

Agenda Including Addeds

London Advisory Committee on Heritage

7th Meeting of the London Advisory Committee on Heritage

July 14, 2021, 5:30 PM

Advisory Committee Virtual Meeting - during the COVID-19 Emergency

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.

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5. Adjournment

London Advisory Committee on Heritage

Report

6th Meeting of the London Advisory Committee on Heritage

June 9, 2021

Advisory Committee Virtual Meeting - during the COVID-19 Emergency

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

ABSENT: L. Fischer

ALSO PRESENT: L. Dent, K. Gonyou, M. Greguol, L. Jones, B. O'Hagan, S. Romano, M. Schulthess and M. Sundercock

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

1. Call to Order

1.1 Disclosures of Pecuniary Interest

T. Jenkins discloses a pecuniary interest in Item 2.1 of the 6th Report of the London Advisory Committee on Heritage, having to do with the Notice of Study Commencement and Resident Townhall for the Arva Pumping Station to Huron Street Transmission Main Municipal Class Environmental Assessment Master Plan, by indicating that her employer is involved in this matter and she is presenting at the meeting on this matter.

2. Scheduled Items

2.1 Notice of Study Commencement and Resident Townhall - Arva Pumping Station to Huron Street Transmission Main Municipal Class Environmental Assessment Master Plan

That the following actions be taken with respect to the Arva Pumping Station to the Notice of Study Commencement and Resident Townhall, dated June 5, 2021, from S. Romano, City of London and J. Haasen, AECOM Canada Ltd., the Final Report, dated April 2021, from AECOM Canada Ltd., the Cultural Heritage Report, dated May 2021, from AECOM Canada Ltd. and the presentation, dated June 9, 2021, from T. Jenkins, AECOM Canada Ltd., related to the Huron Street Transmission Main Municipal Class Environmental Assessment Master Plan:

- a) the Civic Administration BE ADVISED that the London Advisory Committee on the Heritage supports the cultural heritage mitigation measures presented in the above-noted documents; and,
- b) the above-noted documents and the verbal presentation from T. Jenkins, AECOM Canada Ltd., BE RECEIVED.

3. Consent

3.1 5th Report of the London Advisory Committee on Heritage

That it BE NOTED that the 5th Report of the London Advisory Committee on Heritage, from its meeting held on May 12, 2021, was received.

- 3.2 Municipal Council Resolution - Property Located at 88 Wellington Road
That it BE NOTED that the Municipal Council resolution, from its meeting held on May 4, 2021, with respect to the property located at 88 Wellington Road, was received.
- 3.3 Municipal Council Resolution - Property Located at 92 Wellington Road
That it BE NOTED that the Municipal Council resolution, from its meeting held on May 4, 2021, with respect to the property located at 92 Wellington Road, was received.
- 3.4 Municipal Council Resolution - Current Advisory Committee Appointments
That it BE NOTED that the Municipal Council resolution, from its meeting held on May 4, 2021, with respect to the Current Advisory Committee Appointments, was received.
- 3.5 Advisory Committee Review - Interim Report VI
That it BE NOTED that the staff report, dated May 17, 2021, with respect to the Advisory Committee Review Interim report VI, was received.
- 3.6 Ontario Heritage Act Amendments and New General Regulation
That it BE NOTED that the Ontario Heritage Act Amendments and New General Regulation document, as appended to the Agenda, was received.
- 3.7 Windermere Road Improvements - City of London - Municipal Class Environmental Assessment Study - Notice of Public Information Centre #1
That it BE NOTED that the Windermere Road Improvements City of London Municipal Class Environmental Assessment Study Notice of Public Information Centre #1, dated May 26, 2021, from P. Yanchuk, City of London and K. Welker, Stantec Consulting Ltd., was received.
- 3.8 Notice of Planning Application - Zoning By-law Amendment - 496 Dundas Street
That the following actions be taken with respect to the Notice of Planning Application, dated May 19, 2021, from I. de Ceuster, Planner I, with respect to a Zoning By-law Amendment, related to the property located at 496 Dundas Street and the Heritage Impact Assessment, dated December 15, 2020, from MHBC with respect to the property located at 496 Dundas Street:
- a) I. de Ceuster, Planner I, BE ADVISED that the London Advisory Committee on Heritage is satisfied with the research, assessment and conclusion of the above-noted Heritage Impact Assessment (HIA) for the property located at 496 Dundas Street and supports the mitigation and conservation recommendations within the HIA; and,
 - b) the above-noted documents BE RECEIVED.

3.9 Public Meeting Notice - Official Plan and Zoning By-law Amendments - 435-451 Ridout Street North

That it BE NOTED that the Public Meeting Notice, dated May 12, 2021, from C. Maton, Senior Planner, with respect to Official Plan and Zoning By-law Amendments related to the properties located at 435-451 Ridout Street North, was received.

3.10 Public Meeting Notice - Zoning By-law Amendment - 1634-1656 Hyde Park Road and Other Properties

That the following actions be taken with respect to the Public Meeting Notice, dated May 12, 2021, from B. Debbert, Senior Planner, with respect to a Zoning By-law Amendment related to the properties located at 1634-1656 Hyde Park Road and other properties:

- a) B. Debbert, Senior Planner, BE ADVISED that the London Advisory Committee on Heritage believes that this project is a good example of heritage conservation as part of a development application; and,
- b) the above-noted Public Meeting Notice, BE RECEIVED.

4. Sub-Committees and Working Groups

4.1 Stewardship Sub-Committee Report

That it BE NOTED that the Stewardship Sub-Committee Report, from its meeting held on May 26, 2021, was received.

5. Items for Discussion

5.1 Heritage Alteration Permit Application by J. Forbes at 827 Elias Street, Old East Heritage Conservation District

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act, seeking retroactive approval for the removal and replacement of the windows and front door on the heritage designated property located at 827 Elias Street, within the Old East Heritage Conservation District, BE REFUSED.

5.2 Heritage Alteration Permit Application at 330 St. James Street, Bishop Hellmuth Heritage Conservation District by P. Brown

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act seeking approval and retroactive approval for alterations to the heritage designated property located at 330 St James Street, in the Bishop Hellmuth Heritage Conservation District, BE PERMITTED with the following terms and conditions:

- the porch skirt be painted to minimize the plastic and faux wood appearance of the material;
- the property owner be encouraged to plant and maintain vegetation, such as coniferous shrubs, to minimize the visibility of the porch skirt; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

5.3 Heritage Alteration Permit Application for the Heritage Designated Property at 2096 Wonderland Road North by S. Saltaji

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 33 of the Ontario Heritage Act, seeking approval to alter the heritage designated property located at 2096 Wonderland Road North BE PERMITTED with the following terms and conditions:

- prior to any alteration or construction, full documentation of the building including photo-documentation and a set of as-built drawings be provided to the City;
- prior to any alteration or construction, Heritage Planning Staff be consulted and the following details be provided:
 - double hung vinyl replacement windows with simulated divided lites to be installed throughout, and replicate current muntin patterning;
 - vinyl replacement entry door surround with simulated divided lites to be installed, and replicate current surround details and muntin patterning; and,
 - proposed fieldstone finish for the exterior surface of exposed new concrete foundation walls and on the new concrete entry porch and steps;
- prior to building permit approval, an addendum to the Conservation Plan be submitted, to the satisfaction of the City, which includes:
 - a monitoring program; and,
 - a detailed strategy to conserve the chimneys;
- direction be given to the Site Plan Approval Authority that the following clauses be added to the Development Agreement (DA) for Site Plan Approval (SPA20-022):
 - during pre-construction, construction, and post-construction activity, the assessment, stabilization, bracing, and monitoring of the building must be consistent with the Conservation Plan prepared by a+LiNK Architecture Inc. (dated March 26, 2021);
 - if the building or any of the identified heritage attributes are accidentally damaged during the raising and final setting onto the new foundation, or during ongoing construction of the surrounding townhouse development, construction will cease immediately, and the City will be notified; qualified experts will be contacted to conduct an assessment of the damage and determine an appropriate course of action; damaged heritage attributes will be assessed to determine if repairs can be made; if repairs are possible, the applicant will retain, at their cost, the appropriate professionals to conduct repairs; if repairs to damaged heritage attributes are not possible, the applicant will replace the heritage attribute in kind, at their cost, based on information contained in the as-built drawings and photographs; if irreparable damage is done to the building or heritage attributes, such that none can be salvaged, the applicant will reconstruct the building with sympathetic materials; this shall include using salvaged buff bricks or appropriate new materials from other sources and reconstructing heritage attributes identified in the designating by-law; reconstruction will be based on the as-built drawings and photographs of the building and heritage attributes; should this situation occur, reconstruction plans will be prepared for the City's review and approval; and,

- the applicant will provide the City with a security in the form of an irrevocable Letter of Credit, in order to secure the applicant's obligations related to the heritage alteration permit (HAP21-031-L); the amount of the Letter of Credit is the full estimated cost for raising and holding the building, demolition of the existing foundation and construction of the new foundation; the Letter of Credit will be released when the applicant has completed the work outlined in the heritage alteration permit to the satisfaction of the City;
- the Heritage Alteration Permit shall be displayed in a location visible from the street until the work is completed;

it being noted that the London Advisory Committee on Heritage (LACH) appreciates the efforts of the developer and the City of London staff to come to a solution for this project and the LACH supports the reuse of materials of the existing property in the new development.

5.4 Heritage Planners' Report

That it BE NOTED that the Heritage Planners' Report, dated June 9, 2021, from the Heritage Planners, was received.

6. **Adjournment**

The meeting adjourned at 7:12 PM.



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London
CANADA

June 16, 2021

G. Kotsifas
Deputy City Manager, Planning and Economic Development

G. Barrett
Director, Planning and Development

I hereby certify that the Municipal Council, at its meeting held on June 15, 2021 resolved:

That, the following actions be taken with respect to the 5th Report of the London Advisory Committee on Heritage from its meeting held on May 12, 2021:

a) M. Corby, Senior Planner, BE ADVISED of the following comments from the London Advisory Committee on Heritage (LACH) with respect to the Notice of Application for Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments and the Heritage Impact Assessment (HIA), dated January 2021, from Zelinka Priamo Ltd., with respect to the property located at 850 Highbury Avenue North, previously received by the LACH:

i) sufficient information has not been received as part of the application in order to appropriately assess the impacts of the proposed applications on the significant heritage resources on this property; it being noted that:

A) the HIA should be prepared by a qualified heritage professional;

B) the HIA should include an assessment of impacts to identified heritage resources of the proposed development, among other content as identified in Info Sheet #5 provided by the Ministry of Heritage, Sport, Tourism and Culture Industries; it being noted that the HIA provided with the application does not speak to the impacts of the proposed development or proposed policy changes on the cultural heritage resources on the site; and,

C) the LACH is supportive of maintaining the overall land use concept identified within the proposal, which is generally consistent with that in the London Psychiatric Hospital Secondary Plan (LPHSP); it being noted that this includes the proposed low density residential in the core area with concentration of higher densities along adjacent arterial roadways (the 'bowl' concept) and the revisions to the road and pedestrian networks, which appear to support the protection and enhancement of the cultural heritage resources;

- the LACH emphasizes the need to consider the built heritage resources as landmarks within the cultural heritage landscape, and that the assessment of impacts must address the cultural heritage landscape including views and vistas as described through the appropriate governing documents;
- the LACH acknowledges the differences or 'inconsistencies' between elements of the Heritage Conservation Easement, designating by-law L.S.P.-3321-208, and the LPHSP as identified within the HIA, but notes that these documents each have different forms and functions, and do not necessarily conflict (save for mapping discrepancies); it being noted that where these differences or 'inconsistencies' are identified, the more detailed

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description and assessment should apply;

- the LACH does not support many of the proposed changes to heritage policies within the LPHSP which serve to reduce protection of the heritage resources and introduce greater uncertainty; it being noted that sufficient rationale or justification for these revisions to heritage policies have not been provided within the Final Proposal Report or HIA (examples include but are not limited to:

- o LPHSP 20.4.1.4 – “Retain as much of the identified cultural and heritage resources of the area as possible feasible”;

- o LPHSP 20.4.1.5.II.a) – “provide forand mixed-use buildings where possible”;

- o LPHSP 20.4.2.2 – “Development proposed through planning applications... will need not only to consider the significant heritage buildings, but also the unique cultural heritage landscape where possible”;

- o PHSP 20.4.3.5.2.III. d) “Built form adjacent to the Treed Allee within the Heritage Area shall should be encouraged to oriented towards the Allee in applicable locations”; and,

- o LPHSP 20.4.4.10 - “shall” to “should”);

- the LACH requests clarification from City of London Heritage and Planning staff on the next steps with respect to this development application, including how the impacts to built heritage resources and the cultural heritage landscape will be assessed and addressed as the planning and design phases progress (for example, can/will an HIA be required for subsequent zoning bylaw amendment applications and/or site plan applications); it being noted that the LACH respectfully requests that these assessments be provided to LACH for review and comment;

- the LACH respectfully requests to be consulted early on any proposed changes to the designating bylaw or heritage conservation easement and would welcome a delegation from the proponent to present on heritage matters on the property; and,

- the LACH requests information from City Staff and/or the proponent on the current physical conditions of the heritage structures on the site;

b) 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 retroactive approval for the removal and replacement of the windows on the heritage designated property located at 40 and 42 Askin Street, By-law No. L.S.P.-2740-36 and Wortley Village-Old South Heritage Conservation District, BE REFUSED; it being noted that this Heritage Alteration Permit application is seeking retroactive approval for window replacements that were previously considered and refused by Municipal Council;

it being noted that the London Advisory Committee on Heritage (LACH) encourages the applicant to work with the Heritage Planner to address the concerns raised by the LACH at the meeting;

it being further noted that a verbal delegation from P. Scott, with respect to this matter, was received;

c) on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the demolition request for the existing dwelling on the heritage listed property located at 126 Price Street:

i) the Chief Building Official BE ADVISED that the Municipal Council consents to the demolition of the dwelling on the property; and,

ii) the property at 126 Price Street BE REMOVED from the Register of Cultural Heritage Resources;

d) on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the following properties BE REMOVED from the Register of Cultural Heritage Resources:

- 1033-1037 Dundas Street;
- 1 Kennon Place;
- 19 Raywood Avenue;
- 32 Wellington Road;
- 34 Wellington Road;
- 90 Wellington Road;
- 98 Wellington Road;
- 118 Wellington Road;
- 120 Wellington Road;
- 122 Wellington Road;
- 126 Wellington Road;
- 134 Wellington Road;
- 136 Wellington Road;
- 138 Wellington Road;
- 140 Wellington Road;
- 142 Wellington Road;
- 166 Wellington Road;
- 220 Wellington Road;
- 247 Wellington Road;
- 249 Wellington Road;
- 251 Wellington Road;
- 253-255 Wellington Road;
- 261 Wellington Road;
- 263 Wellington Road;
- 265 Wellington Road;
- 267 Wellington Road;
- 269 Wellington Road;
- 271 Wellington Road;
- 273 Wellington Road;
- 275 Wellington Road;
- 285 Wellington Road;
- 287 Wellington Road;
- 289 Wellington Road;
- 297 Wellington Road;
- 301 Wellington Road;
- 327 Wellington Road;
- 331 Wellington Road;
- 333 Wellington Road;
- 72 Wellington Street; and,
- 44 Wharncliffe Road North;

e) on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 33 of the *Ontario Heritage Act* seeking consent for alterations to the heritage designated property located at 426 St James Street BE GIVEN, subject to the following terms and conditions:

- the new railing be 24" in height above the porch floor to maintain the proportions of the porch;

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

f) on the recommendation of the Director, Development Services, with the advice of the Heritage Planner, the request to demolish the garage on the heritage designated property located at 325 Victoria Street BE PERMITTED, and the Chief Building Official BE ADVISED of Municipal Council's intention in this matter; it being noted that the communication, dated May 10, 2021, from B. Jones and K. Mckeating, as appended to the Added Agenda, and

the verbal delegations from D. Lee, E. Van den Steen, B. Jones and K. McKeating, with respect to this matter, were received;

g) on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the potential designation of Labatt Memorial Park as a National Historic Site of Canada:

i) the above noted initiative BE ENDORSED; and,
ii) the Civic Administration BE DIRECTED to undertake the application process with respect to this matter;

h) clauses 1.1, 2.1 to 2.4, inclusive, 3.1, 3.2, 4.7 and 4.8 BE RECEIVED for information. (2021-D09) (4.1/9/PEC)



C. Saunders
City Clerk
/hal

cc: K. Gonyou, Heritage Planner
L. Dent, Heritage Planner
M. Greguol, Heritage Planner
M. Corby, Senior Planner
J. Minor, Documentation Services Representative
M. Vivinetto, Executive Assistant to the Deputy City Manager, Planning and Economic Development
S. Langill, Executive Assistant to the City Planner
London Advisory Committee on Heritage
List of external cc's on file in the City Clerk's Office

Report to London Advisory Committee on Heritage

To: Chair and Members
London Advisory Committee on Heritage
From: Gregg Barrett, Director, Planning and Development
Subject: Proclamation of Amendments to the *Ontario Heritage Act*,
Ontario Regulation 385/21, and draft *Ontario Heritage Toolkit*
Date: Wednesday July 14, 2021

Recommendation

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the report dated July 14, 2021 entitled “Proclamation of Amendments to the *Ontario Heritage Act*, *Ontario Regulation 385/21*, and comments on the draft *Ontario Heritage Toolkit*” **BE RECEIVED** for information.

Executive Summary

Amendments to the *Ontario Heritage Act* and *Ontario Regulation 385/21* were proclaimed on July 1, 2021. This staff report provides an update on those amendments and the new regulation. As previously reported, staff anticipate procedural changes will be required to implement the new legislative and regulatory framework including terms of reference, application forms, notices, and Council Policy.

Draft revisions to the *Ontario Heritage Toolkit* were posted to the Environmental Registry of Ontario with a commenting deadline of July 2, 2021. Staff comments are appended as Appendix A.

Linkage to the Corporate Strategic Plan

This recommendation supports the following 2019-2023 Strategic Plan area of focus:

- Strengthening Our Community:
 - Continuing to conserve London’s heritage properties and archaeological resources.

Analysis

1.0 Background Information

Bill 108 – *More Homes, More Choices Act* – was released on May 2, 2019. It proposed amendments to thirteen provincial statutes, including the *Ontario Heritage Act*. Comments on Bill 108, including the proposed amendments to the *Ontario Heritage Act* were included in a report to the Planning and Environment Committee on May 27, 2019. Those comments were forwarded to the Ministry of Municipal Affairs and Housing for consideration in response to the Environmental Registry of Ontario. Most of the amendments to the *Ontario Heritage Act* in Bill 108 were proclaimed on July 1, 2021.

A new draft regulation for the *Ontario Heritage Act* was released on September 21, 2020 on the Environmental Registry of Ontario. Staff commented on the draft regulations, which were submitted. *Ontario Regulation 385/21* was proclaimed on July 1, 2021.

The Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) has released draft revised guidance in the *Ontario Heritage Toolkit* for review on June 1, 2021. The deadline for comments was July 2, 2021. Staff submitted comments on the guidance in the draft *Ontario Heritage Toolkit*, as well as questions on interpretation and implementation of the amended *Ontario Heritage Act* and its regulations (Appendix A).

1.1 Previous Reports Related to this Matter

Report to Planning and Environment Committee at its meeting on May 27, 2019, “Bill 108 – More Homes, More Choices Act, 2019.”

Report to Planning and Environment Committee at its meeting on November 30, 2020, “Bill 108 and Regulations, Amendments to the *Ontario Heritage Act* – Process Implications.”

2.0 Discussion and Considerations

2.1 What was not Proclaimed in Amendments to the *Ontario Heritage Act*?

The following sections of the *Ontario Heritage Act* were not proclaimed on July 1, 2021:

- Section 1(2), *Ontario Heritage Act* – definition of “alter” (“does not include to demolish or to remove and “alteration” does not include demolition or removal”) as it relates to Section 33, Section 34.5, and Section 69, *Ontario Heritage Act*.
- Section 41(2.3), *Ontario Heritage Act* – as it relates to the demolition or removal of buildings, structures, or heritage attributes on a property designated pursuant to Parts IV and V of the *Ontario Heritage Act*.
- Section 42(1)(2)-(4), Section 42(2.1), and Section 42(4.1), *Ontario Heritage Act* – as it relates to demolition and removal of heritage attributes for properties located within a Heritage Conservation District which would require all heritage attributes for all properties to be described in a Heritage Conservation District Plan, including consultation requirements.
- Section 69(3), *Ontario Heritage Act* – as it relates to offences and restoration costs for Part V properties (related to amendments to Section 42 not being proclaimed).

The MHSTCI has not provided any indication of when these amendments may be proclaimed. Staff have requested further clarification from the MHSTCI on the definitions of “alter” and “demolish or remove.”

2.2 What revisions to the *Ontario Regulation 385/21* were made?

A draft of the regulation implementing amendments to the *Ontario Heritage Act* was posted by the MHSTCI on the Environmental Registry of Ontario on September 1, 2020. Staff commented on the draft regulation, with comments appended to the staff report dated November 30, 2020 (see link at the end of this staff report).

Several key changes were made to the final *Ontario Regulation 385/21*:

- “Prescribed Principles” are not included in the regulation.
- Removal of requirement for a municipal employee to describe how Municipal Council considered the “Prescribed Principles” in decision making.
- Designating by-laws must include a written description, a scale drawing, or a site plan (rather than all three).
- Changes to exceptions to the 90-day timeline per Section 29(1.2), *Ontario Heritage Act*:
 - Removal of “new and relevant information” as applicable to re-starting the 90-day timeline.
 - Clarification in the event of multiple “prescribed events.”
 - Clarification that when the “prescribed event” is disposed, the 90-day timeline limitation no longer applies, and Municipal Council may issue its Notice of Intent to Designate.

Provisions within the amendments to the *Ontario Heritage Act* which introduce “Prescribed Principles” will be proclaimed on July 1, 2021, however the “Prescribed Principles” themselves are not included in *Ontario Regulation 385/21*. In their reply to comments provided on ERO #019-1348, the MHSTCI stated they “will be monitoring the implementation of the amendments and the regulations to determine if principles should be prescribed at a later time.”

2.3 Comments on Draft *Ontario Heritage Toolkit*

The *Ontario Heritage Toolkit* is a collection of resource guidance material issued by the MHSTCI, and its predecessors, on cultural heritage matters. The guidance of the *Ontario Heritage Toolkit* is of importance in the implementation and administration of the *Ontario Heritage Act* and has been the topic of evidence and examination in previous Ontario Municipal Board/Local Planning Appeal Tribunal hearings.

Five of the guides in the *Ontario Heritage Toolkit* have been revised in draft to provide guidance on recent changes to the *Ontario Heritage Act* and Ontario Regulation 385/21. The five guides are:

- *Heritage Property Evaluation* – a guide to listing, researching, and evaluating cultural heritage properties in Ontario communities.
- *Designating Heritage Properties* – a guide to municipal designation of individual properties under the *Ontario Heritage Act*.
- *Heritage Conservation Districts* – a guide to district designation under the *Ontario Heritage Act*.
- *Your Community, Your Heritage, Your Committee* – a guide to establishing and sustaining an effective municipal heritage committee.
- *Heritage Places of Worship* – a guide to assist in the conservation and protection of all heritage places of worship in Ontario.

Heritage Resources in the Land Use Planning Process, which explains cultural heritage and archaeology policies of the *Ontario Provincial Policy Statement* (2005), was not included in the draft *Ontario Heritage Toolkit* posted to the Environmental Registry of Ontario. *Heritage Resources in the Land Use Planning Process* was not updated following the proclamation of the *Provincial Policy Statement* (2014) or *Provincial Policy Statement* (2020). The MHSTCI has not indicated when *Heritage Resources in the Land Use Planning Process* will be updated.

The five guides of the *Ontario Heritage Toolkit* were posted by the MHSTCI on the Environmental Registry of Ontario on June 1, 2021 (ERO #019-2770). Comments were due on July 2, 2021. This short timeframe for review and commenting did not facilitate the ability to consult with the LACH in advance of the commenting deadline. Staff have prepared and submitted comments, which are attached as Appendix A.

2.4 Transition

Transition rules state that existing application will continue under the old *Ontario Heritage Act*. The new rules will apply for applications received after July 1, 2021. The new rules are particularly applicable for Notices of Complete Application for Official Plan Amendments, Zoning By-law Amendments, and Plans of Subdivision issued after July 1, 2021 where a potential cultural heritage resource may be affected. These notices start the 90-day limitation on Municipal Council's ability to issue a Notice of Intent to Designate, per Section 1(1), *Ontario Regulation 385/21*.

There is one outstanding Notice of Intent to Designate that has been appealed to the Conservation Review Board (CRB). It is staff's current understanding that the matter will continue under the jurisdiction of the CRB, now operating under the auspices of the Ontario Land Tribunal (OLT) as the CRB ceased to exist as of June 1, 2021, so a recommendation to Municipal Council will be provided by the OLT regarding the property's heritage designation; Municipal Council will retain its final decision-making ability for this Notice of Intent to Designate. For future appeals regarding a the passage of a heritage designating by-law, the OLT will make binding decisions regarding a property's cultural heritage status.

3.0 Next Steps

3.1 Council Policy Manual

The Council Policy Manual includes the process for consideration of a demolition request for a building or structure on a heritage listed or designated property which includes public notification and a public participation meeting where the demolition

request is considered. This process is found under the Demolition Control policy in the Council Policy Manual.

Consideration should be given to updating the Demolition Control policy in the Council Policy Manual to reflect the new legislative and regulatory framework. Alternatively, a new “heritage processes” policy could be adopted, which could include processes such as:

- Process for consideration of an objection to the inclusion of a property on the Register of Cultural Heritage Resources per Section 27(7), *Ontario Heritage Act*.
- Process for a demolition request of a building or structure on a heritage listed property per Section 27(9), *Ontario Heritage Act*.
- Process for considering an objection to a Notice of Intent to Designate per Section 29(5), *Ontario Heritage Act*.
- Process for a demolition request of a building or structure on a heritage designated property per Section 34(1), *Ontario Heritage Act* and Section 42(1), *Ontario Heritage Act*.
- Process for considering an objection to an amendment of a heritage designating by-law per Section 30.1(7), *Ontario Heritage Act*.
- Defining complete Heritage Alteration Permit application for Part V heritage designated properties per Section 42(1), *Ontario Heritage Act*.
- Defining “reasons for objection and all relevant facts” pursuant to Section 27(7), 29(5), 30.1(6), 31(5), 32(4), 34.1(3) *Ontario Heritage Act*.
- Consideration of following the process of Section 32, *Ontario Heritage Act* for the repeal of heritage designating by-laws of municipally owned properties.
- Process to agree to remove or extend the 90-day limitation imposed by Section 29(1.2), *Ontario Heritage Act* per Section 1(2)(1) or Section 1(2)(2), *Ontario Regulation 385/21*.

3.2 Terms of Reference

The City of London currently relies on the guidance of the MHSTCI for terms of reference for Heritage Impact Assessments (HIAs) that are required as part of complete applications for planning and development applications. Direction has been previously provided directing staff to prepare terms of reference for HIAs and Cultural Heritage Evaluation Reports (CHERs).

The MHSTCI has suggested that terms of reference for HIAs may be within an updated *Heritage Resources in the Land Use Planning Process*, however no clear details or timeline have been specified.

Staff will continue to examine best practice in Ontario to prepare Terms of Reference for HIAs and CHERs.

3.3 Heritage Alteration Permit Application

Ontario Regulation 385/21 prescribes minimum application requirements for alterations to individually designated heritage properties pursuant to Section 33(1), *Ontario Heritage Act*. *Ontario Regulation 385/21* also prescribes the same minimum application requirements for a demolition or removal of a building, structure, or heritage attribute on an individually designated heritage property pursuant to Section 34(1), *Ontario Heritage Act*.

The minimum application requirements (“prescribed information and material”) pursuant to Section 33(1) and Section 34(1), *Ontario Heritage Act*, per *Ontario Regulation 385/21*, are:

- The name, address, telephone number, and, if applicable, the email address of the applicant.
- The name of the municipality from which the consent is being requested.
- A description of the property that is the subject of the application, including such information as the concession and lot numbers, reference plan and part numbers, street names and numbers.

- Photographs that depict the existing buildings, structures and heritage attributes that are affected by the application and their condition and context.
- A site plan or sketch that illustrates the location of the proposed alteration, demolition, or removal.
- The reasons for the proposed alteration, demolition, or removal and the potential impacts to the heritage attributes of the property.
- All technical cultural heritage studies that are relevant to the proposed alteration, demolition, or removal.
- An affidavit or a sworn declaration by the applicant certifying that the information required under this section and provided by the applicant is accurate.

