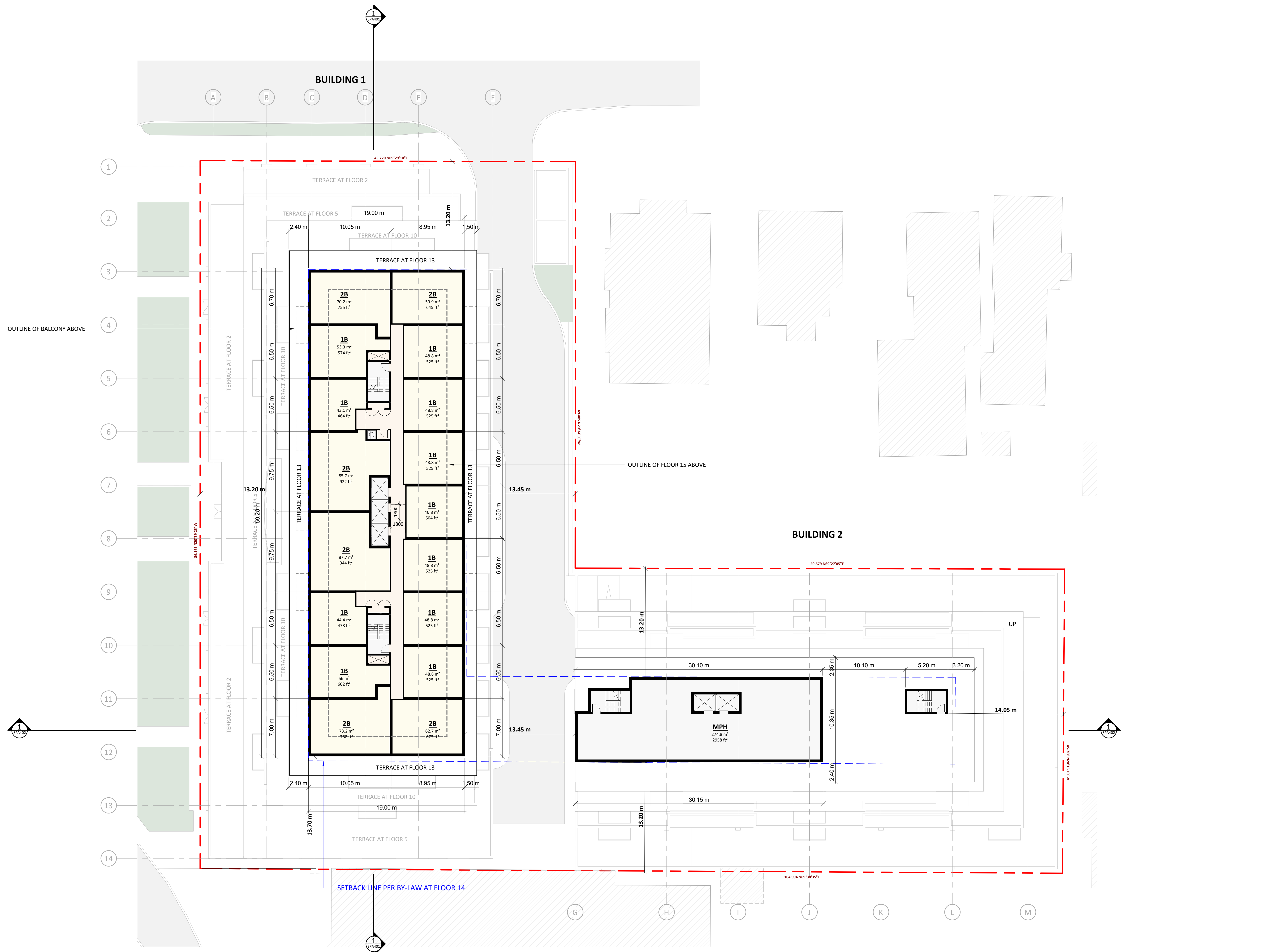
PROJECT  
**556 Wellington Street South**  
London, Ontario

DRAWING  
**FLOOR 12**

PROJECT NO.  
17.191CS  
PROJECT DATE  
2020-04-15  
DRAWN BY  
LLE  
CHECKED BY  
AYU  
SCALE  
1 : 200



DRAWING NO.  
**SPA161**



3	2020-04-15	Issued for SPA	LLE
2	2019-10-25	Issued for SPA	AYU
1	2019-04-24	Issued for SPA	AYU
#	DATE	DESCRIPTION	BY

PROJECT  
**556 Wellington Street South**  
London, Ontario

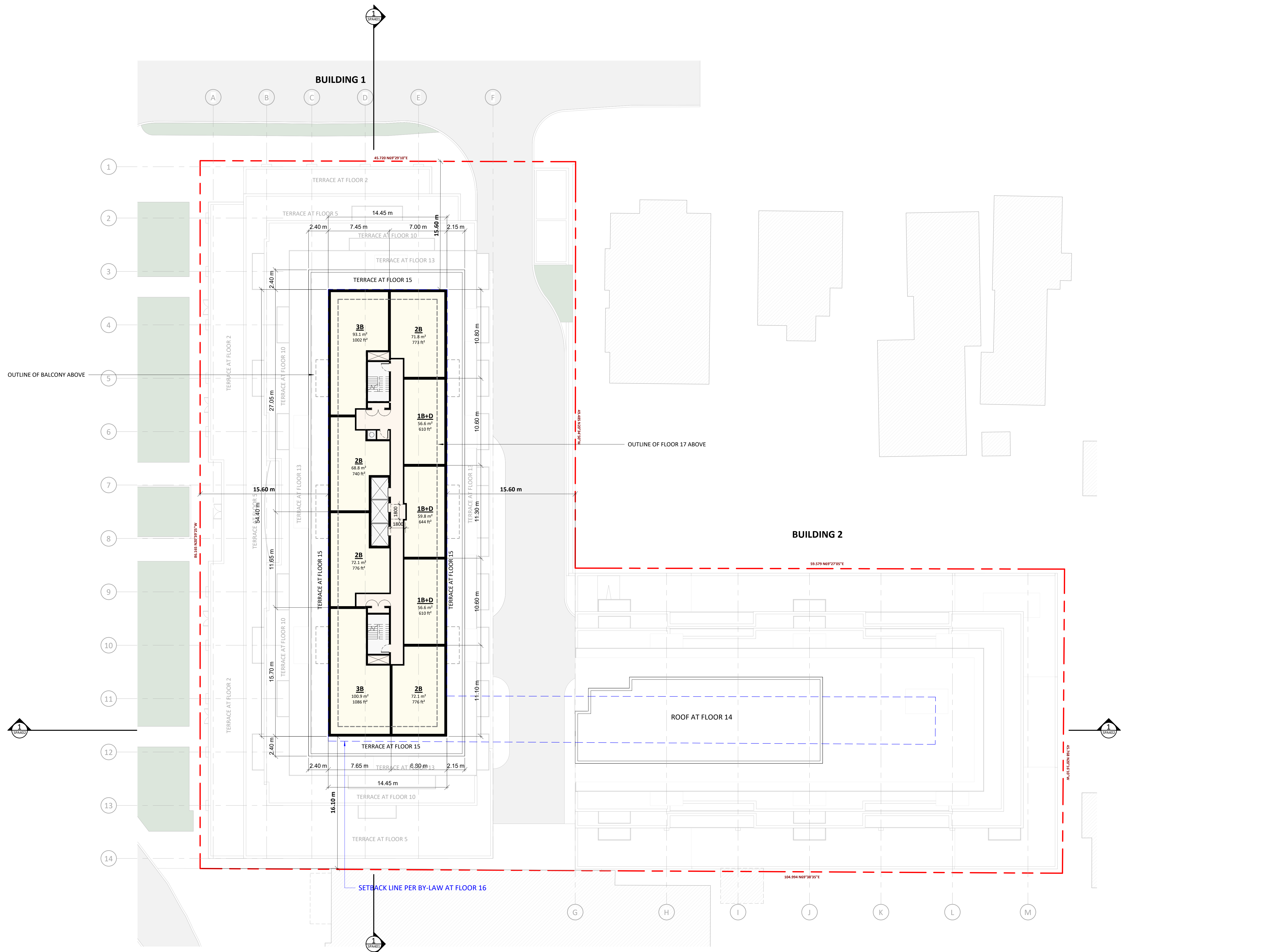
DRAWING  
**FLOOR 13-14**

PROJECT NO.	17.191CS
PROJECT DATE	2020-04-15
DRAWN BY	LLE
CHECKED BY	AYU
SCALE	1 : 200



DRAWING NO.  
**SPA162**





3	2020-04-15	Issued for SPA	LLE
2	2019-10-25	Issued for SPA	AYU
1	2019-04-24	Issued for SPA	AYU
#	DATE	DESCRIPTION	BY

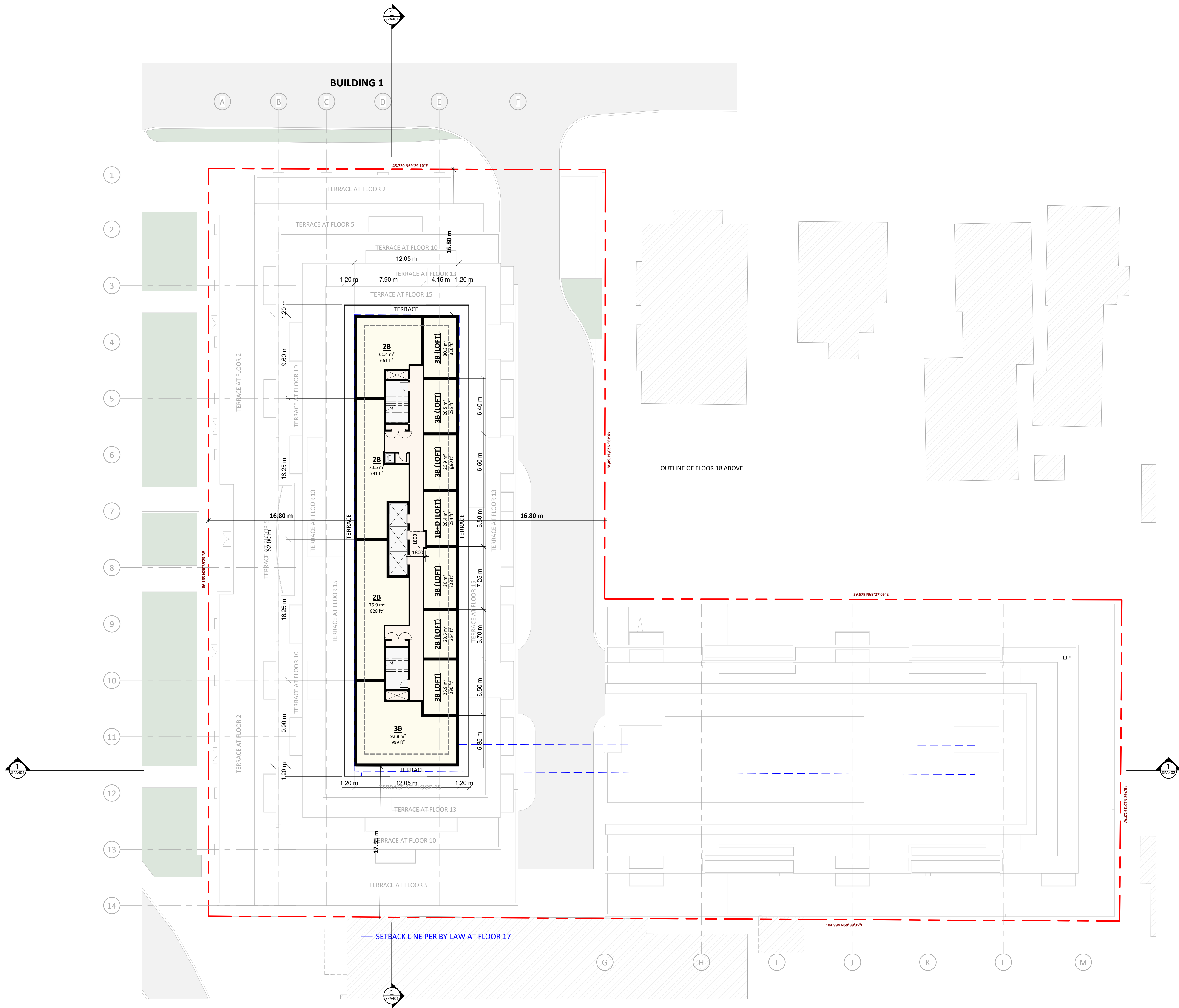
PROJECT  
**556 Wellington Street South**  
 London, Ontario

DRAWING  
**FLOOR 15-16**

PROJECT NO.	17.191CS
PROJECT DATE	2020-04-15
DRAWN BY	LLE
CHECKED BY	AYU
SCALE	1 : 200



DRAWING NO.  
**SPA163**



3	2020-04-15	Issued for SPA	LLE
2	2019-10-25	Issued for SPA	AYU
1	2019-04-24	Issued for SPA	AYU
#	DATE	DESCRIPTION	BY

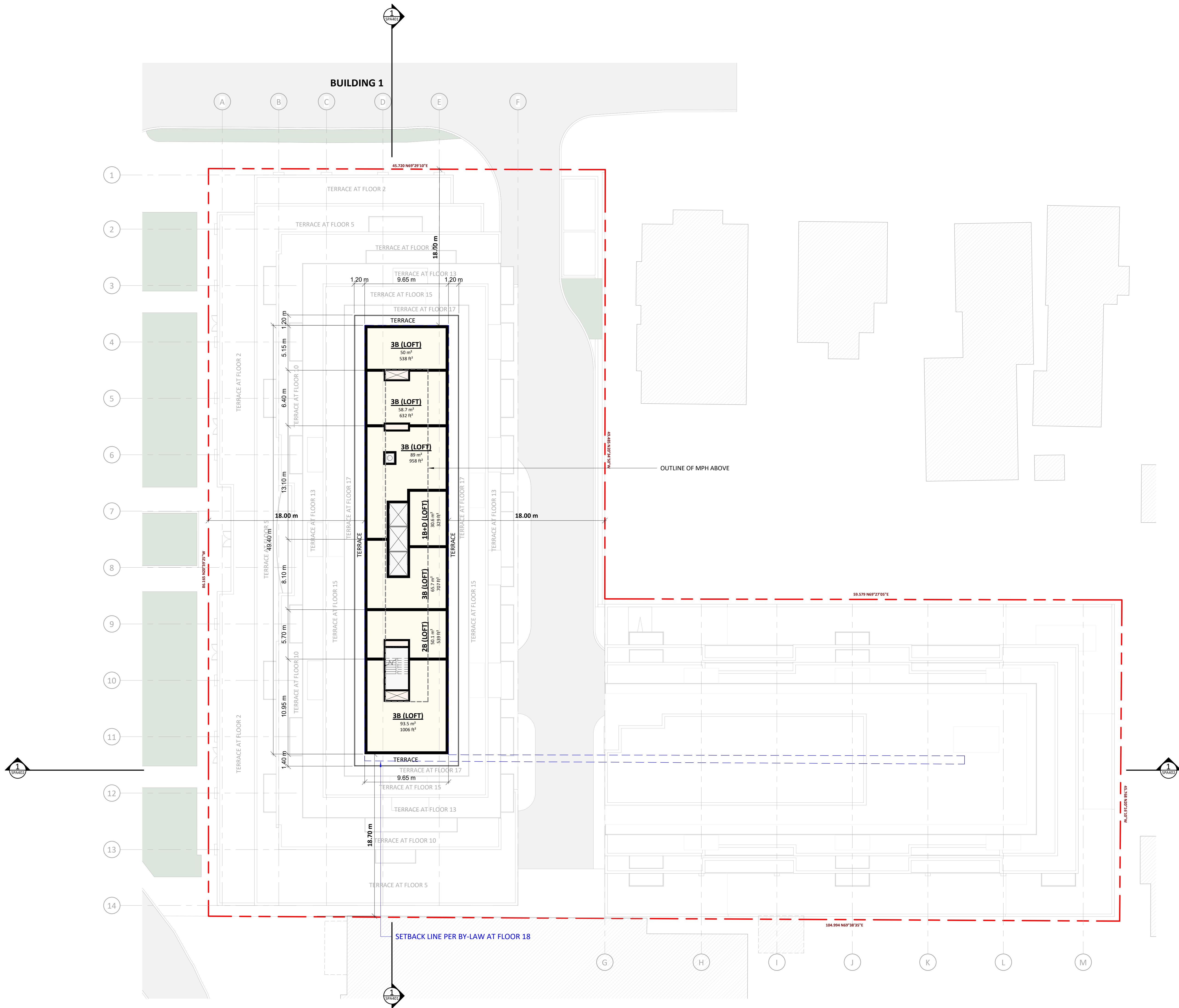
PROJECT  
**556 Wellington Street South**  
London, Ontario

DRAWING  
**FLOOR 17**

PROJECT NO.	17.191CS
PROJECT DATE	2020-04-15
DRAWN BY	LLE
CHECKED BY	AYU
SCALE	1 : 200



DRAWING NO.  
**SPA164**



3	2020-04-15	Issued for SPA	LLE
2	2019-10-25	Issued for SPA	AYU
1	2019-04-24	Issued for SPA	AYU
#	DATE	DESCRIPTION	BY

PROJECT  
**556 Wellington Street South**  
London, Ontario

DRAWING  
**FLOOR 18**

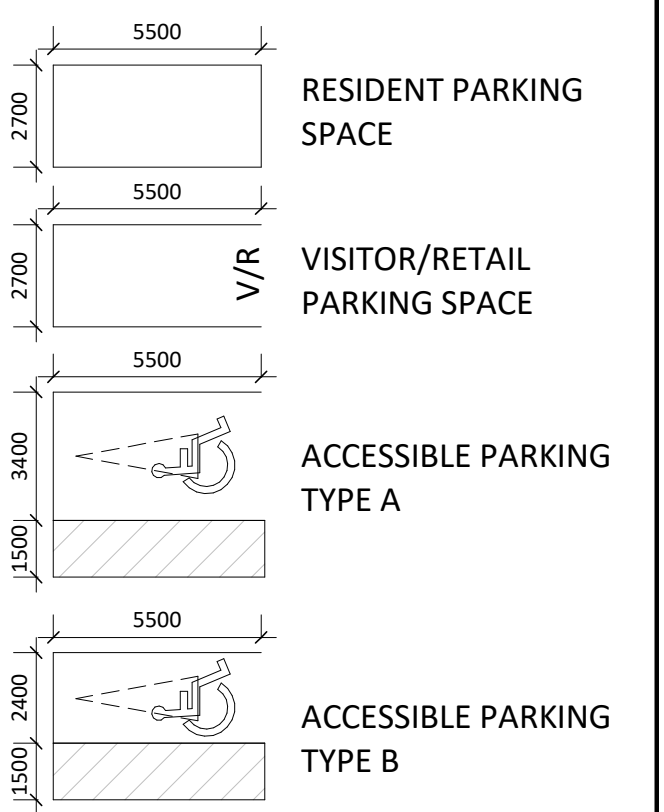
PROJECT NO.	17.191CS
PROJECT DATE	2020-04-15
DRAWN BY	LLE
CHECKED BY	AYU
SCALE	1 : 200



DRAWING NO.  
**SPA165**

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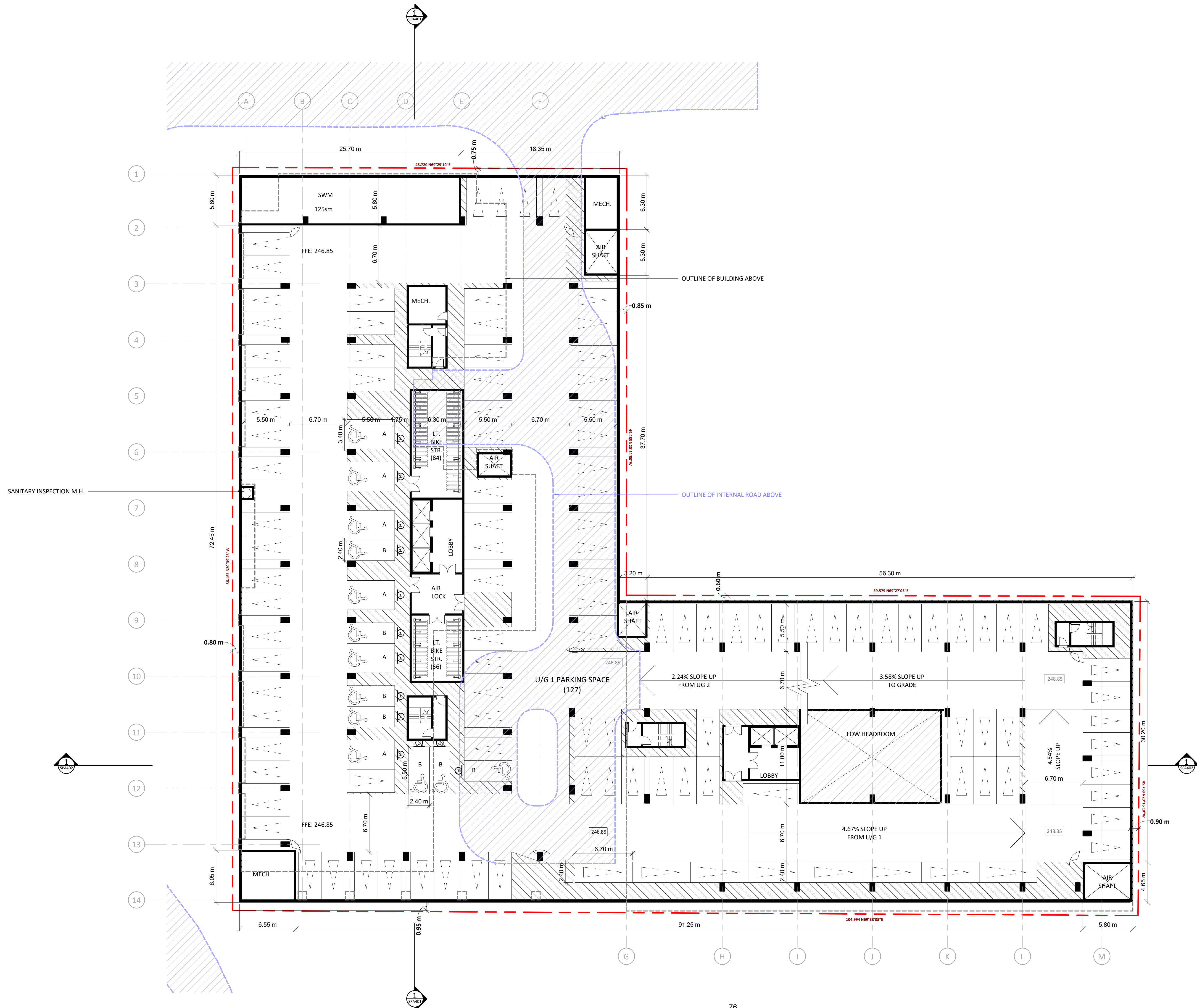
### LEGEND



### ACCESSIBLE PARKING SIGN



NOTE: SIGN ON A POST TO BE AT LEAST 1.5M ABOVE GRADE AND NOT MORE THAN 0.3M WHEN MEASURING FROM SPACE TO THE CENTRE OF THE SIGN.



3	2020-04-15	Issued for SPA	LLE
2	2019-10-25	Issued for SPA	AYU
1	2019-04-24	Issued for SPA	AYU
#	DATE	DESCRIPTION	BY

PROJECT  
**556 Wellington Street South**  
 London, Ontario

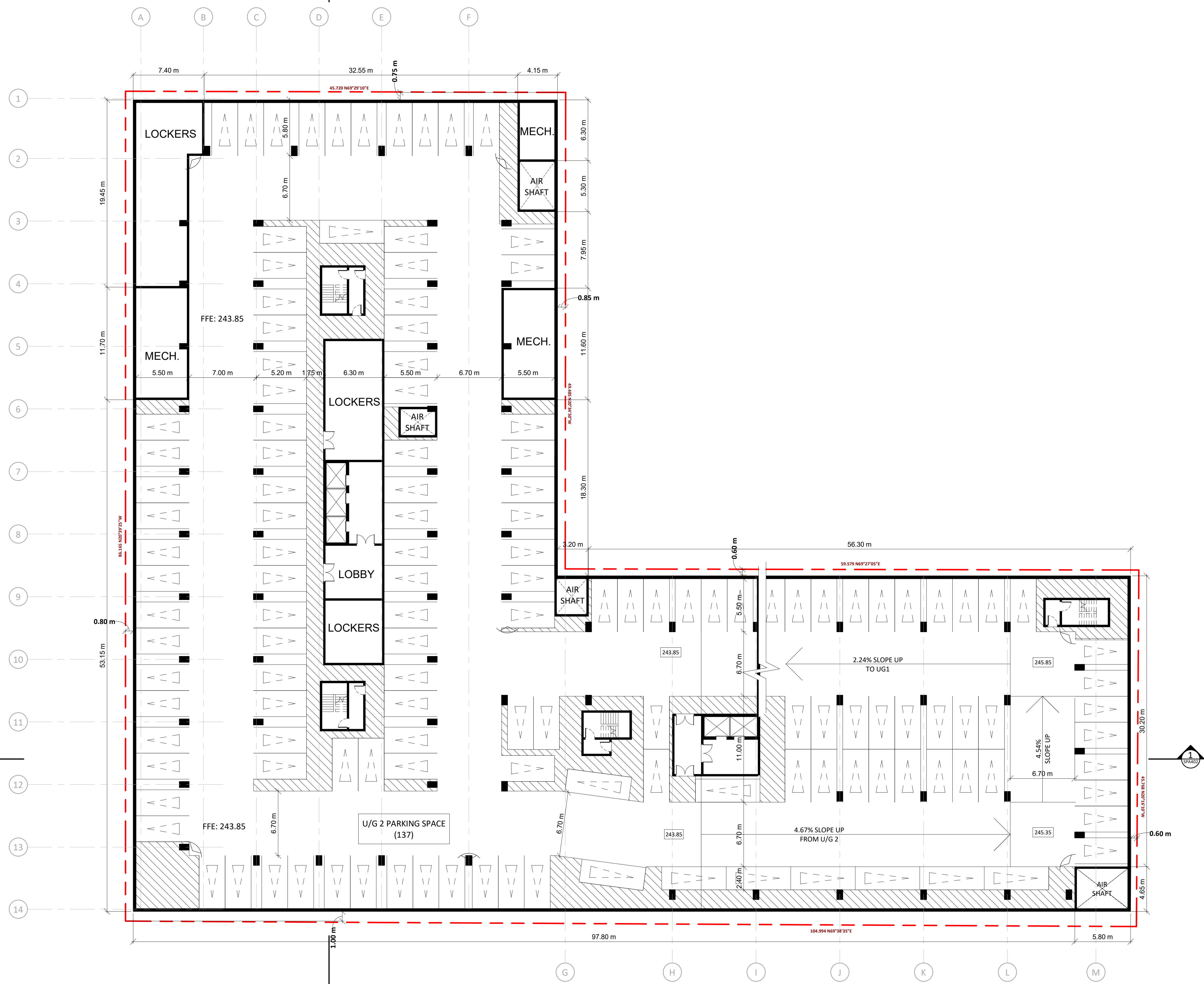
DRAWING  
**UNDERGROUND LEVEL 01**

PROJECT NO.  
17.191CS  
 PROJECT DATE  
2020-04-15  
 DRAWN BY  
VZ  
 CHECKED BY  
AYU  
 SCALE  
1 : 200

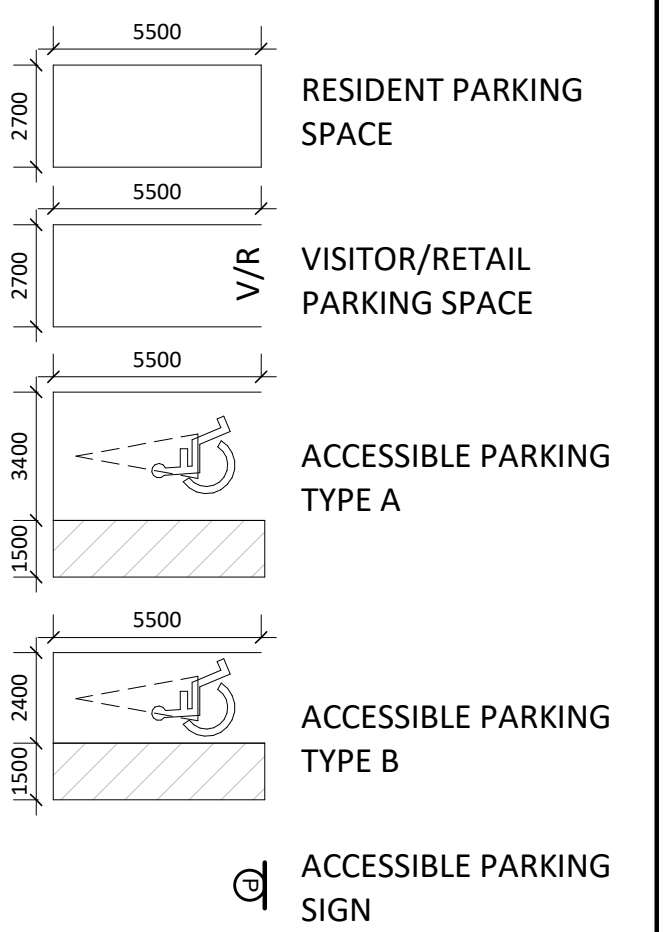


DRAWING NO.  
**SPA201**

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### LEGEND



3	2020-04-15	Issued for SPA	LLE
2	2019-10-25	Issued for SPA	AYU
1	2019-04-24	Issued for SPA	AYU
#	DATE	DESCRIPTION	BY

PROJECT  
**556 Wellington Street South**  
London, Ontario

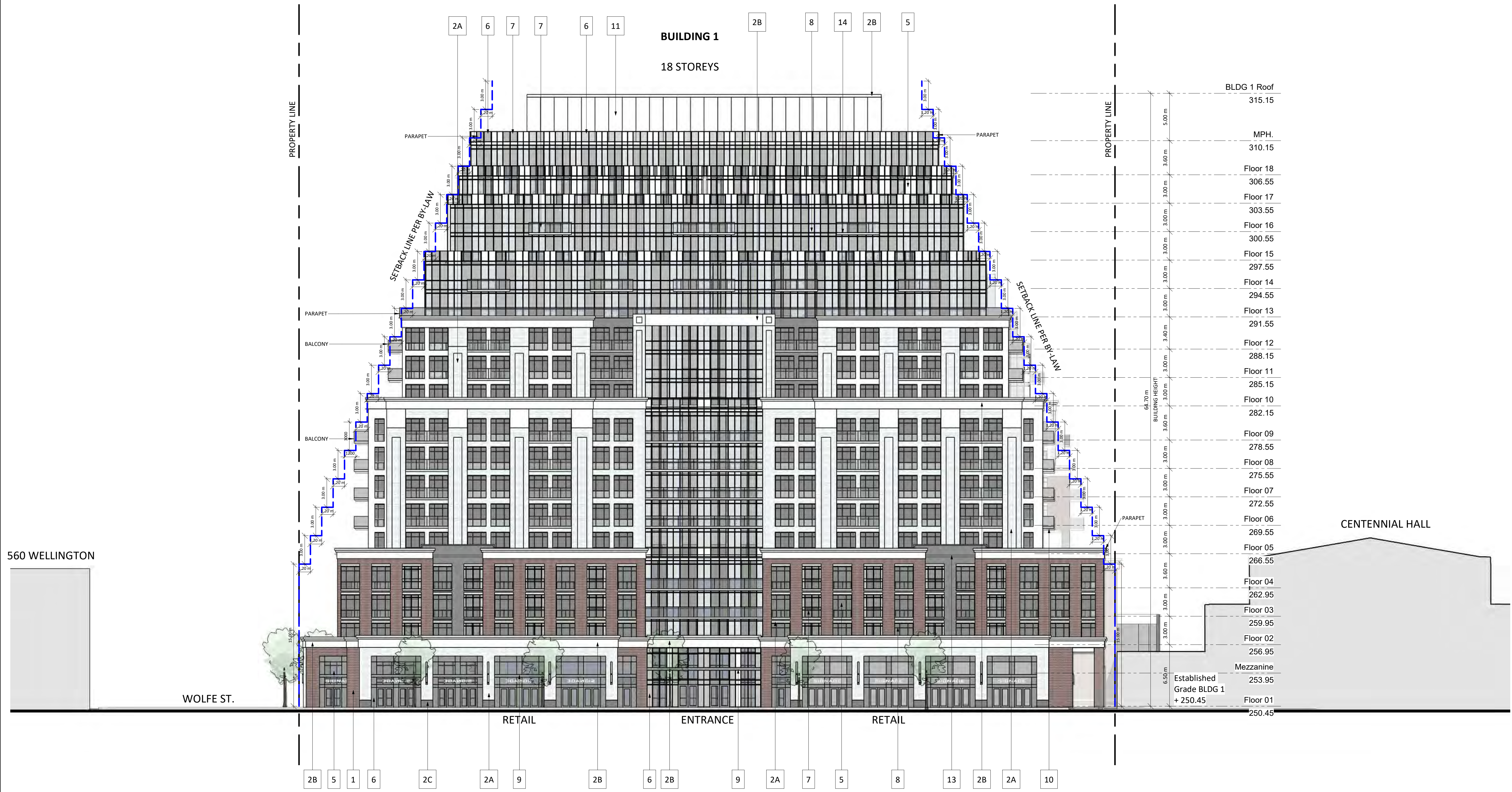
DRAWING  
**UNDERGROUND LEVEL 02**

PROJECT NO.  
17.191CS  
PROJECT DATE  
2020-04-15  
DRAWN BY  
VZ  
CHECKED BY  
AYU  
SCALE  
1 : 200



DRAWING NO.  
**SPA202**

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EXTERIOR FINISHES LEGEND	
1	BRICK - RED
2A	PRECAST CONCRETE - WHITE STONE
2B	PRECAST CONCRETE - WHITE
2C	PRECAST CONCRETE - DARK GRAY
2D	PRECAST CONCRETE - RED BRICK
2E	PRECAST CONCRETE - COLOR TO MATCH MASONRY
5	CLEAR GLAZING
6	SPANDREL GLASS - GREY
7	RAILING GLASS - CLEAR
8	ALUMINUM MULLION - SILVER
9	METAL PANEL - DARK GRAY
10	EIFS PANELS - WHITE
11	EIFS PANELS - LIGHT GRAY
13	EIFS PANELS - DARK GRAY
14	SLAB EDGE ROLLED FINISH - WHITE

3	2020-04-15	Issued for SPA	LLE
2	2019-10-25	Issued for SPA	AYU
1	2019-04-24	Issued for SPA	AYU

#	DATE	DESCRIPTION	BY

PROJECT  
**556 Wellington Street South**  
London, Ontario

DRAWING  
**WEST ELEVATION BLDG1**

PROJECT NO.	17.191CS
PROJECT DATE	2020-04-15
DRAWN BY	VZ
CHECKED BY	AYU
SCALE	1 : 200

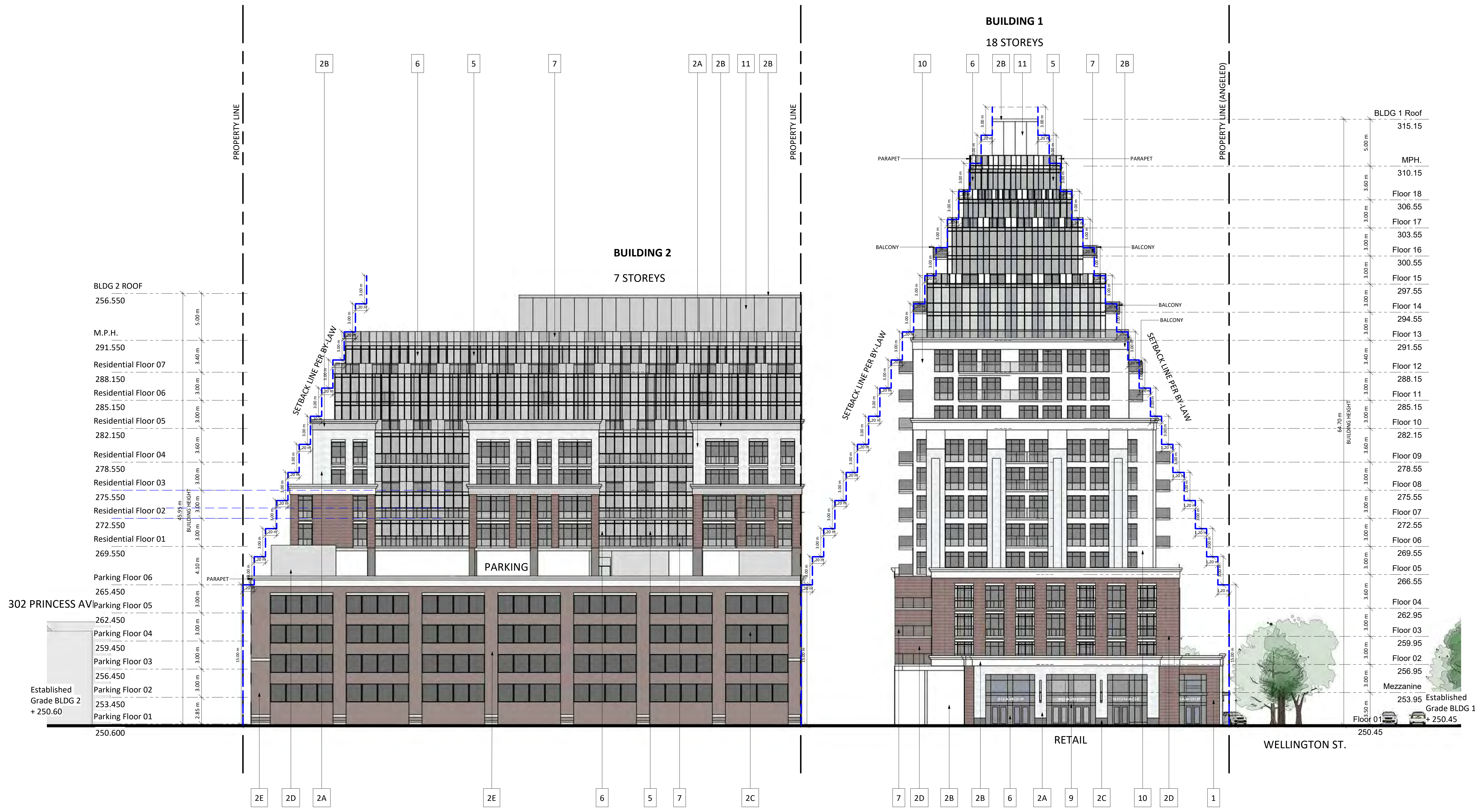


DRAWING NO.  
**SPA301**

NOTE: BUILDING ELEVATION APPEARS TO EXTEND BEYOND PROPERTY BOUNDARY LINE DUE TO THE ANGLE OF THE PROPERTY. PLEASE REFER TO PLANS FOR ACCURATE REPRESENTATION.  
BALCONIES AND PARAPETS ARE EXCLUDED FROM THE ZONING SETBACK REQUIREMENTS.