While many of the minimum application requirements are required in the Heritage Alteration Permit application form, not all requirements are clearly reflected as required contents. Staff will be unable to receive Heritage Alteration Permit applications, for applications pursuant to Section 33(1) and 34(1), *Ontario Heritage Act*, that do not comply with the minimum requirements defined in *Ontario Regulation 385/21* after July 1, 2021. Staff will be updating the Heritage Alteration Permit application form to clearly reflect the requirements of Section 6(1), *Ontario Regulation 385/21*.

As a point of reference, there are 330 properties designated pursuant to Part IV in London, including 99 properties that are “double designated” pursuant to both Parts IV and V. In 2020, there were six Heritage Alteration Permit applications for Part IV heritage designated properties (out of a total of 80 Heritage Alteration Permit applications). There were eight Heritage Alteration Permit application for Part IV heritage designated properties (out of a total of 127 Heritage Alteration Permit applications) in 2019.

Consideration should be given to adopting the minimum application requirements for Heritage Alteration Permit applications for properties within a Heritage Conservation District (applications pursuant to Section 42(1), *Ontario Heritage Act*).

3.4 Notices

Amendments to the *Ontario Heritage Act* and the new regulation introduce new and revised notice requirements for certain actions pursuant to the *Ontario Heritage Act*. For example, notice to the property owner is now required following the decision of Municipal Council to include a property on the Register of Cultural Heritage Resources per Section 27(5), *Ontario Heritage Act*. The Heritage Planners will continue to work with staff in the City Clerk’s office to ensure that appropriate notices are provided where required.

3.5 Updating Heritage Designating By-laws

Like the amendments to the *Ontario Heritage Act* in 2005, these amendments to the *Ontario Heritage Act* and its regulations require that heritage designating by-laws be brought up to the current standards when affected by certain decisions. Particularly, the new process required for the demolition or removal of a heritage attribute of a property requires prescribed steps per Section 34.3(1), *Ontario Heritage Act* and Section 7(1), *Ontario Regulation 385/21*, which could require the passage of an amendment or repealing by-law.

Staff have completed amendments to bring heritage designating by-laws into compliance with current standards as the need has presented itself.

There are 261 individually designated heritage properties in London protected by pre-2005 heritage designating by-laws, where updating the by-law may become necessary.

Conclusion

Staff continue to have concerns regarding the implementation of the amendments and the transition to the new legislative and regulatory processes. Revisions and changes to process may need to develop over time as applications are submitted.

Prepared by: Kyle Gonyou, CAHP
Heritage Planner

Reviewed by: Britt O’Hagan, MCIP RPP
Manager, Community Planning, Urban Design and
Heritage

Recommended by: Gregg Barrett, AICP
Director, Planning and Development

Appendices

Appendix A Staff Comments on Environmental Registry of Ontario (ERO #019-2770)

Links

Ontario Heritage Act, R.S.O., 1990, c. O. 18 <https://www.ontario.ca/laws/statute/90o18>

Ontario Regulation 385/21 <https://www.ontario.ca/laws/regulation/210385>

Decision Summary, Ministry of Heritage, Sport, Tourism and Culture Industries on Proposed Regulation under the *Ontario Heritage Act* (Bill 108) (ERO #019-1348) <https://ero.ontario.ca/notice/019-1348>

Updates to the Ontario Heritage Toolkit (ERO #019-2770) <https://ero.ontario.ca/notice/019-2770>

- Heritage Property Evaluation (Draft) https://prod-environmental-registry.s3.amazonaws.com/2021-05/HPE_FINAL%20DRAFT-compressed.pdf
- Designating Heritage Properties (Draft) https://prod-environmental-registry.s3.amazonaws.com/2021-05/DHP_FINAL%20DRAFT-compressed.pdf
- Heritage Conservation Districts (Draft) <https://prod-environmental-registry.s3.amazonaws.com/2021-05/HCD-Guide-FINAL%20DRAFT-compressed.pdf>
- Your Community, Your Heritage, Your Committee (Draft) https://prod-environmental-registry.s3.amazonaws.com/2021-05/MHC_FINAL%20DRAFT-compressed.pdf
- Places of Worship (Draft) <https://prod-environmental-registry.s3.amazonaws.com/2021-05/POW-FINAL%20DRAFT-compressed.pdf>
- Flowcharts (Draft) https://prod-environmental-registry.s3.amazonaws.com/2021-05/Flow%20charts_FINAL%20DRAFT.pdf

Links to Previous Reports

Report to Planning and Environment Committee at its meeting on May 27, 2019, “Bill 108 – More Homes, More Choices Act, 2019,” <https://pub-london.escribemeetings.com/Meeting.aspx?Id=09f9f1eb-890f-43d1-9aa8-274eb2a22fef&Agenda=Merged&lang=English> (Item 2.3).

Report to Planning and Environment Committee at its meeting on November 30, 2020, “Bill 108 and Regulations, Amendments to the *Ontario Heritage Act* – Process Implications,” <https://pub-london.escribemeetings.com/Meeting.aspx?Id=9ce4ebc6-6068-441d-897d-d197390f3610&Agenda=Merged&lang=English> (Item 2.3).

Appendix A – Staff Comments on ERO #019-2770

The below comments were submitted to the Environmental Registry of Ontario in response to the proposed revisions to selected titles of the *Ontario Heritage Toolkit* by the July 2, 2021 deadline.



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

June 30, 2021

Samuel Wesley
Programs and Services Branch
Heritage, Tourism and Culture Division
Ministry of Heritage, Sport, Tourism and Culture Industries
401 Bay Street
Toronto, Ontario M7A 0A7

Dear Samuel Wesley,

Re: ERO Number 019-2770

The City of London appreciates the opportunity to comment on the proposed revisions to the *Ontario Heritage Toolkit*. In addition, the City has questions on the interpretation and implementation of amendments to the *Ontario Heritage Act* and Regulation 385/21 and would appreciate the MHSTCI's clarification.

Please refer to the attached.

Sincerely,

Gregg Barrett, AICP
Director, Planning and Development
Planning and Economic Development

**City of London comments on Amendments to the *Ontario Heritage Act*,
Ontario Regulation 385/21, and draft *Ontario Heritage Toolkit***

General Comments

- The 30-day review, with closure on July 2, 2021, was challenging to complete a meaningful review of the five (5) individual guides of the *Ontario Heritage Toolkit* posted to the Environmental Registry of Ontario.
 - The limited review timeframe did not allow for consultation with the London Advisory Committee on Heritage (LACH), the City of London's municipal heritage committee, in advance of the comment deadline.
 - Further engagement on the contents and guidance of the *Ontario Heritage Toolkit* is essential as there appears to be many questions and unclear direction within the guides.
- Further engagement is respectfully requested should the Province consider prescribing principles required for decision making pursuant to the *Ontario Heritage Act*, or other amendments not yet proclaimed.
- The use of language across all guides of the *Ontario Heritage Toolkit* must be consistent.
 - Inconsistent language was identified between the guides, which need to be consistent. For example, "cultural heritage value" or "heritage value," "heritage" or "cultural heritage," "heritage features" or "heritage attributes," etc.
 - Is "important" understood to mean the same as "significant"?
 - Ensure that language maintains the meaning of the *Ontario Heritage Act*; where "appeal" is required, "object" is not substituted as a synonym (page 40, *Designating Heritage Properties*).
 - Ensure that "should" and "shall" language in the *Ontario Heritage Toolkit* reflects the requirements of the legislation and its regulations.
- How will municipalities be engaged when the MHSTCI updates *Heritage Resources in the Land Use Planning Process*?

Amendments to *Ontario Heritage Act*

- Is there a legislated or regulatory timeframe by which council must consider an objection to the inclusion of a property on the Register per s.27(7) of the *Ontario Heritage Act*?

Ontario Regulation 385/21

- Clarify if a Record of Decision under s.33, *Ontario Heritage Act* in s.12(1), O. Reg. 385/21 requires the Record of Decision under s.29, *Ontario Heritage Act* (paragraphs 4 to 8 of subsection 8(2) of O. Reg. 385/21)
- Section 29(4)(b), *Ontario Heritage Act* requires a "description of heritage attributes" to issue Notice of Intent to Designate, but O. Reg. 385/21 (s.3) requires a "description of the heritage attributes of the property must

explain how each heritage attribute contributes to the cultural heritage value or interest of the property” for a by-law – does this mean there is an opportunity or encouragement to revise or change the heritage attributes of a property between Notice of Intent to Designate and the passage of the by-law?

- Who can provide “new and relevant information” to a municipality during the 120-days following Notice of Intent to Designate?
- Is there anything that would prevent council from delegating its authority in determining “new and relevant information” per s.2(1)(3) of O. Reg. 385/21 (referring to s.29(8), *Ontario Heritage Act*) to staff?

Flow charts

- Amendment of a Designating By-law: red text, only the property owner may appeal an amendment of a designating by-law (minor) per s.30.1(6), *Ontario Heritage Act*.
- Flowchart on s.33, *Ontario Heritage Act* process – Alteration of Property – the red footnote refers to “in this case, the demolition or removal can proceed” –clarify this was an error as the process for demolition or removal would be pursuant to s.34, *Ontario Heritage Act*.

Heritage Property Evaluation: A Guide to Identifying, Research and Evaluating Heritage Properties in Ontario Communities

- Guidance from the MHSTCI on how to approach evaluations of properties that have sensitive or contentious histories that may be of cultural heritage value or interest would have been a useful inclusion in a revision to this guide.
- Guidance from the MHSTCI on how to recognize and understand more diverse cultural heritage values would have been a useful inclusion in a revision to this guide.
- This guide should be more clearly directed to the evaluation of individual properties by providing guidance on when an individual property designation (pursuant to s.29, *Ontario Heritage Act*) is appropriate and where designation of a Heritage Conservation District (pursuant to s.41, *Ontario Heritage Act*) should be considered.
- Section 1.1 (page 6) refers to screening properties with “preliminary criteria” (or “rationale” as subsequent referred). What are those “preliminary criteria”? Where are “preliminary criteria” are found in regulation?
- Per s.27(3), *Ontario Heritage Act* the “test” to list a property on a municipal register is the “belief” of council. Is the guidance in Section 2 (pages 8-10, red sidebar) suggesting that evaluation of the property using the criteria of O. Reg. 9/06 is required to list a property on a municipal register?
- A case study, demonstrating comparisons, would be a useful inclusion in Section 2.1 (page 10; Making Comparisons).

- Clarify what is implied in the “higher test” or “more rigorous” for designation compared to listing a property on a municipal register (Section 2.3, page 14; Section 5, page 29).
- Suggested revision in Section 2.3 (page 13), “adding a property that is not designated but considered believed by the municipal council to be of cultural heritage value or interest.”
- Provide guidance on what it is considers to be “rationale or selection criteria used to survey the community and compile the municipal register of heritage properties” described in the sidebar on page 18. Is the belief of a property’s potential cultural heritage value or interest, per s.27(3), *Ontario Heritage Act*, not sufficient selection criteria?
- Provide guidance on the intersection of “farm buildings” (such as barns) on properties that may be listed on a municipal register where no Building Permit (to demolish) is required by the Ontario Building Code. Clarity on this issue could fit in Section 3.3 of this guide.
- Clarify the difference between “a statement explaining why the council of the municipality believes the property to be of cultural heritage value or interest” (per Section 27(6)(1), *Ontario Heritage Act*) and “a statement explaining the cultural heritage value or interest of the property” (per Section 29(4)(b), *Ontario Heritage Act*).
- Explain what could constitute “new or relevant information.” Can the MHSTCI articulate what would not be considered “new or relevant information” (Section 3.5, page 23)?
- Clarify what is intended in reference to “recognize a property for which levels of heritage conservation, other than section 29, are more appropriate” (Section 5.1, page 30). What other levels of heritage conservation are available?
- Elaborate on what is referred with regards to “an approach or model to evaluating potential heritage properties” (Section 5.1, page 29). Is the legislated process of Part IV of the *Ontario Heritage Act*, and its regulations, not sufficiently open and transparent?
- Remove Section 5.4, Physical Condition, as condition is not a criterion for designation. Remove reference to condition from the sidebar on page 9. Section 5.3, Integrity, provides consideration for the ability of heritage attributes to represent or support the cultural heritage value of a property.
- Clarify the suggested interpretation of criterion 3.i of O. Reg. 9/06 (page 39), “desirable to maintain the character” of an area. Who determines “desirable”?
- Articulate how a researcher would consider the character of the area if a property were considerably altered or destroyed when evaluating a property (reference to the interpretation of criterion 3.i of O. Reg. 9/06 in Section 5.7.4, page 39). Questions of impact, compatibility, and fit may be better considered by a Heritage Impact Assessment rather than the evaluation of a property’s cultural heritage value or interest.

- Section 5.8.1 (page 41) provides an outline for a Cultural Heritage Evaluation Report (CHER). Will the MHSTCI provide outlines for Heritage Impact Assessments (HIA) and Conservation Plans in revisions to *Cultural Heritage Resources in the Land Use Planning Process*?
- Community engagement is identified as part of a Cultural Heritage Evaluation Report (Subsection 4 of Section 5.8.1, page 42). How, when, and by whom should community engagement be completed in evaluating the potential cultural heritage value or interest of a property?
- Section 6 (Researching a Property) should be clarified as suggestion when researching the potential cultural heritage value or interest of a property as not all resources identified exist or are accessible for every property in Ontario.

Designating Heritage Properties

- This guide should be clarified that it is for designations pursuant to s.29, *Ontario Heritage Act*, as designations pursuant to s.41, *Ontario Heritage Act* are described in *Heritage Conservation Districts* guide.
- Further information on easements pursuant to s.37, *Ontario Heritage Act*, as a tool to protect heritage properties, should be included in this guide.
- Section 3.2 (page 8) refers to the myths and misconceptions about designation. Will the MHSTCI take a leadership role in dispelling those myths and misconceptions?
- Section 3.3 (page 9) should clarify that the limiting timeframe for a council to issue Notice of Intent to Designate is only limited in those prescribed circumstances, otherwise it may issue Notice of Intent to Designate at any time and owner consent is not required for a property to be designated pursuant to s.29, *Ontario Heritage Act*.
 - A sidebar on the Tremblay v. Lakeshore (Town) Ontario Superior Court decision would be a useful inclusion.
- Is there anything that would prevent council from delegating its authority in agreeing with the owner of a property that the 90-day limitation does not apply, per s.1(2)(1) or s.1(2)(2), O. Reg. 385/21, to staff?
- How and when an application can be considered “abandoned” for the purposes of concluding a “prescribed event” which limits council’s ability to issue a Notice of Intent to Designate for a property (Section 3.3, page 11).
- With the objection process for a notice of intent to designate, what constitutes appropriate “reasons for objection and all relevant facts” in an objection (Section 3.3, page 13)? What can be considered “new or relevant information” and what would not be considered “new or relevant information”? References to “factors or criteria” (page 13) is unclear and may risk introducing non-heritage decision making.
- In Section 4.2 (page 21), the guide appears to suggest that it may be possible to limit the designation of a property pursuant to s.29, *Ontario Heritage Act* to a portion of a property by a reference plan, with the

presumed outcome of identifying areas of a property that are not of cultural heritage value. The designating by-law is registered against the real property on title. Section 34(1)(2) of the *Ontario Heritage Act* requires consent in writing to “demolish or remove a building or structure on the property or permit the demolition or removal of a building or structure on the property, whether or not the demolition or removal would affect the property’s heritage attributes.” Can the MHSTCI please clarify this apparent conflict?

- If there’s the ability to limit or focus the area of a property that has cultural heritage value or interest in Section 3(2) of O. Reg. 385/21 (a site plan, scale drawing, or written description) – why does Section 34(1)(2) require a full demolition process “whether or not the demolition or removal would affect the property’s heritage attributes”?
- Clarify the language of page 45, “if a building or structure falls outside the legal description of the property, it would not be subject to the demolition control provisions of the *Ontario Heritage Act*”? If a building or structure is located outside the legal description of a heritage designated property, would it not therefore be located on a different property?
- Section 5.1 (page 36) and/or Section 5.2 (page 41) should reference property standards by-laws and provide guidance on how property standards by-laws can avail of minimum maintenance standards for heritage designated properties.
 - A sidebar on the *Alma Heritage Estates Corp. v. St. Thomas (City)* would be useful.
- Section 5.1 (page 36) should reference *Eight Guiding Principles in the Conservation of Built Heritage Properties* (InfoSheet)
- Sidebar: Insurance (page 37) further support on insurance issues for heritage designated properties is needed.
 - Anecdotal evidence from heritage property owners indicates increasing instances where insurers are refusing to insure heritage designated properties. What is the MHSTCI doing to ensure that heritage property owner continue to have competitive access to insurance?
- The difference between the “alteration” of a heritage attribute and the “demolition or removal” of a heritage attribute continues to remain unclear and undefined (Section 6, page 44). Noting that an alteration likely to affect a heritage attribute of a property is required to follow the process of Section 33(1) of the *Ontario Heritage Act* and a demolition or removal of a heritage attribute is required for follow the process of Section 34(1) of the *Ontario Heritage Act*.
 - Using the example of a Loyalist cottage with a cedar roof at the end of its service life (as referenced in Section 6.2, page 46) – is the

replacement of the cedar roof an alteration or a demolition/removal?

- Explain how the example Statement of Cultural Heritage Value or Interest and description of heritage attributes in *Designating Heritage Properties* have met the requirements of s.3 in O. Reg. 385/21.
 - The example of Alton Mills is also used in *Designating Heritage Properties* (2006)

Heritage Conservation Districts

- Guidance on how to update or amend an existing Heritage Conservation District Plan should have been included in this guide.
- Revisions to the text in Section 1.3 (Characteristics of Heritage Conservation Districts; pages 12-15) are unclear and need to be clarified.
- Section 2.4 (page 23) appears to suggest that the criteria of O. Reg. 9/06 should be applied for consideration of a Heritage Conservation District. Staff have serious concerns with this direction from the MHSTCI as the criteria of O. Reg. 9/06 are clearly focused for the designation of a property, rather than a group of properties together or collectively, pursuant to s.29 of the *Ontario Heritage Act*. This direction does not recognize the cumulative value of properties together as a Heritage Conservation District.
 - Notably, the following text is absent from the draft *Heritage Conservation Districts* guide (2021) which is present in the existing version (2006), "... it is important to understand the value of the district as a whole is already greater than the sum of its parts" (page 10).
- Reiterations of the criteria of O. Reg. 9/06 in Section 2.4 (page 24) are inconsistent with the interpretation included in *Heritage Property Evaluation* (draft 2021). These differences are problematic and must be corrected.
- As amendments to s.42(4.1) of the *Ontario Heritage Act* have not been proclaimed, related language should not be included in the guide (Section 4.1, page 44).
- Section 4.2 (page 45) should reference to property standards by-laws and provide guidance on how property standards by-laws can avail of minimum maintenance standards for heritage designated properties.
 - A sidebar on the *Alma Heritage Estates Corp. v. St. Thomas (City)* would be useful.
- Section 4.3 (page 46) on Easements and Covenants would make more sense in *Designating Heritage Properties* rather than *Heritage Conservation Districts*.
- Provide information and examples of when a municipality (or the Province) has expropriated a property for the purposes of heritage conservation (referenced on p.47 of *Designating Heritage Properties*).

Your Community, Your Heritage, Your Committee

- Note: the weblink to the City of London's *London Advisory Committee on Heritage* does not work.

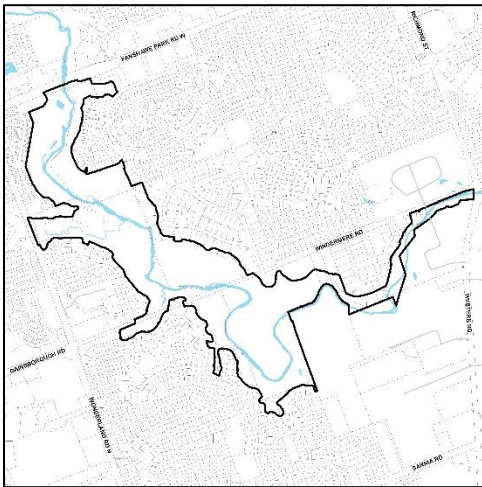
Heritage Places of Worship

- Explain how the example designating by-law for Emmanuel Presbyterian Church has met the requirements of s.3 in O. Reg. 385/21, specifically s.3(1)(3) and s.3(1)(4).
- Section 3.7 (page 26) on Heritage Conservation Easements would also make sense in *Designating Heritage Properties* guide.

NOTICE OF APPLICATION & PUBLIC MEETING NOTICE

Medway Valley ESA (South) Conservation Master Plan Phase II, and Official Plan Amendment and Zoning By-law Amendment

Medway Valley Heritage Forest Environmentally Significant Area (ESA)



File: OZ-9367

Applicant: City of London

What is Proposed?

- Consideration by City Council for adoption of the Medway Valley Heritage Forest Environmentally Significant Area (South) Conservation Master Plan Phase II, including updates to the Eastern Boundary, Sustainable Trail Concept Plan and environmental management strategy.
- Amendments to include the Medway Conservation Master Plan as a guideline document to the London Plan; and
- Amendments to align London Plan, 1989 Official Plan, and Zoning By-law mapping with delineation of the ESA as previously approved by Council.

YOU ARE INVITED!

Further to the Medway Conservation Master Plan Notice dated March 22, 2021, you are invited to a public meeting of the Planning and Environment Committee to be held at the time, date and location below.

Meeting Date and Time: Monday, July 26, 2021, no earlier than 6:00 p.m.

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

Please refer to the enclosed Public Participation Meeting Process insert.

For more information contact:

E. Williamson
ewilliams@london.ca
 519-661-CITY (2489) ext. 7602
 Planning & Development
 City of London,
 206 Dundas St., London ON N6A 1G7
 File: OZ-9367

getinvolved.london.ca/medway-valley-cmp

To speak to your Ward Councillor:

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

Councillor Phil Squire (west of Medway)
psquire@london.ca
 519-661-CITY (2489) ext. 4006

**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

Medway Valley Heritage Forest Conservation Master Plan

Council consideration of the Medway Valley Heritage Forest Environmentally Significant Area (ESA) (South) Conservation Master Plan (CMP) Phase II for the area south of Fanshawe Park Road West. The Medway CMP was prepared in consultation with Council directed stakeholder groups and First Nations communities. The CMP includes a Sustainable Trail Concept Plan, clarification of the Eastern Boundary access, an adaptive management and monitoring framework and proposed community engagement and education opportunities.

Requested Amendment to the 1989 Official Plan

To change designations on Schedule A – Land Use FROM Low Density Residential designation TO Open Space designation; FROM Open Space designation to Low Density Residential designation; and FROM Open Space designation TO Multi-Family, Medium Density Residential designation. Also, to change ESA natural heritage feature on Schedule B1-Natural Heritage Features to align with the delineation approved by Council as part of Phase 1 of the Conservation Master Plan.

Requested Amendment to The London Plan (New Official Plan)

To add the Medway Valley Heritage Forest Environmentally Significant Area (ESA) Conservation Master Plan as a guideline document to the London Plan. To change designations on Map 1 – Place Types to align with the Council approved ESA delineation, FROM Neighbourhoods Place Type TO Green Space Place Type, and FROM Green Space Place Type TO Neighbourhoods Place Type. Also to change ESA natural heritage feature on Map 5 – Natural Heritage to align with ESA delineation.

Requested Zoning By-law Amendment

To change the zoning on properties to align with Environmentally Significant Area delineation approved by Council as part of Phase 1 of the Conservation Master Plan. Changes are from various Residential Zones (R1-10, R1-9, R1-8, R1-6, R5-6) to an Open Space OS5 Zone. Changes from a Regional Facility RF Zone to an Open Space OS5 Zone. Changes from a Residential R1-8 Zone to an Open Space OS4 Zone.

Changes to the currently permitted land uses and development regulations are summarized below.

The Official Plans and the Zoning By-law are available at london.ca.

Current Zoning

Zones: Residential Zones R1-10, R1-9, R1-8, R1-6, R5-6, and Regional Facility Zone RF

Permitted Uses (Residential Zones): R1 Zone permits a single detached dwelling. R1 Zone variations are based on size of lot and context, with R1-6 through R1-9 applied to suburban single dwelling developments. R1-10 applies to larger estate lot development. R5-6 Zone permits medium density residential development in the form of cluster townhouse dwellings and cluster stacked townhouse dwellings.

Permitted Uses (Regional Facility Zone): Regional Facility RF Zone provides for a range of large institutional type facility uses. The RF Zone permits the following uses: adult secondary schools; ancillary residential and/or hostel accommodation; places of worship; commercial parking structures and/or lots; commercial schools; community colleges; day care centres; elementary schools; emergency care establishments; group home Type 2; hospitals; institutional uses; libraries; nursing homes; private schools; recreational buildings; secondary schools; stadia; supervised residences; and universities.

Requested Zoning

Zone: Open Space Zone variations OS4 and OS5

Permitted Uses: Open Space Zone variations OS4 and OS5 are applied to lands which have physical and/or environmental constraints. The OS4 Zone variation is intended to apply to hazard lands that may be subject to erosion. The OS5 Zone variation is intended to apply to natural heritage features and functions that have been recognized by Council as significant. OS4 Zone variation permits the following uses: conservation lands; conservation works; golf courses without structures; private and public parks without services; use of land for agricultural/horticultural purposes; and sports fields without structures. The OS5 Zone variation permits the following uses: conservation lands; conservation works; passive recreational uses which include hiking trails and multi-use pathways; and managed woodlots.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the official plan in effect. The London Plan is London's long-range planning document and the city's new Official Plan. The Green Space Place Type is in effect on London Plan Map 1 – Place Types. By order of the Local Planning Appeal Tribunal (LPAT), where policies of the London Plan conflict with a policy of the 1989 Official Plan, the London Plan policy shall prevail.

Land uses permitted within the Green Space Place Type are based upon the natural heritage features and areas contained in the subject lands. In addition to natural features, land uses may include public parks, private green space such as cemeteries and golf courses, agriculture, woodlot management, horticulture, essential public utilities and conservation management uses.

Proposed amendments to the land use designations and mapping of the 1989 Official Plan are consistent with the London Plan and Council approved delineation of the Environmentally Significant Area from Phase 1 of the Conservation Master Plan.

How Can You Participate in the Planning Process?

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

See More Information

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

- Contacting the City's Ecologist/Planner listed on the first page of this Notice; or
- Viewing the application-specific page at getinvolved.london.ca/medway-valley-cmp
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

Attend This Public Participation Meeting

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

Alternative formats to in-person attendance are available through telephone or virtual web streaming (computer) application. Pre-registration is required to access these options and can be found in the Public Participation insert.

Please refer to the enclosed Public Participation Meeting Process insert.

What Are Your Legal Rights?

Notification of Council Decision

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Right to Appeal to the Local Planning Appeal Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person

or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

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

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

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

For more information go to <https://olt.gov.on.ca/contact/local-planning-appeal-tribunal/>.