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EXTERIOR FINISHES LEGEND	
1	BRICK - RED
2A	PRECAST CONCRETE - WHITE STONE
2B	PRECAST CONCRETE - WHITE
2C	PRECAST CONCRETE - DARK GRAY
2D	PRECAST CONCRETE - RED BRICK
2E	PRECAST CONCRETE - COLOR TO MATCH MASONRY
5	CLEAR GLAZING
6	SPANDREL GLASS - GREY
7	RAILING GLASS - CLEAR
8	ALUMINUM MULLION - SILVER
9	METAL PANEL - DARK GRAY
10	EIFS PANELS - WHITE
11	EIFS PANELS - LIGHT GRAY
13	EIFS PANELS - DARK GRAY
14	SLAB EDGE ROLLED FINISH - WHITE

#	DATE	ISSUED FOR SPA	DESCRIPTION	BY
3	2020-04-15	Issued for SPA		LLE
2	2019-10-25	Issued for SPA		AYU
1	2019-04-24	Issued for SPA		AYU

PROJECT  
**556 Wellington Street South**  
 London, Ontario

DRAWING  
**NORTH ELEVATION**

PROJECT NO.	17.191CS
PROJECT DATE	2020-04-15
DRAWN BY	VZ
CHECKED BY	AYU
SCALE	1 : 200

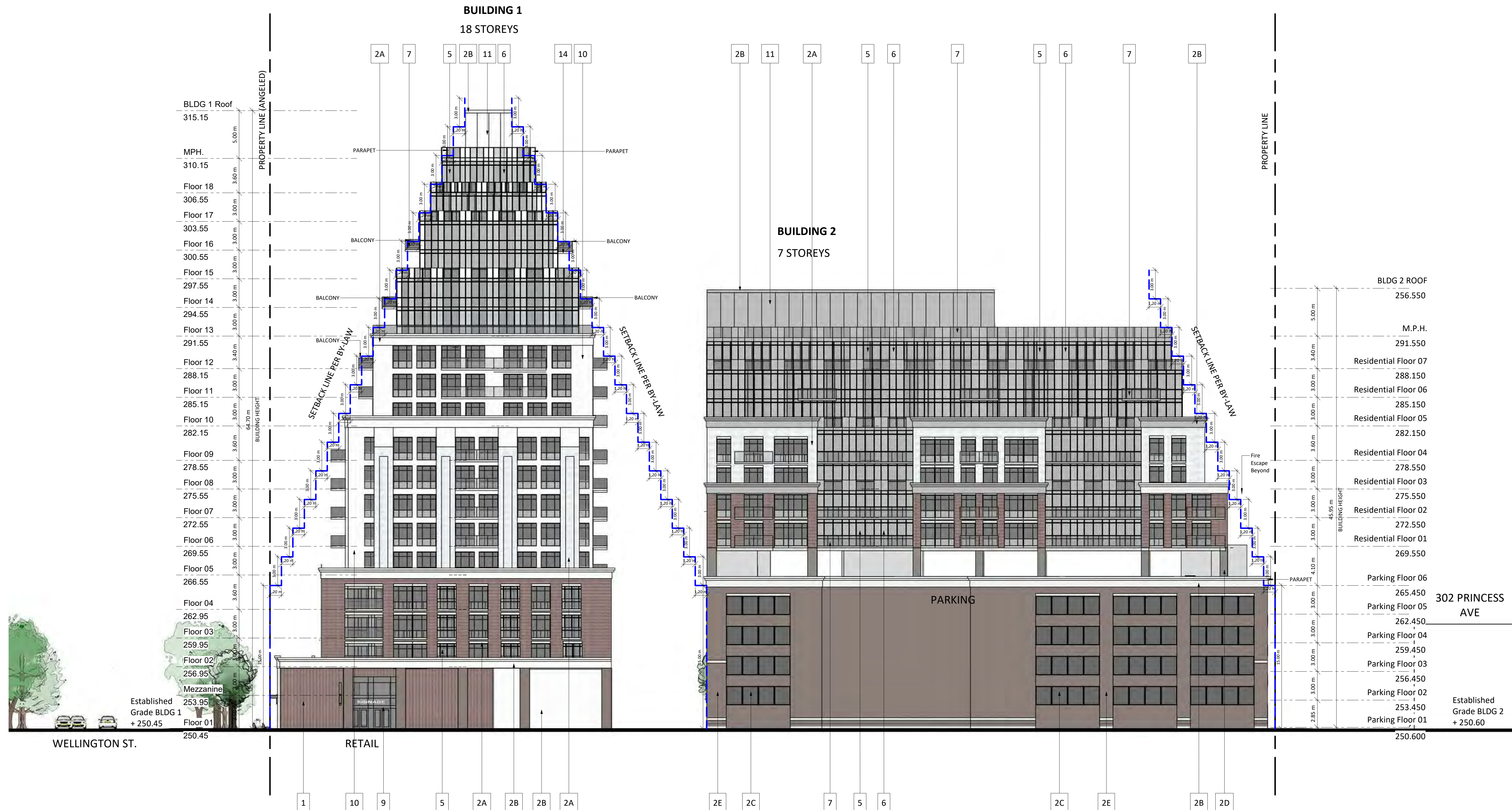


DRAWING NO.  
**SPA303**

NOTE: BUILDING ELEVATION APPEARS TO EXTEND BEYOND PROPERTY BOUNDARY LINE DUE TO THE ANGLE OF THE PROPERTY. PLEASE REFER TO PLANS FOR ACCURATE REPRESENTATION.  
 BALCONIES AND PARAPETS ARE EXCLUDED FROM THE ZONING SETBACK REQUIREMENTS.



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EXTERIOR FINISHES LEGEND	
1	BRICK - RED
2A	PRECAST CONCRETE - WHITE STONE
2B	PRECAST CONCRETE - WHITE
2C	PRECAST CONCRETE - DARK GRAY
2D	PRECAST CONCRETE - RED BRICK
2E	PRECAST CONCRETE - COLOR TO MATCH MASONRY
5	CLEAR GLAZING
6	SPANDREL GLASS - GREY
7	RAILING GLASS - CLEAR
8	ALUMINUM MULLION - SILVER
9	METAL PANEL - DARK GREY
10	EIFS PANELS - WHITE
11	EIFS PANELS - LIGHT GRAY
13	EIFS PANELS - DARK GRAY
14	SLAB EDGE ROLLED FINISH - WHITE

#	DATE	ISSUED FOR	DESCRIPTION	BY
3	2020-04-15	Issued for SPA		LLE
2	2019-10-25	Issued for SPA		AYU
1	2019-04-24	Issued for SPA		AYU

PROJECT  
**556 Wellington Street South**  
London, Ontario

DRAWING  
**SOUTH ELEVATION**

PROJECT NO.	17.191CS
PROJECT DATE	2020-04-15
DRAWN BY	VZ
CHECKED BY	AYU
SCALE	1 : 200



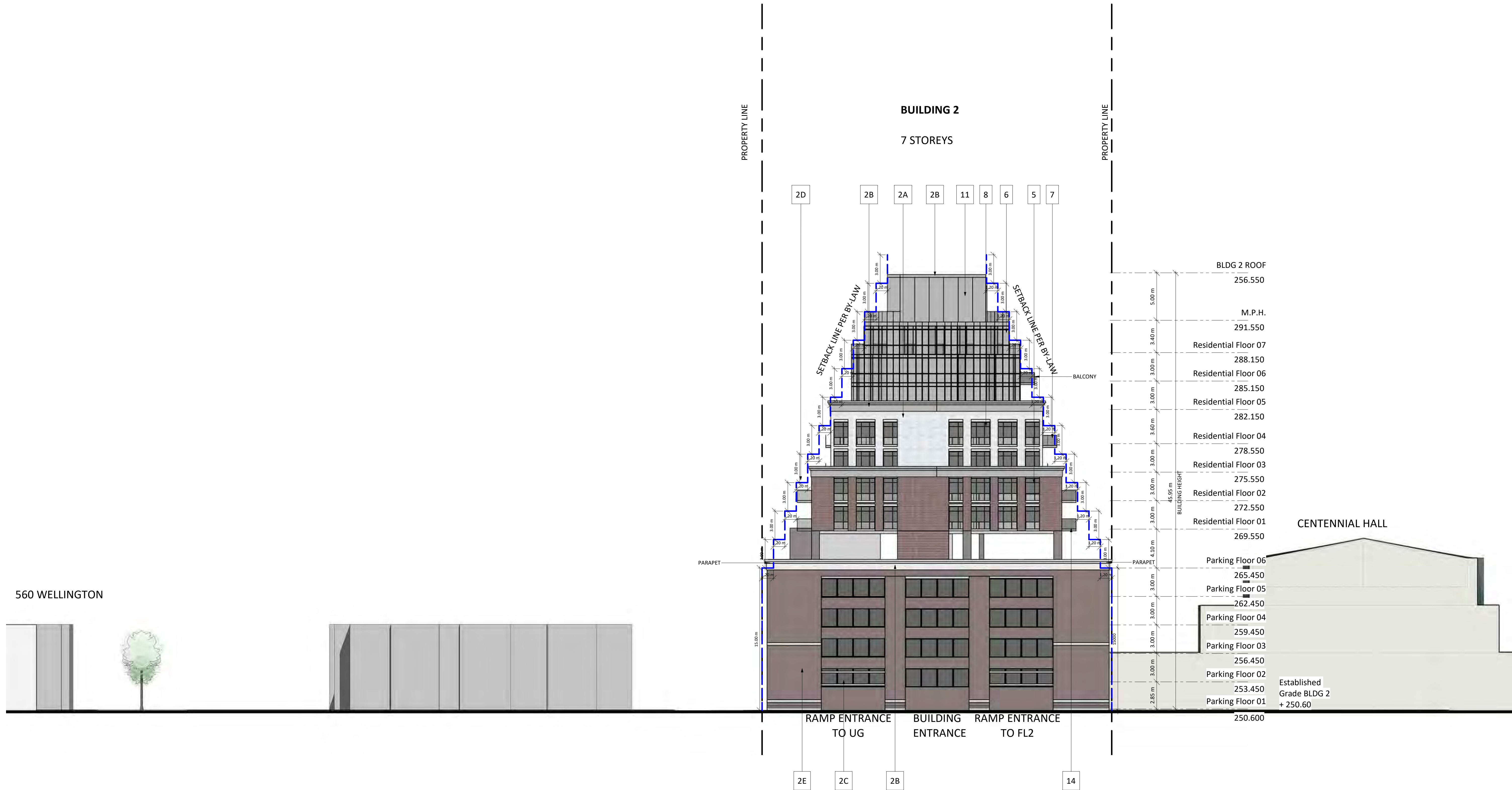
DRAWING NO.  
**SPA304**

NOTE: BUILDING ELEVATION APPEARS TO EXTEND BEYOND PROPERTY BOUNDARY LINE DUE TO THE ANGLE OF THE PROPERTY. PLEASE REFER TO PLANS FOR ACCURATE REPRESENTATION.  
BALCONIES AND PARAPETS ARE EXCLUDED FROM THE ZONING SETBACK REQUIREMENTS.

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### EXTERIOR FINISHES LEGEND

1	BRICK - RED
2A	PRECAST CONCRETE - WHITE STONE
2B	PRECAST CONCRETE - WHITE
2C	PRECAST CONCRETE - DARK GRAY
2D	PRECAST CONCRETE - RED BRICK
2E	PRECAST CONCRETE - COLOR TO MATCH MASONRY
5	CLEAR GLAZING
6	SPANDREL GLASS - GREY
7	RAILING GLASS - CLEAR
8	ALUMINUM MULLION - SILVER
9	METAL PANEL - DARK GRAY
10	EIFS PANELS - WHITE
11	EIFS PANELS - LIGHT GRAY
13	EIFS PANELS - DARK GRAY
14	SLAB EDGE ROLLED FINISH - WHITE



3	2020-04-15	Issued for SPA	LLE
2	2019-10-25	Issued for SPA	AYU
1	2019-04-24	Issued for SPA	AYU

#	DATE	DESCRIPTION	BY

PROJECT  
**556 Wellington Street South**  
London, Ontario

DRAWING  
**WEST ELEVATION BLDG2**

PROJECT NO.	17.191CS
PROJECT DATE	2020-04-15
DRAWN BY	VZ
CHECKED BY	AYU
SCALE	1 : 200

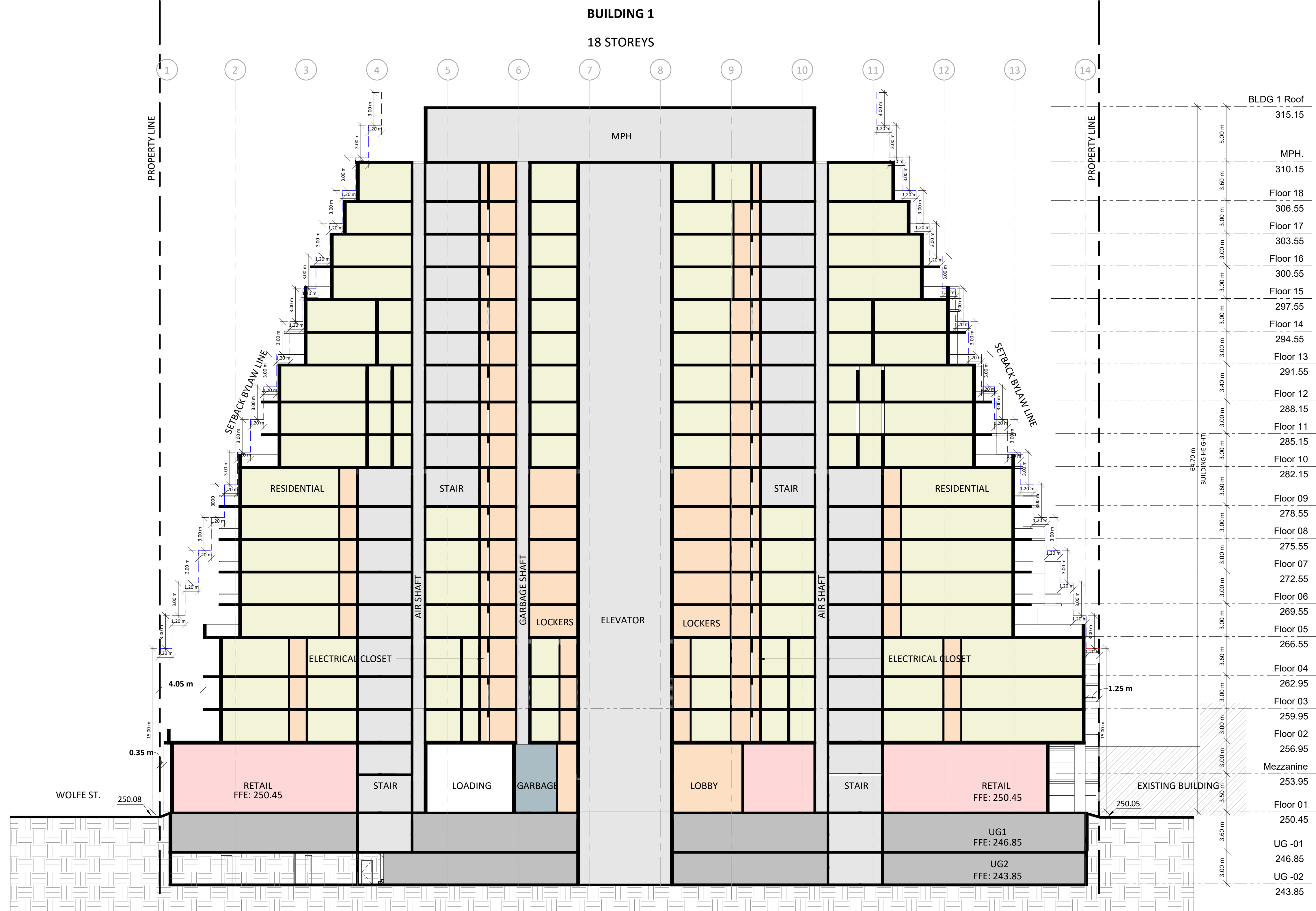


DRAWING NO.  
**SPA305**

NOTE: BUILDING ELEVATION APPEARS TO EXTEND BEYOND PROPERTY BOUNDARY LINE DUE TO THE ANGLE OF THE PROPERTY. PLEASE REFER TO PLANS FOR ACCURATE REPRESENTATION.  
BALCONIES AND PARAPETS ARE EXCLUDED FROM THE ZONING SETBACK REQUIREMENTS.



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#	DATE	DESCRIPTION	BY
3	2020-04-15	Issued for SPA	LLE
2	2019-10-25	Issued for SPA	AYU
1	2019-04-24	Issued for SPA	AYU

PROJECT  
**556 Wellington Street South**  
London, Ontario

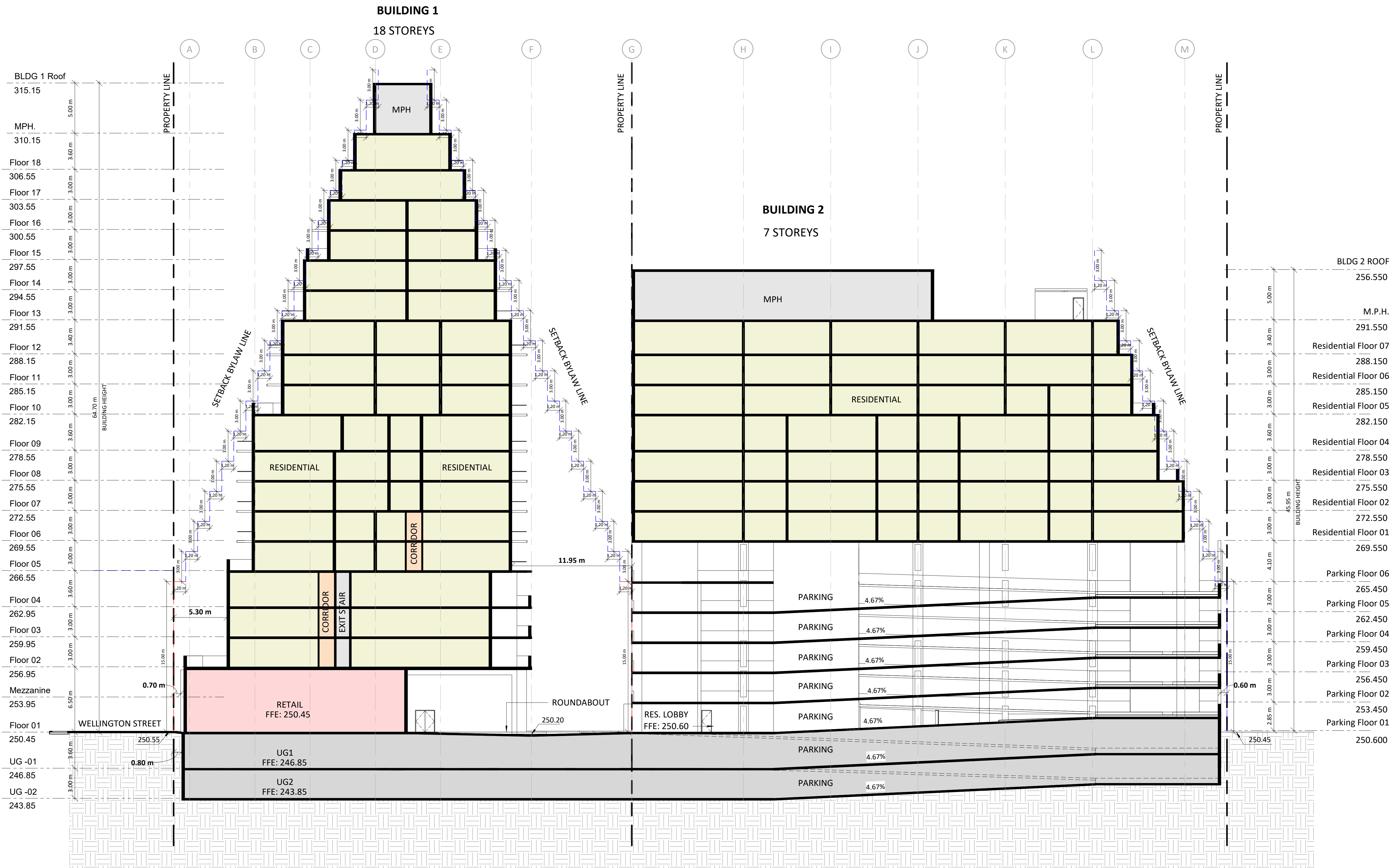
DRAWING  
**SECTION - NORTH-SOUTH**

PROJECT NO.  
17.191CS  
PROJECT DATE  
2020-04-15  
DRAWN BY  
IBN  
CHECKED BY  
AYU  
SCALE  
1 : 200



DRAWING NO.  
**SPA401**

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3	2020-04-15	Issued for SPA	AYU	LLE
2	2019-10-25	Issued for SPA	AYU	AYU
1	2019-04-24	Issued for SPA	AYU	AYU
#	DATE	DESCRIPTION	BY	

PROJECT  
**556 Wellington Street South**  
London, Ontario

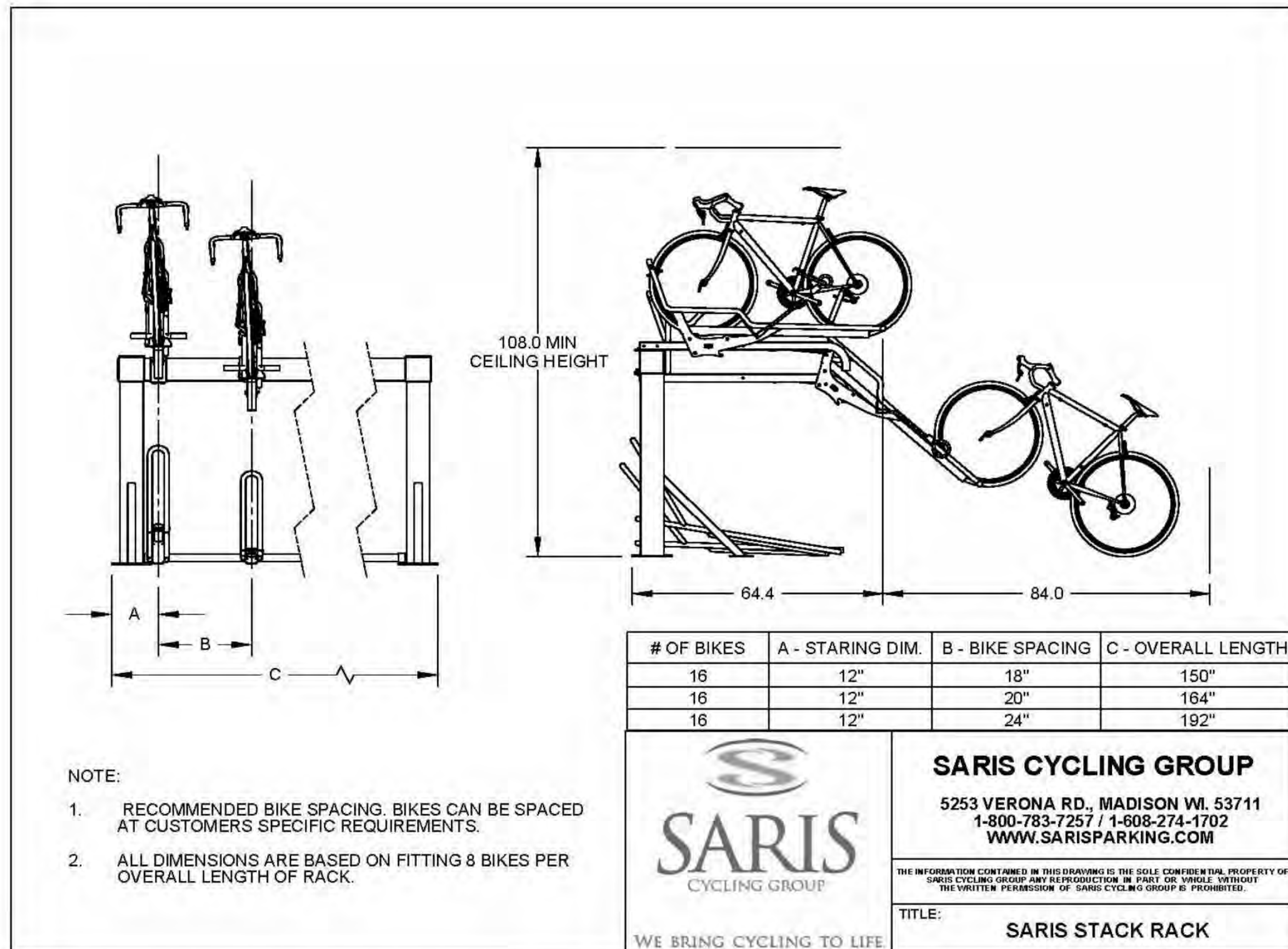
DRAWING  
**SECTION - EAST-WEST**

PROJECT NO.	17.191CS
PROJECT DATE	2020-04-15
DRAWN BY	IBN
CHECKED BY	AYU
SCALE	1 : 200

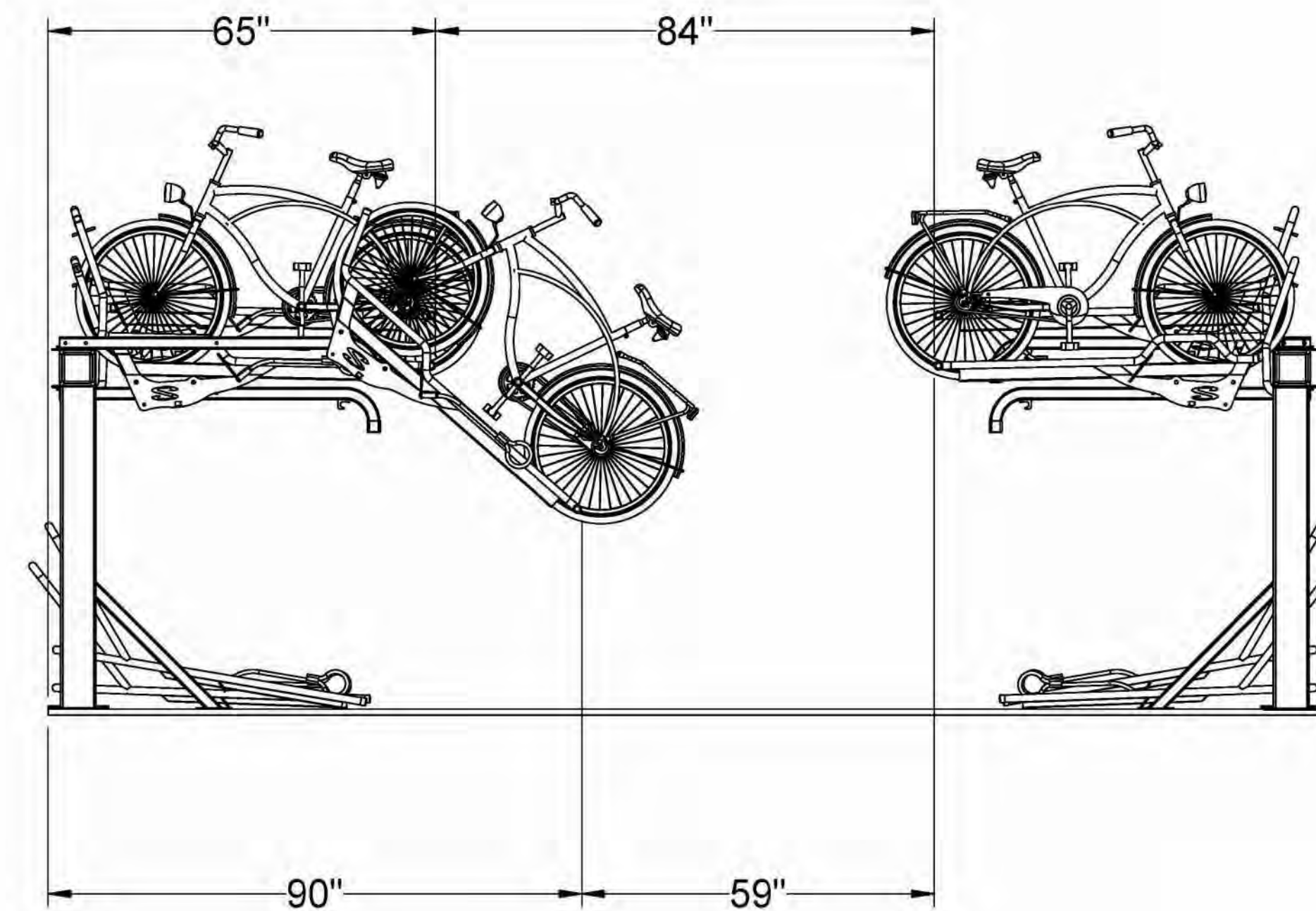


DRAWING NO.  
**SPA402**

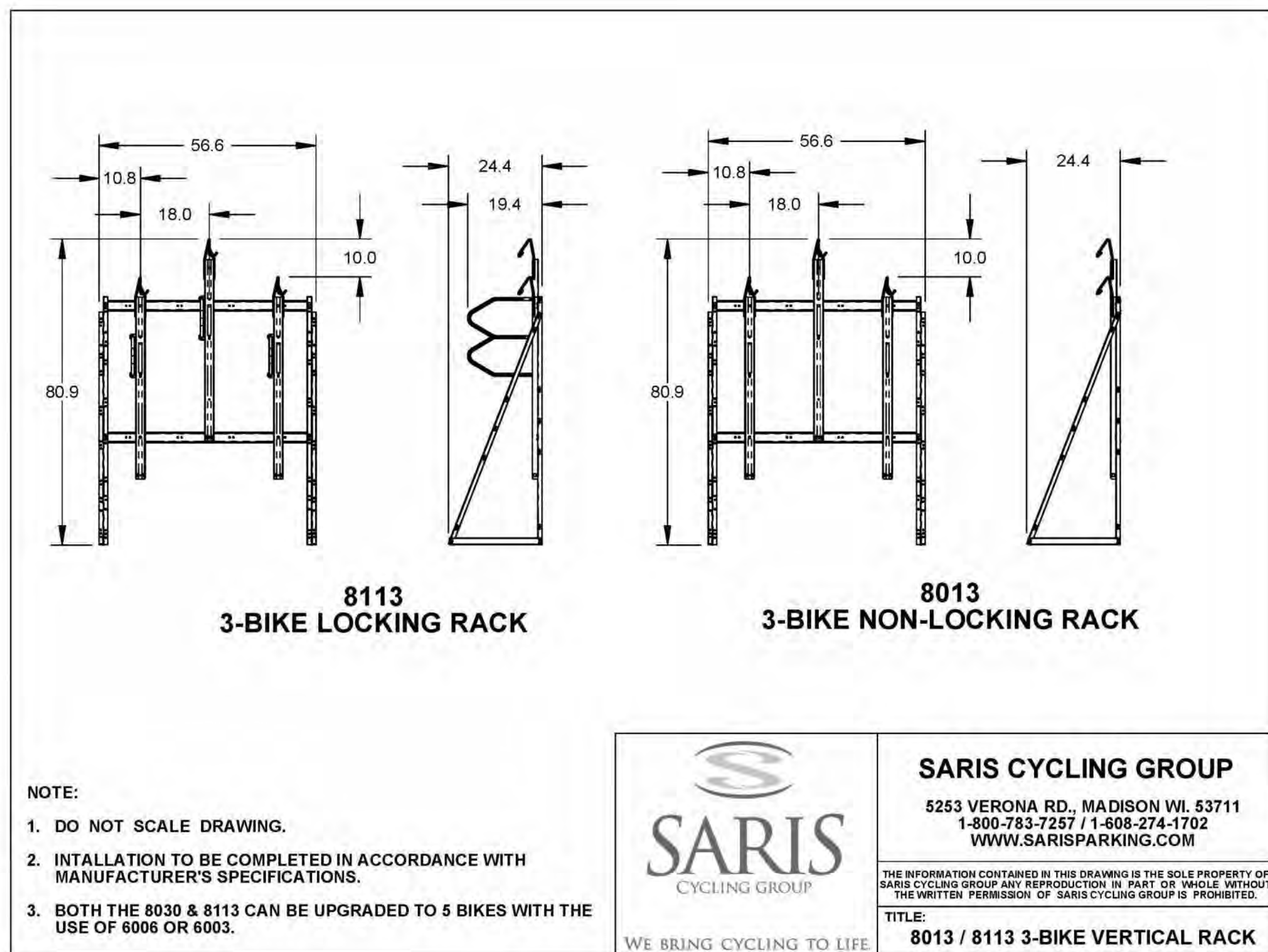
This drawing is an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be copied, reproduced, or used for any other purpose without the written permission of Turner Fleischer Architects Inc. Information shown on this drawing refers to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authority having jurisdiction. The contractor working from drawings not specifically marked for construction must assume full responsibility and bear costs for any corrections or damages resulting from his work.



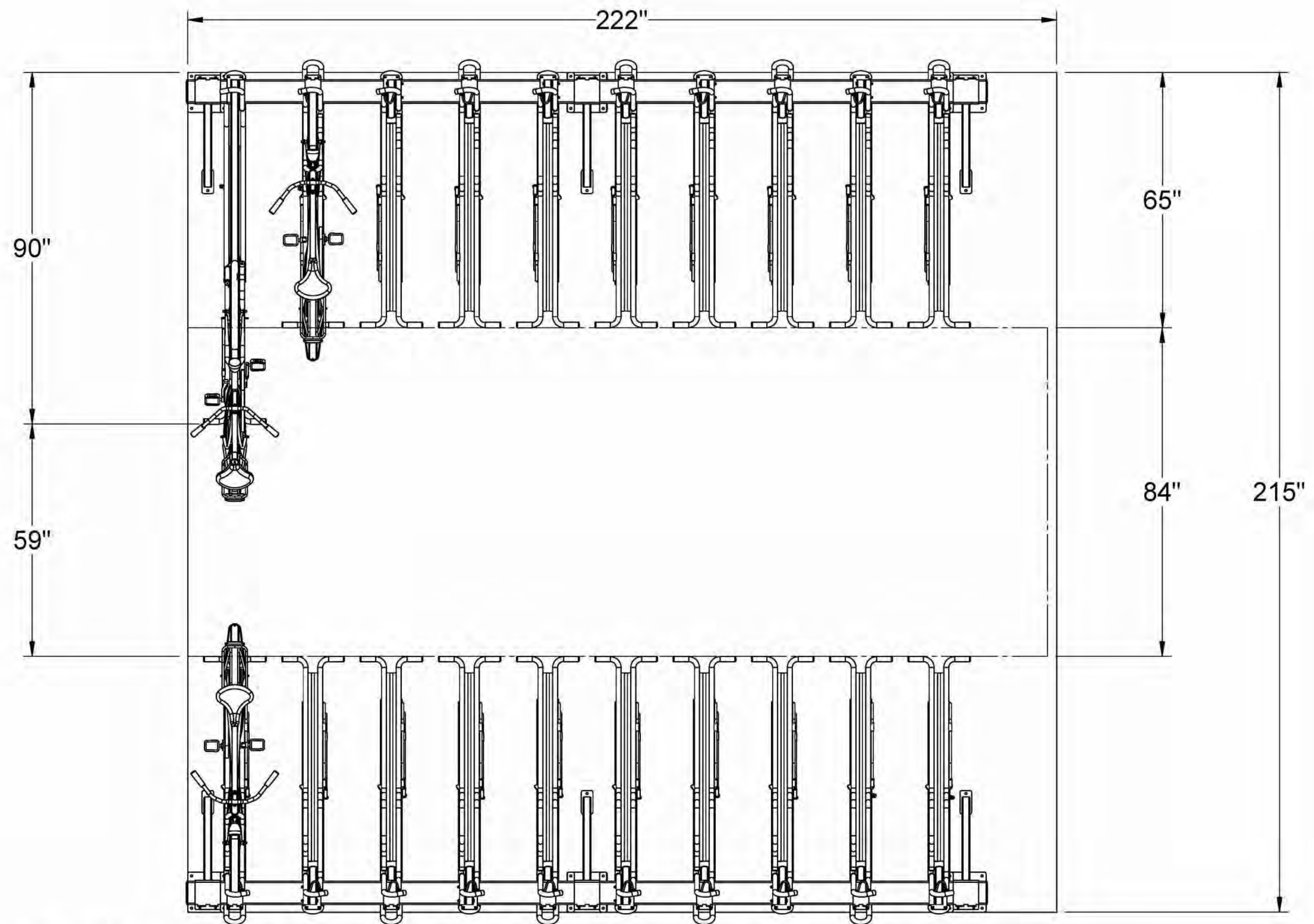
SPECIFICATIONS OF SARIS HORIZONTAL STACKED BICYCLE PARKING SPACES



SECTION OF SARIS HORIZONTAL STACKED BICYCLE PARKING SPACES



SPECIFICATIONS OF SARIS VERTICAL BICYCLE PARKING SPACES



PLAN OF SARIS HORIZONTAL STACKED BICYCLE PARKING SPACES

#	DATE	DESCRIPTION	BY
3	2020-04-15	Issued for SPA	LLE
2	2019-10-25	Issued for SPA	AVU
1	2019-04-24	Issued for SPA	AVU

PROJECT: **556 Wellington Street South**

London, Ontario

DRAWING: **DETAILS - SARIS BIKE RACK**

PROJECT NO:  
17.191CS  
PROJECT DATE:  
2020-04-15  
DRAWN BY:  
MDL  
CHECKED BY:  
LLE  
SCALE:



DRAWING NO:  
**SPA600**



STREET VIEW ON WELLINGTON STREET LOOKING NORTH

3	2020-04-15	Issued for SPA	LLE
2	2019-10-25	Issued for SPA	AYU
1	2019-04-24	Issued for SPA	AYU
#	DATE	DESCRIPTION	BY

PROJECT  
**556 Wellington Street South**

London, Ontario

DRAWING

**3D PERSPECTIVE**

PROJECT NO.  
17.191CS  
PROJECT DATE  
2020-04-15  
DRAWN BY  
IBN  
CHECKED BY  
AYU  
SCALE



DRAWING NO.  
**SPA801**

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STREET VIEW ON WELLINGTON STREET LOOKING SOUTH

3	2020-04-15	Issued for SPA	LLE
2	2019-10-25	Issued for SPA	AYU
1	2019-04-24	Issued for SPA	AYU
#	DATE	DESCRIPTION	BY

PROJECT  
**556 Wellington Street South**

London, Ontario

DRAWING  
**3D PERSPECTIVE**

PROJECT NO.  
17.191CS  
 PROJECT DATE  
2020-04-15  
 DRAWN BY  
IBN  
 CHECKED BY  
AYU  
 SCALE



DRAWING NO.  
**SPA802**



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STREET VIEW ON WELLINGTON STREET LOOKING NORTH

3	2020-04-15	Issued for SPA	LLE
2	2019-10-25	Issued for SPA	AYU
1	2019-04-24	Issued for SPA	AYU
#	DATE	DESCRIPTION	BY

PROJECT  
**556 Wellington Street South**

London, Ontario

DRAWING  
**3D PERSPECTIVE**

PROJECT NO.  
17.191CS  
PROJECT DATE  
2020-04-15  
DRAWN BY  
IBN  
CHECKED BY  
AYU  
SCALE



DRAWING NO.  
**SPA803**

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STREET VIEW ON WELLINGTON STREET LOOKING SOUTH

3	2020-04-15	Issued for SPA	LLE
2	2019-10-25	Issued for SPA	AYU
1	2019-04-24	Issued for SPA	AYU
#	DATE	DESCRIPTION	BY

PROJECT  
**556 Wellington Street South**

London, Ontario

DRAWING  
**3D PERSPECTIVE**

PROJECT NO.  
17.191CS  
 PROJECT DATE  
2020-04-15  
 DRAWN BY  
IBN  
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AYU  
 SCALE



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AERIAL VIEW LOOKING SOUTHEAST

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PROJECT  
**556 Wellington Street South**

London, Ontario

DRAWING  
**3D PERSPECTIVE**

PROJECT NO.  
17.191CS  
 PROJECT DATE  
2020-04-15  
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 SCALE



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AERIAL VIEW LOOKING NORTHEAST

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1	2019-04-24	Issued for SPA	AYU
#	DATE	DESCRIPTION	BY

**PROJECT**  
**556 Wellington Street South**  
 London, Ontario

**DRAWING**  
**3D PERSPECTIVE**

PROJECT NO.  
17.191CS  
 PROJECT DATE  
2020-04-15  
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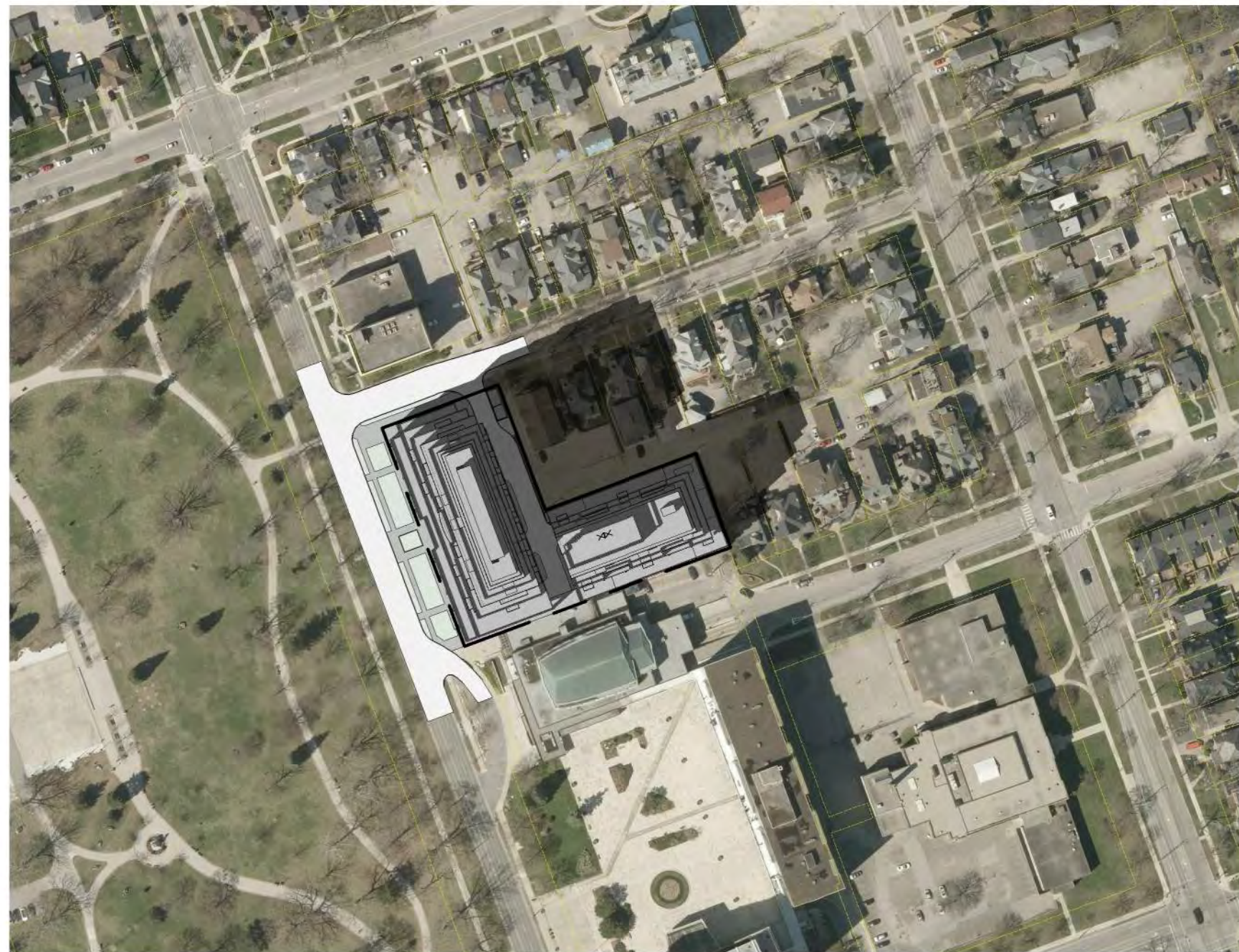
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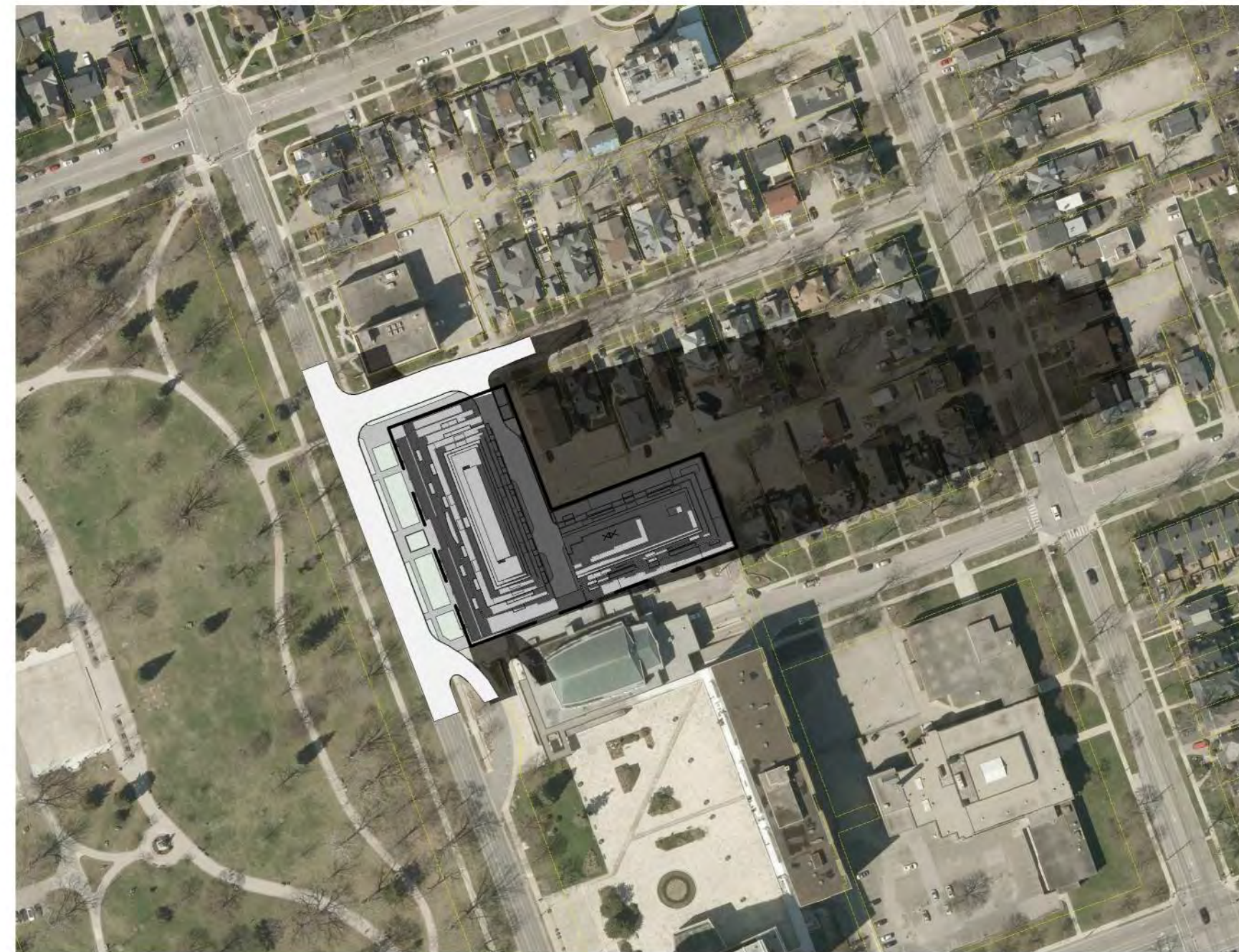
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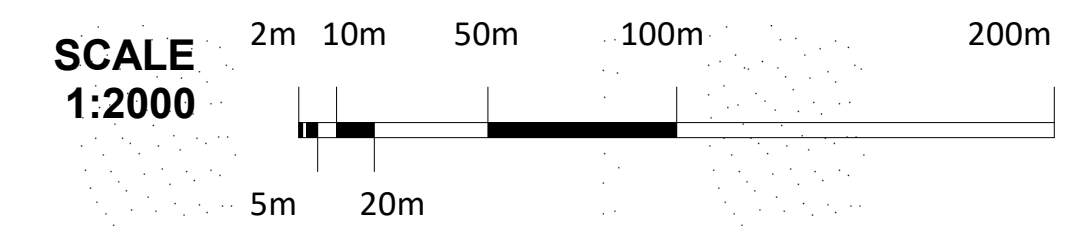
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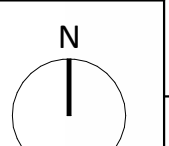
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PROJECT  
**556 Wellington Street South**

London, Ontario

DRAWING  
**SHADOW STUDIES MARCH**

PROJECT NO.  
17.191CS  
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2020-04-15  
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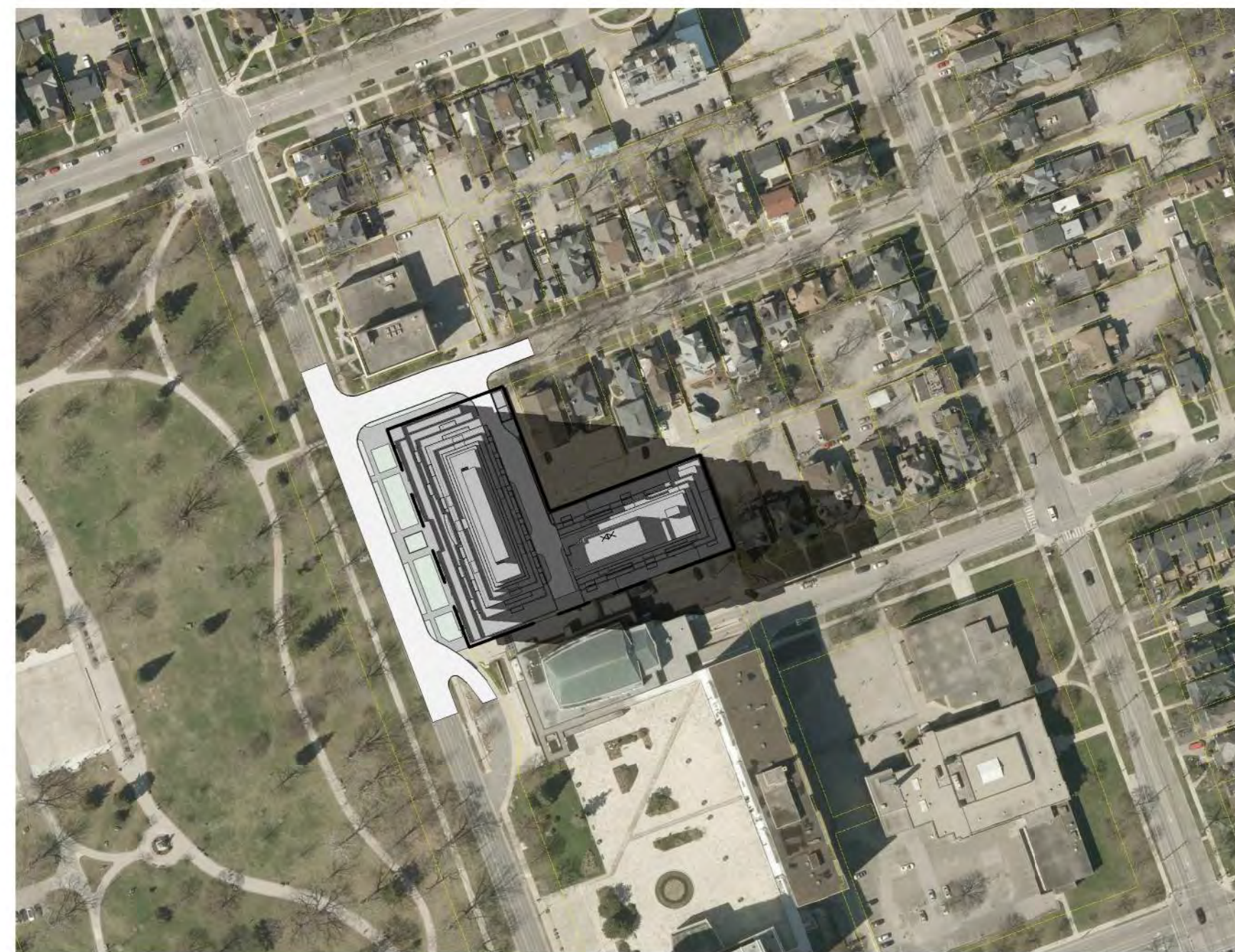
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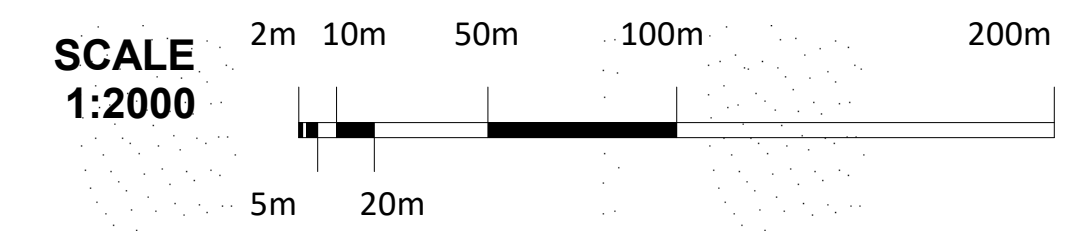
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PROJECT  
**556 Wellington Street South**  
London, Ontario

DRAWING  
**SHADOW STUDIES JUNE**

PROJECT NO. 17.191CS	
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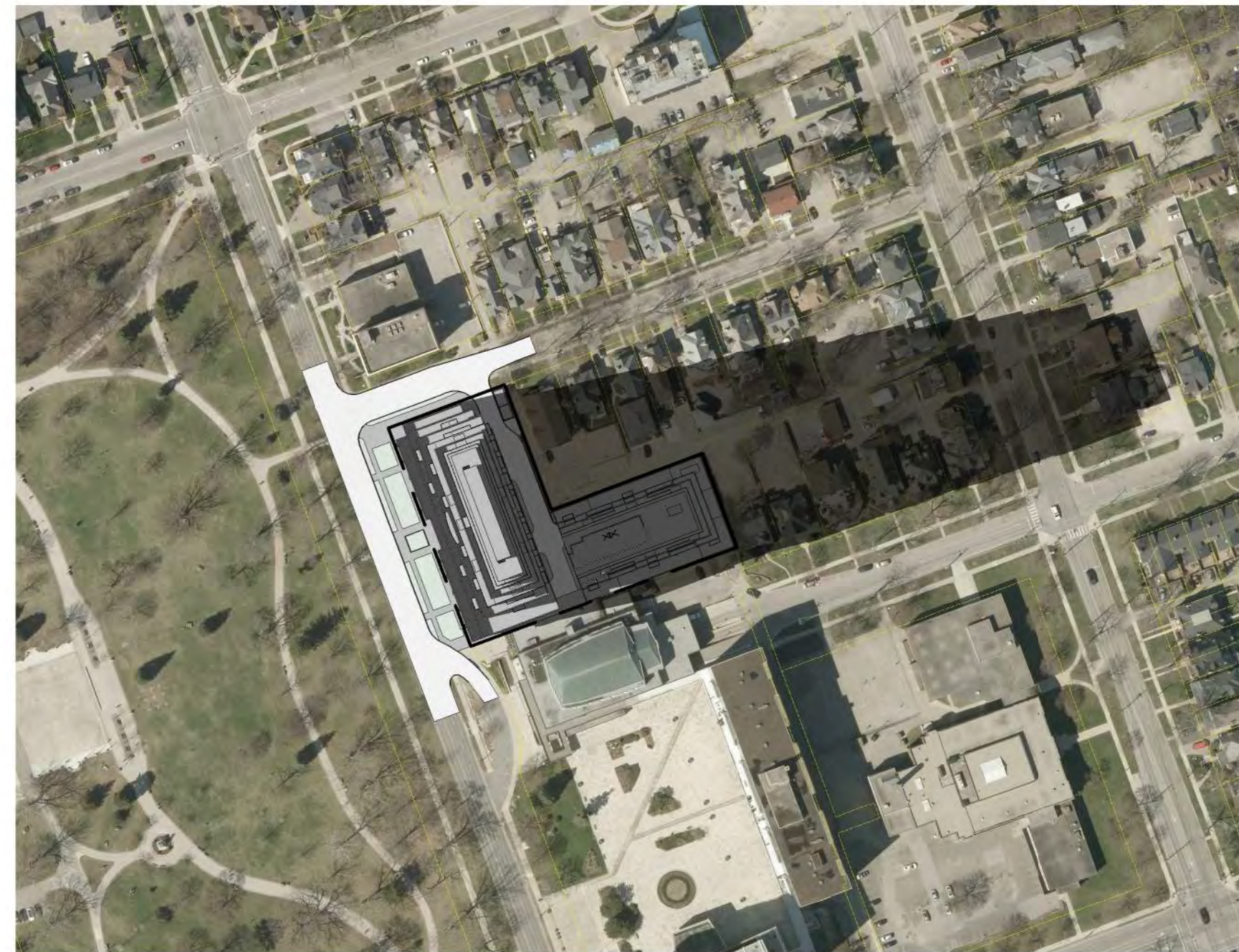
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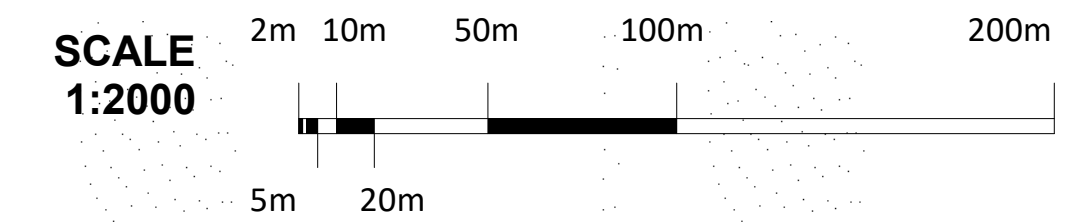
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PROJECT  
**556 Wellington Street South**  
London, Ontario

DRAWING  
**SHADOW STUDIES SEPTEMBER**

PROJECT NO. 17.191CS	
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## Report to London Advisory Committee on Heritage

**To:** Chair and Members  
London Advisory Committee on Heritage  
**From:** Paul Yeoman,  
Director, Development Services  
**Subject:** Request to Remove from the Register, Heritage Listed  
Property at 1455 Oxford Street East  
**Meeting on:** Thursday September 10, 2020

## Recommendation

That, on the recommendation of the Director, Development Services, with the advice of the Heritage Planner, that the property at 1455 Oxford Street East **BE REMOVED** from the *Register of Cultural Heritage Resources*.

## Executive Summary

A Cultural Heritage Evaluation Report for the heritage listed property at 1455 Oxford Street East was completed and determined that the property does not meet the criteria for designation pursuant to the *Ontario Heritage Act*.

## Analysis

### 1.0 Background

#### 1.1 Property Location, Cultural Heritage Status and Description

The subject property at 1455 Oxford Street East is located on the south side of Oxford Street East, between First Street and Ayreswood Avenue. [See Appendix A]. 1455 Oxford Street East is a heritage listed property and is indexed in the City's *Register of Cultural Heritage Resources*. The building on the subject property is described as a one-storey, side gable, postwar brick residence constructed circa 1952 (WSP, 2019, Table 2). The building has minor alterations, including newer windows, small side addition, and the alterations to the front porch (Zelinka, 2020 p3). Adjacent properties, and those in the immediate surrounding area, generally date from the early 1950s and exhibit styling of a developer's vernacular of the period [See Appendix B].

#### 1.2 Rapid Transit and Cultural Heritage

1455 Oxford Street East is located along the London Bus Rapid Transit (BRT) study area in the 'East Area' zone or link. As part of the Transit Project Assessment Process (TPAP) for the BRT project, a Cultural Heritage Screening Report (CHSR) was prepared and was appended to the Environmental Project Report (EPR).

In the CHSR, the screening criteria used was from the Ministry's *Criteria for Evaluating Potential Built Heritage Resources and Cultural Heritage Landscapes*. All properties with buildings or structures along the Rapid Transit corridors that were 40 or more years old were flagged in the CHSR. 1455 Oxford Street East was identified as a property of interest for this reason (being approximately 68 years old).

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 27, 2018 (Municipal Council Resolution, h.iii). All of these 347 properties are 'heritage listed properties.' 1455 Oxford Street East is one of



these 347 properties; identified with cultural heritage resource number CHR-1 (WSP, 2019, Table 1).

The CHRS identified potential indirect 'landscape' impacts to 1455 Oxford Street East, but there were no direct impacts to buildings or structures on the property due to road widening. Indirect impacts, such as those identified for the property at 1455 Oxford Street East, were recommended to be addressed during BRT detailed design. No further cultural heritage work has been undertaken for the property at 1455 Oxford Street East since TPAP.

## **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:

- i. Physical or design value;
- ii. Historical or associative value; and
- iii. Contextual value.

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 Consultation**

In accordance with Section 27(1.3) of the *Ontario Heritage Act*, the London Advisory Committee on Heritage (LACH) must be consulted prior to Municipal Council making a decision on the request to remove 1455 Oxford Street East from the *Register of Cultural Heritage Resources*. The LACH will be consulted at its meeting on September 10, 2020.

It is a policy and practice of Municipal Council that the removal of a property from the *Register* shall be considered at a public participation meeting before the Planning and Environment Committee. Notification of the request to remove 1455 Oxford Street East from the *Register* was sent to 54 property owners within 120m of the subject property on August 31, 2020, as well as community groups including the Architectural Conservancy Ontario – London Region, London & Middlesex Historical Society, and the Urban League. Further, notice was also published in *The Londoner* on September 3, 2020.

#### **3.3 Proposed Development and Cultural Heritage Evaluation Report**

1455 Oxford Street East is one of (6) parcels that comprise the subject lands for a proposed 18-storey apartment building.<sup>a</sup> [See Appendix B, Image 6]. The development is subject to Official Plan and Zoning By-Law Amendments and removal of existing structures on the properties. A Cultural Heritage Evaluation Report (CHER) was submitted by Zelinka Priamo Ltd. (report date March 10, 2020) – on behalf of Red Maple Properties – as a requirement of the *Official Plan-1989* (13.2.3.1) and *The London Plan* (Policy 586), and to satisfy requirements of a complete OP/ZBA application. 1455 Oxford Street East is the only property of the subject lands that is listed on the City’s Register, and is therefore the only parcel subject to a CHER.

#### **3.4 Cultural Heritage Value or Interest**

An evaluation was undertaken by Zelinka Priamo using the criteria of *Ontario Regulation 9/06*, and was reviewed by the DS-Heritage Planner. The Heritage Planner concurs with the evaluation and conclusions presented in the CHER that found that the property at 1455 Oxford Street East did not meet the criteria of *Ontario Regulation 9/06* and does not merit protection under Section 29 of the *Ontario Heritage Act*. The CHER did not recommend any further cultural heritage assessment for this property. A summary of the evaluation of the property at 1455 Oxford Street East is highlighted in the table below.

<sup>a</sup> The Cultural Heritage Evaluation Report (CHER) submitted by Zelinka Priamo indicates that (8) parcels comprise the subject lands including 648 and 650 Ayreswood Avenue.

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

### 3.4.1 Physical or Design Values

The building on the property at 1455 Oxford Street East is not unique, or an early example of a style, expression, material, or construction method. This building is similar to the architectural style of the surrounding area and has no outstanding features that would make it distinct from the neighbouring properties. The building on the property does not display a high degree of craftsmanship or artistic merit. Further the property is not known to demonstrate technical or scientific achievement.

### 3.4.2 Historical or Associative Values

The property at 1455 Oxford Street East has no direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. The property does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture. As a vernacular expression of postwar developer housing, the building on the property is not known to demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.

### 3.4.3 Contextual Values

The building on the property at 1455 Oxford Street East supports the character of the immediate area in the sense that it was part of the build-up of this area in the early 1950s. However, there are no defining features of the area that are unique or historically significant. Finally, the property is not believed to be a landmark in the community.

## 4.0 Conclusion

The evaluation of the subject property at 1455 Oxford Street East using the criteria of *Ontario Regulation 9/06* found that, as an individual property, it does not meet the criteria for designation under the *Ontario Heritage Act*. The property at 1455 Oxford Street East should be removed from the *Register of Cultural Heritage Resources*.

<b>Prepared by:</b>	<b>Laura E. Dent, M.Arch, PhD, MCIP, RPP Heritage Planner</b>
<b>Submitted by:</b>	<b>Michael Tomazincic, MCIP, RPP Manager, Current Planning</b>
<b>Recommended by:</b>	<b>Paul Yeoman Director, Development Services</b>

August 28, 2020  
LED/

\\cfile1\pdda\$\Shared\ADMIN\6 - LACH Reports\2020 LACH Reports\09 - September 10\2020-09-10 LACH Remove from Register\_1455 Oxford Street East.docx

- Appendix A Property Location
- Appendix B Images
- Appendix C Zelinka Priamo Ltd. Cultural Heritage Evaluation Report (CHER), 1455 Oxford Street East, London, Ontario

### Sources

- Corporation of the City of London. n.d. Property files: 1455 Oxford Street East.
- Corporation of the City of London. (2019, Jul 2). *City of London register of cultural heritage resources*. London, ON: Author.
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- Ontario Heritage Act, (2019, c. 9, Sched. 11). Retrieved from e-Laws website <https://www.ontario.ca/laws/statute/90o18>
- Ontario Ministry of Tourism, Culture and Sport. (2015). *Criteria for evaluating potential for built heritage resources and cultural heritage landscapes: A checklist for the non-specialist*. ON: Queen's Printer for Ontario.
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- Municipal Council Resolution. (2018, Mar 27) 5.2/5/PEC. London, ON: Corporation of the City of London. h.iii).
- WSP. (2019, February 27). *City of London, Cultural heritage screening report: London bus rapid transit system*. "Appendix K." Aurora, ON: Author.
- WSP. (2018, January 29). *City of London, Cultural heritage screening report: London bus rapid transit system*. Aurora, ON: Author.
- Zelinka Priamo Ltd. (2020, March 10). *Cultural heritage evaluation report (CHER), 1455 Oxford Street East, London, Ontario*. London, ON: Author.
- Zelinka Priamo Ltd. (2019, April 23). *Proposal Summary – Official Plan & Zoning By-law Amendments, Red Maple Properties, 1453-1459 Oxford Street East & 654-656 Ayreswood Avenue, London, ON (RMP/LON/19-01)*. London, ON: Author.