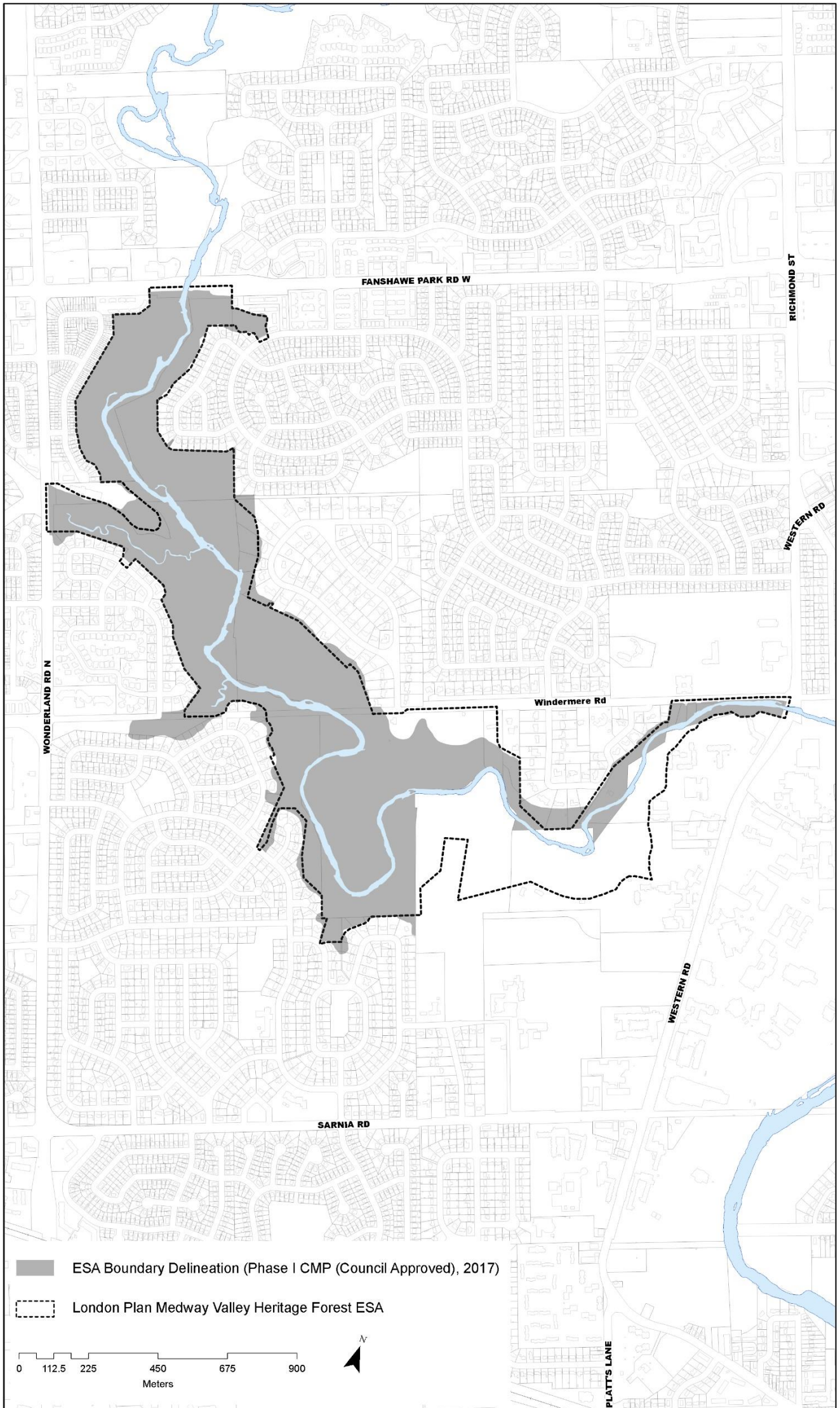
Notice of Collection of Personal Information

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Accessibility

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at planning@london.ca or 519-661-4980 by July 19, 2021 to request any of these services.

Location Map





Public Participation Meeting Process

As part of the City's ongoing efforts to slow the spread of COVID-19, and in keeping with the regulations and guidelines provided by the Province of Ontario, the Public Participation Meeting process has been modified to protect the health and well-being of members of the public and City employees during the pandemic. City Hall is currently closed to in-person meeting participation.

Anyone wishing to speak at a Public Participation Meeting can do so virtually, using Zoom online or by phone. Pre-registration is required.

- Members of the public are required to pre-register to speak at the public participation meeting. To register this must be requested no later than 9:00 a.m. the day of the meeting. Speakers will be limited to five minutes of verbal presentation.
- Registered speakers will be given the information to connect to the Zoom meeting and will also be able to present by phone.
- Pre-register by calling **519-661-2489 ext. 7100** or by **emailing PPMClerks@london.ca**. Please indicate the meeting and item when contacting the Clerk's Office. Directions on how to participate will be provided upon registration.
- Members of the public can also participate by submitting written communications to the committee or to Members of Council prior to the meeting.

Pre-registration is only required for those wishing to speak at a Public Participation Meeting.

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NOTICE OF PLANNING APPLICATION

Revised Official Plan and Zoning By-law Amendments

560 and 562 Wellington Street



File: OZ-8462

Applicant: 560 Wellington Holdings Inc.

What is Proposed?

Official Plan and Zoning amendments to allow:

- 17-storey, mixed-use residential/commercial apartment building containing 173 residential apartments and 1 commercial unit
- Special provisions to add a range of small-scale commercial uses on the ground floor
- Reductions to yard depths for all sides between the building and property lines
- Maximum height of 61m and lot coverage of 95%
- Minimum landscaped open space of 20% (including roof-top areas)
- Minimum 0m parking area setback from the road

LEARN MORE & PROVIDE INPUT

Please provide any comments by **July 28, 2021**

Sonia Wise

swise@london.ca

519-661-CITY (2489) ext. 5887

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

File: OZ-8462

london.ca/planapps

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

Councillor Arielle Kayabaga

akayabaga@london.ca

519-661-CITY (2489) ext. 4013

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

Application Details

Requested Amendment to the 1989 Official Plan

To change the designation of the property from a Low Density Residential designation to a Multi-Family, High Density Residential designation and to add a Specific Area Policy that provides site specific regulations to permit the proposed building height, density and land uses.

Requested Amendment to The London Plan (New Official Plan)

To change the designation of the property from the Neighbourhoods Place Type to the Urban Corridor Place Type and to add a new site-specific policy to permit the mixed-use development proposed at a greater height than the permissions of the policies of the Urban Corridor Place Type.

Requested Zoning By-law Amendment

To change the zoning from an Office Area (OF1) Zone to a holding Residential R10 Special Provision (h-5*R10-5(_)) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

Both Official Plans and the Zoning By-law are available at london.ca.

Current Zoning

Zone: Office Area (OF1) Zone

Permitted Uses: Offices, and medical/dental offices

Special Provisions: None

Height: 10m maximum

Requested Zoning

Zone: Holding Residential R10 Special Provision (h-5*R10-5(_)) Zone

Permitted Uses: Apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped persons apartment buildings, continuum-of-care facilities

Special Provisions: Special provisions to land uses of: add art galleries, bake shops, convenience stores, dry cleaning and laundry depots, financial institutions, personal service establishments, florist shop, grocery or food store (under 250 square metres) restaurants, retail stores, studios, and video rental establishments. Special provisions are also requested to add the following regulations: yard depths of 0m from the podium portion of the building, yard depths ranging between 3.0m-4.0m from the tower portion, yard depths ranging from 3.75m-5.5m from the top portion, a maximum building height of 61m, a maximum floor area ratio of 10:1, a maximum lot coverage of 95%, a maximum density of 800uph, a minimum landscaped open space of 20%, recognizing landscaped open spaces areas within roof-top areas, and a minimum 0m parking area setback from a property line.

Residential Density: 800 units per hectare

Height: 17 storeys (61m)

Bonus Zone: Municipal Council may also consider a policy for specific areas (Chapter 10) and/or a bonus zone for the proposed development, requested uses and regulations in return for eligible facilities, services and matters outlined in Section 19.4.4 of the 1989 Official Plan.

Holding Provision: an 'h-5' holding provision is requested for consideration which requires a public site plan meeting. Municipal Council may also consider the use of other holding provisions to ensure the orderly development of lands.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Low Density Residential in the 1989 Official Plan, which primarily permits a range of low to mid-rise residential uses, with densities contemplated up to 75 units per hectare for infill and intensification proposals within Central London.

The subject lands are in the Neighbourhoods Place Type in *The London Plan* (Council-adopted but not in force and effect), permitting a range of low to mid-rise residential uses such as single detached, semi-detached, duplex, townhouse, triplex dwellings, small-scale community facilities and low-rise apartment buildings for a site with frontage along a Civic Boulevard at an intersection with a Neighbourhood Street. Commercial, high-rise residential or mixed-use buildings are permitted in other Place Types such as the Downtown or Corridors.

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This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, Planning & Development 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.

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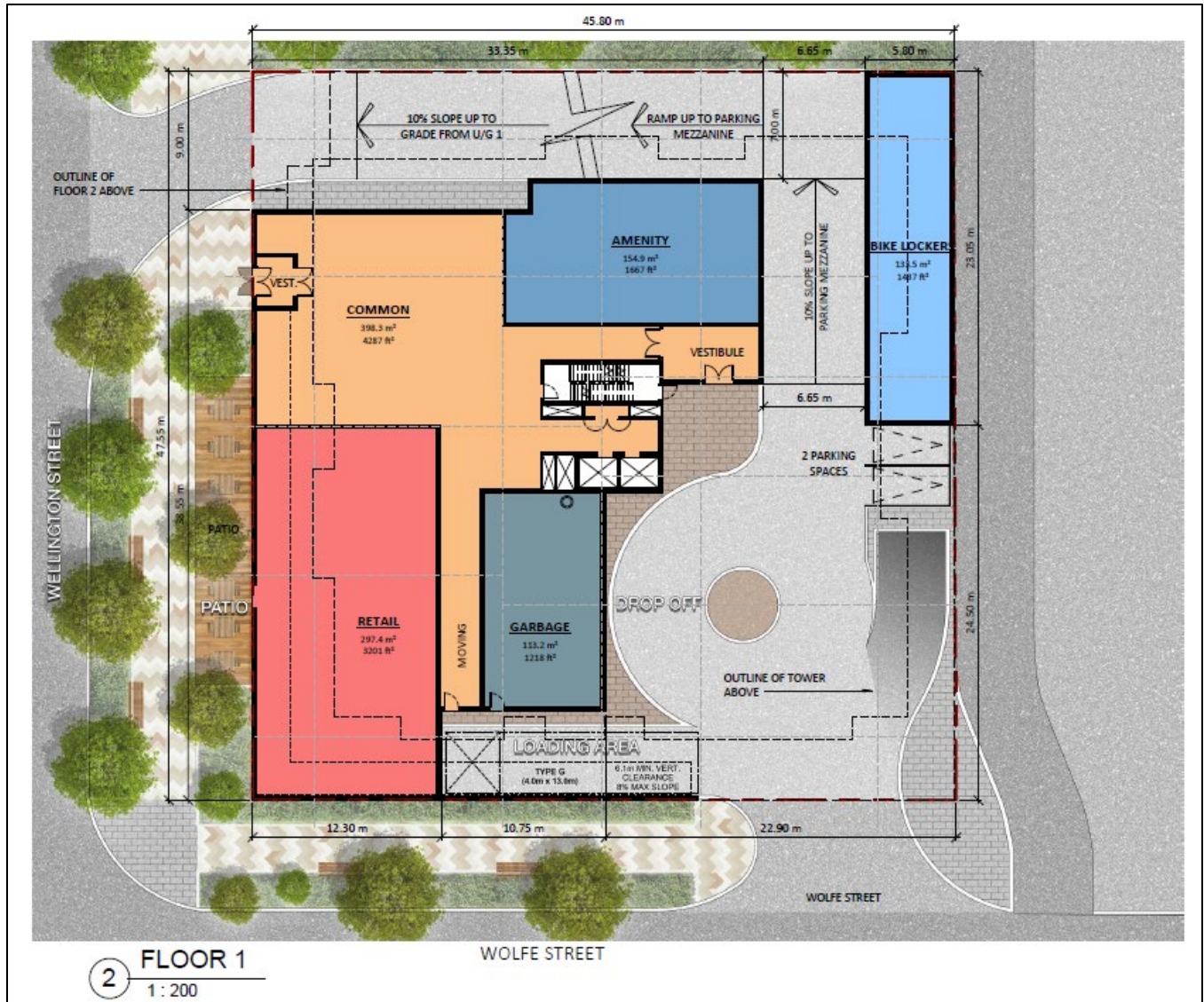
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Site Concept



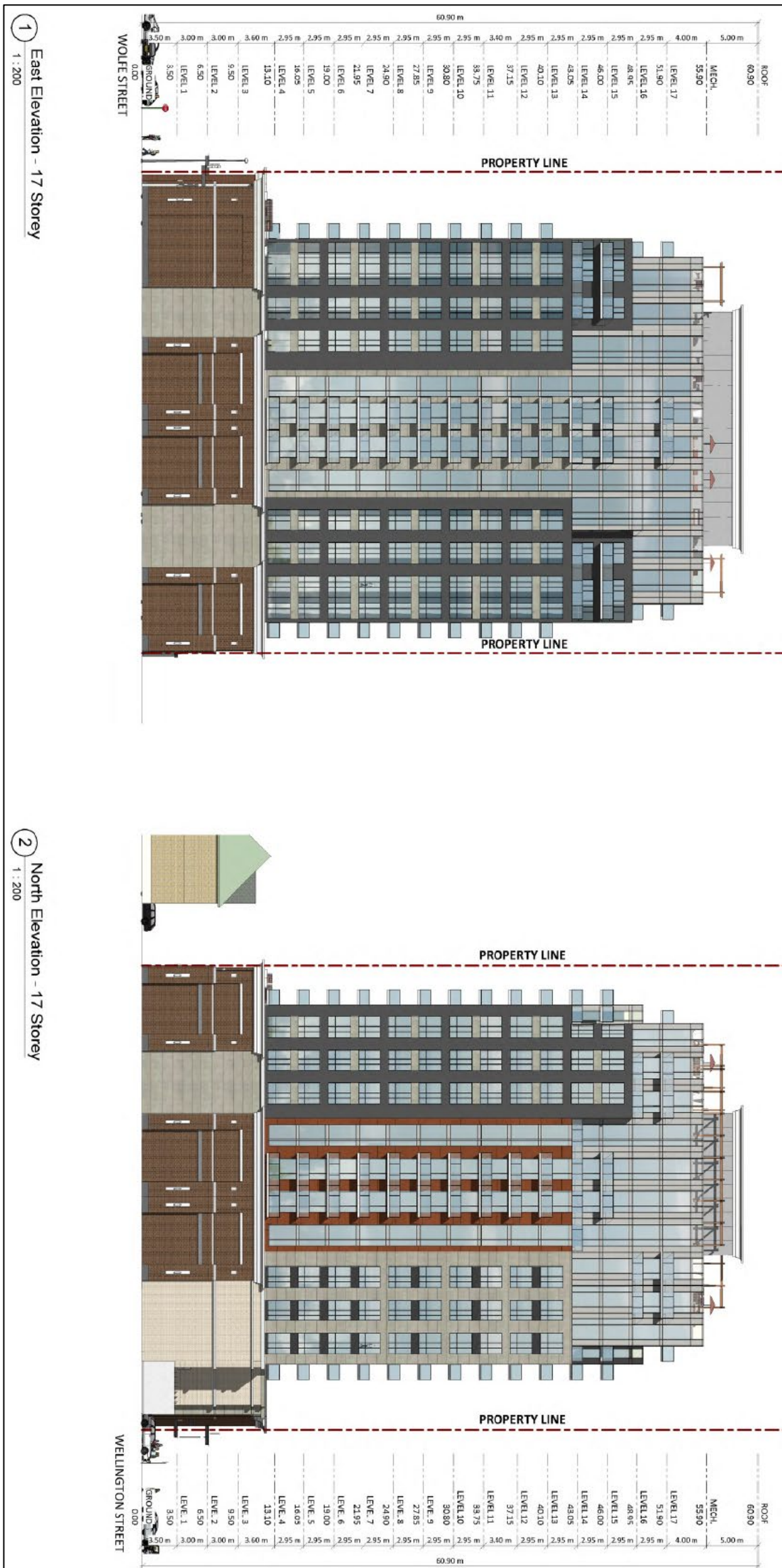
Site Concept Plan of Ground Floor

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

Building Renderings



South and West Elevations



East and North Elevations

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

To:	Stephen Stapleton Auburn Holdings Inc.	From:	Meaghan Rivard Stantec Consulting Ltd.
File:	161413636	Date:	March 31, 2021

Reference: 560 Wellington Street, London, ON

Stantec Consulting Ltd. (Stantec) understands that Auburn Holdings Inc. (Auburn) have revised their plans for the proposed development at 560 Wellington Street, London, Ontario. Stantec prepared a Heritage Impact Statement (HIS) in 2017 to assess the impacts of the development proposed at that time as the property is designated under Part V of the *Ontario Heritage Act* as a part of the West Woodfield Heritage Conservation District (WWHCD).

The previous development proposal included a 25 storey residential tower atop a three storey commercial and parking podium base. Following consultation with the community and the City of London (the City), the tower height was proposed to be reduced to 17 storeys plus the three storey podium for a total of 20 storeys. Auburn has since reduced the height of the tower to 14 storeys atop a three storey podium for a total height of 17 storeys. The podium design remains similar to the design assessed in the 2017 HIS, with minor changes to include red brick on the entrance to the parking garage from Wolfe Street. The design retains a proposed café location at the southwest corner of Wellington Street and Wolfe Street and sidewalk patio seating area.

Stantec's previous HIS and subsequent memos have outlined that the proposed development, as a high-rise tower located within the WWHCD has the potential to impact the WWHCD as the height of the tower portion will be taller than adjacent structures. In considering the potential for high density development anticipated within the WWHCD, key mitigation measures identified in previous reports are still applicable to this development, including:

- A podium base matching or similar to adjacent historic properties.
- Setback of the tower from the podium base and in subsequent storeys.
- Use of building materials and architectural treatments that compliment historic architecture in surrounding properties/area.
- Landscaping and vegetation in the private realm consistent with the character of nearby properties to enhance experience at the pedestrian realm as a robust streetscape in character with the neighbourhood.
- Avoiding the obstruction of significant views or landmarks.
- Siting of the high-rise within proximity to other taller, denser structures to create areas of coherence.

It should be noted that the site at 556 Wellington Street, immediately south of the subject property, was recently approved by Council to permit 12 and 18 storey residential towers atop a shared podium base. As such, the proposed development at 560 Wellington Street will be within proximity to other tall structures.

The 2017 HIS noted in its recommendations that modifications to the design would be required to the podium base to enhance the relationship between the proposed development and adjacent properties of the WWHCD. Materials, such as the use of red brick, and the overall height of the podium at three stories are sympathetic to the surrounding properties. Additional changes to the design, particularly the window design on the podium base, have the ability to provide a more compatible and sympathetic appearance to the HCD character. This should include, at a minimum:

Reference: 560 Wellington Street, London, ON

- A clear articulation of three distinct stories of the podium base. For example, rather than the first two storeys having full length windows, separate the fenestration articulation to have a closer appearance to two distinct stories, if possible.
- Inclusion of a more traditional fenestration pattern in the third storey of the podium. Most residential structures in the WWHCD contain multi-pane sash windows of various types, depending on the building's architectural style. The proposed windows appear to be pairs of single-pane windows. While the intent of new design is not to replicate historical design, a more traditional window sash (e.g. 1/1 or 2/2) would offer a more compatible appearance to the character of the WWHCD.
- Include red brick as the material separating the windows on the third storey of the podium for a more cohesive and consistent use of the material.
- Further refinement of entrance doors to the residential building and commercial unit with high-quality materials and design embellishments to create a strong focal point and enhance the character of the façade and its interaction with the streetscape. Avoid the use of a standard metal and glass doors with a generic and non-descript appearance.
- Include window frames on the podium with a colour tone rather than silver/metallic tone. Historic windows in the WWHCD were typically wood framed and would have been painted. A solid colour tone rather than a metallic material is more compatible with the character of the surrounding area.

CLOSURE

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

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

Stantec Consulting Ltd.



Meaghan Rivard MA, CAHP
Senior Heritage Consultant
Cell: (226) 268-9025
meaghan.rivard@stantec.com



Tracie Carmichael BA, B.Ed.
Managing Principal, Environmental Services
Cell: (226) 226 927-3586
tracie.carmichael@stantec.com



London
CANADA

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

February 1, 2017

J. M. Fleming
Managing Director, Planning and City Planner

K. Scherr
Managing Director, Engineering and Environmental Services and City Engineer

I hereby certify that the Municipal Council, at its meeting held on January 31 and February 1, 2017 resolved:

5. That the following actions be taken with respect to the 2nd Report of the London Advisory Committee on Heritage from its meeting held on January 11, 2017:

a) the following actions be taken with respect to the Municipal Class Environmental Assessment Study - Wharncliffe Road South from Becher Street to Commissioners Road West:

- i) the Civic Administration BE ADVISED that the London Advisory Committee on Heritage (LACH) does not support the potential demolition of the property located at 100 Stanley Street as it has significant heritage value and has been designated;
- ii) the Civic Administration BE ADVISED that the LACH has serious concerns about the impact of increased traffic flow through a potential heritage conservation district; and,
- iii) it BE NOTED that the LACH commends the work done on the Cultural Heritage Assessment Report;

it being noted that the LACH commends N. Finlayson for her stewardship of the property located at 100 Stanley Street for the past 28 years with respect to its architectural and natural elements;

it being further noted that the LACH received the presentation appended to the 2nd Report of the London Advisory Committee on Heritage from T. Koza, Transportation Design Engineer, related to this matter; and,

it being also noted that the LACH heard delegations from R. Unterman, Unterman McPhail Associates, N. Finlayson, 100 Stanley Street, P. & M. Rollings, C. Barnes-Moss, and S. Bentley, Heritage London Foundation, related to this matter;

b) the following comments regarding the application by Auburn Developments Inc., relating to the properties located at 560 and 562 Wellington Street, BE FORWARDED to the Civic Administration for consideration:

- i) the London Advisory Committee on Heritage (LACH) strongly disputes the conclusions of the Heritage Impact Assessment (2016), prepared by Stantec, for the properties located at 560 and 562 Wellington Street; and,
- ii) the LACH encourages the reassessment of the following matters with respect to compatibility of the proposed application with the West Woodfield Heritage Conservation District Plan guidelines, Victoria Park and the adjacent properties:

- A) the height of the building;
- B) the massing of the building;
- C) the setbacks of the building;
- D) the design of exterior facades; and,
- E) shadow impacts onto adjacent heritage properties;

- c) Mary Spinks, Western University Student Council representative on the London Advisory Committee on Heritage (LACH), BE APPOINTED to the site selection team for the Simcoe School War Memorial; it being noted that the LACH received a presentation from R. Armistead, Manager, Culture, with respect to this matter; and,
- d) clauses 1, 3, 4 and 6, BE RECEIVED;

it being noted that the Planning and Environment Committee heard a verbal presentation from B. Vazquez, LACH, with respect to these matters. (5/3/PEC)



C. Saunders
City Clerk
/lk

- cc: E. Soldo, Director, Roads and Transportation
M. Nelligan, Coordinator, Planning
J. Yanchula, Manager, Urban Regeneration
R. Armistead, Manager, Culture
K. Gonyou, Heritage Planner
L. Dent, Heritage Planner
T. Koza, Transportation Design Engineer
P. McClennan, Executive Administration Assistant, Managing Director and City Engineer
External cc List available in the City Clerk's Office

NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

551-555 Waterloo Street



File: Z-9372

Applicant: David Russell

What is Proposed?

Zoning amendment to allow:

- A 3-storey rear addition to the existing buildings, increasing the total number of dwelling units from 8 to 10;
- A northerly interior side yard depth of 0.5 m;
- A southerly side yard depth of 4 m;
- A front yard depth of 0 m;
- A building height of 10 m;
- A gross floor area of 1,600 square m;
- A parking requirement of 16 spaces;
- Home occupations within dwelling units in an apartment building;
- Home occupations would be restricted to and occupy no more than 25% of the ground floor.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **July 7, 2021**

Catherine Maton

cmaton@london.ca

519-661-CITY (2489) ext. 5074

Planning & Development, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9372

london.ca/planapps

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

Councillor Arielle Kayabaga

akayabaga@london.ca

519-661-CITY (2489) ext. 4013

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

Application Details

Requested Zoning By-law Amendment

To change the zoning from a Residential R3 Special Provision/Office Conversion/Temporary (R3-2(6)/OC4/T-73) Zone to a Residential R8 Special Provision (R8-4(_)) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The Zoning By-law is available at london.ca.

Current Zoning

Zone: Residential R3 Special Provision/Office Conversion/Temporary (R3-2(6)/OC4/T-73) Zone

Permitted Uses: Single detached dwellings; semi-detached dwellings; duplex dwellings; triplex dwellings; converted dwellings; fourplex dwellings; dwelling units; offices in existing buildings.

Special Provisions: Floor area ratio/maximum floor area, gross residential for lots over 1000 sq.m: maximum 50% and maximum 440 sq.m; rear yard depth: 30% of the actual lot depth or as indicated on Table 7.3, whichever is greater; yards where parking is permitted: parking in rear yards is restricted to the required rear depth where access is obtained from a lane and where there is no garage or carport located in the rear or side yard; parking standard: one space per 100 sq.m of floor area, gross residential or as indicated in Section 4.19.10 of this by-law, whichever is greater.

Temporary Zone: T-73: Lands located at 551-555 Waterloo Street may be used as a place of entertainment for a period not to exceed seven (7) months beginning May 31, 2016 as shown on the map attached to the amending by-law.

Requested Zoning

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

Permitted Uses: Apartment buildings; handicapped person's apartment buildings; lodging house class 2; stacked townhousing; senior citizen apartment buildings; emergency care establishments; continuum-of-care facilities.

Special Provisions: A minimum northerly interior side yard depth of 0.5 metres (whereas 4.5 metres is required); a minimum southerly interior side yard depth of 4 metres (whereas 4.5 metres is required); a minimum front yard depth of 0 metres (whereas 7 metres is required); a maximum building height of 10 metres (whereas 13 metres is permitted); a maximum gross floor area of 1,600 square metres (whereas no maximum gross floor area is specified); a minimum parking requirement of 16 spaces (whereas 10 spaces are required); home occupations within dwelling units in an apartment building; and the proposed home occupations would be restricted the ground floor and occupy no more than 25% of the total ground floor gross floor area.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Low Density Residential in the 1989 Official Plan, which permits a range of low density residential uses as the main uses.

The subject lands are in the Neighbourhoods Place Type in The London Plan, permitting a range of residential uses, including low-rise apartments in Central London.

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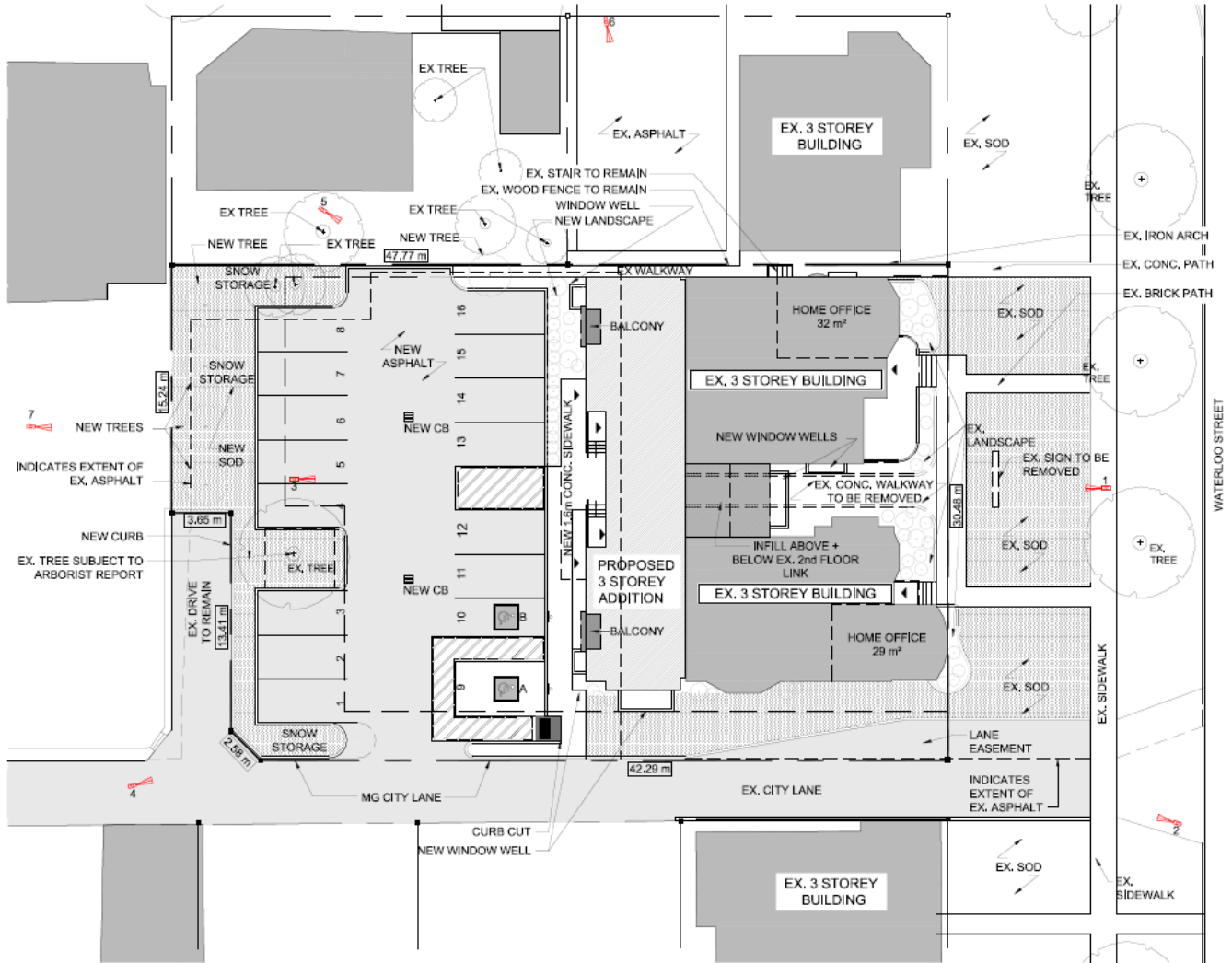
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Site Concept



Site Concept Plan

Building Renderings



Conceptual Renderings (Front and Rear Views)

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

HERITAGE IMPACT ASSESSMENT

551-555 Waterloo Street
London, Ontario

Date:
FEB 26, 2021

Prepared for:
Mr. David K. Russell
The Apartment Shoppe
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London, ON N6B 1X6

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preserve + create + sustain

26 Feb 2021

Project No. 1929

Mr. David K .Russell
The Apartment Shoppe
382 Queens Avenue
London, ON N6B 1X6

Re: Heritage Impact Assessment
551 - 555 Waterloo Street
London, Ontario N6B 2R1

Dear Mr.