# Appendix A – Subject Property Location

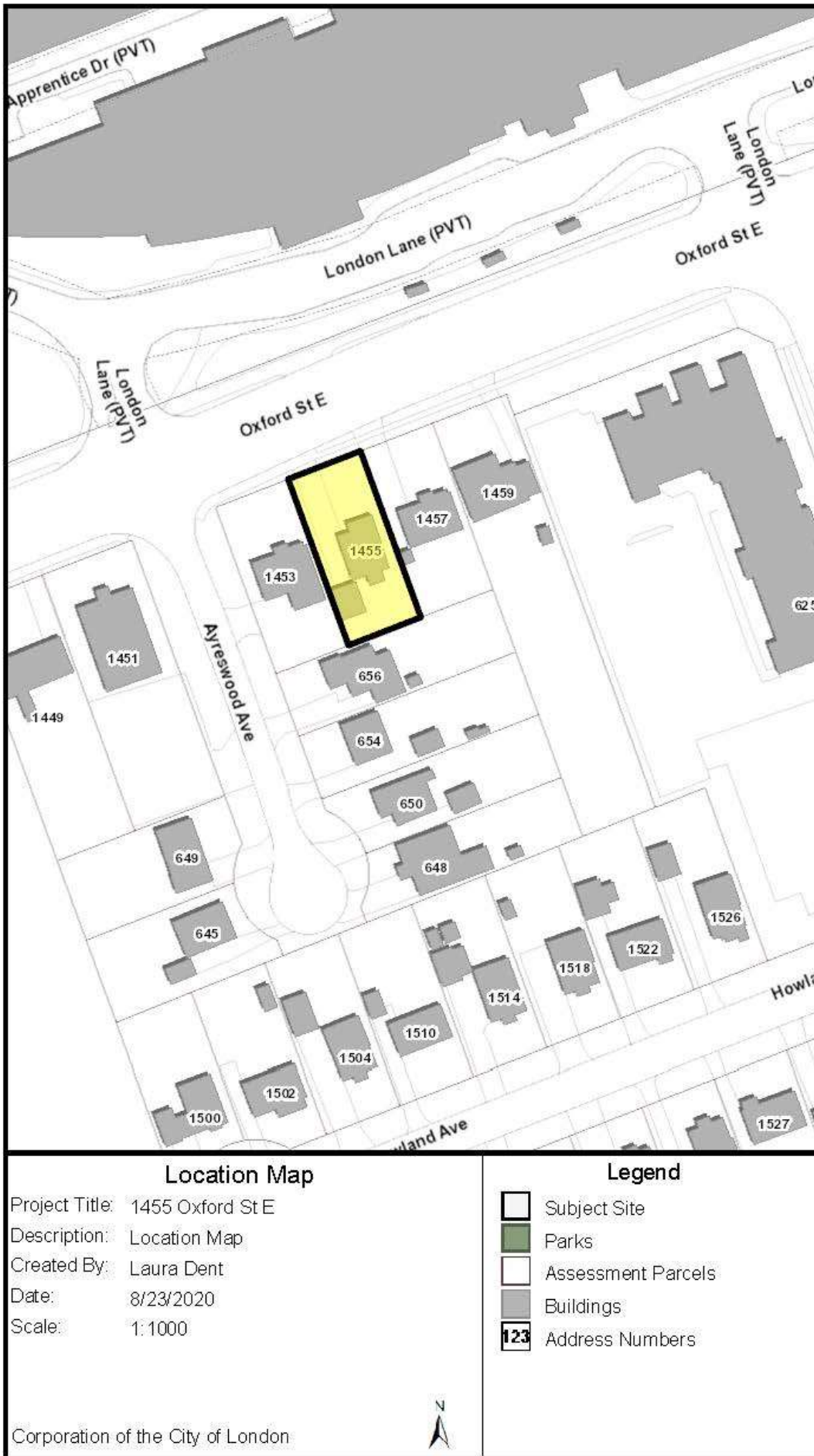


Figure 1: Location Map identifying the subject property at 1455 Oxford Street East

## Appendix B – Images



Image 1: 1455 Oxford Street East – front view of porch and entrance (August 24, 2020)



Image 2: 1455 Oxford Street East – view of corner, front and east-side elevations (August 24, 2020)



Image 3: 1455 Oxford Street East – rear view of residence, garage and yard (August 24, 2020)



## **Appendix C – Cultural Heritage Evaluation Report**

*Attached separately*



# Cultural Heritage Evaluation Report (CHER)

1455 Oxford Street East

London, Ontario



March 10, 2020

## SECTION 1 - INTRODUCTION

The property located at 1455 Oxford Street East ("Subject Lands") is one of 8 individual parcels of land (1453, 1455, 1457, 1459 Oxford Street East and 648, 650, 654 and 656 Ayerswood Avenue) that will be subject to an Official Plan & Zoning By-law Amendments to facilitate the construction of a proposed 18-storey apartment building, and parking structure (Appendix 1).



The subject lands are a listed non-designated property on the Register of Cultural Heritage Resources. The proposed development would require the removal of the structures on the property; therefore, a Cultural Heritage Evaluation Report (CHER) is required to evaluate the cultural heritage potential of the property.

## SECTION 2 – LONDON BUS RAPID TRANSIT - ENVIRONMENTAL PROJECT REPORT

During the preparation of the Bus Rapid Transit (BTR) Environmental Project Report, several properties, including 1455 Oxford Street East, were added to the Municipal Register of Heritage Properties by Council on March 27, 2018. They were added as a result of the London Advisory Committee of Heritage (LACH) review of the draft Cultural Heritage Screening Report (CHSR) – London Bus Rapid Transit System (WSP, February 6, 2018).

Properties within the BRT project footprint that were not currently on the Register were reviewed using the provincial Criteria for Evaluating Potential for Built Heritage Resources

and Cultural Heritage Landscapes: A Checklist for the non-specialist. If the checklist had one or more questions answered “Yes”, the properties were flagged as a potential cultural heritage resource and further studies were required.

The subject lands were flagged as a potential cultural heritage resource because it contained a building or structure that is more than 40 years of age. The Screening Check List for the property is attached in Appendix 2.

LACH made the recommendation to advise Council to require further cultural heritage work for 470 properties and to add 341 properties to the municipalities Register of Heritage Properties at its March 14, 2018 meeting (Appendix 3). The recommendation was included in the March 19, 2018 Planning and Environment Committee (PEC) agenda as part of the LACH minutes for the March meeting. The LACH recommendation was approved with no discussions. It then went to Council as part of the PEC minutes and was approved with no discussions.

Property owners were not made aware of this process nor were made aware by the City that their property was added to the Register.

### **SECTION 3 – SITE DETAILS**

#### **3.1 1455 Oxford Street East & Surrounding Area**

The subject lands are located on Oxford Street East, near Ayreswood Avenue, west of First Street and east of Highbury Avenue North. (Figure 1).

Surrounding land uses include low density residential to the south, and west, high density residential to the east, and institutional (Fanshawe College) to the north. The former London Psychiatric Hospital lands are west of the subject lands. Further east, and south along First Street there is a variety of commercial, commercial-industrial, and light industrial uses.

Historically, the area was within the Township of London, and was annexed into the City of London in 1961. The area was mainly used for agricultural purposes until the 1950's when the area transitioned to residential single detached homes (Appendix 4).

The existing c. 1955 single detached dwelling is a one-storey, side gable post-war brick structure. This building is similar to the architectural style of the surrounding area and has no outstanding features that would make it distinct from the neighbouring properties. The building has minor alterations, including newer windows, small side addition, and the alterations to the front porch (Figure 2).

Past owners include:

- 1955-1961 – Haslett, TA

- 1962-1963 – Vacant
- 1964-1985 – Malette, F
- 1986 – No Return
- 1987 – Raine, J
- 1988 – 2010 – Kotnik, A

Figure 2



### 3.2 The CHSR Evaluating Process for 1455 Oxford Street East & Surrounding Area

As stated in Section 2, the area was reviewed through the Bus Rapid Transit (BTR) Environmental Project Report and it was recommended that 1455 Oxford Street East be added to the Municipal Register of Heritage Properties by Council because it contained a built resource that was more than 40 years of age.

Research determined most of the residential properties along this section of Oxford Street to the east and to the west of 1455 Oxford street were all built around the same time (except for 1376 Oxford Street which appears to be built earlier).

The criteria applied to determine potential cultural heritage value in this area is not consistent. The following points are not made clear in the Cultural Heritage Screening Report:

- Not all properties over 40 years old were identified by the Consultants. 1378, 1449, 1451, 1453, 1457, and 1459 Oxford Street East were all built between 1955 and 1959;
- LACH Stewardship Sub-Committee decided further studies were not required for 1374, 1380, 1384, 1388, and 1390 Oxford Street East when the Consultants flagged them as potential cultural heritage resources. All of them were built between 1955 and 1965. The Screening Check Lists for these properties are attached in Appendix 5.
- Only three properties were recommended by LACH to be added to the Municipal Register of Heritage Properties (1368, 1376, and 1455 Oxford Street West).

If the age of the properties were used to determine potential cultural heritage value, it is unclear why only 1368, 1374, 1376, 1380, 1384, 1388, 1390 and 1455 Oxford Street East were flagged as potential cultural heritage value. In addition, the report did not explain what methodology LACH (Stewardship Sub-Committee) use to decided further studies were not required for 1374, 1380, 1384, 1388, and 1390 Oxford Street East. We contacted Staff for further clarification, the correspondence is attached in Appendix 6.

In addition, the report states the potential impact to 1455 Oxford Street East includes indirect impacts to the landscaping including land acquisition of the lawn frontage/driveway to accommodate minor road widening, boulevard, multi-use path, and above-grade utility pole relocation. No direct impacts to buildings are anticipated.

All the neighbouring properties are going to be impacted by the proposed BRT route. All of them are subject to a minor road widening, boulevard, multi-use path, and above-grade utility pole relocation (Appendix 7).

Notwithstanding its age, there is no compelling reason why 1455 Oxford Street East was added to the Municipal Register of Heritage Properties. Its' attributes are no different from its neighbouring properties that were not added to the Register. In addition, the impacts as a result of the BRT are minor, they do not require the removal of any structures, just a small portion of the property is required for a minor road widening.

#### **SECTION 4 – REGULATION AND POLICY REVIEW**

##### **4.1 Ontario Regulation 9/06 made under the Ontario Heritage Act**

The following evaluation was completed to determine whether the subject lands is of cultural heritage value or interest:

Criteria		Evaluation
<p><b>The property has design value or physical value because it,</b></p>	<p>Is a rare, unique, representative or an early example of a style, type, expression, material, or construction method</p>	<p>Property is a common form, expression, material, construction method that is not rare, unique, representative, or of an early example.</p>
	<p>Displays a high degree of craftsmanship or artistic merit</p>	<p>The property does not display a high degree of craftsmanship or artistic merit.</p>
	<p>Demonstrates a high degree of technical or scientific achievement.</p>	<p>The property does not demonstrate a high degree of technical or scientific merit.</p>
<p><b>The property has historical value or associative value because it,</b></p>	<p>Has direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.</p>	<p>The property does not have any significant historical associations.</p>
	<p>Yields, or has the potential to yield, information that contributes to an understanding of a community or culture.</p>	<p>The property does not yield, or have the potential to yield, information beyond knowledge related to the development of the area.</p>
	<p>Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</p>	<p>The property does not demonstrate the work or ideas of an architect, artist, builder, designer, or theorist.</p>
<p><b>The property has contextual value because it,</b></p>	<p>Is important in defining, maintaining, or supporting the character of an area.</p>	<p>The property does support the character of the immediate area; however, there is nothing important or defining about the area.</p>
	<p>Is physically, functionally, visually, or historically linked to its surroundings.</p>	<p>The property's connection (age and architectural style) to its surroundings is not significant.</p>
	<p>Is a landmark.</p>	<p>The property is not a landmark.</p>

## 4.2 Provincial Policy Statement 2014 (PPS)

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

Policies in the 2014 PPS relevant to 1455 Oxford Street East are as follows:

*“Significant built heritage resources and significant cultural heritage landscape shall be conserved.” Section 2.6.1*

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

It has been demonstrated that 1455 Oxford Street East is not considered a built heritage resource or a cultural heritage landscape as it does not warrant designation under Parts IV or V of the Ontario Heritage Act.

It is also not adjacent to lands designated under Parts IV or V of the Ontario Heritage Act.

## 4.3 The London Plan

The new City of London Official Plan (The London Plan) has been adopted by Council, but is subject of several appeals to the Local Planning Appeal Tribunal (LPAT).

The in-force policy, 586, does not apply because the subject lands are not adjacent to lands listed on the Register of Cultural Heritage Resources.

### 4.3 City of London 1989 Official Plan

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

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

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

Section 13.2.3. – Alteration, Removal or Demolition

*“Where heritage buildings are designated under the Ontario Heritage Act, no alteration, removal or demolition shall be undertaken which would adversely affect the reason(s) for designation except in accordance with the Ontario Heritage Act.”*

It has been demonstrated 1455 Oxford Street East is not considered a built heritage resource or a cultural heritage landscape as it does not warrant designation under Parts IV or V of the Ontario Heritage Act.

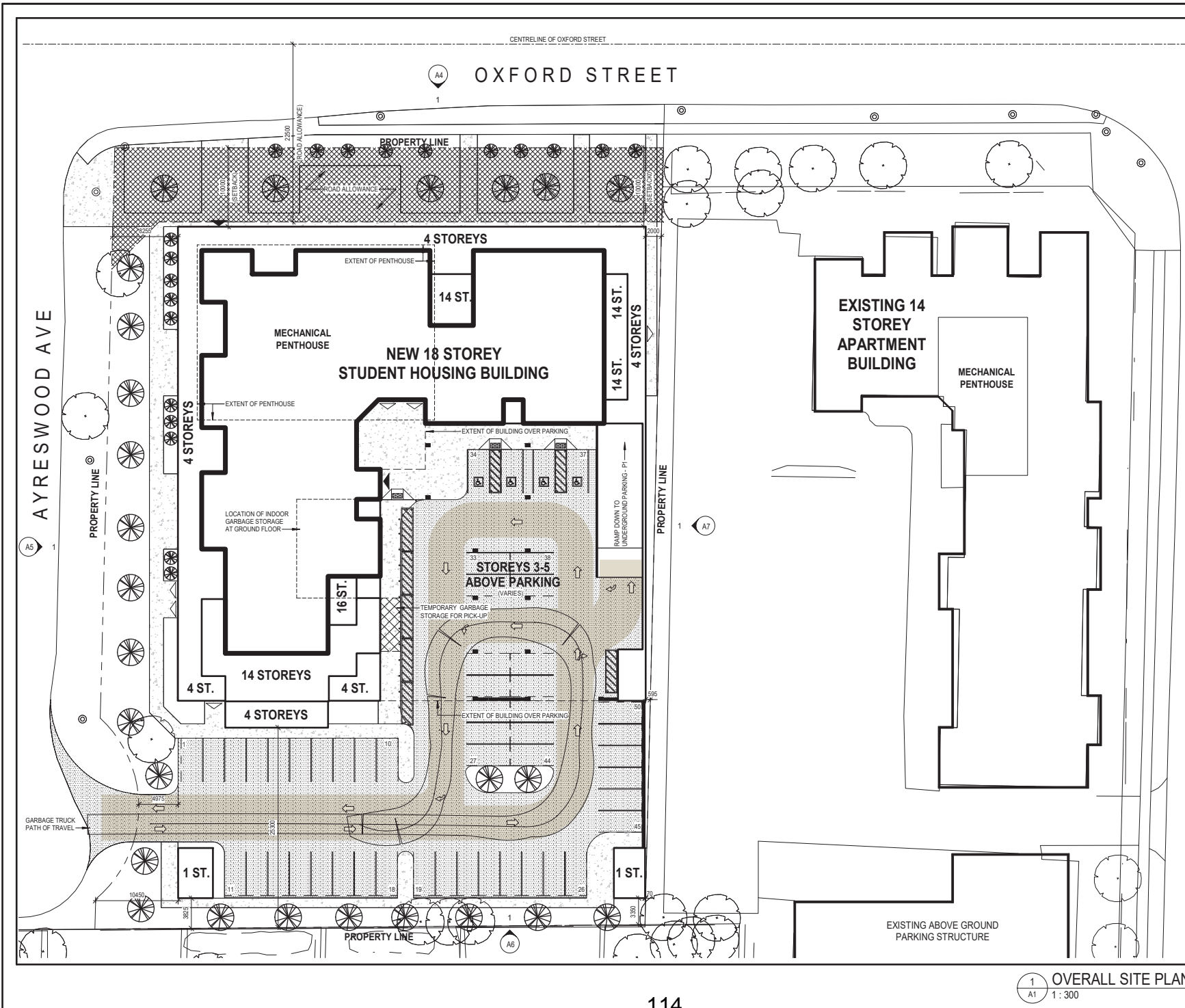
#### **SECTION 5 – CONCLUSION**

It has been determined the property located at 1455 Oxford Street East does not warrant designation under Parts IV or V of the Ontario Heritage Act; and, it is not adjacent to lands designated under the Ontario Heritage Act.

The property should be removed from the Register of Cultural Heritage Resources.



## Appendix 1



1	Issued for OPA/ZBA	02/21/2020
No.	Revision	Date

**NICHOLSON  
SHEFFIELD  
ARCHITECTS  
INC.**

358 Talbot Street  
London, Ontario N6A 2R6  
519 573-1190  
info@nicholsonsheffield.ca  
nicholsonsheffield.ca

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. DRAWINGS ARE TO BE READ AND NOT SCALED.

Project  
**Oxford and Ayreswood Student Housing**

Project Address

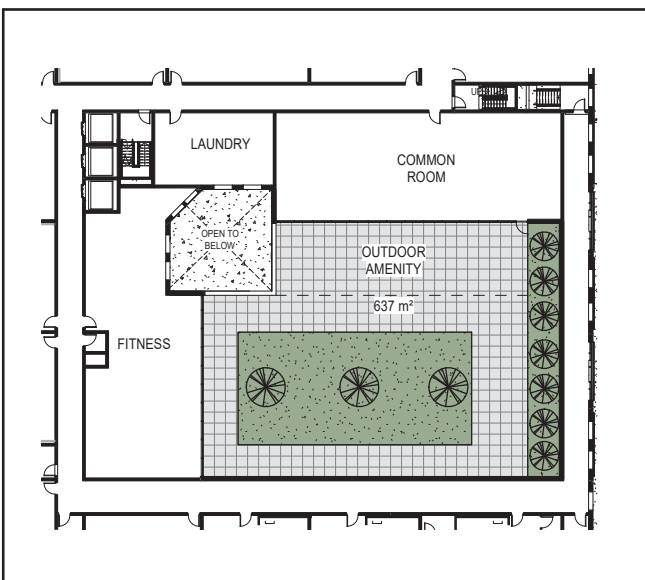
Drawing  
**Site Plan**

Project No.	19-09	Drawing No.	A1
Scale	1 : 300	Drawn By	EM
Checked By	TW	Date	FEB 14 2020

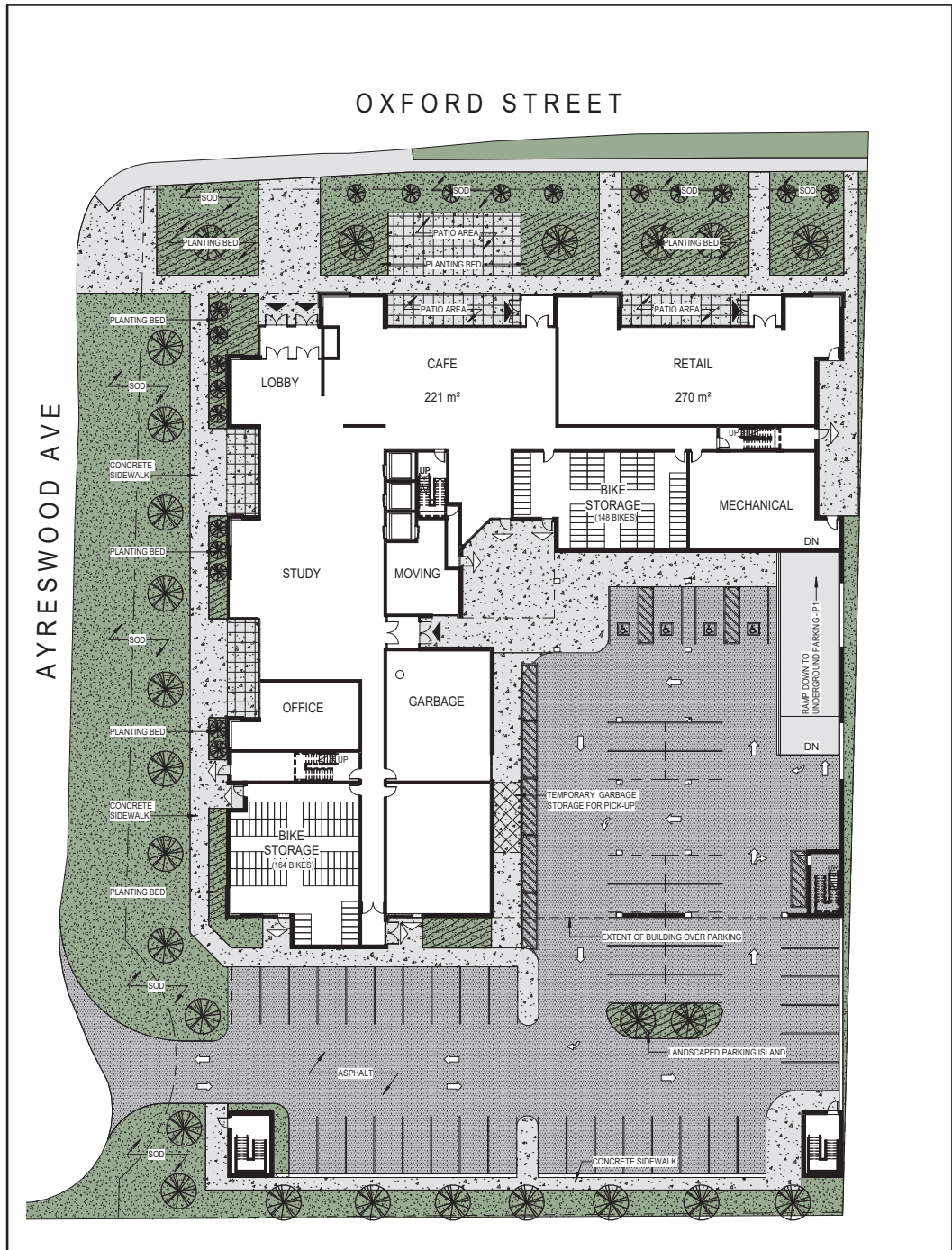
**1 OVERALL SITE PLAN**  
A1 1 : 300

SITE DATA			
	Req'd / Max. / Min.	Existing	Proposed
Proposed Zoned Use	R9-7	R1-6 & OC4	R9-7 (X)
Lot Area	1000m <sup>2</sup> MIN.	6,775 m <sup>2</sup> (7,925 ft <sup>2</sup> )	6,775 m <sup>2</sup> (7,925 ft <sup>2</sup> )
Lot Frontage	30m MIN.	70m (228 ft)	70m (228 ft)
Lot Depth	N/A	98m (323 ft)	98m (323 ft)
Building Area	N/A	15 EXISTING STRUCTURES 1,006 m <sup>2</sup> (10,829 ft <sup>2</sup> ) TOTAL BUILDING AREA	3,582 m <sup>2</sup> (38,556 ft <sup>2</sup> )
Lot Coverage	31% MAX. (30% + 1% FOR EVERY 1% LANDSCAPE OPEN SPACE OVER 30%)	1,006 m <sup>2</sup> (10,829 ft <sup>2</sup> ) = 14.8%	2,152 m <sup>2</sup> (23,164 ft <sup>2</sup> ) = 31.7%
Building Height	N/A		60 m (200 ft)
Landscape Open Space	30% MIN.		2,124 m <sup>2</sup> (22,863 ft <sup>2</sup> ) = 31.4% SOFT SURFACE = 1,230 m <sup>2</sup> HARD SURFACE = 894 m <sup>2</sup>
Parking	TOTAL = 365 SPACES RESIDENTIAL: 1.25/UNIT = 324 RETAIL: 1/15m <sup>2</sup> = 18 CAFE: 1/10m <sup>2</sup> = 23 BARRIER FREE =	N/A (various properties)	TOTAL = 283 SPACES BARRIER FREE = 4 SPACES (1%) 50 - ABOVE GROUND 233 - UNDERGROUND
Density	150 UNITS/ha		259 UNITS/6,775ha =383 UNITS/ha
Bike Parking	0.75/UNIT 0.75 x 259 UNITS = 195 SPACES		TOTAL = 312 SPACES
Front Yard Depth	8m MIN.	N/A (various properties)	10m (33 ft)
Interior Side Depth	1.2 x 20 = 24m MIN.	N/A (various properties)	0.5m (1.6 ft)
Exterior Side Depth	8m MIN.	N/A (various properties)	8.2m (27 ft)
Rear Yard Depth	6 + (1x54) = 60m MIN.	N/A (various properties)	25.3m (83 ft)

○ SITE AND ZONING DATA  
1:1



○ 2 OUTDOOR AMENITY AT LEVEL 4  
A2 1:300



○ 1 LANDSCAPE PLAN  
A2 1:300

1	Issued for OPA/ZBA	02/21/2020
No.	Revision	Date

**NICHOLSON SHEFFIELD ARCHITECTS INC.**

358 Talbot Street  
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CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. DRAWINGS ARE TO BE READ AND NOT SCALED.

Project  
**Oxford and Ayerswood Student Housing**

Project Address

Drawing  
**Landscape Plan**

Project No.	19-09	Drawing No.	A2
Scale	As indicated	Drawn By	EM
Checked By	TW	Date	FEB 14 2020













## Appendix 2

Project or Property Name  
1455 Oxford Street East

Project or Property Location (upper and lower or single tier municipality)  
London, Ontario

Proponent Name  
City of London

Proponent Contact Information  
Jennie Ramsay: email: jaramsay@london.ca, phone: 519-661-2489 Ex. 5823

### Screening Questions

1. Is there a pre-approved screening checklist, methodology or process in place? Yes  No

If Yes, please follow the pre-approved screening checklist, methodology or process.

If No, continue to Question 2.

### Part A: Screening for known (or recognized) Cultural Heritage Value

2. Has the property (or project area) been evaluated before and found **not** to be of cultural heritage value? Yes  No

If Yes, do not complete the rest of the checklist.

The proponent, property owner and/or approval authority will:

- summarize the previous evaluation and
- add this checklist to the project file, with the appropriate documents that demonstrate a cultural heritage evaluation was undertaken

The summary and appropriate documentation may be:

- submitted as part of a report requirement
- maintained by the property owner, proponent or approval authority

If No, continue to Question 3.

3. Is the property (or project area): Yes  No

a. identified, designated or otherwise protected under the <i>Ontario Heritage Act</i> as being of cultural heritage value?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. a National Historic Site (or part of)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. designated under the <i>Heritage Railway Stations Protection Act</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. designated under the <i>Heritage Lighthouse Protection Act</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office (FHBRO)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes to any of the above questions, you need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report, if a Statement of Cultural Heritage Value has not previously been prepared or the statement needs to be updated

If a Statement of Cultural Heritage Value has been prepared previously and if alterations or development are proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No, continue to Question 4.

## Part B: Screening for Potential Cultural Heritage Value

	Yes	No
4. Does the property (or project area) contain a parcel of land that:		
a. is the subject of a municipal, provincial or federal commemorative or interpretive plaque?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has or is adjacent to a known burial site and/or cemetery?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. is in a Canadian Heritage River watershed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. contains buildings or structures that are 40 or more years old?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Part C: Other Considerations

	Yes	No
5. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area):		
a. is considered a landmark in the local community or contains any structures or sites that are important in defining the character of the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has a special association with a community, person or historical event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. contains or is part of a cultural heritage landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**If Yes** to one or more of the above questions (Part B and C), there is potential for cultural heritage resources on the property or within the project area.

You need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report (CHER)

If the property is determined to be of cultural heritage value and alterations or development is proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

**If No** to all of the above questions, there is low potential for built heritage or cultural heritage landscape on the property.

The proponent, property owner and/or approval authority will:

- summarize the conclusion
- add this checklist with the appropriate documentation to the project file

The summary and appropriate documentation may be:

- submitted as part of a report requirement e.g. under the *Environmental Assessment Act*, *Planning Act* processes
- maintained by the property owner, proponent or approval authority

## Appendix 3

# London Advisory Committee on Heritage

## Report

4th Meeting of the London Advisory Committee on Heritage  
March 14, 2018  
Committee Rooms #1 and #2

Attendance                      PRESENT: D. Dudek (Chair), J. Cushing, H. Elmslie, H. Garrett, S. Gibson, T. Jenkins, J. Manness, B. Vazquez and M. Whalley and J. Bunn (Secretary).

ABSENT: S. Adamsson, D. Brock and K. Waud.

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

### 1. Call to Order

#### 1.1 Disclosures of Pecuniary Interest

That it BE NOTED that H. Garrett disclosed a pecuniary interest in clauses 2.1 and 3.2 of this report, having to do with a Heritage Alteration Permit by D. Lansink with respect to the property located at 67 Euclid Avenue and a Notice of Application by Paramount Developments (London) Inc. related to the property located at 809 Dundas Street, respectively, by indicating that her employer was contacted by the applicant for advice on item 2.1 and her employer is the agent on the file for item 3.2.

### 2. Scheduled Items

#### 2.1 Heritage Alteration Permit - 67 Euclid Avenue, Wortley Village - Old South Heritage Conservation District

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application made under Section 42 of the *Ontario Heritage Act* to erect a new building on the property located at 67 Euclid Avenue, within the Wortley Village – Old South Heritage Conservation District, BE PERMITTED as proposed in the drawings appended to the staff report dated March 14, 2018, subject to the following terms and conditions being met:

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

it being noted that the attached presentation from L. Dent, Heritage Planner and the attached handout from D. Lansink, were received with respect to this matter.

#### 2.2 Demolition Request and Heritage Alteration Permit Application by 2436069 Ontario Ltd - 504 English Street, Old East Heritage Conservation District

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application made under Section 42 of the *Ontario Heritage Act* to demolish the existing building and to erect a new building on the property located at 504 English Street, within the Old East Heritage Conservation District, BE

PERMITTED as proposed in the drawings appended to the staff report dated March 14, 2018, subject to the following terms and conditions being met:

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

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

### 2.3 Demolition Request and Heritage Alteration Permit Application by Kapland Construction Inc. - 491 English Street, Old East Heritage Conservation District

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application made under Section 42 of the *Ontario Heritage Act* to demolish the existing building and to erect a new building on the property located at 491 English Street, within the Old East Heritage Conservation District, BE PERMITTED as proposed in the drawings appended to the staff report dated March 14, 2018, subject to the following terms and conditions being met:

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

it being noted that the London Advisory Committee on Heritage requests that the City of London not use chain link fence along the north façade of the subject property;

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

### 2.4 Cultural Heritage Evaluation Report - 3544 Dingman Drive

That the Cultural Heritage Evaluation Report for the property located at 3544 Dingman Drive, dated March 2018, from AECOM, BE REFERRED to the Stewardship Sub-Committee to review the Statement of Cultural Heritage Value or Interest and report back to the London Advisory Committee on Heritage (LACH) with respect to this matter;

it being noted that the LACH recommends that the cultural heritage resource at 3544 Dingman Drive be designated and be incorporated into the future expansion of the Dingman Creek Pumping Station;

it being further noted that the attached presentation from M. Greguol, AECOM 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 14, 2018, was received.

#### **3.2 Notice of Application - Paramount Developments (London) Inc. - 809 Dundas Street**

That the following actions be taken with respect to the Notice of application dated February 21, 2018, from S. Wise, Planner II, related to the application by Paramount Developments (London) Inc., with respect to the property located at 809 Dundas Street:

- a) S. Wise, Planner II, BE ADVISED that the London Advisory Committee on Heritage (LACH) is satisfied with the research contained in the Heritage Impact Statement dated January 2018, prepared by Zelinka Priamo Ltd. for the adjacent property located at 795 Dundas Street; and,
- b) the LACH recommends that the property located at 432 Rectory Street BE ADDED to the Register (Inventory of Heritage Resources) for physical/design and historical/associative reasons.

#### **3.3 Notice of Application - City of London - City-Wide - Low-Density Residential Zones (R1, R2, R3) within the Primary Transit Area as shown on Schedule A**

That M. Knieriem, Planner II, BE REQUESTED to attend the April meeting of the London Advisory Committee on Heritage to provide clarification with respect to the Notice of application dated March 7, 2018, related to an application by the City of London with respect to City-wide - Low-density residential zones (R1, R2, R3) within the Primary Transit Area.

#### **3.4 Request for Delegation - G. Hodder - Fugitive Slave Chapel Preservation Project**

That the delegation request from G. Hodder related to the Fugitive Slave Chapel Preservation Project BE APPROVED for the April 2018 meeting of the London Advisory Committee on Heritage.

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

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

That the following actions be taken with respect to the Stewardship Sub-Committee Report from its meeting held on February 28, 2018:

- a) further cultural heritage work BE COMPLETED for the revised attached list of properties, including Cultural Heritage Evaluation Reports (CHER) and/or Heritage Impact Assessments (HIA), with respect to the Draft Cultural Heritage Screening Report – London Bus Rapid Transit System;
- b) the Terms of Reference for HIAs and CHERs BE PREPARED;

c) the properties requiring further cultural heritage review that are not yet listed on the Register (Inventory of Heritage Resources) BE ADDED to the Register;

d) further review BE UNDERTAKEN to identify specific properties that may be affected within the Downtown Heritage Conservation District, West Woodfield Heritage Conservation District and Blackfriars/Petersville Heritage Conservation District to identify where property-specific HIAs may be required; and,

e) the remainder of the Stewardship Sub-Committee report BE RECEIVED.

## 5. Items for Discussion

### 5.1 Heritage Alteration Permit Application by: M. Telford - 200 Wharnccliffe Road North, Blackfriars/Petersville Heritage Conservation District

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

- the Heritage Planner be circulated the applicant's Building Permit application drawings to verify compliance with the submitted design, prior to issuance of the Building Permit;
- all exposed wood be painted;
- square spindles, set between a top and bottom rail, be installed as the guard;
- the top rail of the guard be aligned with the height of the capstone of the cast concrete plinths; and,
- the Heritage Alteration Permit be displayed at the subject property, in a location visible from the street, until the work is completed;

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

### 5.2 Heritage Planners' Report

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

### 5.3 Work Plan

That the following actions be taken with respect to the London Advisory Committee on Heritage (LACH) Work Plans:

- a) the revised, attached 2018 Work Plan for the LACH BE FORWARDED to the Municipal Council for consideration; and,
- b) the attached 2017 LACH Work Plan Summary BE FORWARDED to the Municipal Council for their information.

## 6. Deferred Matters/Additional Business

None.

## 7. Adjournment

The meeting adjourned at 8:05 PM.



# 5 CONSULTATION

WSP conducted community consultation through engagement with the London Advisory Committee on Heritage (LACH). A heritage stakeholder meeting was held on November 7, 2017. WSP presented the draft CHSR to LACH on February 14, 2018. The LACH was provided copies of the report for review and comment on the recommendations made. The LACH referred the request for comment to its Stewardship Sub-Committee. The Sub-Committee made recommendations at its meeting on February 28, 2018, and presenting these recommendations to LACH on March 14, 2018, and to the Planning and Environment Committee on March 19, 2018. The recommendations were accepted by Municipal Council at its meeting on March 27, 2018. As a result, all of the properties flagged by the draft CHSR requiring further cultural heritage work were added to the Register (Inventory of Heritage Resources) pursuant to Section 27 of the Ontario Heritage Act by resolution of Municipal Council on March 27, 2018.

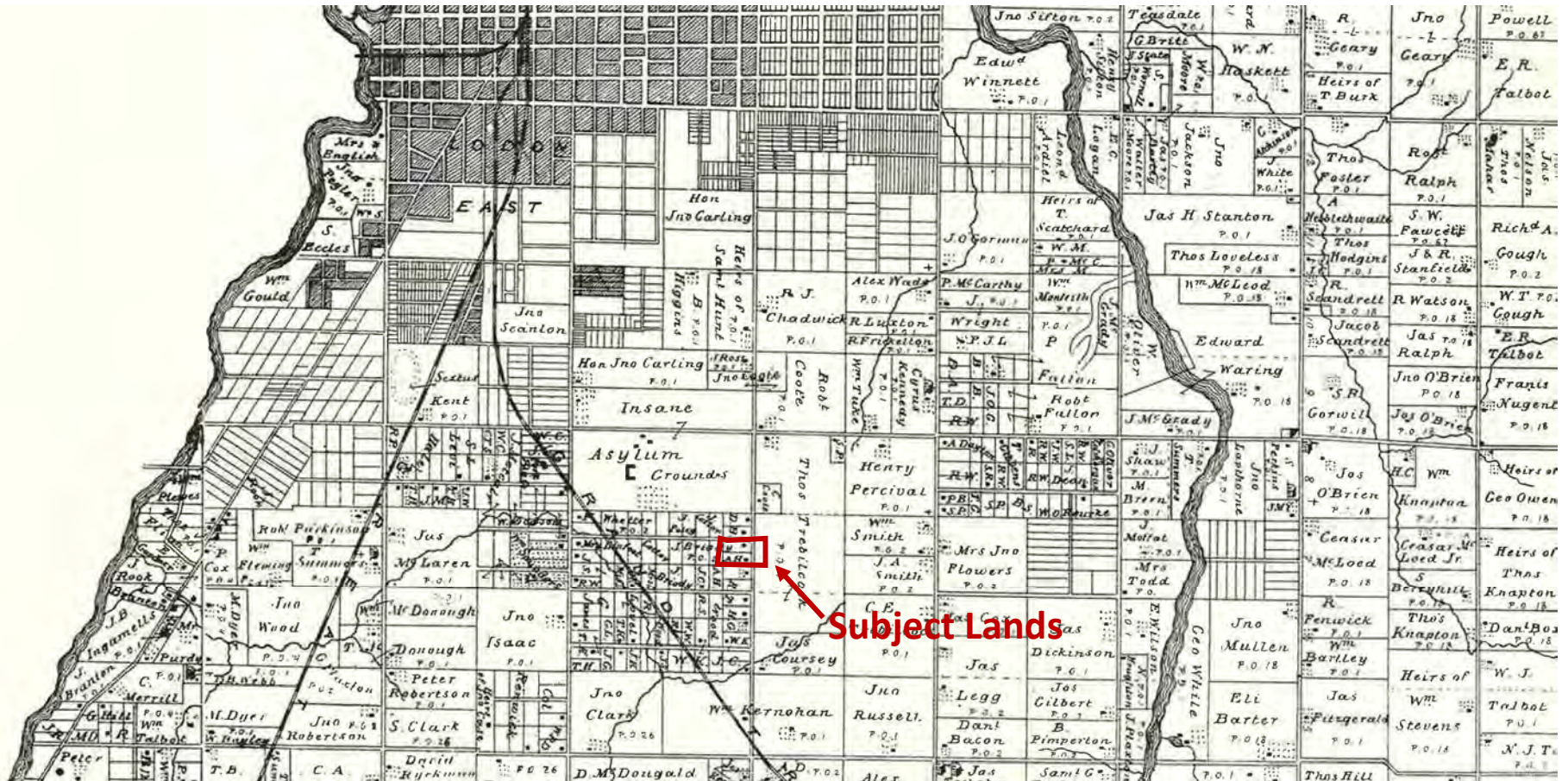
*The Stewardship Sub-Committee recommends that:*

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

As part of their review, the Stewardship Sub-Committee identified 30 additional properties that were not presented in the draft CHSR that they felt should undergo further cultural heritage work. The Sub-Committee also recommended that 104 properties identified in the draft CHSR be removed from contention as potential heritage properties. Three properties, CHR-542, CHR-543, CHR-544, were identified following this recommendation and are identified as Potential Heritage Properties. The Sub-Committee's recommendations are included in Appendix E of this CHSR. The final CHSR has integrated these recommendations by including the additional 30 properties, and updating the recommendations for the 104 properties to not require any further cultural heritage work. These properties have been included in this report, and identified in Table 1. With the recommendation of the Stewardship Sub-Committee and the LACH, Municipal Council added the properties identified by the CHSR as potential heritage properties to the Register (Inventory of Heritage Resources). The cultural heritage status of these properties has been updated to "listed" on Table 1. Additionally, the directly affected and adjacent properties located within the HCDs have been included in Table 1, with the directly impacted properties also being included in Table 2 in Appendix A of this CHSR.

## Appendix 4

# 1878 – Township of London

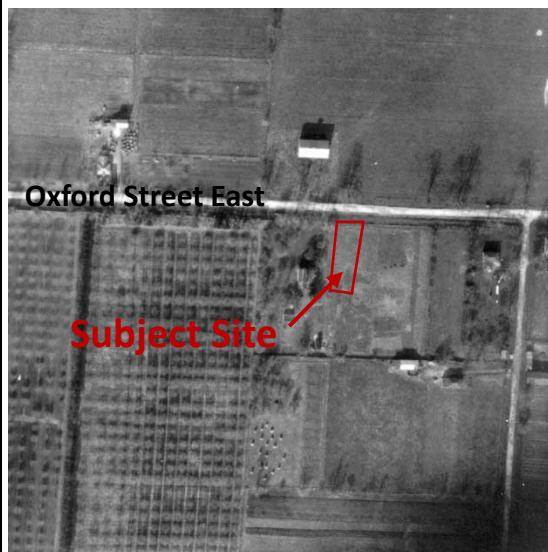


Note: Boundaries of Subject Lands are Approximate

# Approximate Age of Residential Properties along Oxford Street



## Subject Lands and Surrounding Areas



1922 Air Photo



1945 Air Photo

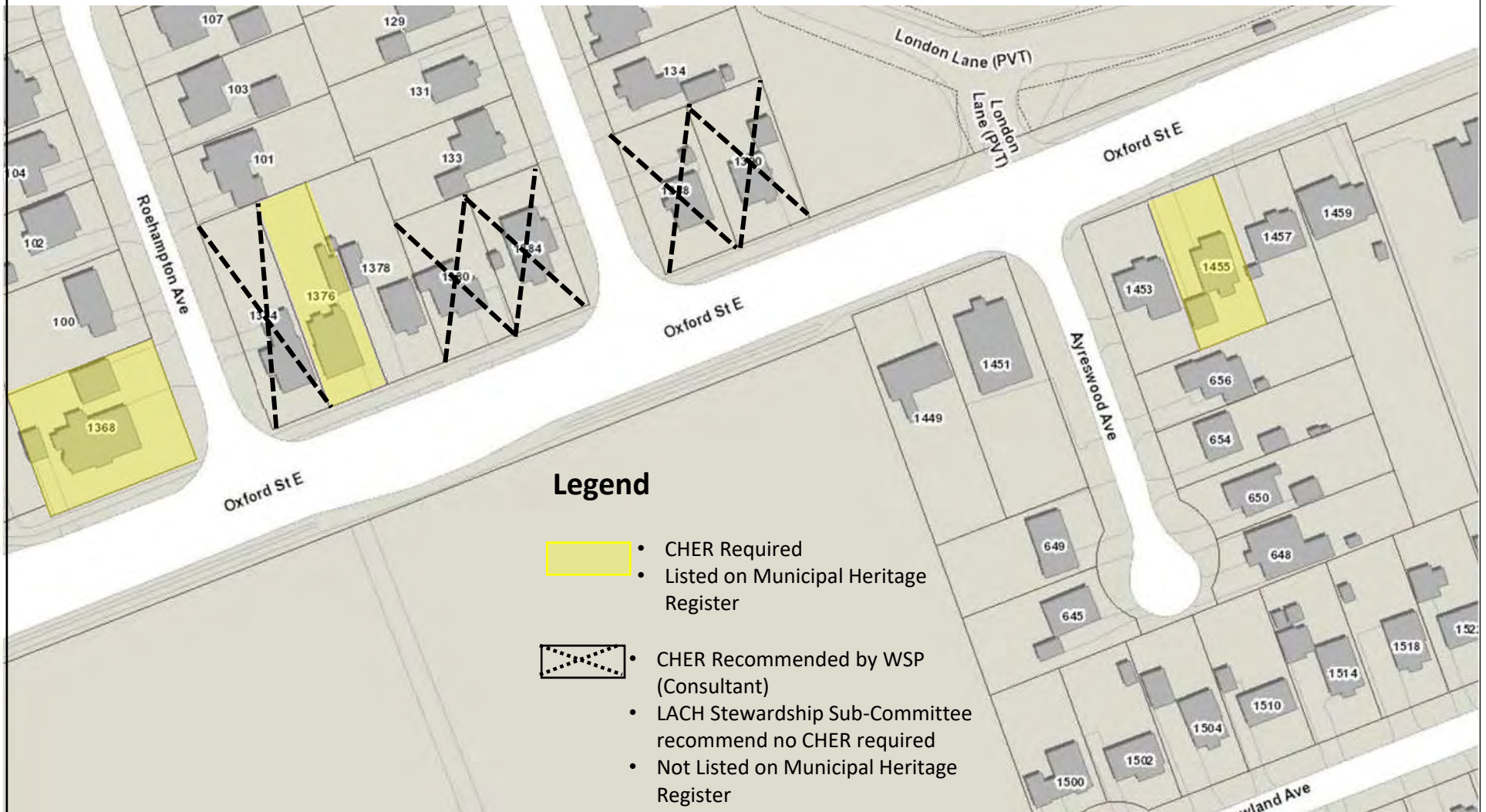


1955 Air Photo

*Note: Boundaries of Subject Lands are Approximate*

## Appendix 5

# Heritage Status of 1455 Oxford Street East and Surrounding Properties along Oxford Street



Project or Property Name  
1368 Oxford Street East

Project or Property Location (upper and lower or single tier municipality)  
London, Ontario

Proponent Name  
City of London

Proponent Contact Information  
Jennie Ramsay: email: jaramsay@london.ca, phone: 519-661-2489 Ex. 5823

### Screening Questions

- |  |                          |                                     |
|--|--------------------------|-------------------------------------|
|  | <b>Yes</b>               | <b>No</b>                           |
| 1. Is there a pre-approved screening checklist, methodology or process in place? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- If Yes, please follow the pre-approved screening checklist, methodology or process.  
If No, continue to Question 2.

### Part A: Screening for known (or recognized) Cultural Heritage Value

- |  |                          |                                     |
|--|--------------------------|-------------------------------------|
|  | <b>Yes</b>               | <b>No</b>                           |
| 2. Has the property (or project area) been evaluated before and found <b>not</b> to be of cultural heritage value? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- If Yes, do **not** complete the rest of the checklist.
- The proponent, property owner and/or approval authority will:
- summarize the previous evaluation and
  - add this checklist to the project file, with the appropriate documents that demonstrate a cultural heritage evaluation was undertaken
- The summary and appropriate documentation may be:
- submitted as part of a report requirement
  - maintained by the property owner, proponent or approval authority
- If No, continue to Question 3.

- |   |                          |                                     |
|---|--------------------------|-------------------------------------|
|   | <b>Yes</b>               | <b>No</b>                           |
| 3. Is the property (or project area):   |                          |                                     |
| a. identified, designated or otherwise protected under the <i>Ontario Heritage Act</i> as being of cultural heritage value? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. a National Historic Site (or part of)?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. designated under the <i>Heritage Railway Stations Protection Act</i> ?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. designated under the <i>Heritage Lighthouse Protection Act</i> ?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office (FHBRO)?                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site?          | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- If Yes to any of the above questions, you need to hire a qualified person(s) to undertake:
- a Cultural Heritage Evaluation Report, if a Statement of Cultural Heritage Value has not previously been prepared or the statement needs to be updated
- If a Statement of Cultural Heritage Value has been prepared previously and if alterations or development are proposed, you need to hire a qualified person(s) to undertake:
- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts
- If No, continue to Question 4.



## Part B: Screening for Potential Cultural Heritage Value

	Yes	No
4. Does the property (or project area) contain a parcel of land that:		
a. is the subject of a municipal, provincial or federal commemorative or interpretive plaque?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has or is adjacent to a known burial site and/or cemetery?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. is in a Canadian Heritage River watershed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. contains buildings or structures that are 40 or more years old?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Part C: Other Considerations

	Yes	No
5. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area):		
a. is considered a landmark in the local community or contains any structures or sites that are important in defining the character of the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has a special association with a community, person or historical event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. contains or is part of a cultural heritage landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**If Yes** to one or more of the above questions (Part B and C), there is potential for cultural heritage resources on the property or within the project area.

You need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report (CHER)

If the property is determined to be of cultural heritage value and alterations or development is proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

**If No** to all of the above questions, there is low potential for built heritage or cultural heritage landscape on the property.

The proponent, property owner and/or approval authority will:

- summarize the conclusion
- add this checklist with the appropriate documentation to the project file

The summary and appropriate documentation may be:

- submitted as part of a report requirement e.g. under the *Environmental Assessment Act*, *Planning Act* processes
- maintained by the property owner, proponent or approval authority

Project or Property Name  
1374 Oxford Street East

Project or Property Location (upper and lower or single tier municipality)  
London, Ontario

Proponent Name  
City of London

Proponent Contact Information  
Jennie Ramsay: email: jaramsay@london.ca, phone: 519-661-2489 Ex. 5823

### Screening Questions

- |  | Yes                      | No                                  |
|--|--------------------------|-------------------------------------|
| 1. Is there a pre-approved screening checklist, methodology or process in place?           | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>If Yes, please follow the pre-approved screening checklist, methodology or process.</b> |                          |                                     |
| <b>If No, continue to Question 2.</b>  |                          |                                     |

### Part A: Screening for known (or recognized) Cultural Heritage Value

- |   | Yes                      | No                                  |
|---|--------------------------|-------------------------------------|
| 2. Has the property (or project area) been evaluated before and found not to be of cultural heritage value? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>If Yes, do not complete the rest of the checklist.</b>   |                          |                                     |

The proponent, property owner and/or approval authority will:

- summarize the previous evaluation and
- add this checklist to the project file, with the appropriate documents that demonstrate a cultural heritage evaluation was undertaken

The summary and appropriate documentation may be:

- submitted as part of a report requirement
- maintained by the property owner, proponent or approval authority

**If No, continue to Question 3.**

- |   | Yes                      | No                                  |
|---|--------------------------|-------------------------------------|
| 3. Is the property (or project area):   |                          |                                     |
| a. identified, designated or otherwise protected under the <i>Ontario Heritage Act</i> as being of cultural heritage value? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. a National Historic Site (or part of)?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. designated under the <i>Heritage Railway Stations Protection Act</i> ?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. designated under the <i>Heritage Lighthouse Protection Act</i> ?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office (FHBRO)?                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site?          | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**If Yes to any of the above questions, you need to hire a qualified person(s) to undertake:**

- a Cultural Heritage Evaluation Report, if a Statement of Cultural Heritage Value has not previously been prepared or the statement needs to be updated

If a Statement of Cultural Heritage Value has been prepared previously and if alterations or development are proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

**If No, continue to Question 4.**

## Part B: Screening for Potential Cultural Heritage Value

	Yes	No
4. Does the property (or project area) contain a parcel of land that:		
a. is the subject of a municipal, provincial or federal commemorative or interpretive plaque?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has or is adjacent to a known burial site and/or cemetery?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. is in a Canadian Heritage River watershed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. contains buildings or structures that are 40 or more years old?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Part C: Other Considerations

	Yes	No
5. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area):		
a. is considered a landmark in the local community or contains any structures or sites that are important in defining the character of the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has a special association with a community, person or historical event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. contains or is part of a cultural heritage landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**If Yes** to one or more of the above questions (Part B and C), there is potential for cultural heritage resources on the property or within the project area.

You need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report (CHER)

If the property is determined to be of cultural heritage value and alterations or development is proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

**If No** to all of the above questions, there is low potential for built heritage or cultural heritage landscape on the property.

The proponent, property owner and/or approval authority will:

- summarize the conclusion
- add this checklist with the appropriate documentation to the project file

The summary and appropriate documentation may be:

- submitted as part of a report requirement e.g. under the *Environmental Assessment Act*, *Planning Act* processes
- maintained by the property owner, proponent or approval authority

Project or Property Name  
1376 Oxford Street East

Project or Property Location (upper and lower or single tier municipality)  
London, Ontario

Proponent Name  
City of London

Proponent Contact Information  
Jennie Ramsay: email: jaramsay@london.ca, phone: 519-661-2489 Ex. 5823

### Screening Questions

- |  |                          |                                     |
|--|--------------------------|-------------------------------------|
|  | <b>Yes</b>               | <b>No</b>                           |
| 1. Is there a pre-approved screening checklist, methodology or process in place? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- If Yes**, please follow the pre-approved screening checklist, methodology or process.  
**If No**, continue to Question 2.

### Part A: Screening for known (or recognized) Cultural Heritage Value

- |  |                          |                                     |
|--|--------------------------|-------------------------------------|
|  | <b>Yes</b>               | <b>No</b>                           |
| 2. Has the property (or project area) been evaluated before and found <b>not</b> to be of cultural heritage value? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- If Yes**, do **not** complete the rest of the checklist.

The proponent, property owner and/or approval authority will:

- summarize the previous evaluation and
- add this checklist to the project file, with the appropriate documents that demonstrate a cultural heritage evaluation was undertaken

The summary and appropriate documentation may be:

- submitted as part of a report requirement
- maintained by the property owner, proponent or approval authority

**If No**, continue to Question 3.

- |   |                          |                                     |
|---|--------------------------|-------------------------------------|
|   | <b>Yes</b>               | <b>No</b>                           |
| 3. Is the property (or project area):   |                          |                                     |
| a. identified, designated or otherwise protected under the <i>Ontario Heritage Act</i> as being of cultural heritage value? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. a National Historic Site (or part of)?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. designated under the <i>Heritage Railway Stations Protection Act</i> ?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. designated under the <i>Heritage Lighthouse Protection Act</i> ?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office (FHBRO)?                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site?          | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**If Yes** to any of the above questions, you need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report, if a Statement of Cultural Heritage Value has not previously been prepared or the statement needs to be updated

If a Statement of Cultural Heritage Value has been prepared previously and if alterations or development are proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

**If No**, continue to Question 4.

## Part B: Screening for Potential Cultural Heritage Value

	Yes	No
4. Does the property (or project area) contain a parcel of land that:		
a. is the subject of a municipal, provincial or federal commemorative or interpretive plaque?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has or is adjacent to a known burial site and/or cemetery?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. is in a Canadian Heritage River watershed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. contains buildings or structures that are 40 or more years old?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Part C: Other Considerations

	Yes	No
5. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area):		
a. is considered a landmark in the local community or contains any structures or sites that are important in defining the character of the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has a special association with a community, person or historical event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. contains or is part of a cultural heritage landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**If Yes** to one or more of the above questions (Part B and C), there is potential for cultural heritage resources on the property or within the project area.

You need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report (CHER)

If the property is determined to be of cultural heritage value and alterations or development is proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

**If No** to all of the above questions, there is low potential for built heritage or cultural heritage landscape on the property.

The proponent, property owner and/or approval authority will:

- summarize the conclusion
- add this checklist with the appropriate documentation to the project file

The summary and appropriate documentation may be:

- submitted as part of a report requirement e.g. under the *Environmental Assessment Act*, *Planning Act* processes
- maintained by the property owner, proponent or approval authority

Project or Property Name  
1380 Oxford Street East

Project or Property Location (upper and lower or single tier municipality)  
London, Ontario

Proponent Name  
City of London

Proponent Contact Information  
Jennie Ramsay: email: jaramsay@london.ca, phone: 519-661-2489 Ex. 5823

### Screening Questions

- |  |                          |                                     |
|--|--------------------------|-------------------------------------|
|  | <b>Yes</b>               | <b>No</b>                           |
| 1. Is there a pre-approved screening checklist, methodology or process in place? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- If Yes**, please follow the pre-approved screening checklist, methodology or process.  
**If No**, continue to Question 2.

### Part A: Screening for known (or recognized) Cultural Heritage Value

- |  |                          |                                     |
|--|--------------------------|-------------------------------------|
|  | <b>Yes</b>               | <b>No</b>                           |
| 2. Has the property (or project area) been evaluated before and found <b>not</b> to be of cultural heritage value? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- If Yes**, do **not** complete the rest of the checklist.

The proponent, property owner and/or approval authority will:

- summarize the previous evaluation and
- add this checklist to the project file, with the appropriate documents that demonstrate a cultural heritage evaluation was undertaken

The summary and appropriate documentation may be:

- submitted as part of a report requirement
- maintained by the property owner, proponent or approval authority

**If No**, continue to Question 3.

- |   |                          |                                     |
|---|--------------------------|-------------------------------------|
|   | <b>Yes</b>               | <b>No</b>                           |
| 3. Is the property (or project area):   |                          |                                     |
| a. identified, designated or otherwise protected under the <i>Ontario Heritage Act</i> as being of cultural heritage value? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. a National Historic Site (or part of)?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. designated under the <i>Heritage Railway Stations Protection Act</i> ?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. designated under the <i>Heritage Lighthouse Protection Act</i> ?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office (FHBRO)?                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site?          | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**If Yes** to any of the above questions, you need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report, if a Statement of Cultural Heritage Value has not previously been prepared or the statement needs to be updated

If a Statement of Cultural Heritage Value has been prepared previously and if alterations or development are proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

**If No**, continue to Question 4.

## Part B: Screening for Potential Cultural Heritage Value

	Yes	No
4. Does the property (or project area) contain a parcel of land that:		
a. is the subject of a municipal, provincial or federal commemorative or interpretive plaque?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has or is adjacent to a known burial site and/or cemetery?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. is in a Canadian Heritage River watershed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. contains buildings or structures that are 40 or more years old?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Part C: Other Considerations

	Yes	No
5. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area):		
a. is considered a landmark in the local community or contains any structures or sites that are important in defining the character of the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has a special association with a community, person or historical event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. contains or is part of a cultural heritage landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**If Yes** to one or more of the above questions (Part B and C), there is potential for cultural heritage resources on the property or within the project area.

You need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report (CHER)

If the property is determined to be of cultural heritage value and alterations or development is proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

**If No** to all of the above questions, there is low potential for built heritage or cultural heritage landscape on the property.

The proponent, property owner and/or approval authority will:

- summarize the conclusion
- add this checklist with the appropriate documentation to the project file

The summary and appropriate documentation may be:

- submitted as part of a report requirement e.g. under the *Environmental Assessment Act*, *Planning Act* processes
- maintained by the property owner, proponent or approval authority

Project or Property Name  
1384 Oxford Street East

Project or Property Location (upper and lower or single tier municipality)  
London, Ontario

Proponent Name  
City of London

Proponent Contact Information  
Jennie Ramsay: email: jaramsay@london.ca, phone: 519-661-2489 Ex. 5823

### Screening Questions

- |  |                          |                                     |
|--|--------------------------|-------------------------------------|
|  | <b>Yes</b>               | <b>No</b>                           |
| 1. Is there a pre-approved screening checklist, methodology or process in place? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- If Yes**, please follow the pre-approved screening checklist, methodology or process.  
**If No**, continue to Question 2.

### Part A: Screening for known (or recognized) Cultural Heritage Value

- |  |                          |                                     |
|--|--------------------------|-------------------------------------|
|  | <b>Yes</b>               | <b>No</b>                           |
| 2. Has the property (or project area) been evaluated before and found <b>not</b> to be of cultural heritage value? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- If Yes**, do **not** complete the rest of the checklist.

The proponent, property owner and/or approval authority will:

- summarize the previous evaluation and
- add this checklist to the project file, with the appropriate documents that demonstrate a cultural heritage evaluation was undertaken

The summary and appropriate documentation may be:

- submitted as part of a report requirement
- maintained by the property owner, proponent or approval authority

**If No**, continue to Question 3.

- |   |                          |                                     |
|---|--------------------------|-------------------------------------|
|   | <b>Yes</b>               | <b>No</b>                           |
| 3. Is the property (or project area):   |                          |                                     |
| a. identified, designated or otherwise protected under the <i>Ontario Heritage Act</i> as being of cultural heritage value? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. a National Historic Site (or part of)?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. designated under the <i>Heritage Railway Stations Protection Act</i> ?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. designated under the <i>Heritage Lighthouse Protection Act</i> ?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office (FHBRO)?                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site?          | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**If Yes** to any of the above questions, you need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report, if a Statement of Cultural Heritage Value has not previously been prepared or the statement needs to be updated

If a Statement of Cultural Heritage Value has been prepared previously and if alterations or development are proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

**If No**, continue to Question 4.



## Part B: Screening for Potential Cultural Heritage Value

	Yes	No
4. Does the property (or project area) contain a parcel of land that:		
a. is the subject of a municipal, provincial or federal commemorative or interpretive plaque?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has or is adjacent to a known burial site and/or cemetery?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. is in a Canadian Heritage River watershed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. contains buildings or structures that are 40 or more years old?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Part C: Other Considerations

	Yes	No
5. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area):		
a. is considered a landmark in the local community or contains any structures or sites that are important in defining the character of the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has a special association with a community, person or historical event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. contains or is part of a cultural heritage landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If **Yes** to one or more of the above questions (Part B and C), there is potential for cultural heritage resources on the property or within the project area.

You need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report (CHER)

If the property is determined to be of cultural heritage value and alterations or development is proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If **No** to all of the above questions, there is low potential for built heritage or cultural heritage landscape on the property.

The proponent, property owner and/or approval authority will:

- summarize the conclusion
- add this checklist with the appropriate documentation to the project file

The summary and appropriate documentation may be:

- submitted as part of a report requirement e.g. under the *Environmental Assessment Act*, *Planning Act* processes
- maintained by the property owner, proponent or approval authority

Project or Property Name  
1388 Oxford Street East

Project or Property Location (upper and lower or single tier municipality)  
London, Ontario

Proponent Name  
City of London

Proponent Contact Information  
Jennie Ramsay: email: jaramsay@london.ca, phone: 519-661-2489 Ex. 5823

### Screening Questions

1. Is there a pre-approved screening checklist, methodology or process in place? Yes  No

If Yes, please follow the pre-approved screening checklist, methodology or process.

If No, continue to Question 2.

### Part A: Screening for known (or recognized) Cultural Heritage Value

2. Has the property (or project area) been evaluated before and found not to be of cultural heritage value? Yes  No

If Yes, do not complete the rest of the checklist.

The proponent, property owner and/or approval authority will:

- summarize the previous evaluation and
- add this checklist to the project file, with the appropriate documents that demonstrate a cultural heritage evaluation was undertaken

The summary and appropriate documentation may be:

- submitted as part of a report requirement
- maintained by the property owner, proponent or approval authority

If No, continue to Question 3.

3. Is the property (or project area): Yes  No

- a. identified, designated or otherwise protected under the *Ontario Heritage Act* as being of cultural heritage value?
- b. a National Historic Site (or part of)?
- c. designated under the *Heritage Railway Stations Protection Act*?
- d. designated under the *Heritage Lighthouse Protection Act*?
- e. identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office (FHBRO)?
- f. located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site?

If Yes to any of the above questions, you need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report, if a Statement of Cultural Heritage Value has not previously been prepared or the statement needs to be updated

If a Statement of Cultural Heritage Value has been prepared previously and if alterations or development are proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No, continue to Question 4.

## Part B: Screening for Potential Cultural Heritage Value

	Yes	No
4. Does the property (or project area) contain a parcel of land that:		
a. is the subject of a municipal, provincial or federal commemorative or interpretive plaque?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has or is adjacent to a known burial site and/or cemetery?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. is in a Canadian Heritage River watershed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. contains buildings or structures that are 40 or more years old?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Part C: Other Considerations

	Yes	No
5. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area):		
a. is considered a landmark in the local community or contains any structures or sites that are important in defining the character of the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has a special association with a community, person or historical event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. contains or is part of a cultural heritage landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If **Yes** to one or more of the above questions (Part B and C), there is potential for cultural heritage resources on the property or within the project area.

You need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report (CHER)

If the property is determined to be of cultural heritage value and alterations or development is proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If **No** to all of the above questions, there is low potential for built heritage or cultural heritage landscape on the property.

The proponent, property owner and/or approval authority will:

- summarize the conclusion
- add this checklist with the appropriate documentation to the project file

The summary and appropriate documentation may be:

- submitted as part of a report requirement e.g. under the *Environmental Assessment Act, Planning Act* processes
- maintained by the property owner, proponent or approval authority

Project or Property Name  
1390 Oxford Street East

Project or Property Location (upper and lower or single tier municipality)  
London, Ontario

Proponent Name  
City of London

Proponent Contact Information  
Jennie Ramsay: email: jaramsay@london.ca, phone: 519-661-2489 Ex. 5823

### Screening Questions

1. Is there a pre-approved screening checklist, methodology or process in place? Yes  No

If Yes, please follow the pre-approved screening checklist, methodology or process.

If No, continue to Question 2.

### Part A: Screening for known (or recognized) Cultural Heritage Value

2. Has the property (or project area) been evaluated before and found **not** to be of cultural heritage value? Yes  No

If Yes, do **not** complete the rest of the checklist.

The proponent, property owner and/or approval authority will:

- summarize the previous evaluation and
- add this checklist to the project file, with the appropriate documents that demonstrate a cultural heritage evaluation was undertaken

The summary and appropriate documentation may be:

- submitted as part of a report requirement
- maintained by the property owner, proponent or approval authority

If No, continue to Question 3.

3. Is the property (or project area): Yes  No

a. identified, designated or otherwise protected under the *Ontario Heritage Act* as being of cultural heritage value?

b. a National Historic Site (or part of)?

c. designated under the *Heritage Railway Stations Protection Act*?

d. designated under the *Heritage Lighthouse Protection Act*?

e. identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office (FHBRO)?

f. located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site?

If Yes to any of the above questions, you need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report, if a Statement of Cultural Heritage Value has not previously been prepared or the statement needs to be updated

If a Statement of Cultural Heritage Value has been prepared previously and if alterations or development are proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No, continue to Question 4.

**Part B: Screening for Potential Cultural Heritage Value**

	Yes	No
4. Does the property (or project area) contain a parcel of land that:		
a. is the subject of a municipal, provincial or federal commemorative or interpretive plaque?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has or is adjacent to a known burial site and/or cemetery?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. is in a Canadian Heritage River watershed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. contains buildings or structures that are 40 or more years old?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Part C: Other Considerations**

	Yes	No
5. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area):		
a. is considered a landmark in the local community or contains any structures or sites that are important in defining the character of the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has a special association with a community, person or historical event?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. contains or is part of a cultural heritage landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**If Yes** to one or more of the above questions (Part B and C), there is potential for cultural heritage resources on the property or within the project area.

You need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report (CHER)

If the property is determined to be of cultural heritage value and alterations or development is proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

**If No** to all of the above questions, there is low potential for built heritage or cultural heritage landscape on the property.

The proponent, property owner and/or approval authority will:

- summarize the conclusion
- add this checklist with the appropriate documentation to the project file

The summary and appropriate documentation may be:

- submitted as part of a report requirement e.g. under the *Environmental Assessment Act, Planning Act* processes
- maintained by the property owner, proponent or approval authority

## Appendix 6

## Heather Garrett - Zelinka Priamo Ltd.

---

**From:** Gowan, Krista <kgowan@london.ca>  
**Sent:** Wednesday, October 10, 2018 11:55 AM  
**To:** heather.g@zpplan.com  
**Cc:** kasia.o@zpplan.com  
**Subject:** RE: Potential Heritage designation - 1368 Oxford Street East

Good morning Heather,

Thank you for your email.

All properties within the BRT project footprint were identified and then screened to determine what properties may contain Cultural Heritage Value or Interest (CHVI). The criteria of 40 years or older was the methodology used for screening the possible CHVI and was applied to all properties within the project footprint.

The LACH's Stewardship sub-committee reviewed the 500+ properties and the project footprint. In Stewardship's review, it was determined that 1368 Oxford Street East was one of the hundreds of properties that is believed to have CHVI. In the same review, it was determined that 100+ properties, including those you mentioned, did not require further work as the properties are not believed to have any potential CHVI. After the review, the Stewardship sub-committee brought forward a report to the LACH with the recommendation to add the properties that are believed to have CHVI to the Register. Municipal Council approved the additions to the Register.

To date no CHER has been prepared for the 1368 Oxford Street East and it is one of the hundreds of properties that are identified as having potential CHVI.

In terms of BRT impacts, the property at 1368 Oxford Street East will be impacted, but not the structure itself.

I hope this answers your questions. If not, please let me know. Also feel free to give me a call.

Thanks,

Krista



**Krista Gowan**  
Heritage Planner  
Planning Services  
City of London

206 Dundas Street, London, ON N6A 1G7  
P: 519.661.CITY (2489) x5843 | Fax: 519.661.5397  
[kgowan@london.ca](mailto:kgowan@london.ca) | [www.london.ca](http://www.london.ca)

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**From:** Heather Garrett - Zelinka Priamo Ltd. [mailto:heather.g@zpplan.com]  
**Sent:** Tuesday, October 9, 2018 3:54 PM  
**To:** Gowan, Krista <kgowan@london.ca>; kasia.o@zpplan.com  
**Subject:** RE: Potential Heritage designation - 1368 Oxford Street East

Good afternoon Krista,

Thank you for your emails regarding the process as to why 1368 Oxford Street was added to the Municipal Register of Heritage Properties; however, since our client was taken by complete surprise by this, we are still trying to understand the methodology behind it.

We are trying to understand why 1368 Oxford Street requires a CHER and its neighbours do not and why it was added to the Municipal Register of Heritage Properties and its neighbours were not (except for 1376 Oxford Street East). 1368 Oxford Street does not appear to have any outstanding features that would make it different from the neighbouring properties that were determined not to require further work.