Attached is the Heritage Impact Assessment for the property located at 551-555 Waterloo Street in regards to the residential development proposal incorporating the property, located within the West Woodfield Conservation District of London, Ontario.

We look forward to the opportunity to present this report to the City as you may require. Please do not hesitate to contact us with any questions or comments regarding this report.

Sincerely,



Ed van der Maarel
Partner, Principal Architect + Heritage Consultant
dipl. Arch., OAA, dipl. Arch.Tech., CAHP, OAHP

and

Tara McLaughlin
Architect, OAA
MArch., B.E.D.S, BA Hons

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Retrieved December, 2020

1. SUMMARY AND RECOMMENDATIONS

The client, Mr. David K. Russell of The Apartment Shoppe, proposal to retain and restore the property located at 551-555 Waterloo Street while integrating a rear addition to provide a conversion to multi-unit residential use from the existing uses as office space and former use as single family residences. Furthermore, the proposal retains the two and a half storey structure within the neighbourhood, and reinforces the architectural merit of the B-Rated property as part of the streetscape within the context of the West Woodfield Heritage Conservation District.

The prominent location of the site within the downtown core and West Woodfield Heritage Conservation District makes it an important property to assess for any potential impacts of a proposed development. The potential heritage impact of the proposed addition and alteration to 551-555 Waterloo Street, designated under Part V of the OHA, By-Law L.S.P.-3400-254, in March 9, 2009, has been assessed for its impacts against the West Woodfield Heritage Conservation District Plan Policies and Guidelines, and the mitigating approaches analyzed as per the Provincial Policy Statement (PPS) 2020. The proposed development of conversion to multi-unit residences and integration of the cultural heritage assets of the property within the addition provides the platform for the vibrancy and character desired within the West Woodfield Heritage Conservation District. As with most additions and alterations to properties within a designated heritage district, location, height, density, and massing of proposed development provide the highest levels of impact on cultural heritage assets.

The proposed development will provide low density residential units to support the long term economic protection of the property, while also reducing the impact of the proposal on the streetscape of Waterloo Street. Further, the proposal pays homage to the abutting conditions of the site with contemporary variations on the historical architectural detailing and massing through a sensitive addition at the rear that will be reversible. These are key goals of the West Woodfield HCD.

The primary mitigating factors for the multi-unit residential conversion are; retaining the existing property as a key element contributing to the heritage of the streetscape along Waterloo Street and its architectural merit (although the property is not designated for its individual heritage value). Further the addition is located to the rear of the existing residences, with the proposed height, massing and form similar to that of the original buildings, and in particular the use of gable-pitched rooflines that highlight not only the existing residences but nearby and adjacent properties. The proposed design integrates the existing residences with a contemporary addition that is both subordinate to and discernible from the original buildings. The existing contemporary pedway that was added to connect the two residences at the second storey between the south elevation of 555 and the north elevation of 551 along the interior side yards will be replaced with a sensitive and more contemporary glass “link” at all stories to allow for the integration of the new units on all levels and the rear access to the parking from each unit via the exit stair. The pedestrian and vehicular circulation to access the rear lot and entrances, will be located to the south side of the property along the sidewalk and existing service laneway, respectively. The client has also proposed to widen the entrance of the laneway at Waterloo Street to reduce the strain on the traffic turning into this laneway that has become a noticeable concern as currently the residents of several adjacent properties along Princess Ave and Waterloo Street also utilize this roadway.

Importantly, the addition does not negatively affect the views, vistas or other heritage elements of nearby and adjacent properties outlined in Section 5.0 Heritage Context, specifically adjacent properties at 549 and 559 Waterloo Streets based on the assessment of the addition at rear and the glass “link”.

While the proposed development achieves the majority of mitigation approaches identified in Section 7.0 of this document and of the PPS 2020, there are a few minor recommendations that would further assist in the mitigation process. The massing, form and height of the addition as well as the face of the exterior facades

1. SUMMARY AND RECOMMENDATIONS

on the south and north elevations aligns with that of the existing residences. However, in order to successfully achieve the appearance of the addition as blending into the surroundings, and the use of glass to create a sense of transparency while also reflecting the surrounding environment, consideration for the type and colour of the glass should be specifically addressed to both meet these design concepts and respect the identity and character of the neighborhood and the West Woodfield HCD.

In conclusion, the proposed development meets the guidelines and mitigating measures as provided in the PPS 2020, The London Plan, and most importantly, the West Woodfield Heritage Conservation District Plan. While we recommend further refinements in the design for consideration as the project proceeds to the detail and working drawing phase, we believe the design is a good example of respecting and integrating the surrounding heritage value of the district with an addition that allows for harmonious connection of new and old. Many low density multi-unit residential conversions have already been successfully integrated within the district to provide increased housing as the current demand and housing shortage grows. The proposed addition and alterations to the B-Rated, Part V designated property at 551-555 Waterloo Street align with the key goals and principles of West Woodfield and will contribute to the vibrancy and character of the historically significant area, while improving the longevity of the property.

2. INTRODUCTION

a+LiNK architecture inc. was retained by the client, Mr David K Russell of The Apartment Shoppe, to provide a Heritage Impact Assessment (HIA) for the property located at 551-555 Waterloo Street, London, Ontario, in regards to the proposed residential development conversion from office use (but originally single family residential) to multi-unit residential use on the west side of the property. This report has been prepared by Ed van der Maarel, Partner, Principal Architect and Heritage Consultant (OAA, CAHP) and Tara McLaughlin, Architect and Heritage Consultant (OAA). The proposal is being submitted as part of a Zoning Amendment Application and Site Plan Application for the property located at 551-555 Waterloo Street, and the HIA is included as part of this application.

The purpose of the Heritage Impact Assessment is to analyze the impact of the proposed addition and alteration on the heritage value of the property and the surrounding area. The building is designated under Part V of the Ontario Heritage Act (OHA), located within the West Woodfield Heritage Conservation District (HCD). There are also several nearby and adjacent properties that are listed under Part V of the HCD, as well as many individually designated properties under Part IV of the OHA. These properties are listed on the Register of Cultural Heritage Resources for the City of London, and are listed as either A or B-Rating in terms of significance.

The property and proposed addition are located approximately one block northeast of the downtown core, north of Princess Avenue and south of Wolfe Street on the west side of Waterloo Street, a major artery that runs north-south through the downtown core of London. Currently the property houses commercial residents on the main floor and rental apartment units above. The property is comprised of two residential properties, similar but not the same, in design and massing. The two residences are connected by a contemporary second storey pedway (not original) on the interior side lots of each building, rendering the two as one property: 551-555 Waterloo Street.

A new low density residential development is proposed for the property, converting the current offices and apartments into ten (10) residential units with access to grade from a communal exit staircase located at the rear centre of the addition, and proposed ramp. There is an existing rear parking area which will also be upgraded. The addition is approximately 6 meters deep and 2.5 storeys in height, and aligns with the width of the existing residences on the north and south sides. Further, the addition aligns with the height of the existing residences adjacent, and mimics the existing gables in the pitch and form. The addition is proposed at the rear of the property, along with the replacement of the existing pedway with a glass “link” that connects the buildings on all storeys between the two properties at the rear of the front elevations towards the back of the residences on the interior side yards. The units will be located throughout the basement, main, second and third storeys. Because the property is located within a Heritage Conservation District (HCD) there are a number of policies and guidelines surrounding the site that deem the protection and integration of any intervention as highly important. The design proposes changes to the existing zoning and floor area ratios, requiring a Zoning Amendment Application subsequent to the Site Plan Application. As part of the approval process, a Heritage Impact Assessment (HIA) is required. A heritage permit must also be obtained from the municipality prior to the issuance of a building permit and the construction of the addition, alteration and any restoration and repair work.

This document outlines the observations of the proposed design and the impact of the development on the Part V designated property located at 551-555 Waterloo Street, along with the impact on any nearby and adjacent designated Part IV and V properties within the district. The document also provides insight into the context of the property, history and summarizes mitigation strategies that have been met by the proposal or suggested for implementation.

3. POLICIES AND TERMS OF REFERENCE

The Provincial and the Municipality has set in place a number of policies and terms of reference for the purpose of protecting, preserving, and integrating cultural heritage resources within Ontario cities. The following Policies and Terms of Reference have been used in the preparation of the this Heritage Impact Assessment:

1. THE PLANNING ACT AND PROVINCIAL POLICY STATEMENT (PPS) 2020

The Provincial Policy Statement (PPS) is the statement of the government's policies on land use planning. It applies province-wide and provides clear policy direction on land use planning to promote strong communities, a strong economy, and a clean and healthy environment.

The PPS is issued under Section 3 of the Planning Act and is utilized by municipalities to develop their official plans and to provide guidance and information in regards to planning matters. Specifically, and in regards to cultural heritage, the Planning Act has provisions respecting the province's cultural heritage. The PPS provides general guidance for municipalities for planning and development of communities in a number of ways by; encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

Section 2.6 of the Act, specifically 2.6.1, 2.6.3, 2.6.4 and 2.6.5 provides municipalities with rules as to the cultural resources within the community.

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

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

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5 Planning authorities shall consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.

The PPS 2020 further provides definition to municipalities in regards to the terms used to describe cultural heritage.

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

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. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-Provincial Policy Statement, 2020 | 42 maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

3. POLICIES AND TERMS OF REFERENCE

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

Development: means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act, but does not include:

- a. activities that create or maintain infrastructure authorized under an environmental assessment process;
- b. works subject to the Drainage Act; or
- c. for the purposes of policy 2.1.4(a), underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the Mining Act. Instead, those matters shall be subject to policy 2.1.5(a).

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

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

While the property is not designated under Part IV of the Ontario Heritage Act, it is located within the West Woodfield Heritage Conservation District, designated under Part V of the Ontario Heritage Act. As per City of London By-law for Heritage Alteration Permits, a Heritage Impact Assessment is required when a property within a Heritage Conservation District (HCD) is altered, and the PPS 2020 provides the tools necessary as a Terms of Reference for the document.

2. THE ONTARIO HERITAGE ACT

The Ontario Heritage Act (OHA), R.S.O, 1990, c.0.18 is the legislation for the conservation of significant cultural heritage resources in Ontario. Part V of the OHA references Heritage Conservation Districts. Part V outlines the requirements for designation of a district and requires that all HCD's within a municipality be registered under that section. The HCD also helps to manage changes within a specified district while also protecting the cultural heritage value of the HCD. This Heritage Impact Assessment (HIA) will refer to these policies to determine the potential impacts, mitigation approaches and any conservation recommendations for the development alterations at 551 Waterloo Street as they relate to the West Woodfield HCD principles, policies and guidelines. Ultimately, the goal of the HIA is to ensure that the new additions maintain compatibility within the neighbourhood, as well as the visual streetscape and essence of the community within Woodfield.

3. POLICIES AND TERMS OF REFERENCE

3. THE LONDON PLAN

The London Plan, Minister Approved, December 28, 2016, *'constitutes the Official Plan for the City of London, prepared and enacted under the authority of the provisions of Part III of the Planning Act, R.S.O. 1990, c. P.13. It contains goals, objectives, and policies established primarily to manage and direct physical change and the effects on the social, economic, and natural environment of the city.'*

The London Plan provides for provincial interest and is designed to include the requirements of the Provincial Policy Statement (PPS) 2014/2020. Section 24 of the Planning Act, R.S.O. 1990, c. P. 13, identifies that "no public work shall be undertaken and no by-law shall be passed for any purpose that does not conform with this Plan. This includes for approvals of planning and development applications such as official plan amendments, Zoning by-law Amendments, plans of condominium, site plans, consents to sever, and minor variances.

While 'The London Plan' is organized in nine (9) parts, Part 4 specifically outlines 'Cultural Heritage' in its City Building Policies. However other Parts, ie. Part 7 Secondary Plans contribute to the Planning Process and the preservation and integration of the City's cultural heritage.

The specific direction provided in The London Plan is to: *"Protect our built and cultural heritage, to promote our unique identity and develop links to arts and eco-tourism in the London region"* and *"Protect what we cherish by recognizing and enhancing our cultural identity, cultural heritage resources, neighbourhood character, and environmental features."*

The London Plan and its Policies apply to the proposed development site and there the preservation of the City's cultural heritage must align with these policies.

4. CITY OF LONDON - TERMS OF REFERENCE: HERITAGE IMPACT ASSESSMENTS AND HERITAGE CONSERVATION DISTRICTS

The proposed development for the property located at 551-555 Waterloo Street is being submitted for re-zoning as part of the Site Plan Application (pre-consultation), and as part of the application, a Heritage Impact Assessment is required.

City of London Heritage Impact Assessment

The City of London does not have specific Terms of Reference for the preparation of Heritage Impact Assessments. Generally, municipal Terms of Reference are based on Provincial Policy Statements' Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the PPS. This document has provided the general terms of reference for this HIA.

City of London Heritage Conservation District - West Woodfield

The City of London maintains By-Laws to protect areas considered of high heritage value within the city boundary. These areas are known as Heritage Conservation Districts. The site at 551-555 Waterloo Street is located within a Heritage Conservation District (HCD) called *the West Woodfield Heritage Conservation District*. The City of London Designated the area under Part V of the OHA, By-Law L.S.P.-3400-254, in March 9, 2009. A Heritage Alteration Permit (HAP) Application may also be required to adhere to the Heritage Conservation District Plan and By-Law when a proposed development permit is made for a property within the district. Presently there are policies and

3. POLICIES AND TERMS OF REFERENCE

guidelines that have been implemented to conserve the HCD, with the primary goal of the HCD to retain the original street facades of the historic homes and other buildings. The historical and architectural 'Reasons for Designation' (and the district boundary) identified under Part A, Section 2.0 of the HCD Plan are important in highlighting the specific conservation and preservation requirements for the site located at 551-555 Waterloo Street. The HCD also includes Part A, Section 3.0, which outlines the key Heritage District Goals, Objectives and Principles. Further information on District Policies (4.0), Municipal Policies (5.0), and Heritage Alteration Permits (6.0) are provided in Part B of the plan, as well as Implementation (7.0). Part C, Sections 8.0, 9.0, and 10.0 detail the Guidelines for Architectural Design, Streetscape Design and Conservation Guidelines, respectively. Finally, Part D outlines helpful resources.

A summary of the Heritage District Goals, Objectives and Principles are listed below, as an overview to help inform this HIA. Specific District and Municipal policies (listed under Sections 4.0 and 5.0 of the HCD) as they relate to the property at 551-555 Waterloo Street will be further outlined in the report, and applicable Architectural Design Guidelines found under Section 8.0 of the HCD. For the complete document, refer to the West Woodfield Heritage Conservation Plan.

Heritage District Goals, Objectives and Principles - West Woodfield

Section 3.1 of the HCD outlines the Goals and Objectives for the area. There are five goals and objectives that provide the framework for the conservation of the HCD over the longterm, including the conservation approach and the guidelines. The goals are listed below.

Goals and Objectives

Overall Heritage Conservation District

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

- Identifying a heritage conservation district boundary that incorporates the key historical, architectural and contextual attributes of West Woodfield;
- Encouraging the retention, conservation and adaptation of the District's heritage buildings and attributes, as described in the Study and Plan, rather than their demolition and replacement;
- Providing guidance for change so that the essential architectural and streetscape character of the District is maintained and, wherever possible, enhanced;
- Identifying and building community awareness of unique or significant heritage attributes and appropriate means of preserving and/or restoring them.

Buildings

Goal: Avoid the destruction and/or inappropriate alteration of the existing building stock, materials and details by:

- Establishing policies and design guidelines to ensure new development and alterations are sensitive to the heritage attributes and details of the District and are based on appropriate research and examination of archival and/or contextual information;
- Strongly discouraging the demolition of heritage buildings and the removal or alteration of distinctive architectural details;
- Encouraging individual building owners to understand the broader context of heritage preservation, and recognize that buildings should outlive their individual owners and each owner or tenant should consider

3. POLICIES AND TERMS OF REFERENCE

themselves stewards of the building for future owners and users;

- Encouraging sensitive restoration practices that make gentle and reversible changes, when necessary, to significant heritage buildings;
- Encouraging improvements or renovations to modern era buildings that are complementary to, or will enhance, the District's overall character and streetscape;
- Providing homeowners with conservation and maintenance guidelines and best practices so that appropriate building and repair activities are undertaken.

Streetscape

Goal: Maintain and enhance the visual, contextual and pedestrian oriented character of West Woodfield's streetscape and public realm by:

- Recognizing that the area's heritage includes streets, parks, trees, open spaces, monuments, street furniture, signs and all manner of items that contribute to the visual experience of a community, whether public or privately owned;
- Maintaining existing street trees, vegetation and boulevards and develop replacement programs where necessary to ensure tree canopy retention over time;
- Establishing a common 'language' of streetscape elements that will complement the heritage attributes of the District and create greater continuity where disparate land uses and built forms exist;
- Identifying opportunities for interpretive features that can bring awareness of the District's heritage attributes to residents and visitors.

Land Use

Goal: Maintain the low-density residential character of the West Woodfield Heritage Conservation 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 by

- Ensuring that appropriate Official Plan policies, designations and zoning regulations are in effect that support the residential community;
- Establishing policies that will consider and mitigate the potential impacts of non-residential or higher intensity residential uses on the heritage character of low-density residential areas;
- Developing area or site-specific policies and guidelines for those areas intended for non-residential or higher intensity residential uses that will protect key heritage attributes, while allowing greater latitude for potential alterations or redevelopment;
- Ensuring that infill development or redevelopment is compatible with the heritage character and pedestrian scale of the District.

Process

Goal: Ensure that the permit approvals process for the West Woodfield Heritage Conservation District is effective, streamlined and easily understood by:

- Describing which types of alterations or classes of alterations will and will not require a heritage alteration permit;
- Providing property owners with relevant information (e.g. - terminology, checklists, graphics, etc) to simplify applications for heritage alteration permits, when required;

3. POLICIES AND TERMS OF REFERENCE

- Identifying potential funding, grant or rebate programs that exist or should be considered that will assist homeowners in completing heritage-appropriate restoration and alterations;
- Clearly establishing the roles and responsibilities of those involved in the approvals and decision-making process.

Principles

The following principles from the West Woodfield HCD outline the overall foundation to conservation that should be considered, particularly in situations where the policies and guidelines of the HCD do not specifically address a situation or issue. The principles provide the backbone for the plan, offering fundamental direction in lieu of applying specific guidelines or policies from the HCD.

Preserve the Historic Context - A heritage building represents the individuals and periods from history that have been associated with it. The building records the original designer and builder's intentions as well as the historic forces that were at play when it was built. Subsequent alterations to the building also record the historic context at the time of the alterations. It is appropriate to acknowledge that a building is both a functional enclosure and a vehicle for history. As such, historical context is to be considered when planning restorations, alterations or redevelopment.

Maintain and Repair - All buildings require some continuous methods of conservation as they are exposed to the constant deteriorating effects of weather and wear from use. Owners are encouraged to undertake appropriate repair and maintenance activities of heritage properties. Plans for alterations and restoration should also consider the amount and type of maintenance that will be required.

Find a Viable Social or Economic Use - Buildings that are vacant or under-utilized come to be perceived as undeserving of care and maintenance regardless of architectural or historic merit. City Council and staff should actively encourage and support appropriate forms of adaptive reuse when necessary to preserve heritage properties.

Preserve Traditional Setting - A building is intimately connected to its site and to the neighbouring landscape and buildings. Land, gardens, outbuildings and fences form a setting that should be considered during plans for restoration or change. An individual building is perceived as part of a grouping and requires its neighbours to illustrate the original design intent. When buildings need to change there is a supportive setting that should be maintained.

Preserve Original Decoration and Fittings - A building fits into its larger setting and at a smaller scale is the frame for the decorations and fittings that completed the original design. The original exterior decorations such as bargeboards, verandah trim, wood, metal or brick cornices and parapets are all subject to weathering and the whim of style. Resist the urge to remove or up-date these features or to replace them with poor reproductions of the originals. Their form and materials are an inextricable part of the original design and should enjoy the same respect as the whole building. Where practical, fittings and equipment should be preserved or re-used.

Restore to Authentic Limits - Resist the temptation to embellish a restoration and add details and decorations that would not have been part of the history of the building.

Employ Traditional Repair Methods - Deteriorated elements and materials that cannot be salvaged should be repaired or replaced with the same materials and inserted or installed in a traditional manner. In some cases, some

modern technologies ensure better and longer lasting repairs than traditional methods and should be employed if proven to be an improvement.

Respect Historic Accumulations - A building is both a permanent and a changeable record of history. The alterations that have been made since the original construction also tell part of the history of the place and the building. Some of those alterations may have been poorly conceived and executed and research may determine that they can be removed. Other alterations and additions may have merits that warrant incorporating them into the permanent history of the building. In many cases, it is difficult and unrewarding to fix a point in history as the target date for restoration. It is more appropriate to aim for a significant period in the history of the building, but be flexible in accommodating more recent interventions that are sympathetic and have improved the historical or functional nature of the building. Respect does not mean rigid.

Make New Replacements Distinguishable - The construction eras and historical progression should be self-evident. Although new work should be sympathetic to the original and match or mimic as appropriate, it should not attempt to appear as if built as part of the original.

Avoid Additions – If the original size and shape of a building works for the intended use, avoid new additions that would cover parts of the original building. Additions that are necessary should be sympathetic and complementary in design, and if possible, clearly distinguishable from the original construction by form or detail.

Document Changes – major works of preservation and restoration should be documented in writing and/or in drawings and photographs to provide a historical record of the changes and to provide assistance to others who may be undertaking similar work. The records should be archived in a safe, public location for future reference and research

West Woodfield Heritage Conservation District Plan, Stantec, 2008

4. DESCRIPTION OF SITE

4.1 CITY CONTEXT

The site of 551-555 Waterloo Street is located in London, Ontario, approximately one block northeast of City Centre and City Hall, in the area of Woodfield known as the West Woodfield Heritage Conservation District. The property is located north of Princess Avenue and south of Wolfe Street on the west side of Waterloo Street, a major artery that runs north-south through the downtown core of London from Kings University College at Western University to York Street. The site is also bounded on the south by a narrow vehicular service laneway connecting to the parking lot at the rear of 551-555 Waterloo, as well as to the rear of other adjacent properties. The laneway continues west towards the parking lot at 550 Wellington Street and then turns north and terminates at the west end of Wolfe Street.



Image 1: City Context Map. Basemap: Google Earth, 2020.

4. DESCRIPTION OF SITE

4.2 NEIGHBOURHOOD CONTEXT: WEST WOODFIELD HERITAGE CONSERVATION DISTRICT

The site is located within the West Woodfield Heritage Conservation District, designated Part V of the OHA, under By-Law L.S.P.-3400-254, in March 9, 2009. West Woodfield is considered to be one of the most significant areas within the City of London, and an area of high heritage value. Here there is a large proportion of residences and buildings designated under Part IV of the Ontario Heritage Act, or listed in the City of London’s Inventory of Heritage Resources. There are also several significant civic and institutional properties, and public spaces, as well as retail and commercial properties within the area. There are approximately 500 properties in total within the district.

The district is bounded by Richmond Street to the West, Dufferin Avenue and Queens Avenue (east of Wellington Street and west of Peter Street) to the South, Maitland and Peter Streets to the east, and Central Avenue and Pall Mall Street to the north.

Further information on the historical significance of the area is included in Section 5.0 of this report.



Image 2: Neighbourhood Context Map. Basemap: Google Earth, 2020.

4. DESCRIPTION OF SITE

4.3 SITE + PROPERTY CONTEXT

Existing Site - 551-555 Waterloo Street - B Rating

551-555 Waterloo Street is located on the west side of Waterloo Street, north of Princess Avenue and south of Wolf Street. The property consists of two yellow-buff brick, two and a half storey residential-style Victorian properties (551 and 555) built circa 1905. Some original doors, windows, trimwork, and decorative elements may still be present on the property, while others appear to have been replaced with modern versions. The wood trim work and decorative details along the windows and rooflines are painted a deep blue colour that does not appear to be the original colour. Interlocking brick pathways lead to the entrances of the properties from the sidewalk along Waterloo Street, and gardens and trees flank both entrance porches. The entrance porch of 551 is enclosed to the west of the entrance, while the porch wraps around the west side of 555 and is a covered exterior space.

While similar in form and massing, the two properties are not the same design and the facades vary. The two buildings are connected by a glass-enclosed pedway at the second storey located closer to the rear of the buildings that is contemporary. The pedway can be seen from both the front of the property along Waterloo Street, and from the rear of the property at the parking area. The parking area at rear can accommodate 22 parking spaces and is flanked by large trees to the west and north. It is accessed by an interlocking brick pedestrian pathway from under the tunnel, and by a paved vehicular service laneway to the south of the property at 551 Waterloo Street. This laneway and parking area also appears to provide access to the rear of adjacent properties along Wolfe Street and Princess Avenue. There are two exterior fire escape stairs at the rear of the properties: a wood stair leading from 551, and a metal stair at 555 Waterloo Street.

The site is approximately 0.35 acres with a building footprint of 270 square meters. The total gross floor area of the existing buildings is approximately 1000 square meters. The site is currently zoned as R3-2(6), OC4, T-72, and the property is leased as commercial space and offices by rent3000.ca, as noted by the information on the low-arched address sign located in the centre of the lawn between the two buildings. The property is owned by David K Russell of The Apartment Shoppe. The property at 551-555 is not designated under Part IV of the OHA, but is listed as a B-Rated property on the City of London's Register of Cultural Heritage Resources and in the HCD, and is designated under Part V of the OHA as part of the West Woodfield Heritage Conservation District.

Nearby/Adjacent Properties - A Rating

There are several properties located adjacent to 551-555 Waterloo Street that are designated as part of the HCD, and considered of heritage value. These properties have views from their side or rear elevations to the existing site: 300, 306, 308, 320, 322 and 334-336 Princess Avenue, 549 and 559 Waterloo Street, and 315 and 317 Wolfe Street. Of these nearby and adjacent properties, most are individually designated under Part IV of the OHA, except for three: 300 and 306 Princess Avenue, and 559 Waterloo Street. All of the properties are listed as A-Rated properties on the City of London's Register of Cultural Heritage Resources, and all are designated as part of the West Woodfield Heritage Conservation District, under Part V of the OHA. The property at 308 Princess Avenue is also listed on the Historic Places Register (National Register). The properties are all stately residences serving as single-family and/or multi-tenant spaces, while some have been converted into office and commercial spaces. The only exception is 549 Waterloo Street, which is a three-story walk-up apartment building. The adjacent property at 549 Waterloo Street, along with the property to the north of the site at 559 Waterloo Street are of particular importance due to their close proximity and direct adjacency to 551-555 Waterloo Street.

4. DESCRIPTION OF SITE

Nearby/Adjacent Properties (Opposite Waterloo Street) - B Rating

There are also five properties located opposite 551-555 Waterloo Street on the east side of the street that are included within the context of the site description, as these properties may be in direct sight of the proposed development either from the south elevation of 551 Waterloo Street, or along the front/east elevation. The addresses include: 532, 538, 544, 548 and 552 Waterloo Street. These are listed as B-Rated properties within the HCD and on the Register, and all but one are not designated under Part IV of the OHA. The exception being 532 Waterloo Street; it is designated under Part IV of the OHA.

A site map identifying the nearby/adjacent properties in context of the existing property is provided below, as Image 3. Details regarding the historical significance of the property located at 551-555 Waterloo Street and the nearby/adjacent properties are included in this report under Sections 5.0 Historical Context, along with the excerpts of the listings for all of the properties noted within the report on the City of London's Register of Cultural Heritage Resources (Image 8). Any potential impacts of the proposed development on the aforementioned properties is subsequently assessed and provided under Section 7.0 Impacts of Proposed Development.