If a CHER was recommended for 1368 Oxford Street because of its age (older than 40 years), was this the criteria used for the other properties (1374, 1376, 1378, 1380, 1384, 1388, 1390 Oxford Street East)?

After some research, all the properties along this section of Oxford Street to the east of 1368 Oxford street were all built around the same time between 1950-1955 (except for 1376 Oxford Street which appears to be built earlier). If the age of the properties were used to determine potential cultural heritage value, why are they being treated differently. All properties required CHER's by the consultant except for 1378 Oxford Street. LACH decided five do not require further work and recommended two be added to the Municipal Register of Heritage Properties.

How did LACH determined that no further work was required for the five neighbouring properties (1374, 1380, 1384, 1388, 1390 Oxford Street East)? Were CHER's prepared for those properties? If not, what analysis was used by LACH to determine that no further work was required for those properties?

Lastly, since a CHER has not been completed for 1368 Oxford Street East, is this property one of the 67 properties that may or may not have cultural heritage value where structures could be impacted by construction of BRT?

Thank you in advance for your continued help with this.

Heather L Garrett, *Dipl. Urban Design, B.A., CPT*  
*Senior/Heritage Planner*  
**ZELINKA PRIAMO LTD**  
*A Professional Planning Practice*  
318 Wellington Road, London, Ontario N6C 4P4  
TEL: (519) 474-7137 FAX: (519) 474-2284

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**From:** Gowan, Krista <kgowan@london.ca>  
**Sent:** Wednesday, October 03, 2018 10:59 AM  
**To:** [kasia.o@zpplan.com](mailto:kasia.o@zpplan.com)  
**Cc:** [heather.g@zpplan.com](mailto:heather.g@zpplan.com)  
**Subject:** RE: Potential Heritage designation - 1368 Oxford Street East

Good morning Kasia,



To answer your previous email, no CHER for the property has been prepared and as of today the property at 1368 Oxford Street is a heritage listed property. To answer your second email, the property was identified and a CHER was recommended because of its age (older than 40 years). I do not have any additional information about the property at this time (past residents, architect, associative values, etc).

Please let me know if you have any further questions.

Thanks,

Krista



**Krista Gowan**  
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**From:** Kasia Olszewska - Zelinka Priamo Ltd. [<mailto:kasia.o@zpplan.com>]  
**Sent:** Wednesday, October 3, 2018 10:22 AM  
**To:** Gowan, Krista <[kgowan@london.ca](mailto:kgowan@london.ca)>  
**Cc:** [heather.g@zpplan.com](mailto:heather.g@zpplan.com)  
**Subject:** RE: Potential Heritage designation - 1368 Oxford Street East

Good morning Krista,

We are just wondering if there was any specific *heritage related factors* that triggered the above property to being added to the heritage inventory. (Other than it being located in the BRT corridor). I.e. Is there any information on former important persons that lived there, any other heritage features, be it physical or cultural, etc? Any such information would be helpful.

Thank you.

**Kasia Olszewska, HBA, MPL**  
Planner  
Zelinka Priamo Ltd.

---

**From:** Kasia Olszewska - Zelinka Priamo Ltd. [<mailto:kasia.o@zpplan.com>]  
**Sent:** Wednesday, October 3, 2018 9:20 AM  
**To:** 'Gowan, Krista'  
**Subject:** RE: Potential Heritage designation - 1368 Oxford Street East

Good morning Krista,

Thank you for the information. I would just like to clarify if any reports such as the CHER have been prepared for the property yet? If not, can you confirm that as of today the property has only been added to the Inventory of Heritage Resources, but no further study has been done thus far?

Thank you,

**Kasia Olszewska, HBA, MPL**  
Planner  
Zelinka Priamo Ltd.

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**From:** Gowan, Krista [<mailto:kgowan@london.ca>]  
**Sent:** Wednesday, October 3, 2018 8:12 AM  
**To:** [kasia.o@zpplan.com](mailto:kasia.o@zpplan.com)  
**Cc:** [heather.g@zpplan.com](mailto:heather.g@zpplan.com)  
**Subject:** RE: Potential Heritage designation - 1368 Oxford Street East

Good morning Kasia,

Thank you for your email. Yes, the property at 1368 Oxford Street East is Listed on the Register (Inventory of Heritage Resources) and was identified as part of the BRT review.

Part of the methodology, prepared by the consultants, was to determine properties within the project area that would be impacted. All identified properties were then screened to determine what properties may contain Cultural Heritage Value or Interest (CHVI), and made a recommendation for each property. Each property had a recommendation of a Cultural Heritage Evaluation Report (CHER), Heritage Impact Assessment (HIA) or no further work. 1368 Oxford Street East was identified and a CHER was recommended.

The London Advisory Committee on Heritage (LACH) received the draft Cultural Heritage Screening Report (CHSR) and recommended the properties requiring a CHER be added to the Register (if not already).

Please let me know if you have any questions,

Thanks,

Krista



**Krista Gowan**  
Heritage Planner  
Planning Services  
City of London

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**From:** Kasia Olszewska - Zelinka Priamo Ltd. [<mailto:kasia.o@zpplan.com>]  
**Sent:** Monday, October 1, 2018 4:17 PM  
**To:** Gowan, Krista <[kgowan@london.ca](mailto:kgowan@london.ca)>  
**Cc:** [heather.g@zpplan.com](mailto:heather.g@zpplan.com)  
**Subject:** Potential Heritage designation - 1368 Oxford Street East

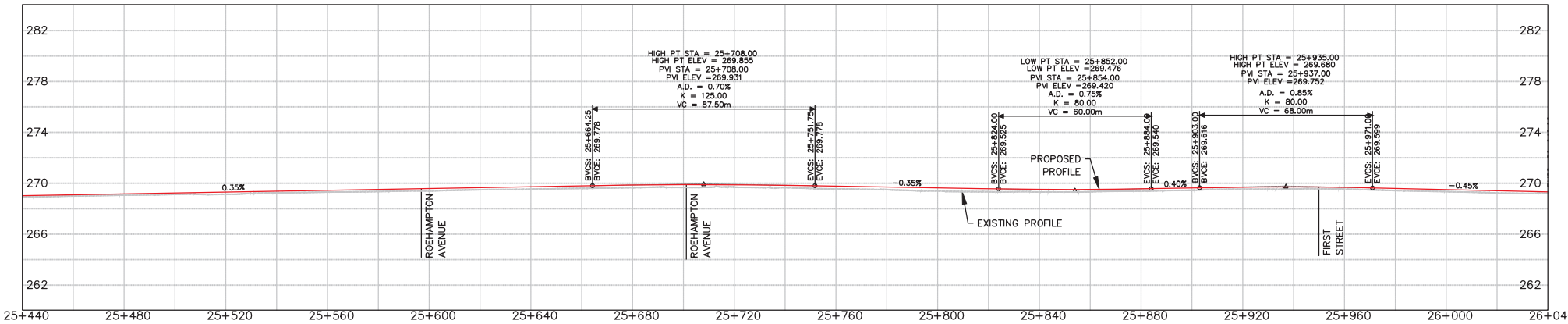
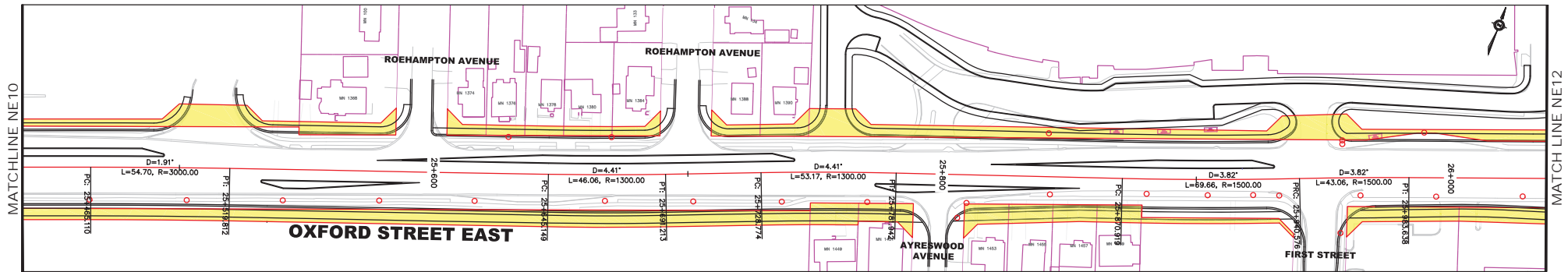
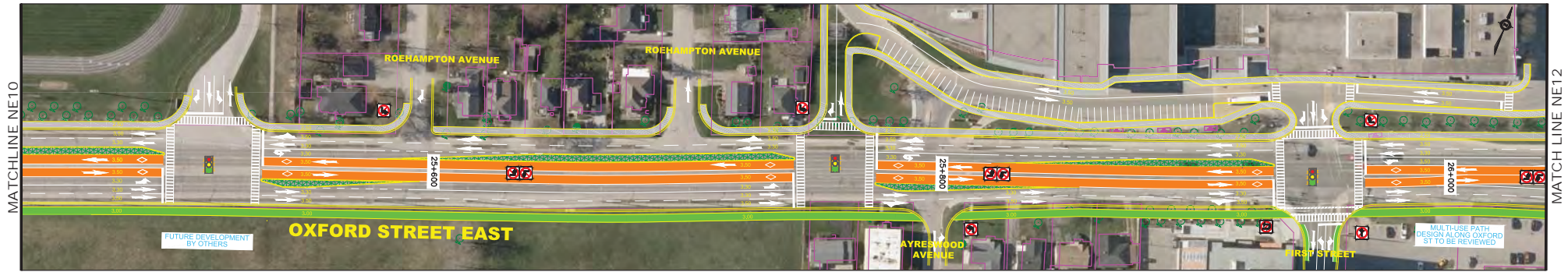
Good afternoon Krista,

We have been informed that the property at 1368 Oxford Street East has been added to the potential heritage designation list, as part of the BRT review. We would like to know if there is any specific reasoning behind this? As well, can you provide us with any heritage pertinent information you might have for this property?

Thank you,

**Kasia Olszewska, HBA, MPL**  
Planner  
**Zelinka Priamo Ltd.**

## Appendix 7



<b>LEGEND:</b> PLATFORM/RAMP RAPIDWAY TRAFFIC LANES BIKE LANE/MULTI-USE PATH PARKING LANE CURB, SIDEWALK CROSS WALK POTENTIAL ISLAND LANDSCAPING POTENTIAL PROPERTY REQUIREMENT (EXCLUDING UTILITIES) TOE OF SLOPE REQUIREMENT EX RIGHT OF WAY POTENTIAL NOISE MITIGATION MEASURE RETAINING WALL GREATER THAN 1.2 m SCHEMATIC LANE CONFIGURATION ARROW RETAINING WALL LESS THAN 1.2 m EX TREES EX HYDRO POLE	<b>NOTE:</b> POTENTIAL PROPERTY REQUIREMENTS ARE IDENTIFIED FOR THE PURPOSES OF THE LONDON BRT PROJECT ONLY AND DO NOT REPRESENT THE ULTIMATE PLANNED STREET WIDTH IDENTIFIED IN THE LONDON PLAN.		<b>SCALE</b> 0 7.5 15m HORIZONTAL 0 1.0 2.0m VERTICAL	<b>CONCEPTUAL DESIGN</b> LONDON RAPID TRANSIT PRELIMINARY ENGINEERING DESIGN NORTH AND EAST CORRIDORS	PROJECT No. 37176 SHEET No. NE11 PLAN FILE No. 37176
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## Curriculum Vitae

**HEATHER GARRETT, *Dipl. Urban Design, B.A., CPT***

**PROFESSIONAL ASSOCIATIONS**

Member, Canadian Association of Certified Planning Technicians (CACPT)

**EDUCATION**

Bachelor of Arts, Urban Planning, University of Windsor, 2000;  
Diploma Urban Design, Fanshawe College of Applied Arts and Technology, 1998.

**PROFESSIONAL EXPERIENCE**

September 2003 to Present: - Zelinka Priamo Ltd. London, Ontario – Senior/Heritage Planner  
May 2000 to September 2003 - Prince and Associates Ltd., Kingsville, Ontario – Assistant Planner

**SELECT PROJECT EXPERIENCE**

**Municipal Planning**

Consulting Planner for the Township of Pelee

- reporting to the office of the Chief Administrative Officer (CAO) with duties including: responding to inquiries from the public; providing advice and opinion on a range of planning topics to the CAO's Office; providing pre-consultation opinion on planning applications; preparing planning reports with recommendations on applications predominantly for consents, for amendments to the Zoning By-law, for applications to the Committee of Adjustment and for site plans; preparing By-laws; attending Council meetings and make presentations as required.

Preparation of new Official Plan and new Zoning By-law for the Township of Pelee

- preparation of documentation in support of the Official Plan and the Zoning By-law; attend public consultation meetings and respond to questions from Council, staff and the public; negotiate with the Ministry of Municipal Affairs and Housing and other Ministries in preparing modifications to the Official Plan and concurrent amendments to the Zoning By-law.

**Community Master Plans & Urban Design Guidelines**

Town of Amherstburg Urban Design Guidelines

**Land Use Planner for Commercial Development**

Loblaw Properties Limited Seasonal Garden Centre program for Ontario – Obtain municipal approvals for approximately 300 sites across Ontario;  
Cara Operations Limited – Due Diligence Reports for various properties across British Columbia, Alberta, and Ontario.

**Development Planning**

Provide consulting services and prepare planning applications for private sector clients for:

- Official Plan Amendments

- Zoning By-Law Amendments
- Minor Variance
- Site Plan Approval
- Land Use Planning Analyses

### **Appeals to the Ontario Municipal Board (OMB)**

Expert Witness – Minor Variance Application, 297 Eramosa Road, City of Guelph

Expert Witness – Conditions of Minor Variance Application, 487 Queens Street South, Town of Caledon

### **Appeals to the Ontario Municipal Board – Heritage (OMB)**

Researcher – Non-designated property on Registry – 265 St. David Street, Town of Stratford;

Researcher – Heritage Conservation District – City of Windsor.

### **Appeal(s) to Ontario Superior Court of Justice**

Preparation of Affidavit to Ontario Superior Court of Justice – 769 Borden Avenue, City of Peterborough

### **Heritage Impact Statements (HIS)**

Heritage Impact Statement – Redevelopment Part IV Property

- 13305 Coleraine Drive, Town of Caledon;
- 1040 Waterloo Street (St. Peter's Seminary), City of London;
- 1656 Hyde Park Road, City of London.

Heritage Impact Statement – Removal of a Heritage Attribute - Part IV Property

- 2722 County Road 42 (Saint Joachim Church) Town of Lakeshore.

Heritage Impact Statement – Redevelopment Part V Property

- 764/754 Waterloo Street, City of London;
- 195 Dundas Street, City of London.

Heritage Impact Statement – Adjacent to Part IV Property

- 809 Dundas Street, City of London.

Heritage Impact Statement – Adjacent to Heritage Conservation District;

- 515 Richmond Street, City of London.

Heritage Impact Statement – Non-designated property on Local Register and/or adjacent to non-designated properties on Local Register

- 651 Talbot Street, City of London;
- 83 Sandwich Street, Town of Amherstburg;
- 653 Talbot Street, City of London;
- 147 Wellington Street, City of London;
- 100 Kellogg Lane, City of London;
- 3270 Colonel Talbot Road, City of London;
- 1018 Gainsborough Road, City of London.

Heritage Impact Statement – Alteration to non-designated property on Local Register

- 493 Springbank Drive (Woodland Cemetery), City of London;
- 1635 & 1629 Bradley Avenue, City of London;
- 1076 Gainsborough Road, City of London;
- 462-472 Springbank Drive, City of London;
- 124 St. James Street, City of London.



### **Cultural Heritage Evaluation Report (CHERs)**

- 875 St. David Street, Fergus.

### **Due Diligence Reports - Heritage**

Due Diligence Report – Redevelopment Opportunities – Part IV Property:

- 1180 Western Road, City of London;
- 83 Rolph Street, Town of Tillsonburg;
- 497 Richmond Street West, City of Toronto;
- Boblo Island, Town of Amherstburg.

Due Diligence Report - Redevelopment Opportunities – Part V Property, 723 Lorne Avenue, City of London:

- 272 Queen Street West, City of Toronto.

Due Diligence Report - Redevelopment Opportunities – Non-designated property on Local Register:

- 20 Balaclava Street, City of St. Thomas;
- 43 Myrtle Street, City of St. Thomas;
- 4402 Colonel Talbot Road, City of London;
- 255 Delacourt Road, City of London.

### **Other Heritage Consulting Services**

Supervised the review of heritage status of LCBO properties and adjacent properties – LCBO, Ontario.

Monitor the Transit Project Assessment Process (London Bus Rapid Transit) for impact on cultural heritage resources – Various Clients.

Advisor – Development of former London Psychiatric Hospital Lands, City of London.

Advisor – Redevelopment of Part V Property - 556 Wellington Street, City of London.

### **PROFESSIONAL DEVELOPMENT**

Workshop, Walking Tour Stratford Heritage Conservation District, Ontario Professional Planners Institute (OPPI), October 2016;

Lecture, International Archeology Day, City of London, Archaeology Master Plan presentation, October, 2016;

Workshop, Walking Tour Downtown Detroit, Michigan, Ontario Professional Planners Institute (OPPI), November 2014;

Workshop, Heritage Conservation District, Old East Industrial Area, City of London, October, 2014;

Workshop, Heritage Conservation, Archaeology and Land Use Planning, Ministry of Tourism, Culture and Sport, November 2012;

Workshop, Provincial Policy Review, Ministry of Municipal Affairs and Housing, October 2012;

Certificate, Heritage Conservation District Workshop, The Heritage Resources Centre, University of Waterloo, March 2012;

Urban Design Charrette, Woodstock's Hospital Site, Ontario Professional Planners Institute, Woodstock, September 2009;

Conference, Preserving Our Past, Canadian Association of Certified Planning Technicians, October 2009;

Course Work, Statement of Significant Heritage Writing Workshop, Province of Ontario, 2007;

Course Work, Past Perfect: The Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2006;

Certificate, Heritage Planning, Urban and Regional Planning, University of Waterloo, January – April 2002.

### **COMMITTEES AND VOLUNTEER WORK**

London Area Planning Consultants (LAPC) - Member - January 2011 to Present;

London Advisory Committee on Heritage (LACH) - Committee Member - October 2012 to May 2019.

- Vice Chair – December 2015 – December 2016,
- Education sub-committee – Past Chair,
- Planning and Policy sub-committee – Past Chair,
- Archaeology sub-committee – Past member.

Archaeology Master Plan Steering Committee, City of London - Committee Member - 2016 and 2017;

Municipality of Chatham-Kent Municipal Heritage Committee - Committee Member – 2005 to 2007;

Amherstburg Architectural Conservation Advisory Committee - Committee Member - 2000 to 2003;

Amherstburg Revitalization Committee (A.R.C.), Amherstburg Chamber of Commerce - Member - 2000 to 2003;

Mayor's Task Force, Redevelopment of Olde East London, Ontario - Member – 1999;

The Park House Museum, Amherstburg Ontario - Assistant to the Curator/Volunteer - 1994 to 2005.

## 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 M. Ventura Egan at  
 562 Maitland Street, East Woodfield Heritage Conservation  
 District  
**Meeting on:** Thursday September 10, 2020

## Recommendation

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

- a) All exposed wood be painted;
- b) The previously installed 6"x6" wood posts be finished with wood materials in the design submitted as part of the Heritage Alteration Permit application;
- c) The previously removed rails and spindles be conserved and re-installed; and
- d) The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

## Executive Summary

The property at 562 Maitland Street contributes to the heritage character of the East Woodfield Heritage Conservation District. Alterations were undertaken to the property without obtaining Heritage Alteration Permit approval. As the proposed alterations commenced prior to obtaining Heritage Alteration Permit approval, this Heritage Alteration Permit application has met the conditions for referral requiring consultation with the London Advisory Committee on Heritage (LACH). The Heritage Alteration Permit application seeks approval for the replacement of six rounded posts with six new square posts, and the replacement of new porch flooring. The recommended action is to permit the proposed alterations to the porch. Provided that the appropriate wood materials be used and all exposed wood be painted, the alterations should be permitted with terms and conditions.

## Analysis

### 1.0 Background

#### 1.1 Location

The property at 562 Maitland Street is located on the east side of Maitland Street, between Central Avenue and Princess Avenue (Appendix A).

#### 1.2 Cultural Heritage Status

The property at 562 Maitland Street is located within the East Woodfield Heritage Conservation District, which was designated pursuant to Part V of the *Ontario Heritage Act* in 1993.

#### 1.3 Description

The existing dwelling at 562 Maitland Street was constructed in 1894 and is a 1 ½ storey vernacular buff brick dwelling with a cross gable roof and wood shingle imbrication in its west, north, and south facing gables. The dwelling also includes a porch that extends across the entire west (front) façade of the dwelling and wraps around to the south façade. Six posts and columns, consisting of rusticated concrete block posts, and round tapered columns supported the porch roof (Appendix B).

## 2.0 Legislative/Policy Framework

### 2.1 Provincial Policy Statement

Heritage conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement (2020)* promotes the wise use and management of cultural heritage resources and directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

### 2.2 Ontario Heritage Act

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

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

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

#### 2.2.1 Contravention of the Ontario Heritage Act

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

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

### 2.3 The London Plan

The policies of *The London Plan* found in the Cultural Heritage chapter support the conservation of London’s cultural heritage resources. Policy 554\_ of *The London Plan* articulates one of the primary initiatives as a municipality to “ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources.” To help ensure that new development is compatible, Policy 594\_ (under appeal) of *The London Plan* provides the following direction:

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

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

### 2.3 East Woodfield Heritage Conservation District

The intent of the East Woodfield Heritage Conservation District (HCD) is to guide and manage physical change and development within the HCD. Municipal Councils intends to undertake this by:

- *adopting the East Woodfield Heritage Conservation District Plan;*
- *determining permit applications for changes and alterations according to the guidelines containing in the East Woodfield Heritage Conservation District Plan;*
- and,*

- *initiating appropriate public works and improvements that are within the financial capabilities of the Corporation of the City of London.*

Further, Municipal Council recognizes that:

- *many heritage buildings over the past decades have witnessed the introduction of a variety of changes to building fabric including additions, at the rear, side and in roof spaces;*
- *change in East Woodfield's built heritage is to be expected in the future, yet it must be carefully managed in a manner that does not adversely affect this special environment;*
- *any proposed change within the district shall be considered;*
  - *within a number of Council approved conservation, design, landscaping and planning guidelines; and*
  - *with consideration of the individual merits of the proposed change.*

To support these intentions, the goals and objectives of Section 2.0, *East Woodfield Heritage Conservation District Plan (Part II)* (East Woodfield District Conservation Goals and Objectives) were developed to provide a framework for more specific guidance within the HCD. Section 2.1 (District Conservation Goals) state the following as goals of the HCD:

- *To maintain and enhance the residential character of East Woodfield Heritage Conservation District;*
- *To protect and enhance existing heritage residential buildings; and,*
- *To avoid destruction of East Woodfield's heritage building and landscape fabric and to encourage only those changes that are undertaken in a manner that if such alterations or additions were removed in the future, the essential form and integrity of the heritage property would remain unimpaired.*

To implement the intent, as well as the goals and objectives of the East Woodfield Heritage Conservation District, the conservation guidelines included within Section 3.6, *Part II* (Decorative Wooden Detailing), as well as the guidelines included in Section 4.2.4, *Part II* (Entrances) were considered in the evaluation of this Heritage Alteration Permit application.

The applicable conservation guidelines from Section 3.6, *Part II* (Decorative Wooden Detailing) of the *East Woodfield Heritage Conservation District* note:

*“Decorative wooden detailing and ornamentation such as porches, verandahs, and dormers, scrollwork, spindles, columns and turned posts, brackets, vergeboards, finials and pendants, dentils, etc. are found on even modest historic buildings of the nineteenth and twentieth centuries. They are considered to be an integral part of the building's character and should be retained.”*

The applicable guidelines for alterations, additions, and new construction from Section 4.2.4, *Part II* (Entrances) of the *East Woodfield Heritage Conservation District* include the following guidance:

1. *Protect and maintain entrances and porches especially on principal facades where they are often key in defining the character of the building.*
2. *Conserve glazing, doors, steps, historic lighting fixtures, balustrades and entablatures and avoid the removal of porches and architectural features.*
3. *The design and construction of a new entrance and/or porch are encouraged to be compatible with the character of the building. Restoration of a missing porch should be based upon historical, pictorial and physical documentation.*
4. *Encourage required new entrances to be installed on secondary elevations rather than the principal facades. Where external staircases are proposed they should*

*be located at the rear of a building or located behind verandahs, sun rooms, and other additions.*

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

#### **3.1 Heritage Alteration Permit**

A complaint from the community brought the unapproved alterations to the property at 562 Maitland Street to the attention of the City on July 14, 2020. Compliance action took place, resulting in consultation with the Heritage Planner beginning on July 15, 2020.

A complete Heritage Alteration Permit application was submitted to the City on July 31, 2020. The applicant has applied for a Heritage Alteration Permit seeking approval for:

- Replacement of the existing porch flooring; and
- Replacement of six deteriorated turned posts with six new wooden square posts; and,
- Conservation and re-installation of the existing porch railings and spindles.

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

Timelines legislated pursuant to the *Ontario Heritage Act* are currently suspended by Ontario Regulation 73/20 for the duration of the COVID-19 pandemic.

### **4.0 Analysis**

#### **4.1 Porch Alterations**

The review of the proposed porch alterations included within this Heritage Alteration Permit application considers the guidelines outlined in Section 3.6 and Section 4.2.4 of the *East Woodfield Heritage Conservation District Plan, Part II*.

The existing porch floor boards were removed prior to obtaining Heritage Alteration Permit approval due to extensive deterioration. Likewise, the existing turned posts were also removed, and 6" x 6" structural posts have been installed to support the porch roof. The structural posts are proposed to be enclosed with a decorative squared design included a box base detail and a flared neck trim (see Appendix C). The applicant has confirmed that the existing rails and squared spindles have been conserved and will be re-installed.

The proposed porch alterations applied for within the Heritage Alteration Permit application comply with the guidelines outlined in Section 4.2.4, *Part II* (Entrances) of the *East Woodfield Heritage Conservation District Plan* which note that the "design and construction of a new entrance and/or porch are encouraged to be compatible with the character of the building." Further, the salvage and conservation of the existing rails and spindles is compliant with the same guidelines which direct property owners to "conserve glazing, doors, steps, historic lighting fixtures, balustrades and entablatures and avoid the removal of porches and architectural features."

The proposed porch floor replacement and porch post replacements should be approved with terms and conditions to ensure that appropriate materials and finishes are used in the reconstruction of the porch on the property at 562 Maitland Street in the East Woodfield Heritage Conservation District.

### **5.0 Conclusion**

The proposed alterations to the porch at 562 Maitland Street seek to be consistent with the design guidelines of the *East Woodfield Heritage Conservation District Plan, Part II*. The proposed materials and design have been selected to be compatible in design. Further, where possible, existing materials have been conserved to be re-installed

including the railings and squared spindles. The proposed alterations should be permitted with terms and conditions.

<b>Prepared by:</b>	<b>Michael Greguol, CAHP Heritage Planner</b>
<b>Submitted and Recommended by:</b>	<b>Gregg Barrett, AICP Director, City Planning and City Planner</b>
<p>Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from City Planning.</p>	

August 28, 2020  
mg/

Z:\Heritage Alteration Permit Reports\Maitland Street, 562\HAP20-048-L\HAP20-048-L 562 Maitland Street LACH 2020-09-10.docx

- Appendix A Property Location
- Appendix B Images
- Appendix C Sketch of Proposed Post Replacement

**Appendix A – Location**



Figure 1: Location of the subject property at 562 Maitland Street in the East Woodfield Heritage Conservation District.



**Appendix B – Images**



*Image 1: Photograph showing the dwelling at 562 Maitland Street c. 1992 as shown in the East Woodfield Heritage Conservation District Study: Heritage Assessment Report.*



*Image 2: Photograph showing the dwelling at 562 Maitland Street in the East Woodfield Heritage Conservation District, showing the porch in April 2020 prior to alterations being undertaken.*

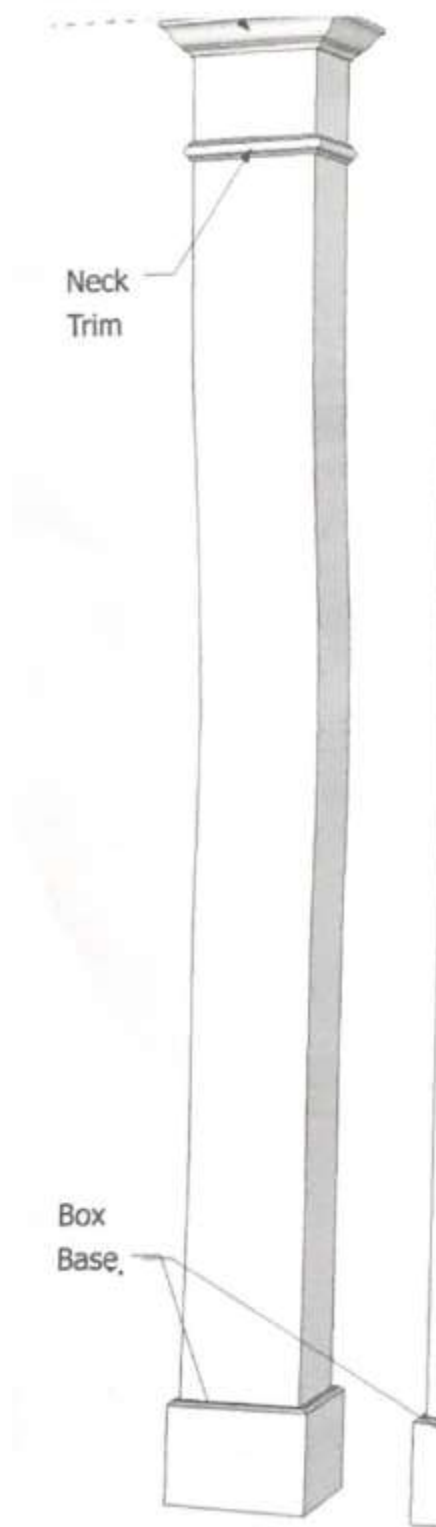


*Image 3: Photograph showing the dwelling at 562 Maitland Street in the East Woodfield Heritage Conservation District, showing the porch in April 2020 prior to alterations being undertaken.*



*Image 4: Photograph showing unapproved alterations underway at 562 Maitland Street in August 2020. Note, the porch floor has been installed, and six 6" x 6" structural posts have been installed to support the porch roof.*

**Appendix C – Sketch of Proposed Post Replacement**



*Figure 2: Image submitted as part of the Heritage Alteration Permit application for the property at 562 Maitland Street showing the proposed design of the porch posts.*

## 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 C. and J. Younger at 91 Bruce Street, Wortley Village-Old South Heritage Conservation District  
**Meeting on:** Thursday September 10, 2020

## Recommendation

That, on the recommendation of the Director, City Planning & City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking approval for the proposed alterations to the property at 91 Bruce Street, within the Wortley Village-Old South Heritage Conservation District, **BE PERMITTED** with terms and conditions:

- a) The rear addition results in a new building height to reflect no more than a 3' increase;
- b) New exterior cladding to consist of tongue-and-groove wood siding;
- c) New windows on the rear addition to consist of double-hung, aluminium clad wood windows consistent with the style and proportions of the existing windows on the dwelling;
- d) Roof materials on the addition to consist of asphalt shingles;
- e) All exposed wood to be painted;
- f) The existing conditions of the property and dwelling be photographed for documentation purposes prior to the construction of the addition;
- g) The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

## Executive Summary

The property at 91 Bruce Street contributes to the heritage character of the Wortley Village-Old South Heritage Conservation District. The owners of the property have applied for a Heritage Alteration Permit application seeking approval for the construction of a 1 ½ storey addition at the rear of the existing dwelling, with an attached garage to be set back and in from the side property line. The attached garage is proposed to be constructed on the addition to the dwelling to minimize its view from the street. The property owners are also seeking approval for the restoration of several components of the front porch, including the removal of a span of railings and spindles in front of the London Doorway. The intent of the porch restoration is to re-instate the front entrance to the dwelling as it appears in historic documentation and to increase visibility of the London Doorway. As a complex application and a major project, the Heritage Alteration Permit application has met the conditions for referral requiring consultation with the London Advisory Committee on Heritage (LACH). The recommendation action is to permit the proposed alterations to the property with terms and conditions.

## Analysis

### 1.0 Background

#### 1.1 Location

The property at 91 Bruce Street is located on the south side of Bruce Street, between Edward Street and Cathcart Street. The property is also visible looking south from Teresa Street towards Bruce Street (Appendix A).

## 1.2 Cultural Heritage Status

The property at 91 Bruce Street is located within the Wortley Village-Old South Heritage Conservation District, which was designated pursuant to Part V of the *Ontario Heritage Act* by By-law No. L.S.P.-3439-321 in 2015.

## 1.3 Description

The existing dwelling at 91 Bruce Street was constructed c.1891 and is a 1 storey side hall plan cottage with a hipped roof and a covered front porch. The exterior of the dwelling has been clad with various sizes of vinyl siding. The dwelling also includes a distinctive tripled arched doorway known locally as a London Doorway (Appendix B).

## 2.0 Legislative/Policy Framework

### 2.1 Provincial Policy Statement

Heritage conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement* (2020) promotes the wise use and management of cultural heritage resources and directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

### 2.2 Ontario Heritage Act

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

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

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

#### 2.2.1 Contravention of the Ontario Heritage Act

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

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

### 2.3 The London Plan

The policies of *The London Plan* found in the Cultural Heritage chapter support the conservation of London’s cultural heritage resources. Policy 554\_ of *The London Plan* articulates one of the primary initiatives as a municipality to “ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources.” To help ensure that new development is compatible, Policy 594\_ (under appeal) of *The London Plan* provides the following direction:

1. *The character of the district shall be maintained by encouraging the retention of existing structures and landscapes that contribute to the character of the district.*
2. *The design of new development, either as infilling, redevelopment, or as additions to existing buildings, should complement the prevailing character of the area.*

3. *Regard shall be had at all times to the guidelines and intent of the heritage conservation district plan.*

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

### **2.3 Wortley Village-Old South Heritage Conservation District**

The intent of the Wortley Village-Old South Heritage Conservation District is to conserve important features and attributes, while providing guidance on future changes concerning alterations/additions, redevelopment, landscape features and public infrastructure. The policies of the *Wortley Village-Old South Heritage Conservation District Plan and Guidelines* are considered when reviewing proposals and applications regarding changes in the Wortley Village-Old South Heritage Conservation District, and the guidelines further illustrate the intent of the policies.

#### **2.3.1 Additions**

The relevant policies included within Section 4.2.1 (Alterations and Additions) of the *Wortley Village-Old South Heritage Conservation District Plan and Guidelines* note:

*4.2.1.b Minor exterior alterations and additions to single detached dwellings may be permitted, consistent with the scale and character of the buildings on adjacent properties and the streetscape; such alterations within front or side yards are discouraged. Significant alterations and/or additions should be to the rear or in areas not visible from the street.*

*4.2.1.f Additions shall be subordinate to the original structure to allow the original heritage features and built form to take visual precedence on the street.*

*4.2.1.g Design guidelines provided in Section 8 and 9 of this Plan will be used to review and evaluate applications for additions and alterations to ensure that the proposed changes are compatible and do not result in the irreversible loss of heritage attributes or adversely impact the cultural heritage value or interest of the HCD.*

Guidelines are included in Section 8.3.2 (Additions) to illustrate these policies. Specifically, Section 8.3.2.1 (Recommended Practices and Design Guidelines) state:

*Additions that are necessary should be sympathetic and complementary in design and clearly distinguishable from the original construction by form or detail. The use of traditional materials, finishes and colours rather than exact duplication of form, can provide appropriate transition between additions and original structures.*

Further, Section 8.3.2.2 (Case Studies) includes a list of guidelines to follow when designing additions to dwellings:

- a) *Additions should be located away from principal façade(s) of heritage properties, preferably at the rear, to reduce the visual impact on the street(s).*
- b) *Form and details of the addition should be complimentary to the original construction, with respect to style, scale, and materials but still distinguishable to reflect the historical construction periods of the property.*
- c) *The height of any addition should be similar to the existing building and/or adjacent buildings to ensure that the addition does not dominate or*

*adversely impact the original building, adjacent properties, the streetscape, and the HCD.*

- d) *Additions should not obscure or remove important heritage attributes, including architectural features, of the existing building.*
- e) *Additions should not negatively impact the symmetry and proportions of the building or create a visually unbalanced façade*
- f) *New doors and window should be of similar style, orientation and proportion as on the existing building. The use of appropriate reclaimed materials should be considered.*
- g) *New construction should avoid irreversible changes to original construction.*

### **2.3.2 Garages**

The Wortley Village-Old South Heritage Conservation District Plan and Guidelines does not contain policies specific to the construction of new garages on existing heritage properties. However, guidance is provided in Section 4.1.1 (Development Pattern) of the Heritage Conservation District Policies identifies that the area is primarily residential with consistent front yard setbacks and no front (attached) garages). The guidance includes the following policies related to construction of garages as a part of new builds or infill buildings:

*g) Parking for new or replacement dwellings is to be located in the driveways at the side of the dwelling or in garages at the rear of the main building, wherever possible. New attached garages at the front of the building are discouraged. Garages shall not extend beyond the main building façade.*

### **2.3.3 Porches**

Porches in the Wortley Village-Old South Heritage Conservation District are important heritage attributes that are to be conserved. Consistent with the Section 8 (Architectural Design Guidelines), porches “deserve to be carefully conserved using adequate research to determine the original character and identify appropriate conservation and restoration techniques.”

Further, relevant guidelines are included within the Section 9.5 (Porches and Verandahs) of the Conservation Guidelines within the *Wortley Village-Old South Heritage Conservation District Plan and Guidelines*. The relevant guidelines state:

- *Removal or substantial alteration to the size, shape and design of existing porches is strongly discouraged.*
- *Do not remove or cover original porches or porch details, except for the purpose of quality restoration. Prior to executing any repairs or restoration, photograph the existing conditions and research to determine whether the existing is original or an appropriate model for restoration. Use annotated photographs or drawings or sketches to represent the intended repairs.*
- *When restoring a porch that is either intact or completely demolished, some research should be undertaken to determine the original design which may have been much different from its current condition and decided whether to restore the original.*

## **3.0 Heritage Alteration Permit Application**

### **3.1 Heritage Alteration Permit**

The property owners of 91 Bruce Street initiated consultation with the Heritage Planner beginning in February 2020. The owners expressed a desire to add a 2 storey addition to the rear of the existing dwelling in order to accommodate increased living space on the interior of the dwelling. Over the course of several months, various design options were considered by the property owners in consultation with the Heritage Planner in order to achieve the owner’s desired

interior living space, but also to seek compatibility with the policies and guidelines of the Heritage Conservation District (Appendix C and Appendix D).

In addition, the property owners expressed an interest to restore elements of the front porch, in an effort to highlight the dwelling's London Doorway. Research was undertaken in order to determine whether the existing covered porch on the dwelling was historically original to the house. Through the research process, it was determined that the front porch may not have originally existed on the dwelling, however was added shortly after its construction, spanning the entire front façade of the dwelling with a walkway leading to the front door. Building on the historic research, the property owners expressed an interest to restore the front porch to its early 20<sup>th</sup> century orientation, as well as to replace the existing vinyl materials of the porch roof and ceiling with wood cladding in an effort to restore the and highlight the London Doorway on the dwelling.

A complete Heritage Alteration Permit application was submitted to the City on August 19, 2020. The applicant has applied for a Heritage Alteration Permit seeking approval for:

- Construction of a 1 ½ storey addition located at the rear of the existing dwelling, increasing the overall building depth to 128' 3", and the overall building height to 24', including the following design elements;
  - Construction of a 1 ½ storey cross gable at the rear of the existing dwelling at a height of 24' to create a visual barrier and transition to the massing of the rear addition;
  - Gable roof form to be used behind the 1 ½ storey gross gable;
  - Exterior wood siding to be used on the new portions of the dwelling, and to replace the vinyl siding on the existing dwelling;
  - New windows on rear addition to consist of double-hung, aluminum clad wood windows with trim;
- Construction of a detached garage setback at the rear addition constructed at a height of 12' 1¼" with a hipped roof including the following design details;
  - Garage set in behind the cross gable of the addition to minimize its view from the street;
  - Cladding to consist of horizontal wood siding, consistent with the existing dwelling and proposed addition;
  - Use of a "carriage" style garage door, approximately 7' in height, and 9' in width; and,
- Restoration of the front porch including;
  - Removal of the western-most span of railings;
  - Installation of steps to the porch, in front of the London Doorway; and
  - Removal of the vinyl porch ceiling and roof ends and replacement with wood cladding.

Due to the complexity and potential sensitivity to adding a 1 ½ storey rear addition and attached garage to the existing dwelling the Heritage Alteration Permit application was referred to the London Advisory Committee on Heritage for consultation.

Timelines legislated pursuant to the *Ontario Heritage Act* are currently suspended by Ontario Regulation 73/20 for the duration of the COVID-19 pandemic.

## 4.0 Analysis

### 4.1 Addition

Large additions at the rear of a one storey dwelling present various challenges for heritage designated properties, as reflected in the policies and guidelines of the *Wortley Village-Old South Heritage Conservation District Plan and Guidelines*. The review of the proposed addition at 91 Bruce Street included



within this Heritage Alteration Permit application considers the relevant policies and guidelines outlined in Section 4.2.1 (Alterations and Additions) and Section 8.3.2 (Additions). In consulting with the Heritage Planner, the property owner has proposed a rear addition that seeks to respond to the relevant policies and guidelines. Further analysis of the proposed addition, and its adherence to the relevant policies and guidelines is included below in Table 1.

Table 1: Analysis of the relevant policies and guidelines of the Wortley Village-Old South Heritage Conservation District Plan and Guidelines for the addition proposed as a part of HAP20-051-L

Section	Policy or Guideline	Analysis
4.2.1	<p><i>b) Minor exterior alterations and additions to single detached dwelling may be permitted, consistent with the scale and character of the buildings on adjacent properties and the streetscape; such alterations within front or side yards are discouraged. Significant alterations and/or additions should be to the rear or in areas not visible from the street.</i></p> <p><i>f) Additions shall be subordinate to the original structure to allow the original heritage features and built form to take visual precedence on the street.</i></p> <p><i>g) Design guidelines provided in Section 8 and 9 of this Plan will be used to review and evaluate applications for additions and alterations to ensure that the proposed changes are compatible and do not result in the irreversible loss of heritage attributes or adversely impact the cultural heritage value or interest of the HCD.</i></p>	<p>The proposed exterior addition to the single storey detached dwelling includes a substantial addition to the rear of the existing dwelling. Although the addition reflects an increase in building height from the existing dwelling, the proposed design includes a slightly projecting cross gable located towards the rear of the existing dwelling in an effort to create a transition from the existing structure to the addition. The cross gable has been proposed in order to assist in achieving a design that eases the transition from the one storey existing dwelling to the one-and-a-half storey rear addition. The cross gable is also intended to make the addition less visible from the street. When constructed, the additional one half storey will increase the overall building height by 3'.</p> <p>The adjacent properties located at 87 Bruce Street and 93 Bruce Street both include two storey single detached dwellings that will assist in the creating a visual barrier to the rear addition from the various viewing angles of the property.</p>
8.3.2.1	<p><i>Additions that are necessary should be sympathetic and complementary in design and clearly distinguishes from the original construction by form or detail. The use of traditional materials, finishes and colours rather than exact duplication of form, can provide appropriate transition between additions and original structures.</i></p>	<p>The proposed use of a cross gable is proposed to provide a transition in the form of the existing dwelling to the rear addition. The form of the building will visually be distinguishable from the existing dwelling.</p> <p>The use of traditional wood siding is proposed for the rear addition, as well as for replacement of the vinyl siding on the front and side facades of the existing dwelling. Double-hung, aluminum clad wood windows are proposed for the rear addition.</p>
8.3.2.2	<p><i>a) Additions should be located away from</i></p>	<p>a) The rear addition is proposed to be located at the rear of the existing</p>

	<p><i>principal façade(s) of heritage properties, preferably at the rear, to reduce the visual impact on the street(s).</i></p> <p><i>b) Form and details of the addition should be complimentary to the original construction, with respect to style, scale, and materials but still distinguishable to reflect the historical construction periods of the property.</i></p> <p><i>c) The height of any addition should be similar to the existing building and/or adjacent buildings to ensure that the addition does not dominate or adversely impact the original building, adjacent properties, the streetscape, and the HCD.</i></p> <p><i>d) Additions should not obscure or remove important heritage attributes, including architectural features, of the existing building.</i></p> <p><i>e) Additions should not negatively impact the symmetry and proportions of the building or create a visually unbalanced façade</i></p> <p><i>f) New doors and window should be of similar style, orientation and proportion as on the existing building. The use of appropriate reclaimed materials should be considered.</i></p> <p><i>g) New construction should avoid irreversible changes to original construction.</i></p>	<p>building, away from the main façade with the intent of minimizing visibility from the street.</p> <p>b) The form and details of the addition have been designed in an effort to compliment the original construction of the existing dwelling. The cross gable roof form has been proposed in order to provide a transition from the existing building to the rear addition that will not overwhelm the style or scale of the existing building. The gable is also intended to visually distinguish the existing dwelling from the rear addition.</p> <p>c) The height of the rear addition will reflect an overall increase in 3’ between the existing dwelling and the addition. The proposed cross gable is intended to mitigate the increase in height by minimizing visibility to the addition.</p> <p>d) The proposed addition will no obscure or remove important heritage attributes. The proposed addition at the rear of the dwelling will retain important heritage attributes of the property including the side hall plan appearance of the existing dwelling, the front porch, the windows, and the London Doorway.</p> <p>e) The rear addition is not anticipated to negatively impact the proportions or symmetry of the building. The introduction of the cross gable will constitute a change in the building’s form, however, the design is proposed to assist in minimizing the change in building massing from one storey to one-and-a-half stories.</p> <p>f) The new windows proposed on the side facades of the rear addition are proposed to consist of double-hung, aluminum clad wood windows in order to be consistent with the existing window style of the existing dwelling.</p> <p>g) The new construction of the rear addition will constitute a substantial alteration to the rear of the dwelling. Conceptually, the removal of the addition appears to be reversible in that the rear portions of the existing building and roof form could be rehabilitated in order to restore the</p>
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		building to its original as-built appearance.
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**4.2 Attached Garage**

As a part of the design process, the property owners considered various design options for the construction of a garage on the property, including the use of a “breezeway”, a carport, or an additional structure located at the rear property line, and an attached garage. The proposed design included an attached garage located at the rear of the addition. The garage is intended to be at the rear of the addition in order to minimize its visibility from the street. In addition, the proposed design allows the garage to be set in behind the slight projection of the cross gable in order to further minimize its visibility. In style, the garage is proposed to be clad with horizontal wood siding consistent with the dwelling, and include a “carriage” style garage door.

The attached garage has been designed to achieve compatibility with the policies and guidelines of the *Wortley Village-Old South Heritage Conservation District Plan and Guidelines*.

**4.3 Porch Alterations**

The proposed porch alterations at 91 Bruce Street are proposed to be minimal alterations with the intent of restoring the former orientation of approaches to the front door as well as to highlight the London Doorway on the dwelling. The proposed alteration includes the removal of one span of railings directly in front of the London Doorway to allow for a new landscape plan configured to the front door. The proposed alteration is based on historic research.

The porch alterations also include the removal of existing vinyl cladding on the porch roof and roof ends in order to allow for the installation of wood siding and to restore the trim of the London Doorway. The proposed porch alterations are consistent with the policies and guidelines of the *Wortley Village-Old South Heritage Conservation District Plan and Guidelines*.

**5.0 Conclusion**

The proposed alterations to the property at 91 Bruce Street seek to be consistent with policies and guidelines of the Wortley Village-Old South Heritage Conservation District Plan and Guidelines. The proposed addition and garage have been designed in order to minimize visibility from the street, as well as to be compatibility with the dwelling, and the Heritage Conservation District. The proposed porch alterations are minimal and have been designed based on historic research as well as to highlight the London Doorway. The proposed alterations should be permitted with terms and conditions.

<b>Prepared by:</b>	<b>Michael Greguol, 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.

August 28, 2020  
mg/

Z:\Heritage Alteration Permit Reports\Bruce Street, 91\HAP20-051-L\HAP20-051-L 91 Bruce Street LACH  
2020-09-10.docx

- Appendix A Property Location
- Appendix B Images
- Appendix C Renderings of Proposed Alterations
- Appendix D Drawings of Proposed Alterations

**Appendix A – Location**



Figure 1: Location of the subject property at 91 Bruce Street in the Wortley Village-Old South Heritage Conservation District.

Appendix B – Images

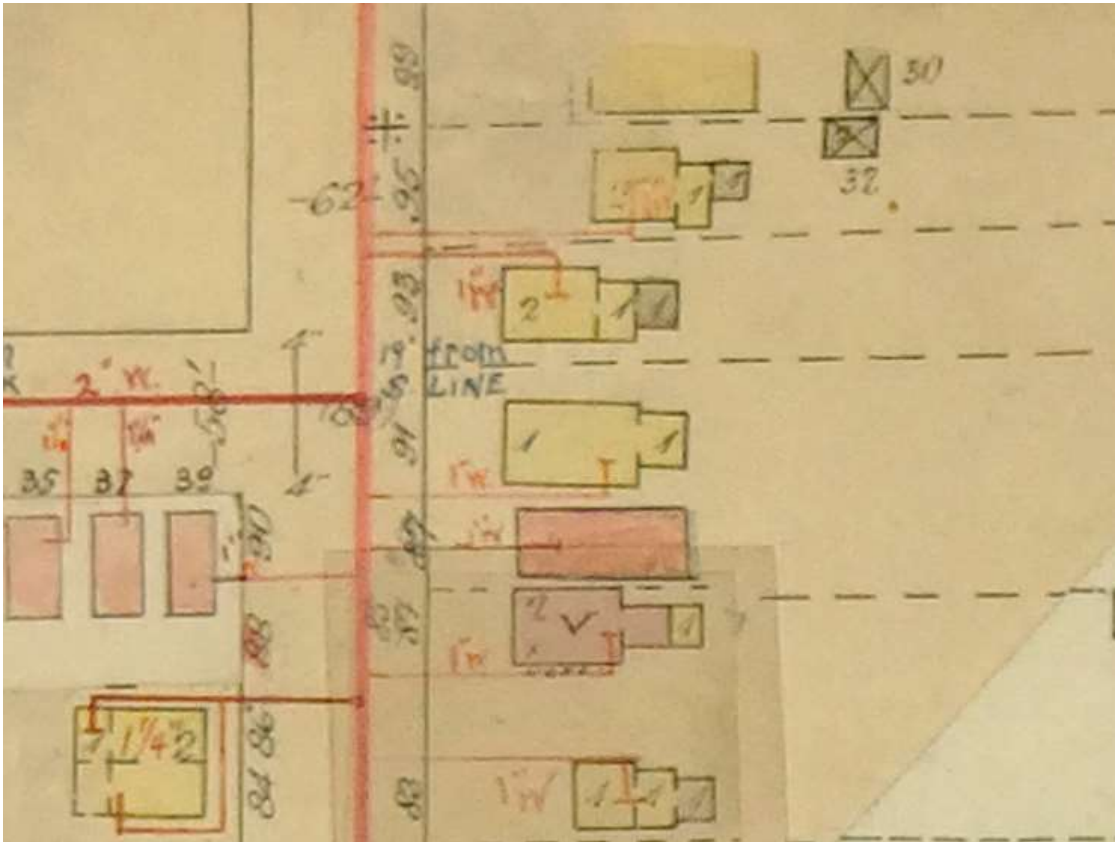


Image 1: Detail of 1892 Revised 1907 Fire Insurance Plan showing the 1 storey cottage at 91 Bruce Street. The dwelling does not appear to have a porch on the front of the dwelling at its time of construction, but it does include a 1 storey frame addition at the rear of the dwelling.

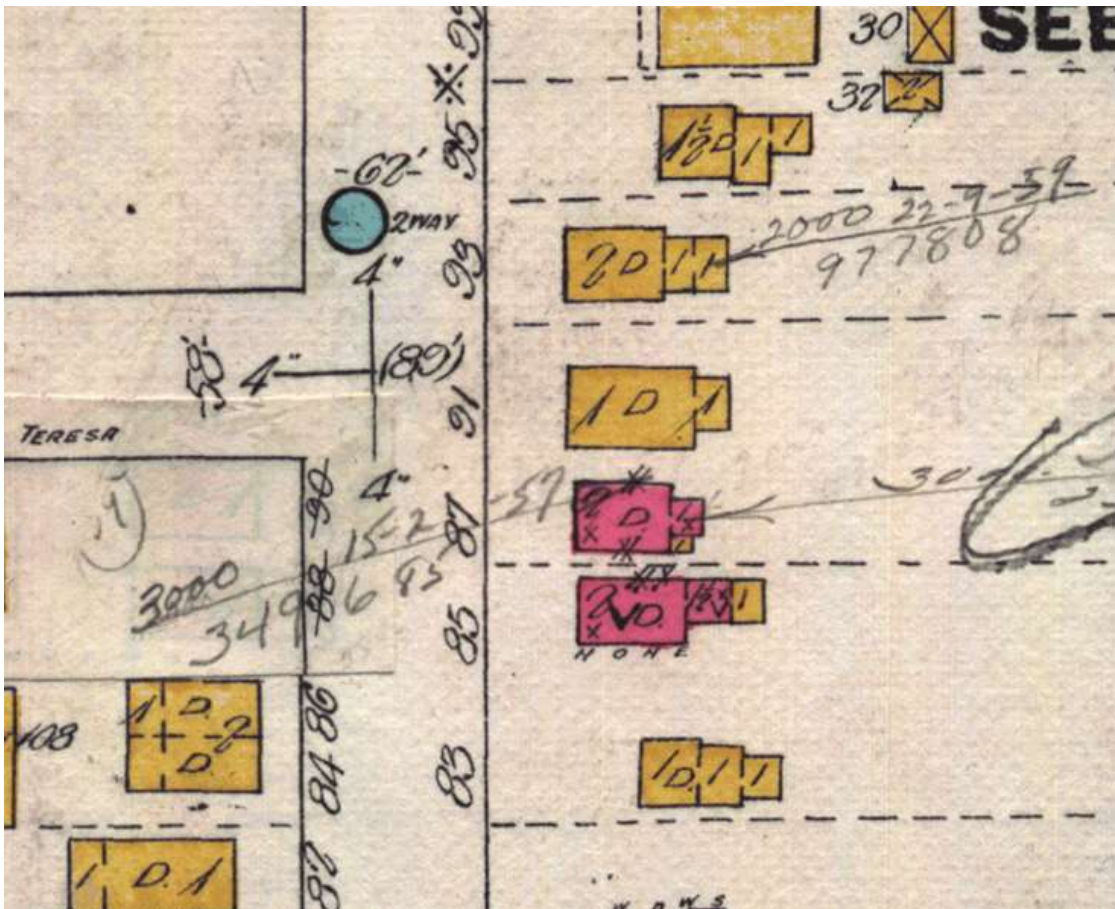


Image 2: Detail of 1912 Revised 1915 Fire Insurance Plan showing the 1 storey cottage at 91 Bruce Street. No significant changes appear to have taken place between its original construction and 1915.

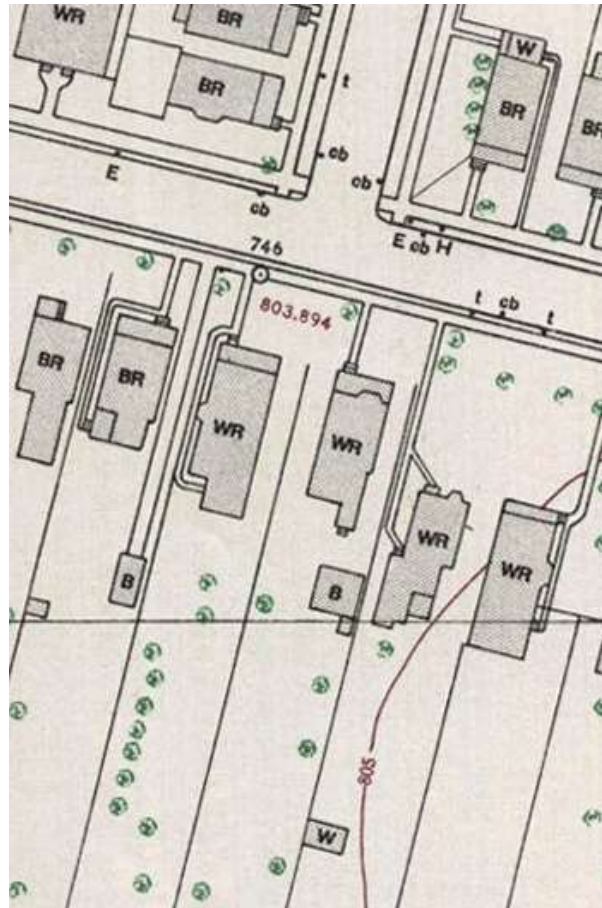


Image 3: Detail of the 1926 Geodetic Mapping for London showing the property at 91 Bruce Street with a covered front porch and walkway extending from the sidewalk to the front porch, aligning with the front door of the dwelling.



Image 4: Photograph showing the existing conditions of the dwelling at 91 Bruce Street in the Wortley Village-Old South Heritage Conservation District. Note, the railing on the right side of the photograph is proposed to be removed as a part of the proposed porch restoration.



*Image 5: Photograph showing the front (north) and side (west) facades of the dwelling, showing its existing conditions and various vinyl siding.*



*Image 6: Photograph showing the front (north) and side (east) facades of the dwelling, showing its existing conditions as view from the north side of Bruce Street.*





*Image 7: Photograph showing the front (north) and side (west) facades as visible from the north side of Bruce Street.*



*Image 8: Photograph showing the front (north) and side (east) facades of the dwelling as visible from the sidewalk on the south side of Bruce Street.*



*Image 9: Detail showing the existing conditions of the London Doorway. Note, the trim of the doorway has been previously altered with the installation of the porch ends. The Heritage Alteration Permit application seeks to restore the porch ends and porch ceiling in a manner that exposes the trim of the doorway and allows for the future restoration of the London Doorway.*



*Image 10: Photograph of the property located at 43 Bruce Street, in the Wortley Village-Old South Heritage Conservation District showing a side hall plan cottage, similar in scale to the subject property. A cross gable has been previously add onto the dwelling to allow for an increased building height and addition half storey. The property was cited in the Heritage Alteration Permit application as a design importation for the cross gable proposed at 91 Bruce Street.*



*Image 11: Photograph of the dwelling located at 41 Bruce Street in the Wortley Village-Old South Heritage Conservation District, showing an example of a rear addition on single storey cottage.*



*Image 12: Photograph of the property located at 53 Askin Street in the Wortley Village-Old South Heritage Conservation District showing an example of a rear addition on a single storey cottage.*



*Image 13: Photograph of the property located at 2 Carrothers Street in the Blackfriars/Petersville Heritage Conservation District. Although a different scale, the property demonstrates an example of a new rear addition constructed onto an existing dwelling.*



*Image 14: Photograph of the property located at 2 Leslie Street in the Blackfriars/Petersville Heritage Conservation District. Although a different scale, the property demonstrates an example of a new rear addition constructed onto an existing dwelling.*



*Image 15: Photograph of the property located at 2 Leslie Street in the Blackfriars/Petersville Heritage Conservation District. Although a different scale, the property demonstrates an example of a new rear addition constructed onto an existing dwelling.*

**Appendix C – Renderings of Proposed Alterations**










Iteration	Major design element changes	Pros	Cons
1.0 	Baseline: 2 story addition, attached single car garage starting slightly inside the existing house backwall		
1.1 	Offset addition roof, 1 ½ story	Lower overall height	Too much front facing sidewall
1.2 	Mixed gables roof, 1 ½ story	Lower overall height	Too much roofline over side addition
1.3 	Remove attached garage, 2 ½ car detached garage at rear of property	Larger garage, not attached	Significantly larger lot coverage of house and paved driveway, not supported by neighbours nor homeowners
1.4 	1 ½ story addition	Decreases height by 2 feet	
1.5 	1 ½ story addition with cross-ridge to existing major ridge similar to 43 Bruce. Ridge across the full width of the addition	Decreases height by ~2-2.5 feet Less visible than hip roof	
1.6 	Considered carport design		Not in keeping with house style Creates larger front façade than attached garage
1.7 	Moved attached garage back 3'		
2.0 	Moved garage 3' further back and moved the cross gable forward (similar to 43 Bruce) to make the garage appear more detached.	Reduces scale of attached garage No significant impact to ridge appearance, less front façade change than 43 Bruce additions	

Figure 2: Table submitted as a part of the Heritage Alteration Permit application for the property at 91 Bruce Street showing the evolution of the design options considered for the property, and the “pros” and “cons” contemplated by the property owners.



*Figure 3: Edited photograph/rendering submitted as a part of the Heritage Alteration Permit application for the property at 91 Bruce Street, showing the location of the previously existing garage in yellow (demolished prior to property purchase), and the proposed future design incorporating the rear addition, attached garage, and porch restoration.*

## **Appendix D – Drawings of Proposed Alterations**

Architecto.ca, Charlie Young – Home Elevations, 91 Bruce Street N6C 1G7,  
London, Ontario (August 4, 2020) [attached separately].





**ARCHITECTO.CA**

THIS DRAWING, AS AN INSTRUMENT OF SERVICE. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. THIS DRAWING IS NOT TO BE SCALED. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE CONSULTANT'S DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. ANY DECORATIVE ITEM IN THE LAYOUT, SUCH AS FURNITURE, CABINETRY, APPLIANCES, LIGHT FIXTURES, OR ANY OTHER DESIGN FRAGMENT ARE ONLY REPRESENTATIVE AS A SUGGESTION FOR THE INTERIOR DESIGN, NOT BEING THE DESIGNER, THE LANDLORD OR THE CONTRACTOR RESPONSIBLE FOR SUPPLYING THEM.

TITLE:

**CHARLIE YOUNG - HOME ELEVATIONS**

ADDRESS:

**91 BRUCE STREET, N6C 1G7  
LONDON, ON**

SCALE:

**AS NOTED**



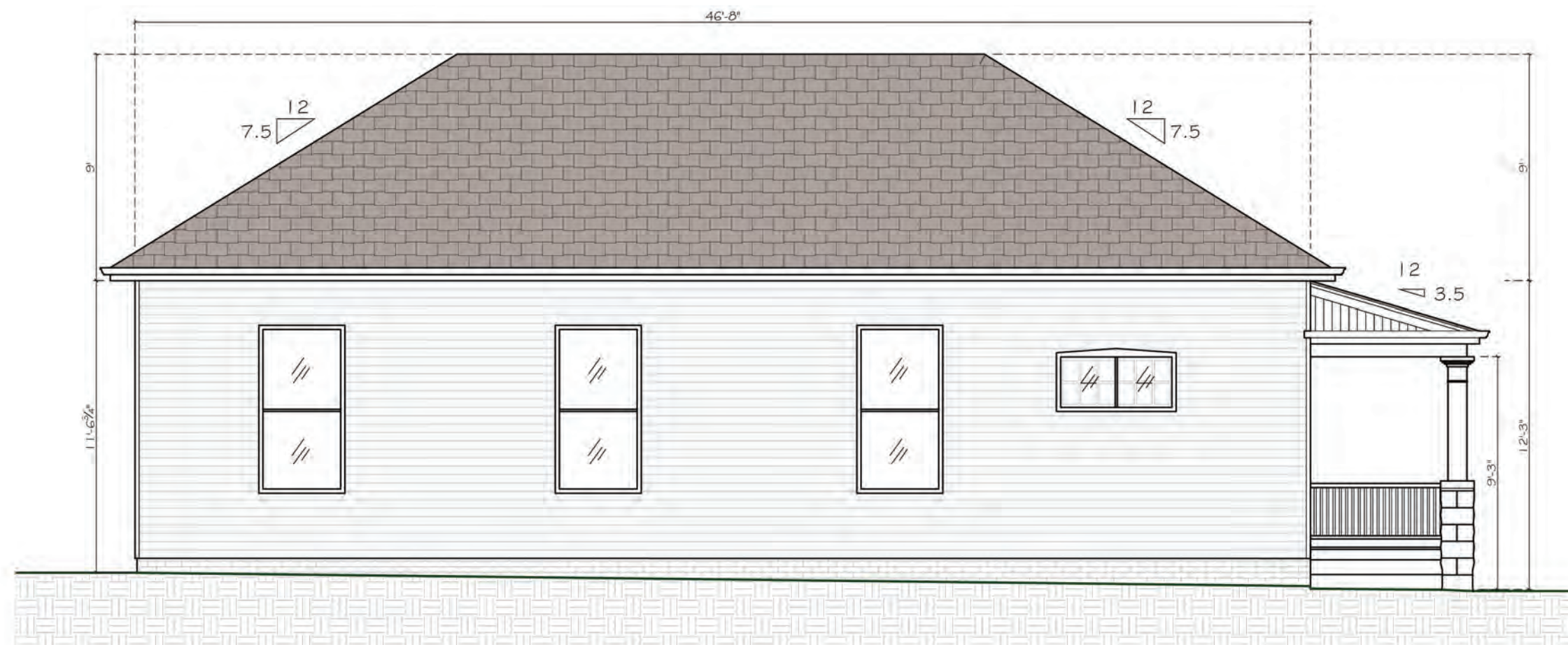
**AS BUILT FRONT ELEVATION**

**SCALE 1/4" = 1'- 0"**



**ARCHITECTO.CA**

THIS DRAWING, AS AN INSTRUMENT OF SERVICE. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. THIS DRAWING IS NOT TO BE SCALED. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE CONSULTANT'S DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. ANY DECORATIVE ITEM IN THE LAYOUT, SUCH AS FURNITURE, CABINETRY, APPLIANCES, LIGHT FIXTURES, OR ANY OTHER DESIGN FRAGMENT ARE ONLY REPRESENTATIVE AS A SUGGESTION FOR THE INTERIOR DESIGN, NOT BEING THE DESIGNER, THE LANDLORD OR THE CONTRACTOR RESPONSIBLE FOR SUPPLYING THEM.