Image 3: Site+ Property Context Map. Basemap: Google Earth, 2020.

5. HISTORICAL CONTEXT

5.1 NEIGHBORHOOD HISTORICAL VALUE - WEST WOODFIELD HERITAGE CONSERVATION DISTRICT (PART V)

As outlined in the West Woodfield Heritage Conservation District, By-law 3400-254

The lands comprising Woodfield were surveyed into building lots in 1840 following the incorporation of the City and the extension of its boundaries east to Adelaide Street. Several large blocks of land were granted to a small number of individuals and institutions, most of whom had registered plans of subdivision for their properties by 1855. An initial burst of development followed in the 1860s and 1870s resulting in a fairly dense pattern of growth consisting largely of one-storey frame dwellings. A second period of intense development followed in the 1880s lasting to about 1914, characterized by further subdivision of the large lots which resulted in the variety of styles and materials that can be seen today. By 1914, Woodfield was a well-established neighbourhood whose residents belonged to the same churches and clubs and in many cases were the City's business and political leaders.

West Woodfield Heritage Conservation Plan - Home Owner's Heritage Guide, Stantec, 2008

5.1.1 HERITAGE CHARACTER STATEMENT

Historic Character

As the one of the oldest neighbourhoods in London, Ontario, most of the surviving structures and residences were built circa 1880-1914 when the city experienced a major growth for merchants, manufactures and professionals. The area is a prime example of a prosperous class of elite Londoners that thrived during this period, hiring significant architects such as Robinson, Durang and Moore (the leading firm during the time) to design their stately manors. The majority of the area comprises residential properties, but also includes major civic, institutional and founding churches of several denominations, as well as public parks. City Hall (1971), Victoria Park (1878), the Metropolitan United Church (1896) and Dufferin Hall (Masonic Temple, 1964) are all located along the Dufferin Avenue corridor, while London Central Secondary School (c 1912) is situated at the corner of Waterloo Street and Dufferin Avenue. The Elsie Perrin Williams Memorial Library (1940), located on Queen Street, is a National Historic Site.

Architectural Character

The area of West Woodfield has a significant history of growth and development through the late 19th and early 20th centuries as one of the most prominent neighbourhoods in the City of London, Ontario. Prominent architectural styles were explored through the construction of stately properties, using high quality materials: Queen Anne, Edwardian, Neo Classical, Vernacular and Italianate. There is a visual consistency in the architecture through repetition, decorative woodwork, projecting bays, fenestration, and window details. Several significant buildings were constructed within the district during this period and remain today. There are also many significant residential properties that have been included within the HCD that are designated under Part IV of the OHA, and/or listed on the Register for City of London, including the property located at 551-555 Waterloo Street.

Streetscape Heritage Character

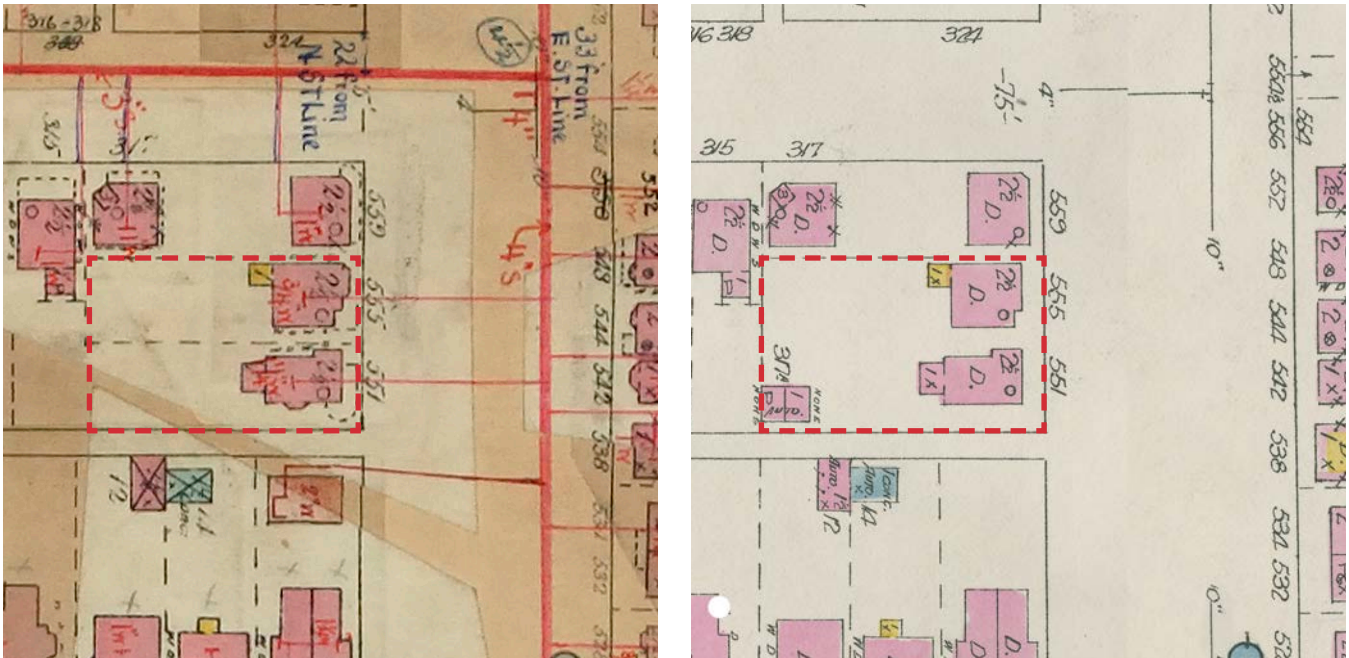
Victoria Park is at the core of West Woodfield, in the centre of London's history. Large trees with canopies contribute significantly to the stately nature of the vehicular corridors around the park and the pedestrian corridors throughout it. The residential arteries of West Woodfield maintain traditional patterns, rhythm and grandeur of the flora, fauna and trees carried over from Victoria Park and are consistent within the district. These decorate the street corridors and stately front lawns, beyond the contributing historical and architectural assets of the area.

5. HISTORICAL CONTEXT

5.2 BUILDING HISTORICAL VALUE + CONTRIBUTING ATTRIBUTES: 551-555 WATERLOO STREET (PART V)

The West Woodfield Heritage Conservation District Plan provides the necessary references to help frame the understanding of the value of the property at 551-555 Waterloo Street, as it relates to the HCD in a historical, architectural and streetscape context. The HCD also outlines the rating of each property within the district, using a scale of A, B, C and D. Properties of high heritage value, designated properties under Part IV of the Heritage Act, or properties that retain their value are included as A and B, while those of a C-Rating include properties whose form, massing or modest design are historical (but repeated). D-Rating includes those buildings in which the heritage qualities have been irreversibly lost or covered, or the original design lacks architectural merit to contribute to the HCD.

The property located at 551-555 Waterloo Street is rated as level B in terms of significance within the HCD and on the Register. Because it is not designated under Part IV, it is likely that the property contributes to the overall streetscape of the HCD of West Woodfield because of its sequence, grouping or location, as well as its general architectural merit, which is representative of the Victorian style. The massing and form of the property at 551-555 Waterloo Street highlights its program as two (formerly) prominent residential homes along Waterloo Street constructed circa 1905. It also maintains some of the key architectural characters of the district, including the two and a half storey residences with decorative gables, projecting bays, window forms and details consistent with the HCD. The two residences themselves display similar, but not the same, facades, massing, rhythm, gabled roofs and projecting bays. A wrap around porch on the east elevation of 555 Waterloo Street is not present on 551 Waterloo Street - instead there is an enclosed sunroom. The addition of a pedway constructed to link the two properties together at the second floor (closer to the rear of the two buildings) is not considered to be historical. The fire insurance maps indicate that the two homes were originally constructed as separate residences, circa 1905. It is not known if any significant families resided in the homes.



Images 4+5: Fire Insurance Plans of the property, 1892 (rev 1907) and 1912 (rev 1922). Note that based on these records, the residences were separate buildings in 1922. Dotted red line indicates current property boundary of 551-555 Waterloo Street. Courtesy of Western Archives, downloaded Nov 2020.

5. HISTORICAL CONTEXT

551-555 Waterloo Street - Designated PART V OHA (HCD); B-RATING



Image 6: 551-555 Waterloo Street: East/Front Elevation. Note two and a half storey massing, decorative gables, woodwork and projecting bay/window forms and window details. These aspects are significant within the HCD as they contribute to the visual consistency of the district as identified in the architectural character elements within the designation under Part V (OHA). Some original features appear to remain, while many have been replaced. The two properties have been modified with the addition of a contemporary pedway at the second storey (rear). The overall heritage value lies in its location and grouping, and remaining architectural merit as Victorian style residences, contributing to the overall context of the value of the HCD. Google Streetview, 2020.



Image 7: 551-555 Waterloo Street: West/Rear Elevation with parking area. A contemporary dormer with an access door has been added to the upper half storey at the rear of 555 Waterloo Street, and a small addition added to the ground floor of 551 Waterloo Street at grade. The pedway can be seen connecting the two properties at second storey with a pathway below. Contemporary additions and exit staircases have also been added to the rear. Google Streetview, 2020.

5. HISTORICAL CONTEXT

5.3 NEARBY/ADJACENT PROPERTIES - HISTORICAL VALUE

Several significant buildings ranked as A-Rating and B-Rating, and listed on the Register are also located around the immediate vicinity of the property located at 551-555 Waterloo Street, and their value must be considered in context of the historical value of the HCD and the property proposed to be developed at 551-555 Waterloo Street. The properties in context include: 300, 306, 308, 320, 322 and 334-335 Princess Avenue, 549 Waterloo Street, 559 Waterloo Street, 315 Wolfe Street, and 317 Wolfe Street. Further, there are five properties located opposite to 551-555 Waterloo Street that are also considered including: 532, 538, 544, 548 and 552 Waterloo Street.

Refer to Image 3 for the site map indicating the location of the properties identified, their Rating as either A and B as part of the HCD (under Section 4.0 Description of Site), and their designation(s). Refer to Image 8 on the following page, for the listing on the Register of Cultural Heritage Resources.

5.4 HERITAGE ATTRIBUTES

There are specific heritage attributes listed for each of the above-mentioned nearby/adjacent heritage properties that are designated under Part IV and/or Part V of the OHA. Of the fifteen properties noted, eight located adjacent or nearby to 551-555 Waterloo Street are designated heritage properties under Part IV of the OHA, and all are listed on the City of London Cultural Heritage Register. The key heritage attributes for each of the individually designated properties (Part IV) are highlighted below. The full cultural heritage designation outlining the architectural and historical reasons for individual designations, can be found in the designation documents for each property, included as Appendix E of this HIA.

5.4.1 SUMMARY OF THE KEY ATTRIBUTES FOR THE INDIVIDUALLY DESIGNATED PROPERTIES

- Form, scale, and massing of residential properties, fenestration and window arrangements
- Large-scale, two to three storey residences and apartments
- Decorative brickwork, gable rooflines and projecting bays
- Use of Local buff brick, red, white and yellow; including detailing such as the quoins and voussoirs
- General setbacks of the buildings on the properties from the street
- Overall streetscape and incorporation of trees and canopies
- Contextual relationship within the West Woodfield Heritage Conservation District

5. HISTORICAL CONTEXT

EXISTING SITE - 551-555 WATERLOO STREET - B RATING

Row	Street Name	Address	Year Built	Architectural Style	Individual Designating By-law	Interior Attributes	Plaque	Heritage Conservation District	Designating By-Law	Rating	Property Name or Comment	Cultural Heritage Status	Alternate Addresses on the Property	Force and Effect Date
5132	Waterloo Street	551-555 Waterloo St	c1905	Victorian				WW	L.S.P.-3400-254	B		Part V Designated	551 Waterloo St 555 Waterloo St	March 9, 2009

NEARBY / ADJACENT PROPERTIES - A RATING

Row	Street Name	Address	Year Built	Architectural Style	Individual Designating By-law	Interior Attributes	Plaque	Heritage Conservation District	Designating By-Law	Rating	Property Name or Comment	Cultural Heritage Status	Alternate Addresses on the Property	Force and Effect Date
3599	Princess Avenue	300 Princess Ave	1892	Queen Anne				WW	L.S.P.-3400-254	A	House	Part V Designated		March 9, 2009
3600	Princess Avenue	306 Princess Ave						WW	L.S.P.-3400-254	A		Part V Designated		March 9, 2009
3601	Princess Avenue	308 Princess Ave	1895	Queen Anne	L.S.P.-2865-487	x		WW	L.S.P.-3400-254	A	Joseph Smith House	Both		November 25, 1985
3602	Princess Avenue	320 Princess Ave	c1896	Queen Anne	L.S.P.-3472-2			WW	L.S.P.-3400-254	A	Dunlop Property	Both		December 14, 2009
3603	Princess Avenue	322 Princess Ave	c1905	Vernacular	L.S.P.-3354-762			WW	L.S.P.-3400-254	A	Rand Property	Both		July 16, 2003
3604	Princess Avenue	334 Princess Ave	c1898	Edwardian	L.S.P.-3355-163			WW	L.S.P.-3400-254	A	Morgan Property	Both		July 16, 2003
3605	Princess Avenue	336 Princess Ave			L.S.P.-3355-163			WW	L.S.P.-3400-254	A		Both		July 16, 2003

5131	Waterloo Street	549 Waterloo St	c1914	Edwardian	L.S.P.-3356-164			WW	L.S.P.-3400-254	A	Waterloo Apartments	Both		July 16, 2003
5136	Waterloo Street	559 Waterloo St	c1893	Queen Anne				WW	L.S.P.-3400-254	A	Fendrich Property	Part V Designated		March 9, 2009
5771	Wolfe Street	315 Wolfe St	c1908	Victorian	L.S.P.-3244-688			WW	L.S.P.-3400-254	A		Both		November 7, 1994
5773	Wolfe Street	317 Wolfe St	1902	Queen Anne	L.S.P.-3357-211			WW	L.S.P.-3400-254	A		Both		September 2, 2003

NEARBY / ADJACENT PROPERTIES (EAST/OPPPOSITE SIDE OF WATERLOO STREET) - B RATING

5127	Waterloo Street	532 Waterloo St	c1875	Italianate	L.S.P.-3277-63			WW	L.S.P.-3400-254	B		Both		March 3, 1987
5128	Waterloo Street	538 Waterloo St	1927					WW	L.S.P.-3400-254	B		Part V Designated		March 9, 2009
5129	Waterloo Street	544 Waterloo St	1887	Italianate				WW	L.S.P.-3400-254	B/C	Blumas Property	Part V Designated		March 9, 2009
5130	Waterloo Street	548 Waterloo St	c1880	Italianate				WW	L.S.P.-3400-254	B		Part V Designated		March 9, 2009
5133	Waterloo Street	552 Waterloo St	1909					WW	L.S.P.-3400-254	B		Part V Designated		March 9, 2009

Image 8: Excerpts from Register of Cultural Heritage Resources, City of London, 2020.

HERITAGE IMPACT ASSESSMENT
551 WATERLOO STREET, LONDON, ON

a+LINK Architecture Inc.

5. HISTORICAL CONTEXT



Image 9: 300 Princess Ave, South Elevation. Google Streetview, 2020.

300 Princess Street

Designation: PART V OHA (HCD), A-RATING

Constructed circa 1892
Two and a half storey
Queen Anne Style
Red Brick, decorative stone, wood gables + details
Covered Porch
Contextual value to streetscape of Princess Ave and West Woodfield HCD



Image 10: 306 Princess Ave, South Elevation. Google Streetview, 2020.

306 Princess Street

Designation: PART V OHA (HCD), A-RATING

Two and a half storey
Victorian Style
Red Brick, decorative wood detail and gables
Covered, wrap-around porch
Contextual value to streetscape of Princess Ave and West Woodfield HCD



Image 11: South Elevation. Historic Places 2020.

308 Princess Street

Designation: PART IV, PART V OHA (HCD), A-RATING

Historic Places Register

PART IV By-law 2865-487

Constructed circa 1895
Two and a half storey
Late Victorian Style
Rock-faced red sandstone, red slate and red brick
Turret form, slate roof, front veranda with spindles and balustrades, and pediment with frieze and swag design, projecting bays
Associated with Herbert Matthews, Architect
Contextual value to streetscape of Princess Ave and West Woodfield HCD

5. HISTORICAL CONTEXT



Image 12: 320 Princess Ave, South Elevation. Google Streetview, 2020.

320 Princess Street

Designation: PART IV, PART V OHA (HCD), A-RATING

PART IV By-law 3412-2

Constructed circa 1896

Two and a half storey

Queen Anne Style

White brick, decorative wood details, multi-gabled roof, covered veranda, projecting bay

Owned and built by Joseph Smith

Owned later by Victor Blackwell, of Watt and Blackwell Architects, designed many significant buildings in London (Dominion Public Building, Canada Trust

Contextual value to streetscape of Princess Ave and West Woodfield HCD

Contextual value to streetscape of Princess Ave and West Woodfield HCD



Image 13: 322 Princess Ave, South Elevation. Google Streetview, 2020.

322 Princess Street

Designation: PART V OHA (HCD), A-RATING

PART IV By-law 3354-162

Constructed in 1905

Two and a half storey

Queen Anne Style

Red brick, steep-pitched double gabled roof, dormer, two storey projecting bay windows, corbelled chimneys, classically inspired porch with columns, entablature/dentails on rusticated stone foundation

Rand Property

Owned by James R. Shuttleworth Family

Contextual value to streetscape of Princess Ave and West Woodfield HCD



Image 14: 334 Princess Ave, South Elevation. Google Streetview, 2020.

334-336 Princess Street

Designation: PART IV, PART V OHA (HCD), A-RATING

PART IV By-law 3355-163

Constructed circa 1898

Two and a half storey

Queen Anne Style

Red brick (pressed), complex roofline and massing, dormers, corbelled chimneys and decorated facade, two-storey porch and sunroom on south elevation, tall, multi-paned windows (original)

Morgan Property

Owned by Stephen Pocock (London Shoe Company)

Contextual value to streetscape of Princess Ave and West Woodfield HCD

5. HISTORICAL CONTEXT



Image 15: 549 Waterloo Street, East Elevation. Google Streetview, 2020.

549 Waterloo Street (Waterloo Apartments)

Designation: PART IV, PART V OHA (HCD), A-RATING

PART IV By-law 3356-164

Constructed in 1912

Three storey apartment building

Edwardian Style

Red brick, projecting frontispiece with inset stone diamonds, panels and insets, flat roof with tin cornice cap, central bays with inset balconies on the southeast corner of all levels and original 9/1 and 12/1 windows

Contextual value to streetscape of Waterloo Street and West Woodfield HCD

Located directly adjacent and to the south of 551-555 Waterloo Street on the south side of the laneway.



Image 16: 559 Waterloo Street, East Elevation. Google Streetview, 2020.

559 Waterloo Street

Designation: PART V OHA (HCD), A-RATING

Constructed circa 1893

Two and a half storey

Queen Anne Style

Yellow buff brick, corner residence with three storey tower set at the northeast corner and covered veranda wrapping around the ground level on both Waterloo and Wolfe Streets

Owned by Norwich Family and known as Fendrich Property

Contextual value to streetscape of Waterloo Street and West Woodfield HCD

Located direct adjacent and to the north of 551-555 Waterloo Street



Image 17: 315 Wolfe Street, North Elevation. Google Streetview, 2020.

315 Wolfe Street

Designation: PART IV, PART V OHA (HCD), A-RATING

PART IV By-law 3244-688

Constructed in 1908

Two and a half storey

Late Victorian Style

Romanesque influences, slate roof with large chimney, gable with large oval window and recessed porch, limestone piers and wood columns, balustrades, arched doorway with egg and dart terra cotta mouldings, limestone headers, central projecting bay

Owned by Walter Simson (John Marshall and Co. manufacturers of hats, caps and furs)

Contextual value to streetscape of Wolfe Street and West Woodfield HCD

5. HISTORICAL CONTEXT



Image 18: 317 Wolfe Street, North Elevation. Google Streetview, 2020.

317 Wolfe Street

Designation: PART IV, PART V OHA (HCD), A-RATING

PART IV By-law 3357-211

Constructed in 1908

Two and a half storey

Queen Anne Style

White brick, asymmetrical facade with varied windows, double entrance doors with original hardware, stained glass transom, arched voussoirs with narrow decorative brickwork, neoclassical veranda columns

Owned by William J. Legg, Carriage Maker

Contextual value to streetscape of Wolfe Street and West Woodfield HCD



Image 19: 532 Waterloo Street, West Elevation. Google Streetview, 2020.

532 Waterloo Street

Designation: PART IV, PART V OHA (HCD), B-RATING

PART IV By-law 3277-53

Constructed circa 1875

Two storey

Vernacular with Georgian and Italianate Influences

White brick, double house with both residences having a side hall and three bays wide. Double brackets at the eaves, corbelled chimneys, pilasters framed with brick and voussoirs over arched windows

Contextual value to streetscape of Waterloo Street and West Woodfield HCD



Image 20: 538 Waterloo Street, West Elevation. Google Streetview, 2020.

538 Waterloo Street

Designation: PART V OHA (HCD), B-RATING

Constructed in 1927

One and a half storey

Vernacular Style

Brown and red brick with covered porch and gabled roof with gabled porch and half timbering in the gable pediment

Contextual value to streetscape of Waterloo Street and West Woodfield HCD

5. HISTORICAL CONTEXT



Image 21: 544 Waterloo Street, West Elevation. Google Streetview, 2020.

544 Waterloo Street

Designation: PART V OHA (HCD), B/C-RATING

Constructed in 1881

Two storey

Italianate Style

Third floor double dormer on taller portion of building to the north with medium hip roof, smaller building maintains shed roof; building exteriors have been modified from original; B/C Rating on Register; Decorative soldier voussoirs over the front door and second storey windows; original brick painted over Blumas Property

Contextual value to streetscape of Waterloo Street and West Woodfield HCD



Image 22: 548 Waterloo Street, West Elevation. Google Streetview, 2020.

548 Waterloo Street

**Designation: PART V OHA (HCD), B-RATING
Historic Places Register**

Constructed circa 1880

Two and a half storey

Italianate Style

Original brick (painted over) with covered front porch supported by columns, some decorative soldier voussoirs over second storey windows remain, decorative roofline detailing below soffit/fascia

Contextual value to streetscape of Waterloo Street and West Woodfield HCD



Image 23: 552 Waterloo Street, West Elevation. Google Streetview, 2020.

552 Waterloo Street

**Designation: PART V OHA (HCD), B-RATING
Historic Places Register**

Constructed in 1909

Two and a half storey

Late Victorian Style

Red brick with projecting bay and gable roof with decorative central arched transom window; corbelled chimney, covered porch with rounded wooden columns supported by rusticated foundations

Contextual value to streetscape of Waterloo Street and West Woodfield HCD

6. PROPOSED DEVELOPMENT

6.1 PROPOSED DEVELOPMENT

The observations of this HIA are developed from the proposal documents for 551-555 Waterloo Street prepared for the client, Mr. David K Russell, of The Apartment Shoppe. The proposal is seeking to allow for a renovation/addition in the form of a two and a half storey addition to the rear of 551-555 Waterloo Street, retaining and converting the present building from offices and rental retail space, to multi-residential use. The surrounding area is currently and historically comprised of single family and multi-residential dwellings, alongside residences that have both been converted into commercial and office spaces and also re-converted back into residential use from commercial. Several properties within the West Woodfield HCD have utilized additions as a sensitive avenue to achieve these conversions within the district. The following outline provides the key concepts for the proposed design and addition for the property at 551-555 Waterloo Street.

6.1.2 DESIGN CONCEPT - 551-555 WATERLOO STREET

The proposed development combines two existing, two and a half storey converted residential homes located within the West Woodfield Heritage Conservation District, with a new two and a half storey addition at the rear. The current existing converted office building will house ten (10) residential apartments located throughout the buildings and addition, including the basements. The existing pedway located between the two residences that connects them at the second storey will be replaced with a glass “link” connecting the residences on all stories. The current pedway can be seen from the street facade, and the new glass “link” will also be visible from the street at all levels. However, the location of the “link” towards the rear portion of the two buildings on the interior side yards, and the use of glass helps to create a sense of transparency; the glass blends this link into the surroundings, while also reflecting the sky and street elements around it. The proposed design matches the existing north and south setbacks of the current residences at 551-555 Waterloo Street, and the floor levels on the addition are consistent between the houses and the addition without changes in elevation, creating a harmonious connection between the original residences and the addition. The proposed footprint of the addition is approximately 160 square meters.

The massing of the addition mimics that of the existing connecting residences, and the gable rooflines are similar in height, scale and massing to the original residences both along the north and south elevations, as well as the rear elevation. The massing is consistent with that of the neighbourhood context in regards to elevation similarities, treatment of gable roof pitches, and existing site limitations. The rear addition massing is visible only from Waterloo Street where the entrance to the laneway emerges south of 551-555 Waterloo Street, and along this adjacent service laneway to the south of the property. The laneway also separates 551-555 Waterloo Street from 549 Waterloo Street, a three-storey apartment building with a Part IV OHA designation. The proposal includes enlarging the laneway entrance at Waterloo Street to provide improved vehicular access onto the service road, but is not required as part of the proposal or as a result of increased density requirements.

The entry via the side yard laneway to the south gradually reveals the contemporary gable system put into place as you pass through to the rear yard along the laneway. From the rear yard the apartments have similar rooflines to the local adjacent and nearby properties, and are clad with cedar shake. The addition will be partially visible from the north along Wolfe Street, through the back of the property at 559 Waterloo Street, designated under Part V of the OHA. The rear (west facades) of 551-555 Waterloo Street have already been renovated in the past to include small additions and two fire escape staircases (one of steel and one of wood). Currently the view through the aforementioned opening along Wolfe Street reveals these unsightly additions to the rear of the property. These inconsistent elements will be removed as part of the proposal to create a clean and streamlined addition that connects to the existing west elevation, utilizing existing openings to provide circulation between the addition

6. PROPOSED DEVELOPMENT

and the original residences. The addition will be sensitive to the existing residences and constructed in a way that is both subordinate to, and compatible with, the original property and nearby/adjacent properties. The addition and connecting “link” located between the two residences on the interior side yards has been designed to have minimal intervention on the facades and will be reversible. The elevations along the north, south and east facades (front elevation) of the property will not be altered beyond the connection of the addition proposed. The existing trimwork, and decorative wood and metal elements will be restored and/or repaired and painted, as per Section 10.0 Conservation Guidelines of the West Woodfield Heritage Conservation District Plan. The existing windows will remain in place unless it is determined that they must be restored or replaced.

The design endeavors to use materials and colours that are common to both the district, and to connect the old with the new. The principle exterior cladding of the addition is brick to maintain the existing architectural vocabulary of the residences, and expressed in a contrasting dark colour. This helps to identify its nature as a new element, in contrast to the existing yellow buff brick of the original residences, and blend into the background/rear of the property. Wood-look, prefinished aluminum panel metal siding is proposed for the new trims and fascia of the addition, and cladding of the rear elevation facing the parking area between the west-facing gables above the first storey. The trim colours of the newly painted original residences will carry onto the addition to draw consistency between the two. The contemporary balconies proposed at the rear of the addition allow for more vibrancy and engagement for the residents of 551-555 with other residents of nearby and adjacent properties, especially those located at the rear where the addition will be visible from the rear of residences along Princess Ave, Wolfe Street and Waterloo Streets. Ultimately, improved interaction, vibrancy and harmony with the HCD are conceptual goals within the proposed development. The diagram below, along with the renderings and floor plan on the following pages highlight the conceptual designs for the proposed development at 551-555 Waterloo Street.