**AS BUILT LEFT ELEVATION**

SCALE 3/16" = 1'- 0"

TITLE:

**CHARLIE YOUNG - HOME ELEVATIONS**

ADDRESS:

**91 BRUCE STREET, N6C 1G7  
LONDON, ON**

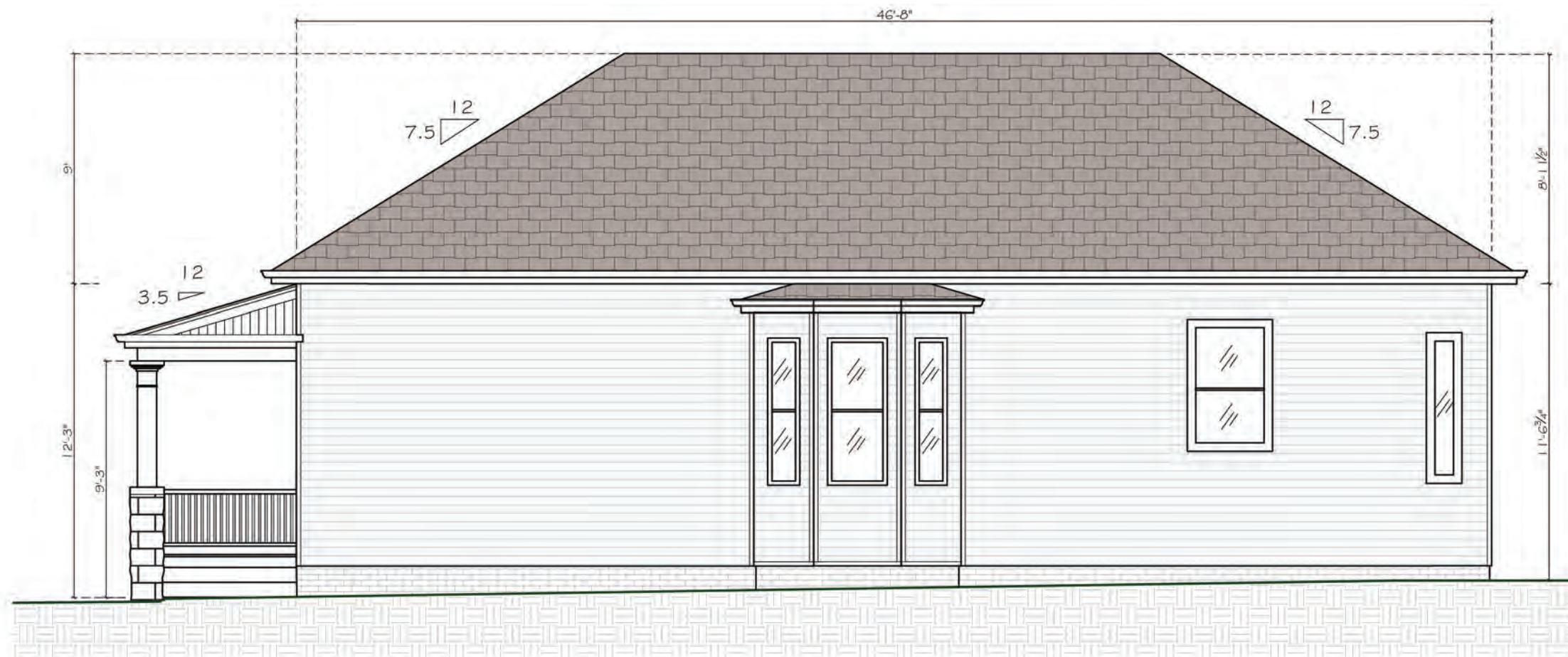
SCALE:

**AS NOTED**



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**AS BUILT RIGHT ELEVATION**

SCALE 3/16" = 1'- 0"

TITLE:

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ADDRESS:

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SCALE:

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TITLE:

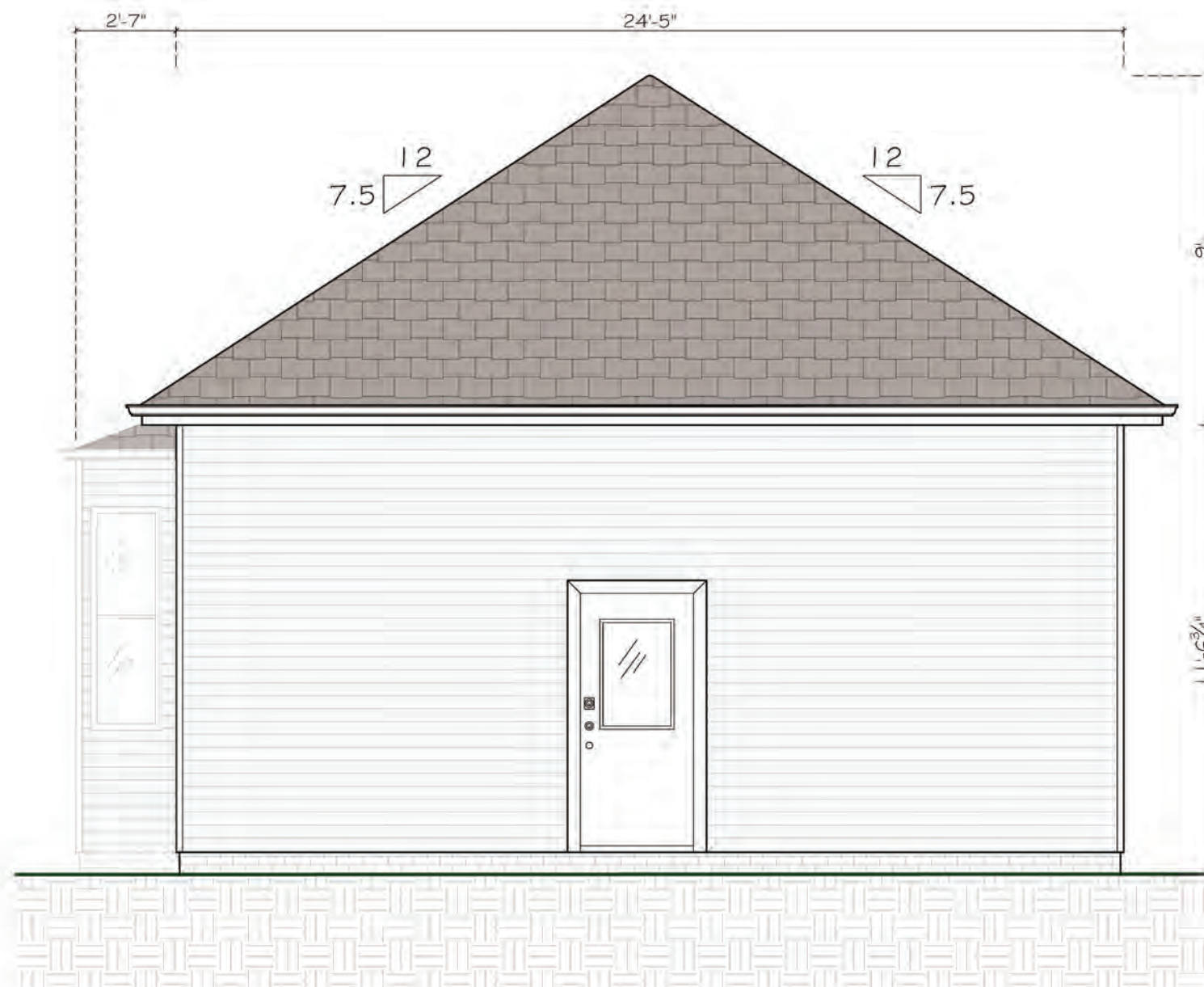
**CHARLIE YOUNG - HOME ELEVATIONS**

ADDRESS:

**91 BRUCE STREET, N6C 1G7  
LONDON, ON**

SCALE:

**AS NOTED**



**AS BUILT BACK ELEVATION**

*SCALE 1/4" = 1'- 0"*



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**NOTES:**

- Windows on existing portion and second story to be double hung, wood core, aluminum exterior cladding including trims.

**DESIGNER:**  
**RODRIGO FELGA DE CASTRO**  
 PHONE:  
 519-852-4267  
 EMAIL:  
 CONTACT@ARCHITECTO.CA  
 WEB-SITE:  
 WWW.ARCHITECTO.CA

**TITLE:**  
**CHARLIE YOUNG - HOME ELEVATIONS**

**ADDRESS:**  
 91 BRUCE STREET, N6C 1G7  
 LONDON, ON

**PURPOSE:**  
 PRE-APPROVAL

**DATE:**  
 AUGUST 4, 2020

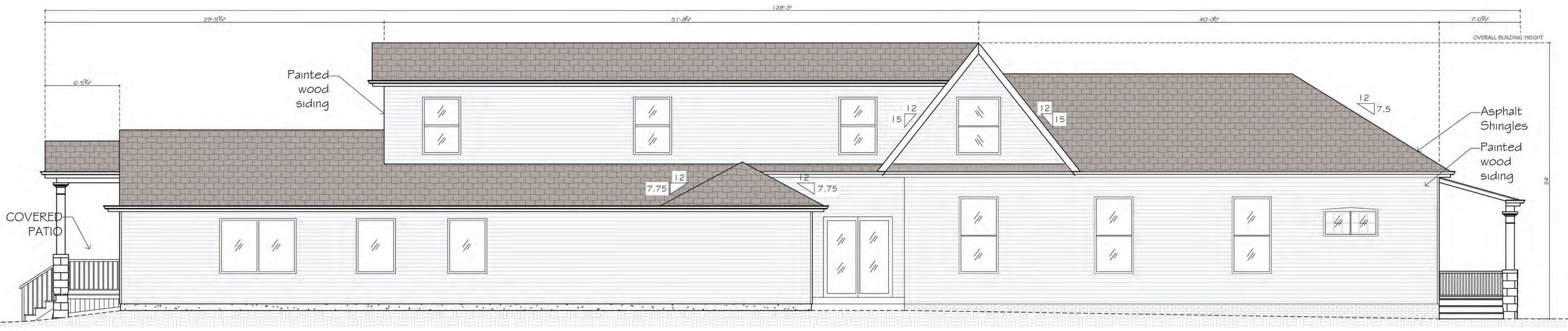
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 AS NOTED

**SHEET:**  
**A105**

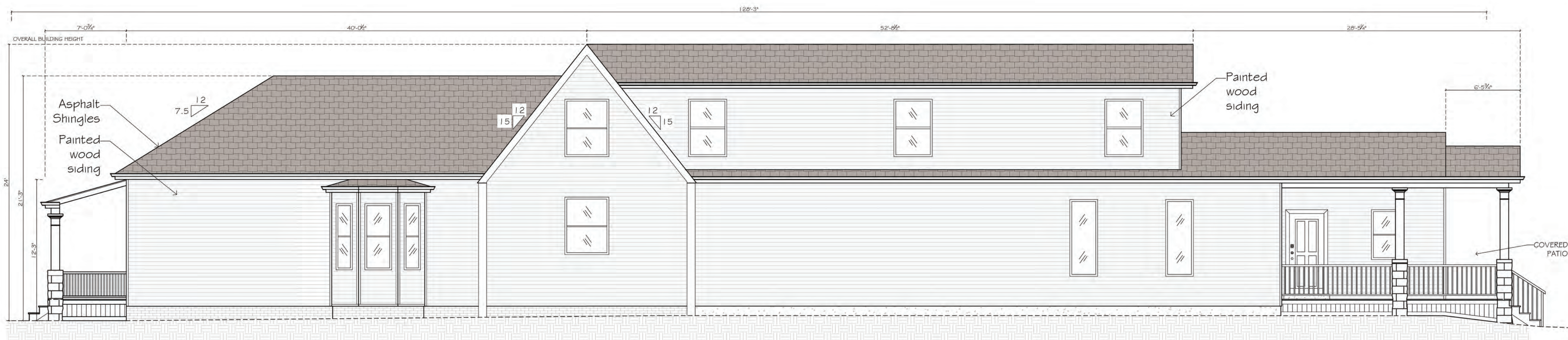
SITE DATA			
ZONE RESIDENTIAL - R2-2	REGULATION METRIC / IMPERIAL		ACTUAL METRIC / IMPERIAL
MINIMUM LOT FRONTAGE	9.0	29.5	12.8 41.9
MINIMUM FRONT YARD DEPTH	4.5	14.7	7.3 24.0
MINIMUM REAR YARD DEPTH	7.0	22.9	34.4 112.6
MINIMUM INTERIOR SIDE YARD DEPTH	1.20	3.9	1.20 3.9
MINIMUM LANDSCAPE OPEN SPACE	30%		56%
MAXIMUM LOT COVERAGE	45%		37%
MAXIMUM BUILDING HEIGHT	9.0	29.5	7.1 23.3



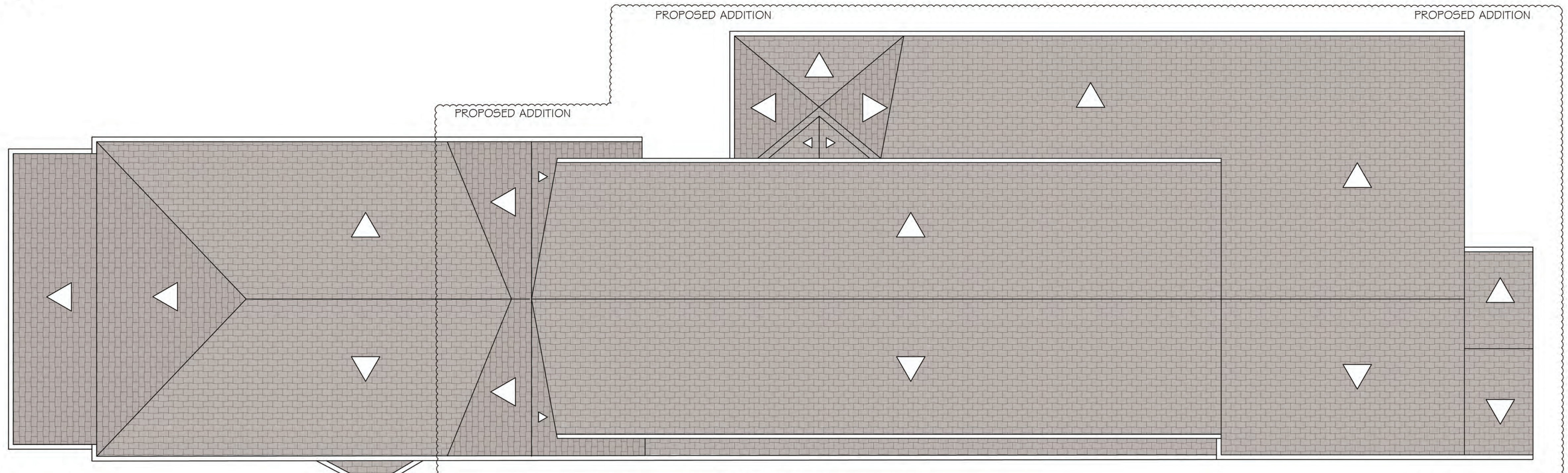
**PROPOSED SITE PLAN**  
 SCALE 1/16" = 1'- 0"



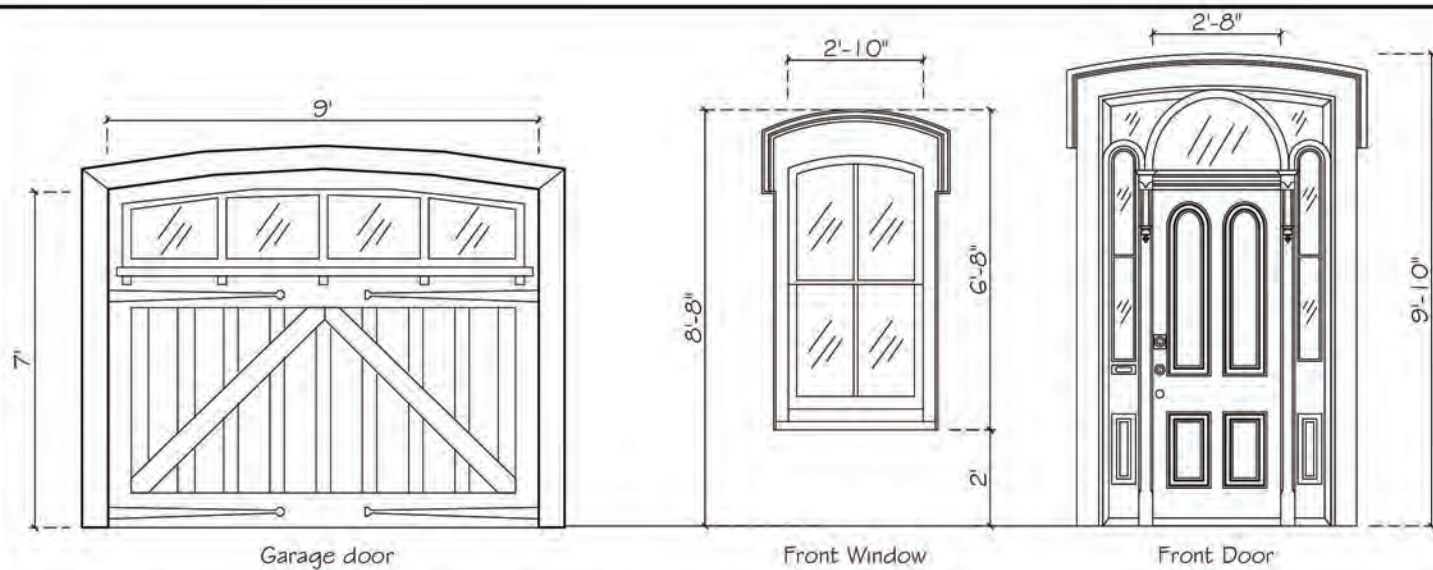
**PROPOSED LEFT ELEVATION**  
 SCALE 3/16" = 1'- 0"



**PROPOSED RIGHT ELEVATION**  
 SCALE 3/16" = 1'- 0"

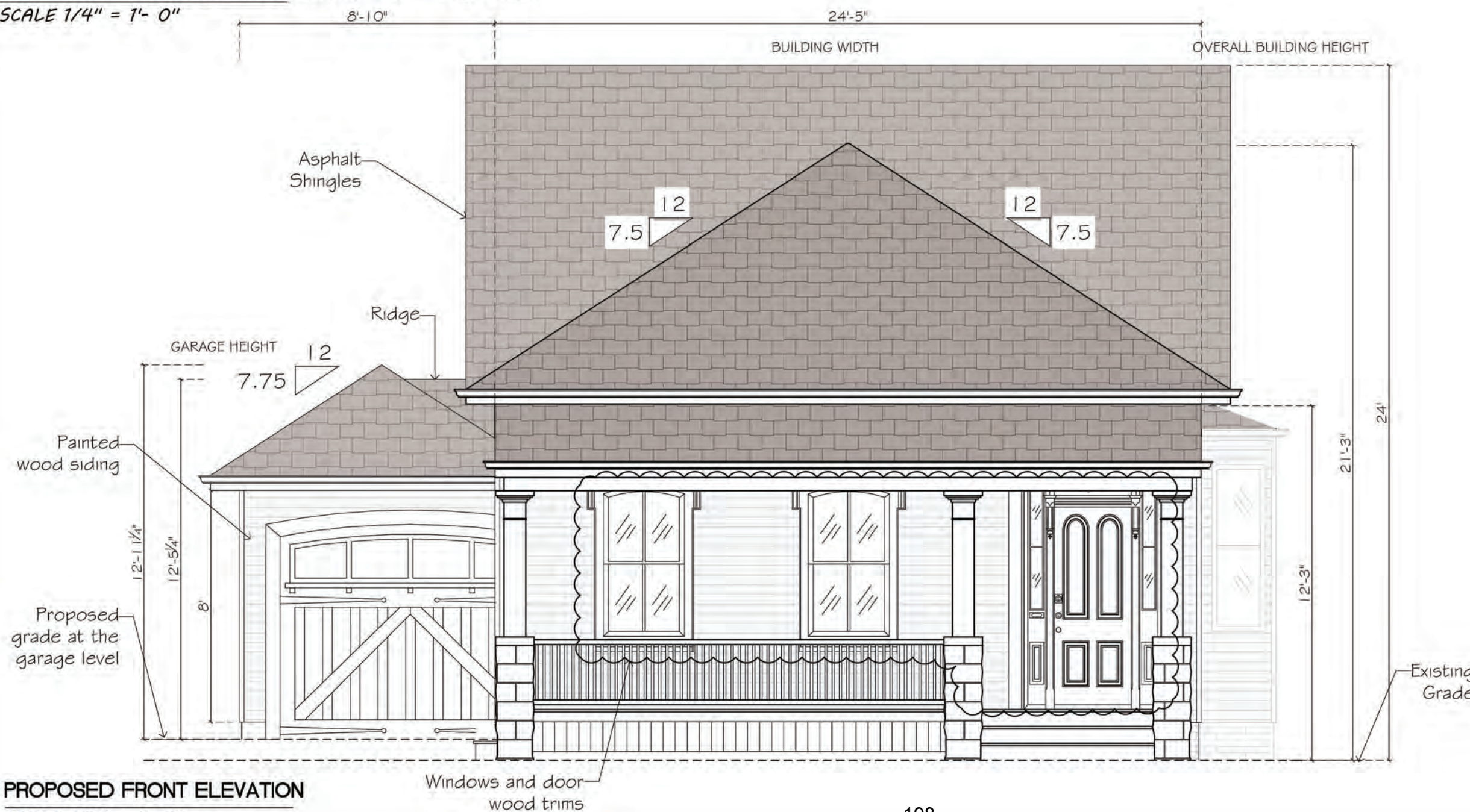


**PROPOSED ROOF LINES**  
 SCALE 3/16" = 1'- 0"



Elevations - Front Door, Front Window and Garage Door

SCALE 1/4" = 1'- 0"



PROPOSED FRONT ELEVATION

SCALE 1/4" = 1'- 0"



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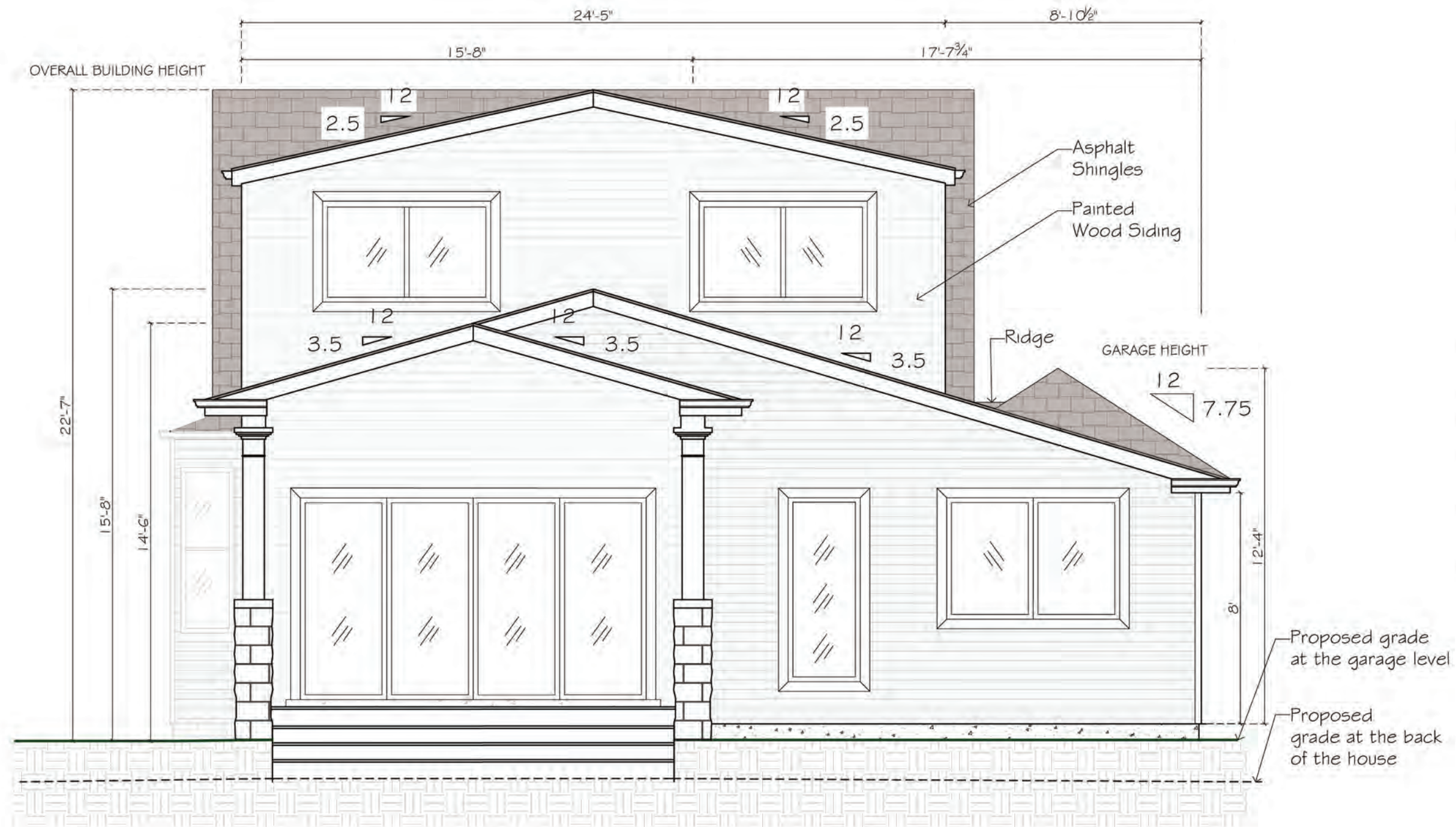
SCALE:

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**PROPOSED BACK ELEVATION**

SCALE 1/4" = 1'- 0"

TITLE:

**CHARLIE YOUNG - HOME ELEVATIONS**

ADDRESS:

**91 BRUCE STREET, N6C 1G7  
LONDON, ON**

SCALE:

**AS NOTED**

## 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:** Amended Heritage Alteration Permit Application by S. MacLeod at 59 Wortley Road, Wortley Village-Old South Heritage Conservation District

**Meeting on:** Thursday September 10, 2020

## Recommendation

That, on the recommendation of the Director, City Planning & City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking approval for alterations to property at 59 Wortley Road, within the Wortley Village-Old South Heritage Conservation District, **BE PERMITTED** with the following terms and conditions:

- a) The replacement railing on the steps be constructed of wood, with a top and bottom rail and wood spindles set between;
- b) All exposed wood of the steps and railings be painted;
- c) The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

## Executive Summary

The LACH deferred consideration of the Heritage Alteration Permit application for 59 Wortley Road at its meeting on August 12, 2020 so that a revised proposal could be considered. Staff have reviewed the revised proposal which addresses the incompatibility of the existing railings that were installed, without Heritage Alteration Permit approval or a Building Permit, by replacing the railings in a traditional style and finish that is more compatible to the heritage character of the property and the Wortley Village-Old South Heritage Conservation District.

## Analysis

### 1.0 Background

#### 1.1 Location

The property at 59 Wortley Road is located on the west side of Wortley Road between Victor Street and Beaconsfield Avenue (Appendix A). The property is opposite Thames Park, down a steep embankment.

#### 1.2 Cultural Heritage Status

The property at 59 Wortley Road is located within the Wortley Village-Old South Heritage Conservation District, which was designated pursuant to Part V of the *Ontario Heritage Act* in 2015. The property at 59 Wortley Road is identified as a C-Rated property by the *Wortley Village-Old South Heritage Conservation District Plan*, meaning it contributes to the cultural heritage value of the Wortley Village-Old South Heritage Conservation District.

#### 1.3 Description

The dwelling at 59 Wortley Road is a one-and-a-half storey Period Revival home, built in circa 1928 (Appendix B). The dwelling has a rectangular footprint with its first storey clad in rug brick. The dwelling is symmetrical with a central doorway under the portico, a trio of windows to each side, and two dormers in the upper storey of the side gable roof. The portico has been enclosed and may have originally been an open porch. The portico has brick plinth base, matching the brick of the house, with a trio of colonettes supporting a small frieze and return eaves. There are six steps up to the front door,



which were composed of concrete steps and a metal railing at the time of the property's designation.

#### 1.4 Previous Reports

August 12, 2020. Report to the London Advisory Committee on Heritage, Heritage Alteration Permit application by S. MacLeod at 59 Wortley Road, Wortley Village-Old South Heritage Conservation District.

At its meeting on August 12, 2020, the LACH was requested to defer consideration of the Heritage Alteration Permit application for the property at 59 Wortley Road as the property owner indicated her desire to amend her Heritage Alteration Permit application. The LACH obliged this request.

## 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 (2020)* promotes the wise use and management of cultural heritage resources and directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved."

### 2.2 Ontario Heritage Act

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

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

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

#### 2.2.1 Contravention of the Ontario Heritage Act

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

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

### 2.3 The London Plan

The policies of *The London Plan* found in the Cultural Heritage chapter support the conservation of London's cultural heritage resources. Policy 554\_ of *The London Plan* articulates one of the primary initiatives as a municipality to "ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources." To help ensure that new development is compatible, Policy 594\_ (under appeal) of *The London Plan* provides the following direction:

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

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

### **2.3 Wortley Village-Old South Heritage Conservation District Plan**

The Wortley Village-Old South Heritage Conservation District was designated pursuant to Part V of the *Ontario Heritage Act* to protect its heritage character in 2015. To assist in its protection, goals and objectives, policies, and guidelines have been developed as part of the *Wortley Village-Old South Heritage Conservation District Plan*. Many heritage attributes are identified within the Statement of Cultural Heritage Value or Interest for the Wortley Village-Old South Heritage Conservation District, supporting its architectural character including building materials, forms, and details.

One of the goals of the designation of Wortley Village-Old South as a Heritage Conservation District is to “avoid the destruction and/or inappropriate alteration of the existing building stock, materials and details” (Section 3.1.2, *Wortley Village-Old South Heritage Conservation District Plan*). This is achieved by:

- *Establishing policies and design guidelines to ensure new development and alterations are sensitive to the heritage attributes and details of the HCD and are based in appropriate research and examination of archival and/or contextual information;*
- *Strongly discourage the demolition of cultural heritage resources and the removal or alteration of heritage attributes;*
- *Encouraging individual property owners to understand the broader context of heritage conservation, and recognize that buildings should outlive their individual owners and each owner or tenant should consider themselves as the stewards of the building for future owners and users;*
- *Encouraging sensitive conservation and restoration practices that make gentle and reversible changes, when necessary, to significant cultural heritage resources;*
- *Encouraging improvements or renovations to “modern era” resources that are complementary to, or will enhance, the HCD’s overall cultural heritage value and streetscape; and,*
- *Providing homeowners with conservation and maintenance guidelines and best practices so that appropriate conservation activities are undertaken.*

The Design Guidelines of Section 8.3.1 of the *Wortley Village-Old South Heritage Conservation District Plan* support the retention of existing and traditional materials and methods of construction and support efforts to retain and restore, rather than replace heritage attributes.

## **3.0 Heritage Alteration Permit Application**

A complaint from the community brought unapproved alterations underway to the property at 59 Wortley Road to the attention of the City on August 7, 2019. Compliance action ensued. The Heritage Planner met with the property owner to encourage compliance with the direction of the *Wortley Village-Old South Heritage Conservation District Plan* and the heritage character of the property.

The Heritage Alteration Permit application was submitted by the property owners and received on February 28, 2020. A request to amend her Heritage Alteration Permit application was received on August 7, 2020, subsequent to the publication of the staff report on the agenda of the London Advisory Committee on Heritage. The property owner has applied for a Heritage Alteration Permit to:

- Remove the existing railings, which were installed without Heritage Alteration Permit approval; and,
- Construct new wood railings in a traditional style with a top and bottom rails with square spindles set between.

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

Timelines legislated pursuant to the *Ontario Heritage Act* are currently suspended by Ontario Regulation 73/20 for the duration of the COVID-19 pandemic.

**4.0 Analysis**

In the staff report to the LACH, dated August 12, 2020, the incompatibility of the existing metal-and-wood railing style was highlighted. Staff encouraged a more compatible railing, stating,

*The existing railing should be removed in favour of a metal railing with concrete steps, to match those that existed prior to alteration (to maintain the existing condition), or to be replaced with painted wooden railings and steps that also fits with this property.*

The property owner has revised her Heritage Alteration Permit application for wooden railings to accompany the existing wooden steps to the exterior door. The wooden railings must be of a traditional style, as shown in Appendix C, with a top and bottom rails and square spindles set in between. All exposed wood must be painted to provide a finish to the steps and railings that is compatible with the heritage character of the property. This revised proposal is more sensitive to the heritage attributes and general details of the Wortley Village-Old South Heritage Conservation District, in better compliance with the objectives and guidelines of the *Wortley Village-Old South Heritage Conservation District Plan*.

**5.0 Conclusion**

Alterations were undertaken to the C-rated property at 59 Wortley Road without Heritage Alteration Permit approval or a Building Permit. Retroactive Heritage Alteration Permit approval was not supported by staff in the previous report to the London Advisory Committee on Heritage dated August 12, 2020.

This revised Heritage Alteration Permit application is a more compatible alteration and more appropriate to the heritage character of the property at 59 Wortley Road and the Wortley Village-Old South Heritage Conservation District. The revised Heritage Alteration Permit should be approved with terms and conditions to ensure the compatibility of an appropriate railing for the property.

<b>Prepared and Submitted by:</b>	<b>Kyle Gonyou, CAHP Heritage Planner</b>
<b>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.	

August 28, 2020

\\FILE2\users-z\pdp\Shared\policy\HERITAGE\Heritage Alteration Permit Reports\Wortley Road, 59\2020-09-10 LACH HAP20-015-L-a 59 Wortley Road.docx

Appendix A Property Location

Appendix B Images

Appendix C Supplementary Standard SB-7, Detail EC-2

**Link to Staff Report on the LACH Agenda, August 12, 2020 (Item 5.2)**

<https://pub-london.escribemeetings.com/Meeting.aspx?Id=18994dca-5d6a-4f13-a335-d1388a77d2b1&Agenda=Agenda&lang=English>

**Appendix A – Location**



Figure 1: Location of the subject property at 59 Wortley Road in the Wortley Village-Old South Heritage Conservation District.

**Appendix B – Images**



*Image 1: Image of the property at 59 Wortley Road prior to alteration (October 2018; courtesy Google).*



*Image 2: Photograph of the property at 59 Wortley Road, showing the altered front steps.*



*Image 3: Detail photograph of the new front steps of the property at 59 Wortley Road.*



*Image 4: Photograph showing the front steps of the property at 59 Wortley Road, after being painted.*



Feb 28/20

*Image 5: Image, submitted by the property owner as part of the Heritage Alteration Permit application, of the bolts of the former metal railing to demonstrate their degraded condition.*

**Appendix C – Supplementary Standard SB-7, Detail EC-2**

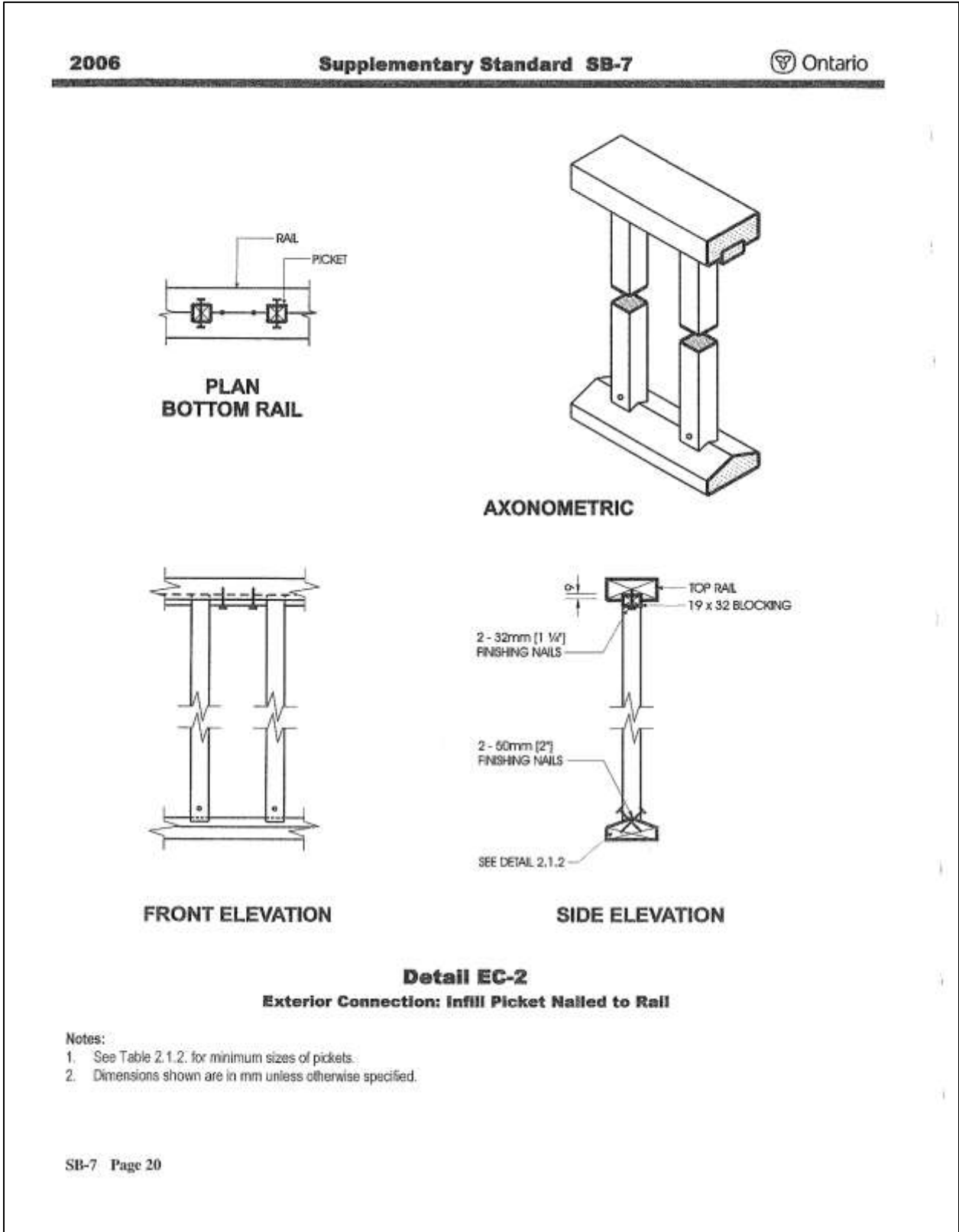


Figure 2: Detail EC-2 of the Supplementary Standard SB-7 to the Ontario Building Code, shows the details of a "traditional" railing with a top and bottom rails and square spindles set between.