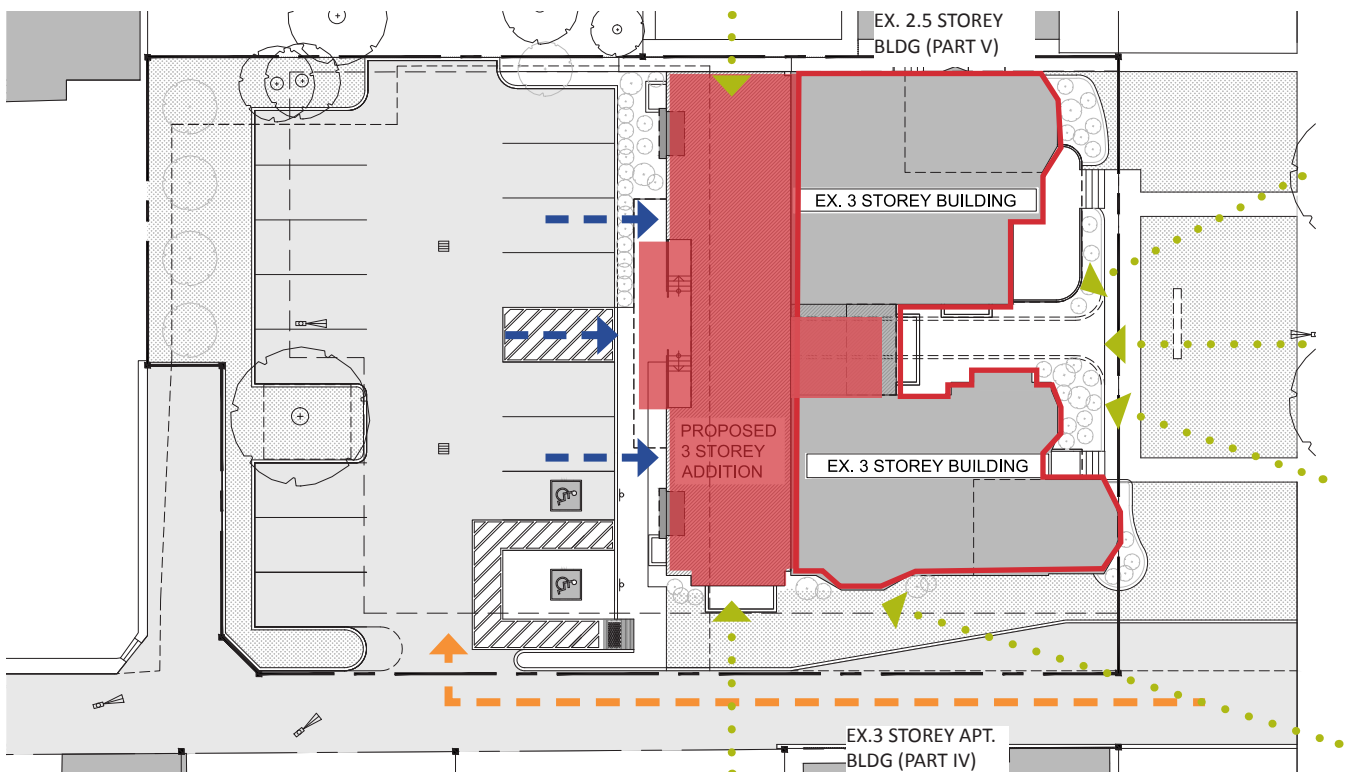


Image 24: Orange represents access through the enlarged laneway to the rear parking area, and blue represents the rear entrance to the units at 551-555 Waterloo Street. The green denotes views to the addition from the street(s). Diagram prepared by a+LiNK architecture inc (2021).

6. PROPOSED DEVELOPMENT



Image 25: East/Main Elevation facing Waterloo Street - 3D rendering of proposed residential development at 551-555 Waterloo Street. Drawing by a+LiNK architecture inc., 2021.



Image 26: West/Rear Elevation facing parking area - 3D rendering of proposed residential development at 551-555 Waterloo Street. Drawing by a+LiNK architecture Inc., 2021.

6. PROPOSED DEVELOPMENT



Image 28: East/Main Street Elevation - looking northwest down the enhanced vehicular service laneway towards parking area. 3D rendering of proposed residential development at 551-555 Waterloo Street. Drawing by a+LiNK architecture inc. , 2021.



Image 29: West/Rear Elevation facing parking area - looking northeast towards rear and vehicular parking, entrance and service laneway towards Waterloo Street. 3D rendering of proposed residential development at 551-555 Waterloo Street. Drawing by a+LiNK architecture inc. , 2021.

6. PROPOSED DEVELOPMENT



Image 30: Ground floor plan of proposed residential development at 551-555 Waterloo Street. The green highlights where the new addition will be incorporated into the existing buildings utilizing existing openings in the original building on the west elevation for access. The previous line of the pedway above that currently connects the two buildings is followed by the new "link" on all levels. Blue indicates possible home office spaces within the units. The complete set of plans are included as part of Appendix C of this HIA. Drawing by a+LiNK architecture inc., 2020.

7. IMPACTS OF PROPOSED DEVELOPMENT

7.1 TREATMENT OF HERITAGE RESOURCES - WEST WOODFIELD HERITAGE CONSERVATION DISTRICT PLAN

The property located at 551-555 Waterloo Street is listed as a B-Rating in terms of significance within the HCD and on the City of London's Register of Cultural Heritage Resources. The property, however, has been altered and addition of a pedway among other things, have been added over time diminishing its individual heritage value. Because it is not individually designated but maintains a B-Rating indicates that the property is considered of value; it contributes to the streetscape of the HCD due to its sequence, grouping or location, as well as its architectural merit as an example of Victorian style. Several significant buildings considered A-Rating and designated under Parts IV and V of the OHA are also located around the immediate vicinity of the property located at 551-555 Waterloo Street.

Because of these two significant aspects of the proposed development site: the B-Rating of 551-555 Waterloo Street, and the A-Rating of nearby/adjacent properties, all designated under Part V of the OHA, a review of the impact of the proposed development on the existing property is necessary. Further, a understanding of the impact of the proposed development on those nearby/adjacent properties, and on the streetscape within the HCD will be examined.

There are several sections within the West Woodfield Heritage Conservation District Plan that identify policies and guidelines applicable to 551-555 Waterloo Street, in particular, aspects of Sections 4.0 District Policies, 5.0 Municipal Policies, 8.0 Architectural Design Guidelines, and 9.0 Streetscape Design Guidelines. In order to assess the impacts of the proposed development at 551-555 Waterloo Street, a review of these key aspects of the HCD plan against the proposal are provided. The following is a summary of the impacts of the proposed design with specific reference to the aforementioned sections of the HCD. For the complete outline of all policies, refer to the West Woodfield Heritage Conservation District Plan (WW HCD).

7.1.1 WW HCD - SECTION 4.0 DISTRICT POLICIES

4.1 Development Pattern Policies

There are several policies that fall into the category of Development Patterns. The proposed development at 551-555 Waterloo Street strives to adhere to these policies, including:

Policies:

(a) Maintain the residential amenity and human scale by ensuring that the low density residential land use character remains dominant

Proposal Impact (a): The proposed design supports low density residential land use in the form of multi-residential units within the existing property and the proposed addition at rear to maintain the human scale, considering the adjacent three storey apartment building as a precedent for the low density residential context, scale and size.

(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.

Proposal Impact (b): The proposed use as multi-residential units is in keeping with the residential character of the HCD, with several examples throughout the HCD of previous conversions to multi-unit residential that have been integrated within existing larger residences.

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(c) Higher intensity uses or redevelopment opportunities shall be focused outside of the residential district and in areas designated for intensification.

Proposal Impact (c): The proposed use of the properties includes low density residential units, avoiding higher intensity uses.

(d) Where new uses or intensification is proposed, adaptive reuse of the existing heritage building stock should be considered wherever feasible.

Proposal Impact (d): The proposed program includes the return of the existing buildings to a residential use.

(e) Severances which would create new lots are strongly discouraged, unless the resulting properties are of similar size and depth to existing adjacent lots.

Proposal Impact (e): The proposed program does NOT include severing the property.

(f) Where original detached residential buildings are lost due to unfortunate circumstances such as severe structural instability, fire or other reasons, the setback of replacement buildings shall be consistent with the original building.

Proposal Impact (f): Not Applicable.

(g) Parking for new or replacement dwellings is to be located in driveways at the side of the dwelling or in garages at the rear of the main building whenever possible. New attached garages extending beyond the front of the dwelling are not permitted.

Proposal Impact(e): The proposed development includes redesign and improvement to the existing parking located at the rear of 551-555 Waterloo Street, with no parking or garages added to the side or front of the dwellings.

4.2 Heritage Buildings

4.2.1 Development Pattern Policies

551-555 Waterloo Street has been assessed as having a B-Rating, and located within the HCD, therefore alterations and additions to the property must consider the policies related to alterations and additions to ensure they do not detract from the heritage value of the property and the heritage context of the area. Design guidelines found in Section 8.0 of the HCD are also applicable to additions and alterations.

Policies:

(a) Minor exterior alterations and additions to buildings shall be permitted provided such alterations are not within any front or exterior side yard.

Proposal Impact (a): The addition proposed to the rear of the property provides residential units as well as pedestrian access to the property, and expansion of the units on all stories. The approximate measurement of the addition from the rear of the existing property is about 20 feet or 6 meters, which is significantly less than the depth of the existing residences and the length aligns with the north and south elevations of the existing building faces at approximately

7. IMPACTS OF PROPOSED DEVELOPMENT

24 meters. The “link” proposed that connects the two buildings is located towards the rear of the property, between 551 and 555 within the interior side yard of the two buildings, replacing an existing pedway in the same location. Therefore the addition is limited to the rear and interior side yards.

(b) Structural alterations to the exterior of buildings visible from the street are not permitted in the event of residential conversions. Any exterior stairs or fire escapes are to be enclosed and kept away from the front or street facing façade of the structure.

Proposal Impact (b): The alteration proposed includes replacing the contemporary pedway connecting the two heritage residences between the two residences on the interior side yards that is not original to the residences. The proposed new “link” to be constructed in lieu of the existing pedway connects the residences on all levels, but aligns with the setback and face of the existing pedway facade facing east.

(c) Additions shall be subordinate to the original structure to allow the original heritage features and built form to take visual precedence on the street.

Proposal Impact (c): The addition proposed for the property is subordinate to the original structure. The roofline of the addition at the rear aligns with the two existing heritage residences at 551-555 Waterloo Street to create a visual uniformity; the clean and simple design elements of the addition blend into the background and gives the original residences visual precedence on the street. The glass “link” connecting the two buildings blends seamlessly into the surroundings; the use of glass creates a sense of transparency while also allowing for reflection of streetscape elements so that it disappears into the setting of the property.

4.6 Adjacent Areas

The property located at 551-555 Waterloo Street is designated under Part V of the Ontario Heritage Act as part of the West Woodfield Heritage Conservation District. It is also surrounded by several Part IV Designated Properties along Waterloo Street, Wolfe Street and Princess Avenue. The following HCD policy in Section 4.0, outlines when an HIA may be required to assess the impact of a proposed development on adjacent areas of heritage value:

Policies:

a) A Heritage Impact Analysis [Assessment] in accordance with the policies of the City of London may be required for any redevelopment proposals within or adjacent to the Heritage Conservation District. The City of London Official Plan identifies adjacent lands as those lands that are contiguous and lands that are directly opposite a protected heritage property, separated only by a laneway or municipal road.

Proposal Impact (a):

The proposed addition and alterations to the property located at 551-555 Waterloo Street are visible from several nearby/adjacent properties located around the property and within the West Woodfield HCD.

Nearby Properties- A-Rating

The majority of those properties, including 300 to 336 Princess Avenue and 315-317 Wolfe Street are listed as A-Rating are located behind or adjacent to the proposed development, and the addition is only visible from the rear of these properties. The designations for these properties highlight elements that are considered of heritage value. None of these elements are impeded by the addition, as the majority of the heritage elements are located on the front/main elevations and side elevations, beyond overall massing and form. The location of the addition at the rear

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of 551-555 Waterloo Street do not hinder the heritage elements of these designated and A-Rated properties. Instead the addition provides a more visually enhanced architecture in lieu of the current existing fire escape staircases and inconsistent additions of 551-555 Waterloo Street located at the rear of the property.

Adjacent Properties- A-Rating: 549 Waterloo Street and 559 Waterloo Street

The adjacent Part IV and Part V designated heritage property at 549 Waterloo Street is a 3-storey apartment building. The property is located to the south of the proposed development, on the south side of the demising service laneway. The views of the addition can be seen from the rear/north elevation of this property (side elevation). The property views to the rear of the apartment building from the nearby property at 317 Wolfe Street (opposite the rear parking area and across the laneway) may be slightly hindered by the addition. However, these views do not highlight any key aspects of the HCD nor of the designated property itself. Further, the side elevation of the apartment building is not highlighted as being of significant value itself. The key elements of heritage value include the front elevation facing Waterloo Street is considered of value: fenestration and projecting frontispiece with inset stone and central bay, and balconies located on the front elevation. Hence, the addition will not impede on the views of the apartment building or deter from it. The massing and proportions of the addition at the rear of 551-555 Waterloo align with the proportions of the apartment building while its height is subordinate to the complex.

The property located to the north of 551-555 Waterloo Street at 559 Waterloo Street is a Part V designated property under the OHA, meaning it has value within the context of the HCD. The property retains its prominence on the corner of Waterloo and Wolf Streets. Views to the front of this property remain, while those of the rear of the property from the south and east elevations of 308 and 320 Princess Ave may be slightly hindered by the addition of the proposed development. However these views do not highlight any key aspects of the property at 559 Waterloo Street in the context of the HCD and do not hinder the experience of the property overall as part of the streetscape and location of it within the HCD.

Nearby Properties- B-Rating

There are also five properties located across the street from 551-555 Waterloo Street, on the east side, from which the addition and the new link between the two buildings may be visible. These properties include 532 to 552 Waterloo Street, and all are listed as B-Rated properties. Of the five, four are designated only under Part V of the OHA. One is designated as Part IV, located at 532 Waterloo Street. However, the views from that designated property are minimal and limited to the northwest corner of 532. As the depth of the rear addition is only about 6 meters, the addition will not have a significant impact on the overall views of the streetscape context from this property. The remaining four properties will have some sightlines of the addition “link” on the interior side yards between the two residences at certain angles. However, these residences currently view the pedway linking the two properties, so the new glass “link” at the lower and upper stories will not be a major departure from the condition of these two residences as connected. The use of glass will aide in blending this “link” into the surroundings through transparency and reflection.

The location of these Part IV designated and A-Rated properties along Princess Ave, Waterloo Street and Wolfe Street, along with the Part IV designated property, the Part V designated properties, and B-Rated properties, can be found on Image 3 of this report, under Description of Site. Ultimately, the impact of the addition on these properties and their heritage value is not significant.

7. IMPACTS OF PROPOSED DEVELOPMENT

7.1.2 WWHCD - SECTION 5.0 MUNICIPAL POLICIES

5.2 Land Use and Built Form

5.2.2 Zoning By-law

This section of the HCD applies to Zoning By-laws. Currently, the property is zoned as R3-2(6) OC4 T-72. The zoning requirements for this section include specific Regulations related to Floor Area Ratio/Maximum Floor Area, Gross Residential. More information regarding this zoning information can be found on the Site Plan Consultation, Zoning Amendment Application and more specifically, the Planning and Design Report . In terms of the property at 551-555 Waterloo Street, the application for Zoning Amendment requests adjustments to the zoning to accommodate the increased proposed floor area ratio as part of the addition and inclusion of eleven (11) units within the two existing residences as part of the low-density housing proposed.

7.1.3 WWHCD - SECTION 8.0 ARCHITECTURAL DESIGN GUIDELINES

8.1 Key Elements

There are several key elements provided within this section of the HCD that acknowledge both large and small-scale elements within the properties generally found within the West Woodfield HCD that are considered of value within the area. Most importantly, “any of the original components that face the public street(s) should be preserved as much as possible to conserve the heritage character of the street.” (Stantec, 8.1) The conceptual design and approach of the proposed development at 551-555 Waterloo Street achieves this by locating the addition to the rear of the property as much as possible, and strives to preserve the original components of the property that face the street as much as possible.

8.2 Design Guidelines

The recommendations provided in this section of the West Woodfield Heritage Conservation District Plan highlight considerations for major alterations and additions. These align with the objectives, principles and policies outlined in Section 3.0 of the West Woodfield HCD Plan identified previously in this HIA under Section 3.0, Policies and Terms of Reference. Specifically, the Design Guidelines focus on 8.2.1 Alterations, 8.2.2 Additions and 8.2.6.2 Original Single Family Residential Converted to Multi-Unit Residential.

8.2.1 Alterations

Ensuring that alterations are mindful and complementary of existing heritage fabric is essential to the survival of the heritage value in the context of an HCD. The following elements outline guidelines for consideration to alterations within the HCD and review of the proposed development at 551-555 Waterloo Street impacts in light of these guidelines:

- *Research the original style and appearance of the building to determine “authentic limits” of restoration or alteration so that the appropriate style is maintained.*

7. IMPACTS OF PROPOSED DEVELOPMENT

- *In the absence of historical data, use forensic evidence available from the building itself to suggest appropriate restoration or alteration.*
- *Seek similar properties (same age, same design, and same builder) for evidence of details that may still exist as samples for reconstruction.*
- *Avoid “new” materials and methods of construction if the original is still available.*
- *“Restore” wherever possible rather than “replace”, particularly for features such as windows, doors, porches and decorative trim.*
- *Where replacement of features (e.g. – doors, windows, trim) is unavoidable, the replacement components should be of the same general style, size and proportions.*
- *Incorporate similar building forms, materials, scale and design elements in the alteration that exist on the original building.*
- *Avoid concealing original parts of buildings, entrances and decorative details when undertaking alterations.*
- *If in doubt, use discretion and avoid irreversible changes to the basic structure.*
- *Keep accurate photos and other records, and samples of original elements that have been replaced.*

Proposal Impact (Alterations):

Overall, the proposal strives to consider alterations only where necessary to accommodate the addition at the rear and the connecting glass “link” between the properties. Restoration will be preferred over replacement of existing and original elements wherever possible on the north, south and east (main) elevations and replacement when restoration is not possible. Any restoration work to original elements (if possible to determine originality) including trimwork, decorative wood and metal elements, windows and brickwork will follow the HCD, Section 10.0 Conservation Guidelines. The rear addition will not conceal original parts of the building considered of value, as the elements that contribute to the streetscape and overall character of the HCD are found along the original elevations viewed from the street. Changes that are proposed will be reversible and the residences will be documented with samples of original elements retained where replaced (if required). Any alterations will be reversible; the existing doors and openings at the rear of the two residences will be removed to allow for accommodation and access, and new access openings on the interior side elevations at the ground, second and third storeys will provide circulation throughout the units, but will be located on the interior of the residences and will not be visible from the exterior.

8.2.2 Additions

Additions to dwellings within the HCD can have a significant impact on the residence as well as the heritage context of the HCD itself. Respecting scale and form, while being complementary to the original building, are key components to a successful and contemporary addition. Guidelines for considering additions are provided below with a review of the impacts of the proposed development in light of these elements:

- Additions that are necessary should be sympathetic and complementary in design and, if possible, 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.
- Additions should be located away from principal façade(s) of heritage properties, preferably at the rear of the building, to reduce the visual impact on the street(s).
- Form and details of the addition should be complementary to the original construction, with respect to style, scale, and materials but still distinguishable to reflect the historical construction periods of the building.
- The height of any addition should be similar to the existing building and/or adjacent buildings to ensure that the addition does not dominate the original building, neighbouring buildings or the streetscape.
- Additions should not obscure or remove important architectural features of the existing building.
- Additions should not negatively impact the symmetry and proportions of the building or create a visually unbalanced facade.
- New doors and windows should be of similar style, orientation and proportion as on the existing building. Where possible, consider the use of appropriate reclaimed materials.
- New construction should avoid irreversible changes to original construction.

Proposal Impact (Additions):

The historically integrated residential conversion at 551-555 Waterloo Street fits appropriately into the existing West Woodfield Heritage Conservation District. The addition has been designed to be contemporary, while being both subordinate to and distinguishable from the original residences. Further, the addition respects the existing heritage fabric and characteristics of the property and the West Woodfield HCD, as a whole through the following design considerations: location at the rear of the property, maintaining the gabled roof profiles of the original residences and nearby/adjacent properties, complementing the construction of the original residences through geometry, scale and form, considering window lines and fenestration, and using traditional form, materials, finishes and colours (rather than exact duplicates) to provide seamless transitions between new and old. The addition highlights the symmetry of the original buildings and creates balanced facades along the south, west and north elevations with the introduction of contemporary glazing, windows and entrances at the side and rear to help keep the addition both minimal and transparent (particularly at the “link” between the two residences). The proposal recognizes the importance of the streetscape and the visibility of the building from both Waterloo Street and along the service laneway to the south by creating a simple and shallow addition.

8.2.6 Building Conversions - 8.2.6.2 Original Single Family Residential Converted to Multi-Unit Residential

Alterations and additions to convert existing buildings within the West Woodfield Neighbourhood have been successfully completed in several instances to help improve the economic viability of larger properties, and to give more people the opportunity to be able to live in the area within a smaller space. These alterations and additions must consider the streetscape and overall context of the HCD. The following outlines the key considerations for conversions to multi-unit residential and the associated impacts of the proposed development against these guidelines:



Image 31: 551-555 Waterloo Street is in good condition with no significant structural deficiencies, making it a strong candidate for conversion to multi-unit residential use. The building will be upgraded with new interior finishes, new mechanical/electrical infrastructure and rear enclosed exit staircase as a requirement of updates to the OBC, in effect replacing the existing exterior fire escape staircases that require snow removal and monitoring because of potential environmental impacts. The parking area at rear will be re-paved and upgraded, improving the rear condition behind the proposed addition. The enlarged laneway will provide improved vehicular and bicycle circulation through the laneway.

- *Avoid altering the streetscape facade of the building. Try to provide access to individual apartments from the interior of the building. If this is not feasible, new entrances should be located to the side or rear of the dwelling.*
- *If exterior stairs are required for access or emergency exit purposes, they should be situated at the rear or side of the dwelling away from view, using materials and construction methods that are compatible with the original building design.*
- *Maintain original door and window locations.*
- *Locate additional utility meters in an inconspicuous, but still accessible location at the rear or side of the building.*
- *Front yard or boulevard parking is discouraged unless unavoidable and permitted by zoning regulations.*
- *If additional parking must be provided, it should be located at the rear or side of the building with appropriate landscaping or fencing provided to screen it from the street and adjacent neighbours, while maintaining useful amenity area.*

Proposal Impact (Conversion to Multi-Unit Residential):

Currently, the property is used as commercial office spaces on all levels, but the original design of the homes included single family residences. New entrances for the units at 551-555 Waterloo Street will be provided at the

rear of the property, and enclosed exit staircases provide access to units above and below designed to be compatible with the original building design in form and scale. Original door and window locations on the key north, south and east (main) elevations will be maintained, with additional parking provided at the rear of the property in the existing location of the current parking lot. The original buildings are in good condition making them an ideal candidate for conversion to multi-unit residential, with low risk of structural failure and major loss of heritage fabric.

7.1.4 WWHCD - SECTION 9.0 STREETScape DESIGN GUIDELINES

9.1 Key Elements

The character of the overall streetscape is imperative to the success of the HCD as an ongoing example of significant historical value through trees, landscaping, signage, lighting, curbs and laneways. Specifically, 9.2.7 of this section details guidelines in the approach to laneways as an important feature within the district.

9.2.7 Laneways

The portion of the laneway exposed to the streetscape should be considered in the following ways, and the impacts of the proposed development at 551-555 Waterloo Street evaluated alongside these aspects:

- *Where commercial conversion has taken place within the principle or ancillary buildings associated with a property, additional parking spaces or rear lane access should be developed to maintain a sense of separation between the lane and the private space, in order to maintain the historically accurate proportions of the space.*
- *Where additional rear yard parking or rear lane access has been added to a site, that additional lighting requirements be fulfilled in such a manner so as to limit the amount of light spillover into adjacent properties where possible. Lighting should be lower to the ground and mounted on walls rather than on poles where site conditions permit.*
- *Where additional rear yard parking or rear lane access has been added to a site, that it is done in such a manner so as to limit any impacts to existing trees on the property, or on adjacent properties, in order to preserve the canopy of mature trees on rear lanes. The amount of hard surface should be limited in such applications, and permeable paving should be employed where possible.*
- *Residents are encouraged to take ownership of the laneways behind their properties, maintaining them and enhancing them with appropriate vegetation at their borders. A list of appropriate species can be found within the front garden section of this report (Table 9.1).*
- *Where rear additions have been made on laneway frontages, the orientation of the addition shall be as a rear addition on the private amenity space.*
- *When fencing property boundaries, property owners are encouraged to choose fencing that allows for intermittent or screened views such as ornamental iron fencing rather than wood privacy fencing in order to maintain a visual connection with the laneway, and improve the aesthetics of these internal corridors.*
- *When laneways are reconstructed due to the need for infrastructure upgrades, the overall proportions and setbacks of the laneways are maintained where possible.*

7. IMPACTS OF PROPOSED DEVELOPMENT

Proposal Impact (Laneways):

The proposed design at 551-555 Waterloo Street includes additional parking to the existing rear parking lot, accessible by the existing laneway. Lighting will be added in a conscientious way to provide subsequent lighting for residents while avoiding use of poles and spillover causing light pollution. No trees are proposed to be removed and the existing canopy will be enhanced with redesign of the parking lot, while providing more softscaping, grass and plantings that consider the vegetation options suggested in the HCD plan. The orientation of the rear addition and the access via the ramp and rear entrances are located within the parking area at the rear of the property. The visual connection with the laneway will be maintained, as the proposed fence will be provided to the north side of the parking lot along the north property line, rather than along the laneway. The proposal includes enlarging the setback of the laneway at the entrance to Waterloo Street to allow for improved access into the laneway for all residents accessing the rear of their properties that are located along Princess and Waterloo Street, and reduce congestion at the juncture. This proposed enlargement is not required by the development re-zoning, but proposed as an important infrastructure upgrade.

7.2 MITIGATION APPROACHES

The Provincial Policy Statement (PPS 2005) on “Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005”, was the resource utilized in the identification and development of the ‘Mitigation Approaches’ for the proposed development. Specifically, Heritage Impact Assessments and Heritage Conservation District Plans; Principles in The Conservation of Historic Properties was the main source of terms of reference.

The principles listed below were identified from the Heritage Tool Kit and expanded to include specific principles and mitigation related to the proposed development at 551-555 Waterloo Street.

CRITERIA		DESCRIPTION
EVIDENCE	Respect for Documentary Evidence	Documentary evidence was researched in preparation of this HIA. The West Woodfield Heritage Conservation District Plan provides substantial information on policies and guidelines to help align the proposed design with the goals, objectives and principles of the HCD. The developer is maintaining all significant heritage elements as identified in the evidentiary documentation.
LOCATION	Respect for Original Location	551-555 Waterloo Street is being preserved and included in the conversion to multi-unit residential as part of the overall development. The proposal does not include moving of the building on or off the site. The proposal respects the existing heritage residences’ location along Waterloo Street by highlighting the original elements and locating the proposed addition to the rear within the landscape of the new development.
MASSING	Respect for existing form and massing	Refer to the massing diagram, Image 32, following this section. The existing form and massing of 551-555 Waterloo Street is respected by aligning and mimicking the proposed addition at the rear with the gabled roofline and pitch of the original residences in the addition, respectfully. The height and scale of the addition is consistent with the connecting original property; the size of the addition significantly smaller in depth than that of the original property.

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CRITERIA		DESCRIPTION
MATERIALS	Respect for Historic Material	The existing/original materials of the property, i.e. brick, wood and metal trims, and glazing are being preserved and will be restored wherever possible. The proposed addition reflects similar materials consistent with the original residences. The development proposes the use of similar materials (brick, glass) with the introduction of a glazed “link” to replace the existing glass pedway, and wood-look metal siding will be used on the rear elevation between the gables above the first storey to create a pause between the two gables. The trim colours of the heritage houses will carry onto the addition to establish a connection between the old and new. The colour of the glass in the proposed development should be considered to respect the identity of the existing residences at 551-555 Waterloo Street, and nearby residences to blend into the surrounding environment.
FABRIC	Respect for Original Fabric	551-555 Waterloo Street will be restored with like materials to respect the integrity of the building. This includes the brick, windows, door patterns, soffit detailing, and decorative metal and wood trims. Roofing should be restored with materials that replicate the original aesthetic of the building. Existing openings, windows and doors, will be utilized where new entrances are required.
HISTORY	Respect for the Building’s History. Do not restore to one period at the expense of another period.	The architectural and historical reasons for designation will be adhered to in order to preserve the unique history of the property within the West Woodfield Heritage Conservation District.
REVERSIBILITY	Reversibility of the new elements.	All proposed alterations to the existing property will be reversible and allow the resources to return to their original condition. The proposed addition ties into the existing building at the rear utilizing existing openings, and along the interior side yard elevations at grade, second and third stories on the interior of the units. Where windows and doors are removed, these will be documented should they need to be reinstalled. The addition which will be visible from the laneway entrance and at a distance through the canopies and rear yards of adjacent and nearby properties. Existing openings at the front/east entrances will continue to be utilized as door openings to create multiple access points into the heritage building.
LEGIBILITY	Legibility of the new versus the old.	The materials of the proposed addition and “link” include the primary use of glass to create a sense of transparency and to help blend these alterations into the surrounding environment so that they do not stand out, but are clearly discernible from the original elements, maintaining the identity of the heritage building.
MAINTENANCE	Maintenance	The existing residences at 551-555 Waterloo Street are part of the overall conversion to multi-unit residential. This will contribute to its sustainability as an actively utilized building incorporating residential tenants. An actively used and converted building becomes easier to maintain and receives increased maintenance schedules versus an under-utilized and/or vacant property.

7. IMPACTS OF PROPOSED DEVELOPMENT

CRITERIA	DESCRIPTION
DESTRUCTION	Destruction of any, or part of any, significant heritage attributes or features. There is no plan of destruction to any of the significant heritage features, which are predominantly considered as part of the streetscape. The removal of openings and creation of new openings at the “link” to accommodate the addition will not be visible from the exterior and are reversible. The building will be restored and integrated with the addition as a conversion to mutli-unit residential project.
ALTERATION	Alteration must be sympathetic or is compatible, with the historic fabric and appearance; There are no alterations that affect the ‘Reasons for Designation’. New openings will be minimized and will respect the original fabric of the building, and the addition located to the rear of the building.
SHADOWS	Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden; Refer to shadow study on the following pages, and in Appendix D included with this HIA to this document. Shadows are minimized due to the design of the addition gables and roofline to align with existing residence to the east. The brick on the north and south interior elevations of 551 and 555 Waterloo Street, respectively, will not experience major changes to sun exposure due to the addition, with minor impacts from the “link”. The west sun will have the most impact on any shadows, with some minimal shadows cast onto the adjacent roof of the original building from the addition around 4pm, more specifically in the Wintertime. Shadows cast on roofing materials such as shingles do not necessarily cause negative impacts, as reducing the solar glare on the roof materials can prolong its lifespan by preventing aging and curling due to long-term solar exposure.
ISOLATION	Isolation of a heritage attribute from its surrounding environment, context or a significant relationship; The heritage attributes of the existing residences are primarily located along the streetscape, and are not isolated from this contextual relationship through the proposed development and addition.
OBSTRUCTION	Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features; Views of the key east (front), north and south elevations remain intact. The pedestrian access to the front of the property from Waterloo Street remains intact, and a new pedestrian access is provided at the rear of the addition. Some views from nearby and adjacent properties will change from the view of the unsightly fire escape stairs and small inconsistent additions, to a consistent and well designed addition that proportionally aligns with the existing residence. None of these views are part of the streetscape, as they are contained within the rear of these properties, including the adjacent Part IV designated property at 549 Waterloo Street to the south and the adjacent Part V designated property at 559 Waterloo Street.
LAND USE	A change in land use to allow new development or site alteration to fill in the formerly open spaces; The land use proposed for the site redevelopment includes the infill of a portion of the rear of the property currently utilized by parking and a walkway to the rear to accommodate low density multi-unit residential spaces within the existing buildings and proposed addition. The existing rear parking lot will be improved and accessible ramp and enclosed staircase added to the rear, removing unsightly present additions.

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LAND	Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect resources.	The site is flat. All grading will be in accordance with local governing bodies. There is no significant change in grade that alters soils, and drainage patterns that adversely affect the area.
CONTEXT	Retain important contextual values.	The West Woodfield Heritage Conservation District Plan policies include the conservation and protection of existing buildings and streetscapes within the district wherever possible. 551-555 Waterloo Street retains its context within the proposed development, and the development does not have negative impacts on adjacent and nearby properties. Minimal views of the addition from Waterloo Street through the laneway are the most significant, but are mitigated by the shallow depth and sensitive design of the addition, aligning it with the existing residences in the gable-pitched rooflines, heights, form and massing.
DETAIL	Heritage Attributes Identified and Retained	The location, sequence, grouping and overall massing of the residences at 551-555 Waterloo Street, along with its existing architectural features and merit as an example of the Victorian style, contribute to the overall streetscape along Waterloo Street within the HCD. These key aspects of the property are retained, and where there are alterations and additions, these are mitigated by locating them to the rear of the property and replacing these existing contemporary additions such as fire escape stairs, small rear addition/entrance, and the pedway link with architectural designs that are sensitive to the existing residences, and do not compete with the heritage fabric.
LANDSCAPE	Buffer zones, site plan control, and other planning mechanisms.	A number of buffer zones in the form of the existing enlarged service laneway, pedestrian walkway along the south elevation, softscaping, accessible entrances and landscaping at the east (front), south and west (rear) of the property through the proposed development for the site provide relief and accentuate the existing landscape and streetscape features highlighted within the HCD plan and within designated Part V property located at 551-555 Waterloo Street.

7. IMPACTS OF PROPOSED DEVELOPMENT



Image 32: Massing Diagram- Southwest Elevation. Red dashes indicate aligning gable pitches, heights, setbacks, and building facades of the addition and the original buildings. The blue dots highlight the fenestration and separation of windows on each level, carried onto the addition from the original building. Note the two and a half storey glazed wall that creates a pause between the new and the existing at the addition on the south elevation, but also provides a sense of transparency while reflecting the context of the adjacent surroundings. Newly integrated landscaping has improved the design of the laneway and the rear parking area provide improved access to the property and the building, vibrancy and enhancement to the property. Diagram prepared by a+LiNK architecture inc., 2020.

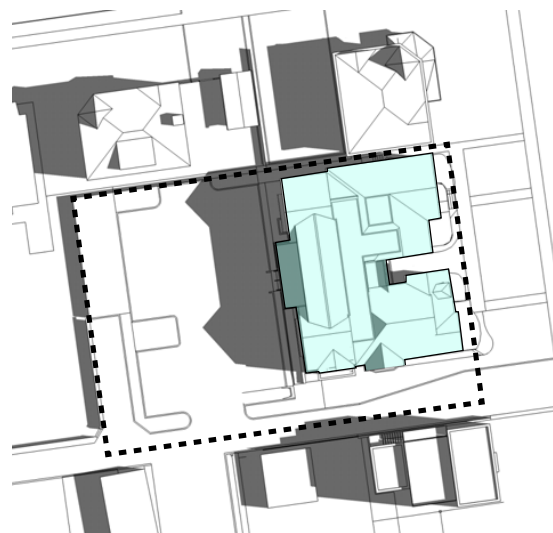
7. IMPACTS OF PROPOSED DEVELOPMENT

SUN STUDY

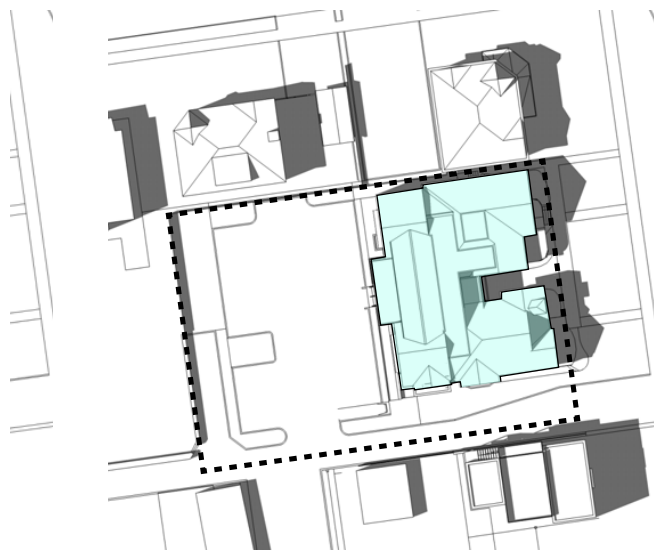
June 21 - Summer Solstice

Images c/o a+LiNK architecture inc.

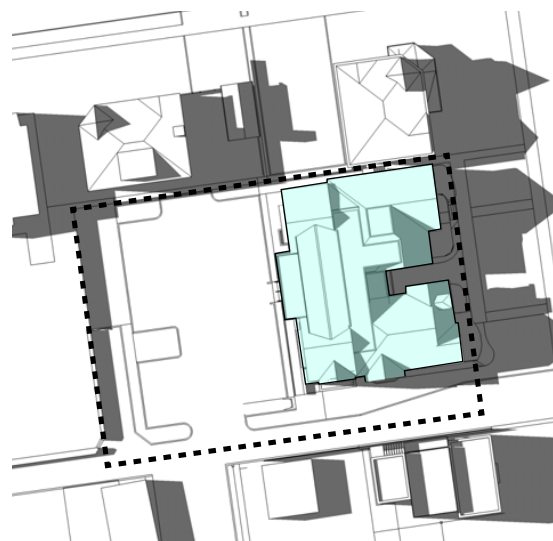
With the sun at the highest position in the sky, the proposed residential addition cast low shadows throughout the day, with some minimal shadows experienced on the roof and within the interior side yard during the west evening sun around 4pm, when the sun begins to set. The path of the sun travels primarily to the south of the building, so the impact of the parth of the sun on shadows is not significantly altered when the rear addition is added to the west.



8:00am



2:00pm



4:00pm

7. IMPACTS OF PROPOSED DEVELOPMENT

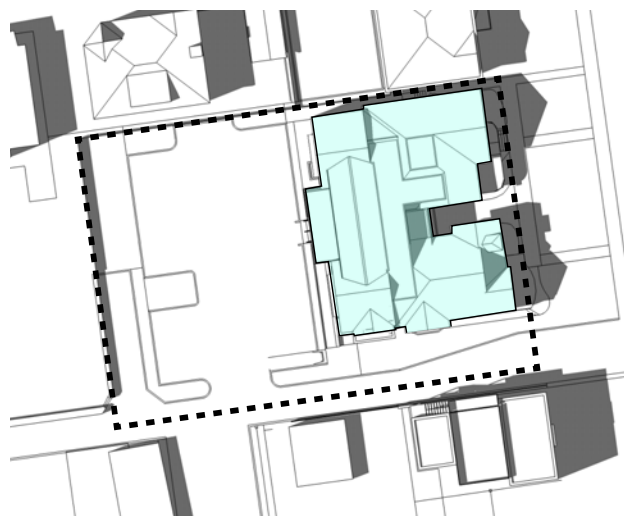
SUN STUDY

December 21 - Winter Solstice
Images from a+LiNK architecture inc.

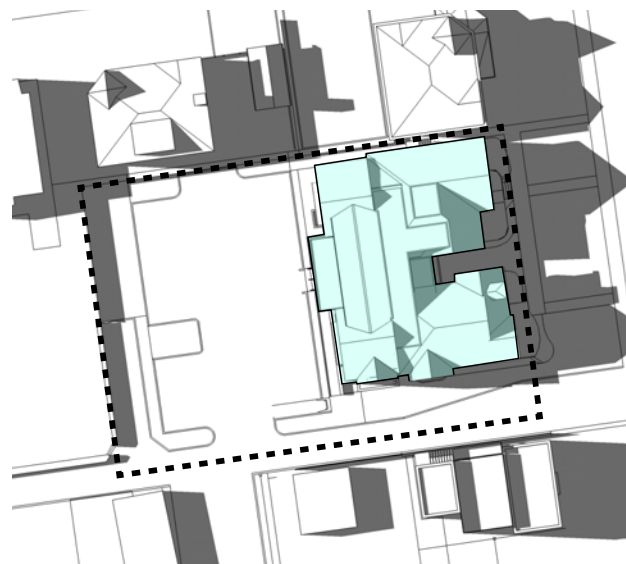
With the sun at the lowest elevation in the sky during the winter solstice, the existing building and the proposed addition are both in shade cast by shadows from the morning sun and for part of the afternoon. The residences are almost entirely in the shade at 4pm, but addition has minimal impact on the shadows, as the height and roofline of the addition is similar to that of the adjacent original property. Some increase in shadows along the interior side yards are present, but the majority of the remaining shadows would be present without the inclusion of the addition.



8:00am



2:00pm



4:00pm

8. RESOURCES

Government Documents

1. Her Majesty the Queen in Right of Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada*. 2010.
2. Ministry of Municipal Affairs and Housing. *Ontario Provincial Policy Statement, Under the Planning Act*. 2014.
3. Ontario Ministry of Culture. *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement*. 'Info Sheet #5, Heritage Impact Assessments and Conservation Plans.' 2005.
4. Ontario Heritage Trust. *Ontario Heritage Act, R.S.O. 1990 c. O.18: Part IV and V Designated Properties*. Version July 1, 2019.
5. Ontario Heritage Trust. Ontario Heritage Register: Part IV Designating By-Laws for Various Individual Properties. Retrieved Dec 2020.

Municipal Documents

1. City of London - The London Advisory Committee on Heritage Department of Planning and Development. *Inventory of Heritage Resources 2006*. 2005.
2. City of London. *The London Plan*. Minister Approved December 28, 2016.
3. City of London. *Strategic Plan for the City of London 2015-2019*.
4. Stantec, Nexus, ecoplans ltd, and Michael Baker Historian. *West Woodfield Heritage Conservation District Plan*. For the City of London. August 2008.

Other

1. Map Images: *London, Ontario*. Nov 2020. Google Maps, <https://www.google.ca/maps/place/London,+ON>
2. a+LiNK architecture inc. Drawings: Existing Base Drawings, Proposed Site Plan 2021, Proposed Drawings: Floor Plans and Conceptual 3D Renderings. 2021.
3. a+LiNK architecture inc. Shadow Study. Nov 2020.

9. APPENDICES

APPENDIX A - *Existing Base Drawings* - a+LiNK architecture inc., 2020

APPENDIX B - *Proposed Site Plan, 2021* - a+LiNK architecture inc., 2021

APPENDIX C - *Proposed Drawings: Floor Plans and Conceptual 3D Renderings*
a+LiNK Architecture Inc., 2021

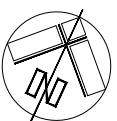
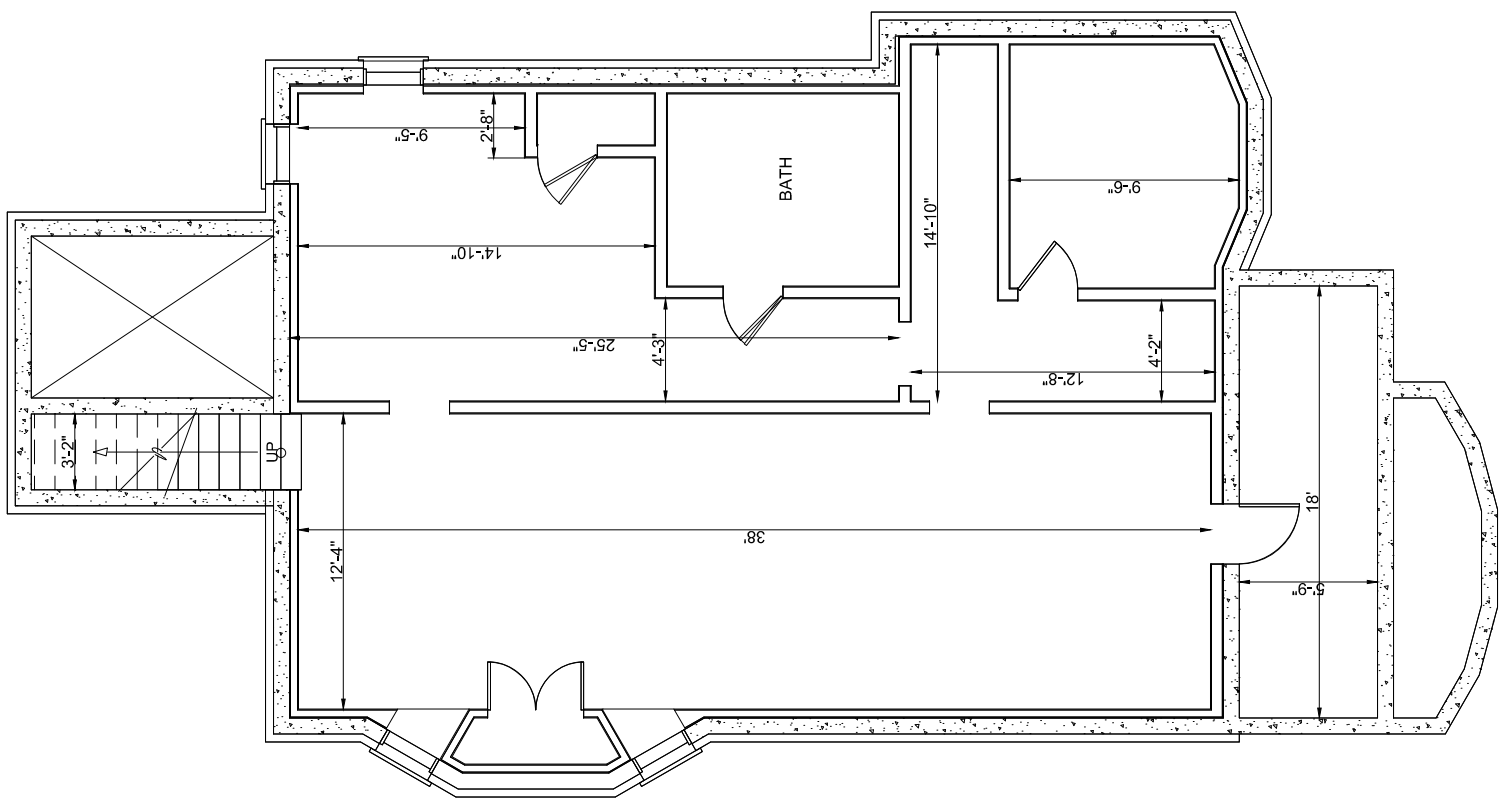
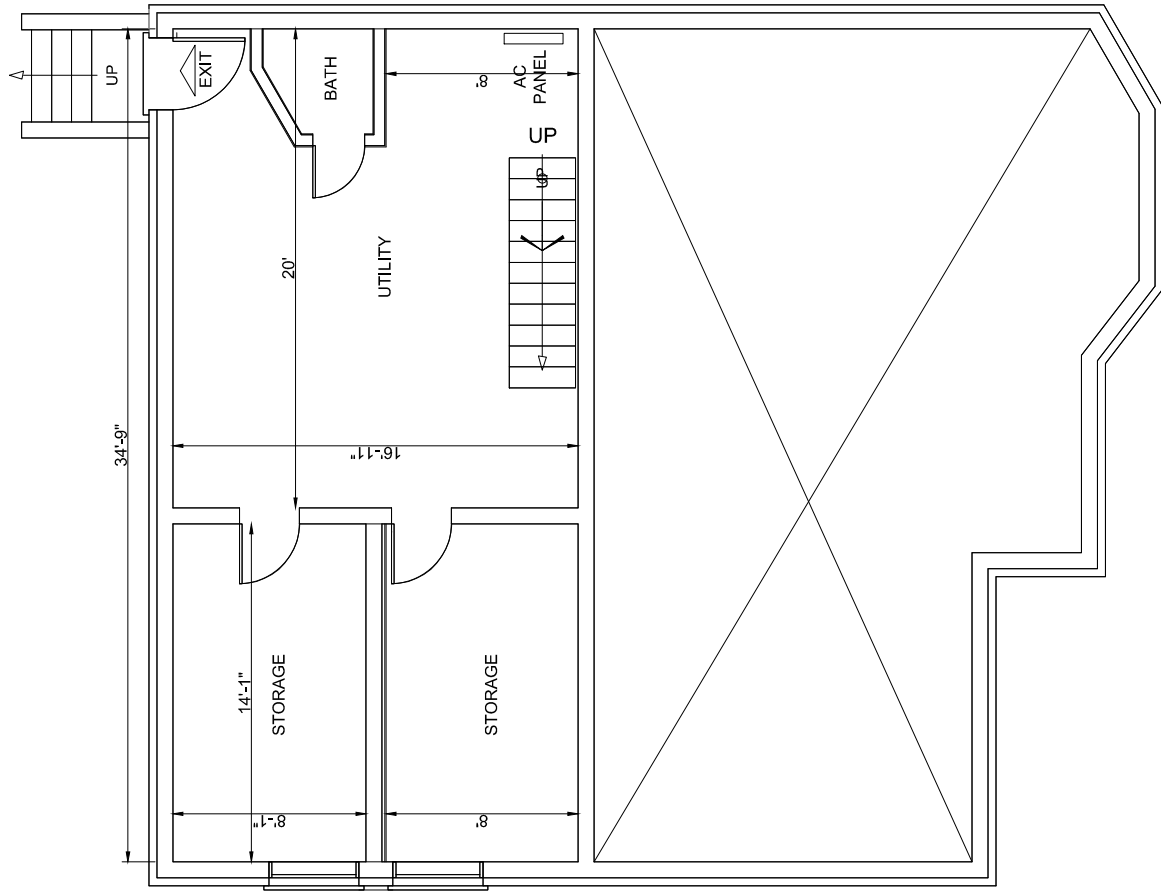
APPENDIX D - *Shadow Study* - a+LiNK Architecture Inc., 2020

APPENDIX E - *Part IV Designating By-Laws for Individual Properties*
Ontario Heritage Register, Ontario Heritage Trust,
Retrieved December, 2020



APPENDIX A

Existing Base Drawings – a+LiNK architecture inc., 2020



2020-11-24

1/8" = 1'0"

551 + 555 WATERLOO STREET - BASEMENT PLAN
PROPOSED IN-FILL DEVELOPMENT

98

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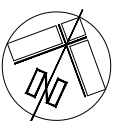
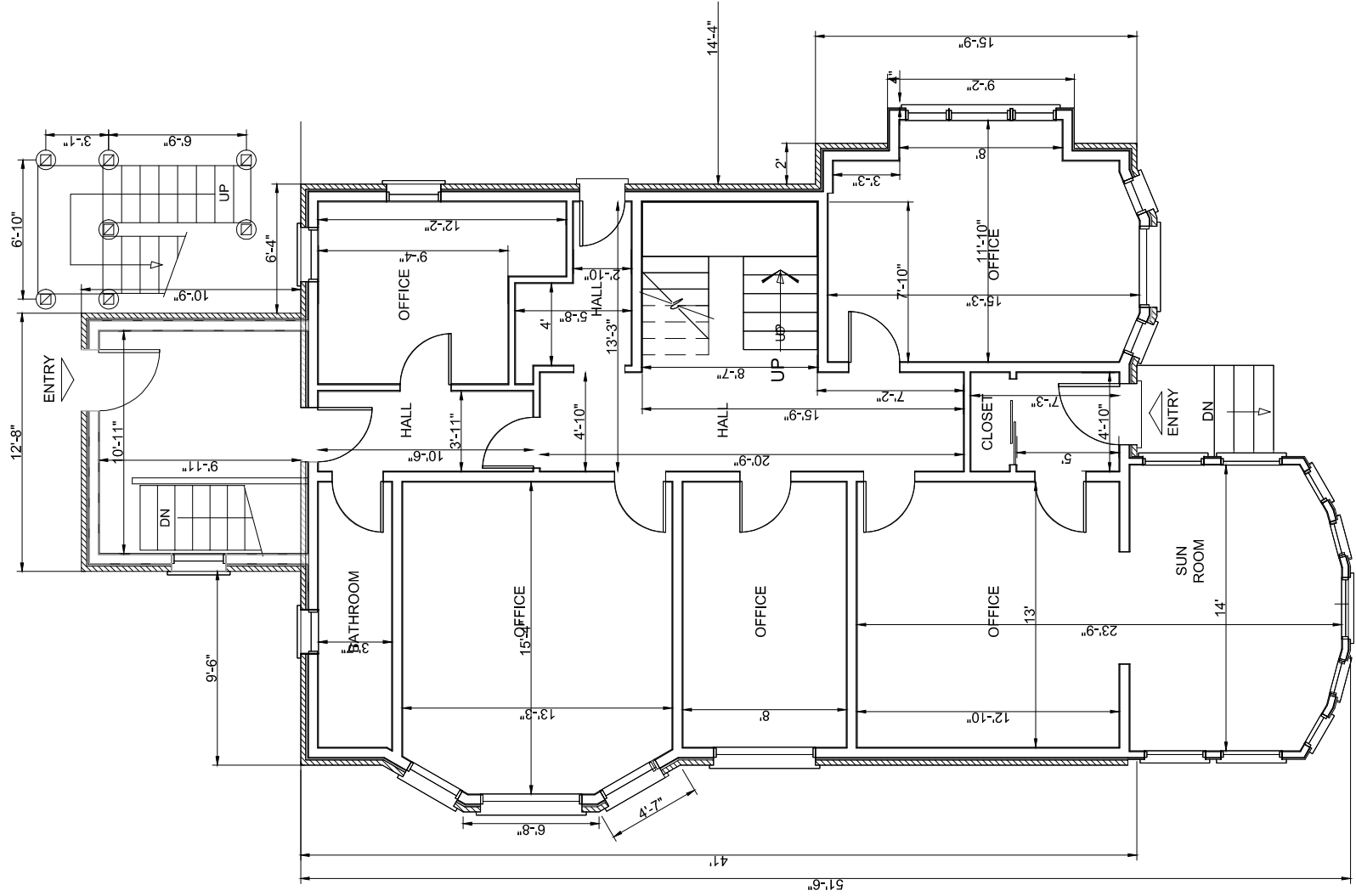
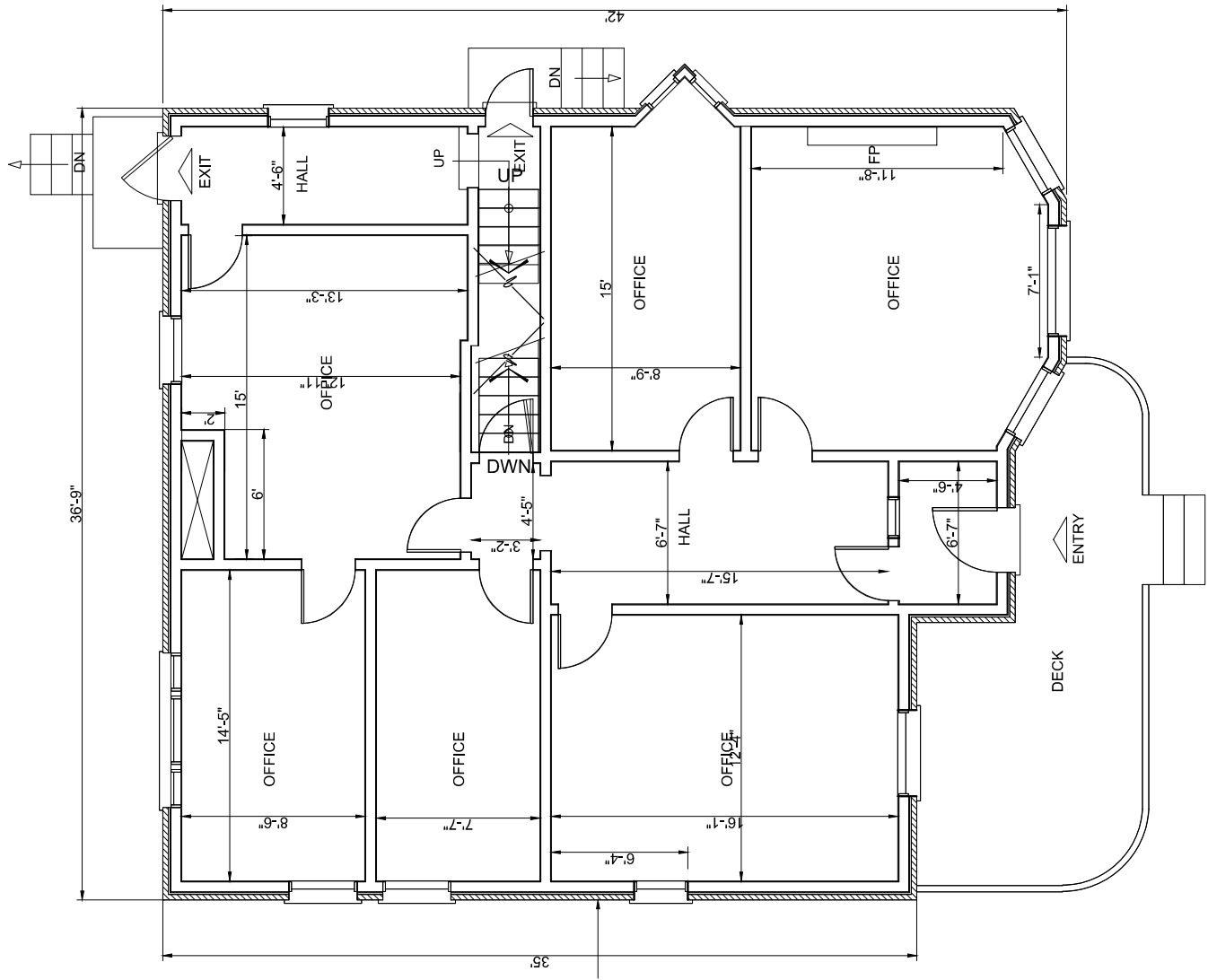
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SK1-2



2020-11-24

1/8" = 1'0"

551 + 555 WATERLOO STREET - GR. FLOOR PLAN
PROPOSED IN-FILL DEVELOPMENT

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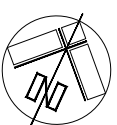
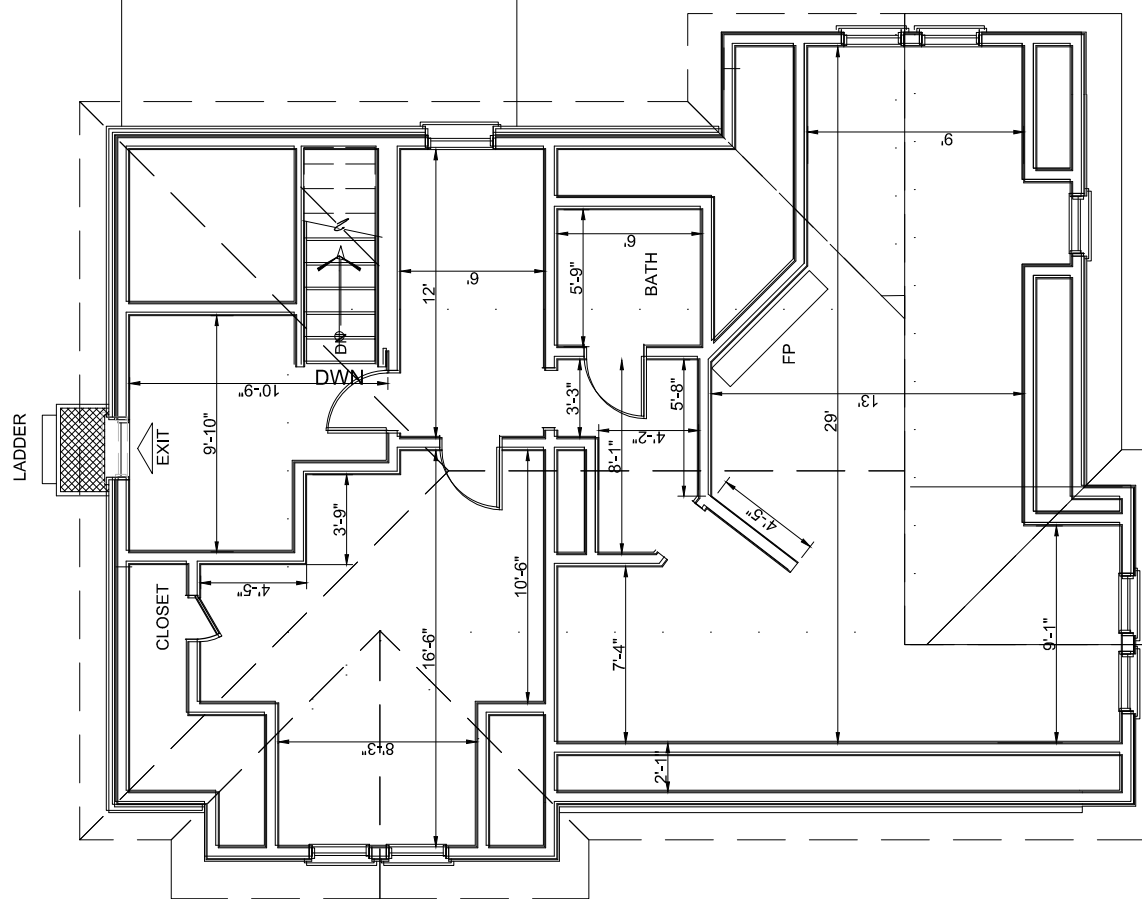
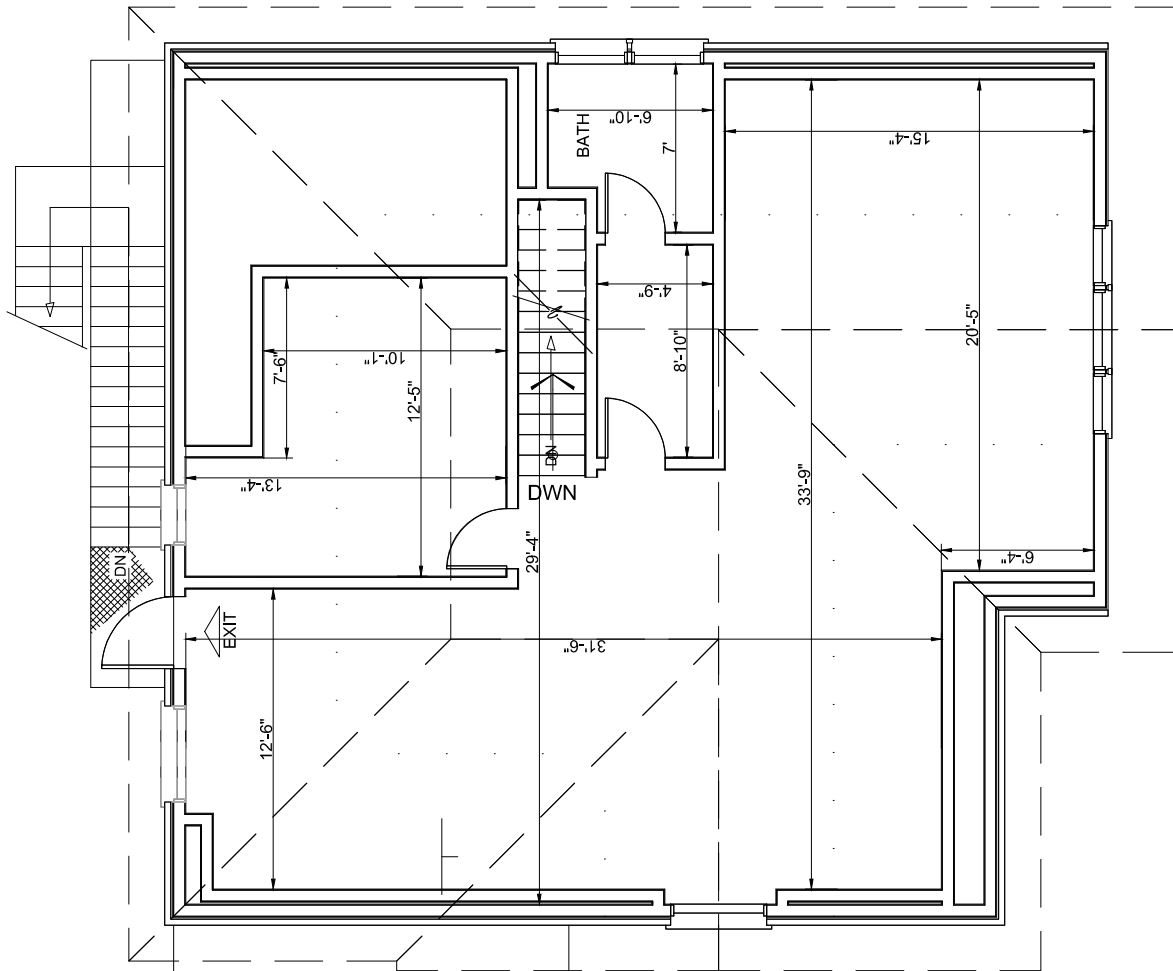
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SK1-3



2020-11-24

1/8" = 1'0"

551 + 555 WATERLOO STREET - THIRD FLOOR PLAN
 PROPOSED IN-FILL DEVELOPMENT
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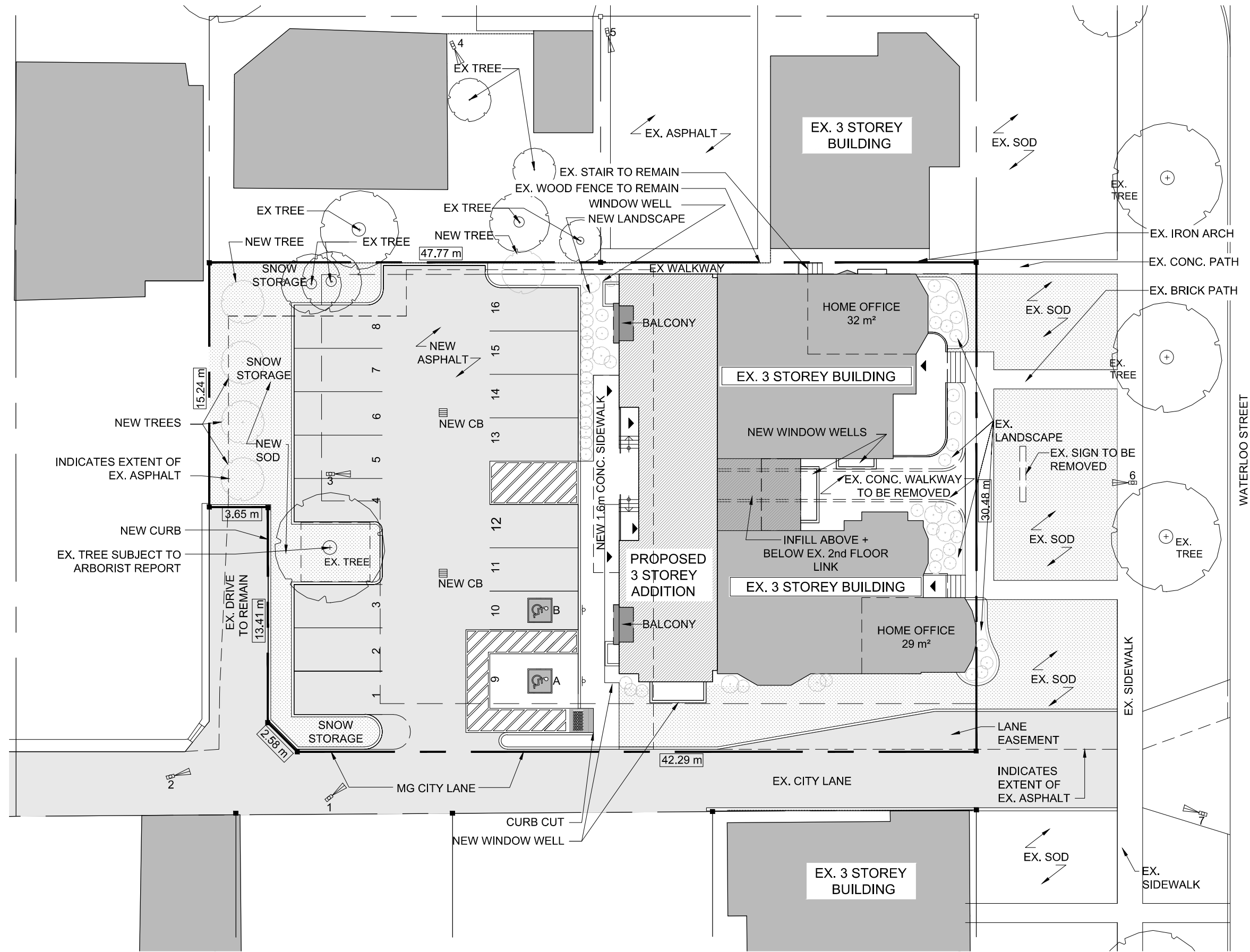
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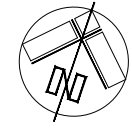
APPENDIX B

Proposed Site Plan, Dec 17, 2020 – a+LiNK architecture inc., 2020

SITE & ZONING ANALYSIS					
PROJECT:	PROPOSED ADDITION				
PROJECT ADDRESS:	551 + 555 WATERLOO STREET, LONDON, ON				
USE:	MULTI RESIDENTIAL				
CURRENT ZONING:	R3-2(6) _ T-72 _ OC4				
PROPOSED ZONING:					
ROAD TYPE:	SECONDARY COLLECTOR				
SITE AREA (m2):	EXISTING	ADDITION	PROPOSED		
	1 398.9 m ²	-	1 398.9 m ²		
BUILDING AREA (m2):	EXISTING	ADDITION	PROPOSED		
	270.0 m ²	160.0 m ²	430.0 m ²		
	UNIT AREA	COMMON AREA	G.F.A. PER FLOOR		
GROSS BUILDING AREA (m ²)					
BASEMENT					
UNIT 'A'	204.3 m ²	15.0 m ²	382.8 m ²		
UNIT 'B'	163.4 m ²				
MAIN LEVEL					
UNIT 'A'	172.4 m ²	19.5 m ²	385.0 m ²		
UNIT 'B'	193.2 m ²				
SECOND LEVEL					
UNIT 'A'	137.7 m ²	31.6 m ²	372.5 m ²		
UNIT 'B'	53.3 m ²				
UNIT 'C'	150 m ²				
THIRD LEVEL					
UNIT 'A'	133.1m ²	29.3 m ²	353.1m ²		
UNIT 'B'	53.3 m ²				
UNIT 'C'	137.5 m ²				
TOTAL (GFA)	1398.2 m ²	95.4m ²	1463.4 m ²		
SITE SETBACKS:					
	EXISTING	REQ'D	PROPOSED		
FRONT YARD (m)	0 m ²	6.0 m	0.0 m		
SIDE YARD, NORTH (m)	0,6 m	2,4 m	0,6 m		
SIDE YARD, SOUTH (m)	4,1 m	3,0 m	4,1 m		
REAR YARD (m)	27,9 m	7,0 m	21,8 m		
BUILDING HEIGHT (m):	9,8 m	9,5 m	9,8 m		
LANDSCAPED OPEN SPACE (%):	29 %	30 % - min	35 %		
LOT COVERAGE (%):	19 %	40 % - max	30,1 %		
LOT FRONTAGE (m):	30,48 m	-	30,48 m		
PARKING					
STANDARD STALL SIZE: 2,7 m x 5,5 m					
B/F STALL SIZE: see note 1,					
STANDARD AISLE SIZE: 6,7 m					
	EXISTING SITE	REQUIRED	PROPOSED		
1 SPACE / UNIT	22	10	16 (2 B/F INCL.)		
NOTES:					
1. - BARRIER FREE PARKING REQUIRED - 1 TYPE A/B REQUIRED, TYPE 'A' + 'B' - 3,4m width + 1,5m Aisle + 2,4 m width					
2. - EXISTING BUILDING(S) INTEGRATED WITH NEW ADDITION THROUGH UNIT FLOOR PLAN					
APARTMENTS					
	1 BR	2 BR	3 BR	TOTAL	HOME OFFICE
BASEMENT	0	0	2	2	0
GROUND FLOOR	0	0	2	2	2
SECOND FLOOR	1	0	2	3	0
THIRD FLOOR	1	0	2	3	0
TOTAL	2	0	8	10	2
HOME OFFICE AREA	36.2 m ² + 30.0 m ² = 66.2 m ²		25% MAX of suite(s)	18.1% PROPOSED	
BALCONY AREA	23.2 m ²				
DENSITY (units/Ha):	EXISTING	47 u / Ha	PROPOSED	71.4 u / Ha	



PROPOSED IN-FILL DEVELOPMENT
551+555 WATERLOO STREET, LONDON, ONT
THE APARTMENT SHOPPE



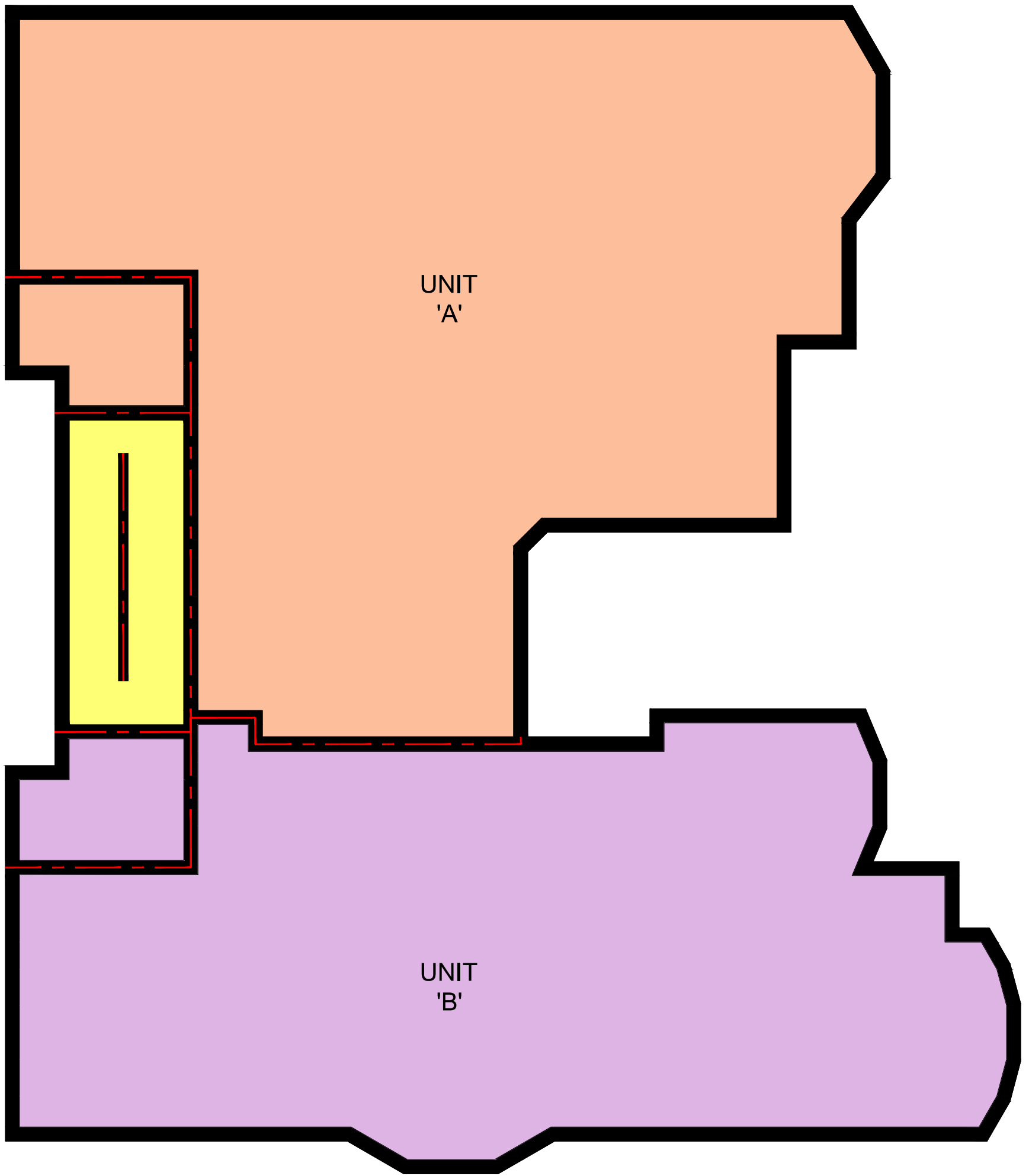
DATE: 2021.02.26
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APPENDIX C

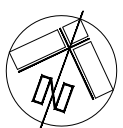
Proposed Drawings: Floor Plans and Conceptual 3D Renderings – a+LiNK architecture inc., 2020



BASEMENT FLOOR PLAN

LINE TYPE LEGEND	
	45 min FFR
	OFFICE OCCUPANCY
	COMMON CIRCULATION
	UNIT 'A'
	UNIT 'B'
	UNIT 'C'

BASEMENT	UNIT AREA	# OF BEDS
UNIT 'A' (sq/ft)	2198.9	3
UNIT 'B' (sq/ft)	1759.0	3
UNIT 'C' (sq/ft)	-	-
COMMON SPACE (sq/ft)	161.9	
TOTAL	4119.8 sq/ft	6



2021.02.26

1/8" = 1'0"

551 + 555 WATERLOO STREET LONDON, ON
THE APARTMENT SHOPPE

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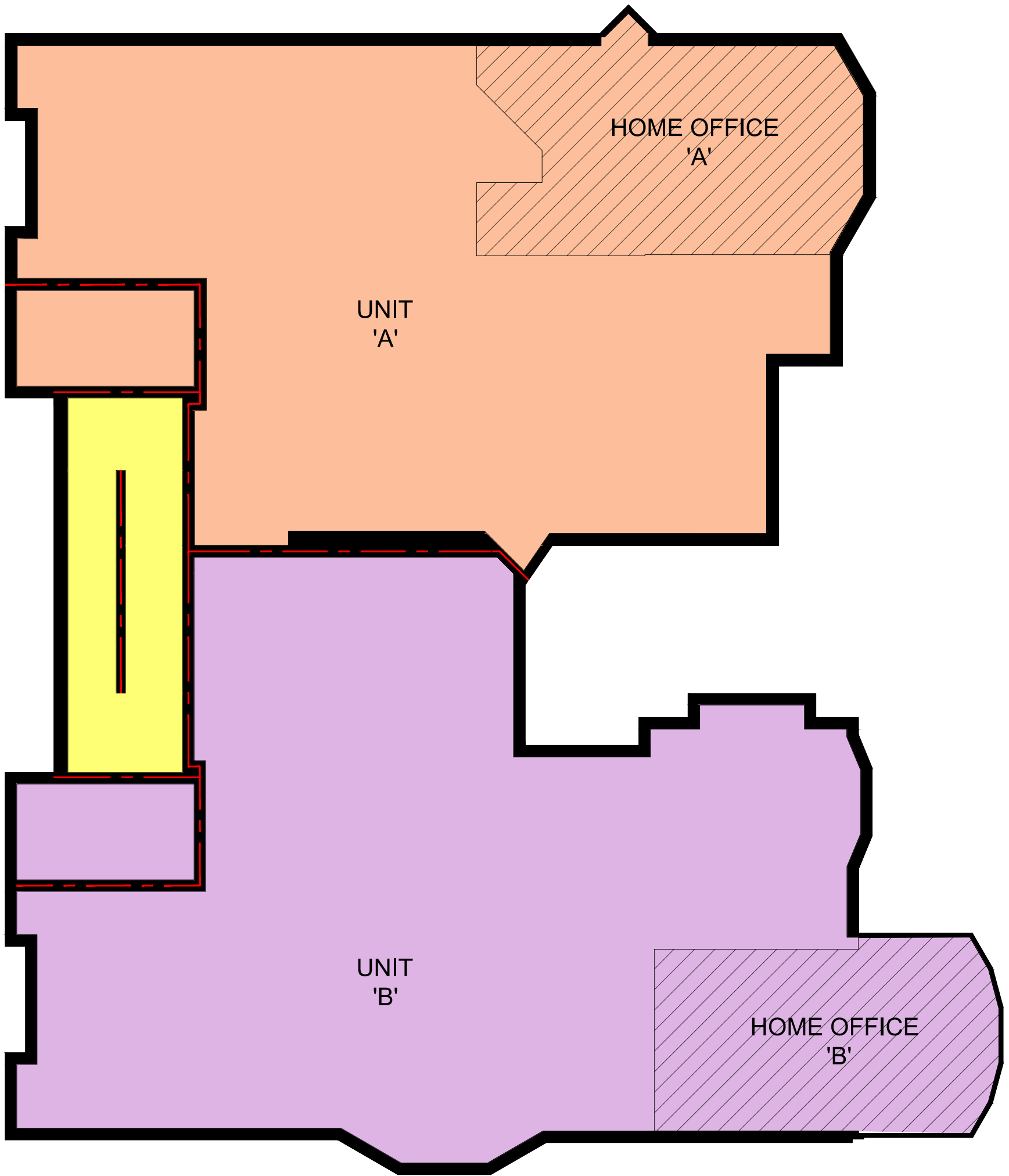
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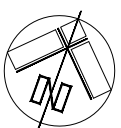
SK7-2



MAIN LEVEL FLOOR PLAN

LINE TYPE LEGEND	
	45 min FFR
	OFFICE OCCUPANCY
	COMMON CIRCULATION
	UNIT 'A'
	UNIT 'B'
	UNIT 'C'

MAIN FLOOR	UNIT AREA	OFFICE AREA	OFFICE TO PRIVATE RATIO (%)	# OF BEDS
UNIT 'A' (sq/ft)	1855.5	390.9	21.1	3
UNIT 'B' (sq/ft)	2079.1	323.2	15.5	3
UNIT 'C' (sq/ft)	-	-	-	-
COMMON SPACE (sq/ft)	210.0			
TOTAL	4144.6 sq/ft	714.1sq/ft	18.1 %	6



2021.02.26

1/8" = 1'0"

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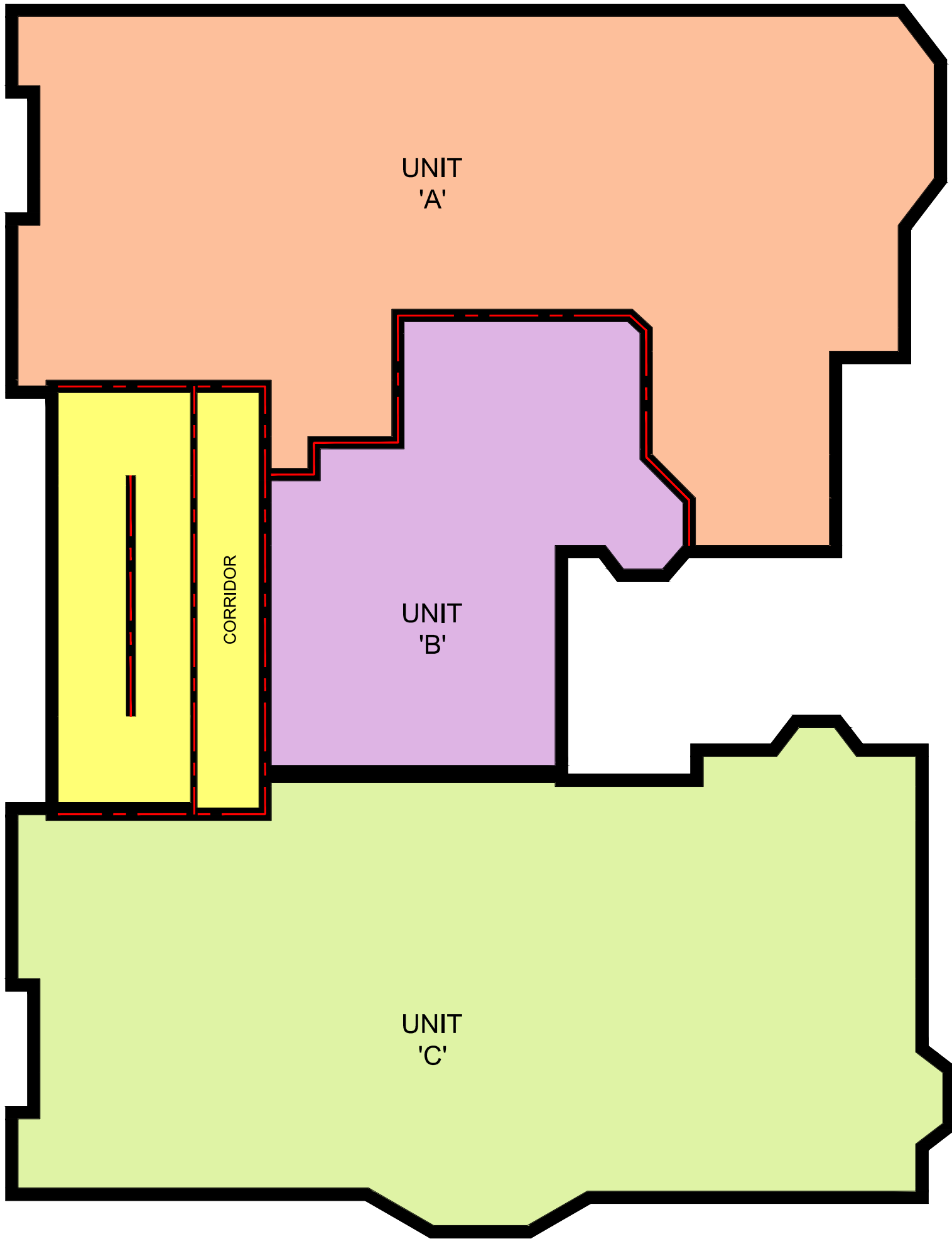
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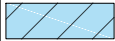






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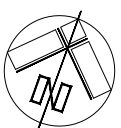
SK7-3



SECOND LEVEL FLOOR PLAN

LINE TYPE LEGEND	
	45 min FFR
	OFFICE OCCUPANCY
	COMMON CIRCULATION
	UNIT 'A'
	UNIT 'B'
	UNIT 'C'

SECOND FLOOR		
	UNIT AREA	# OF BEDS
UNIT 'A' (sq/ft)	1481.9	3
UNIT 'B' (sq/ft)	573.9	1
UNIT 'C' (sq/ft)	1614.3	3
COMMON SPACE (sq/ft)	339.8	
TOTAL	4009.9 sq/ft	7



2021.02.26

1/8" = 1'0"

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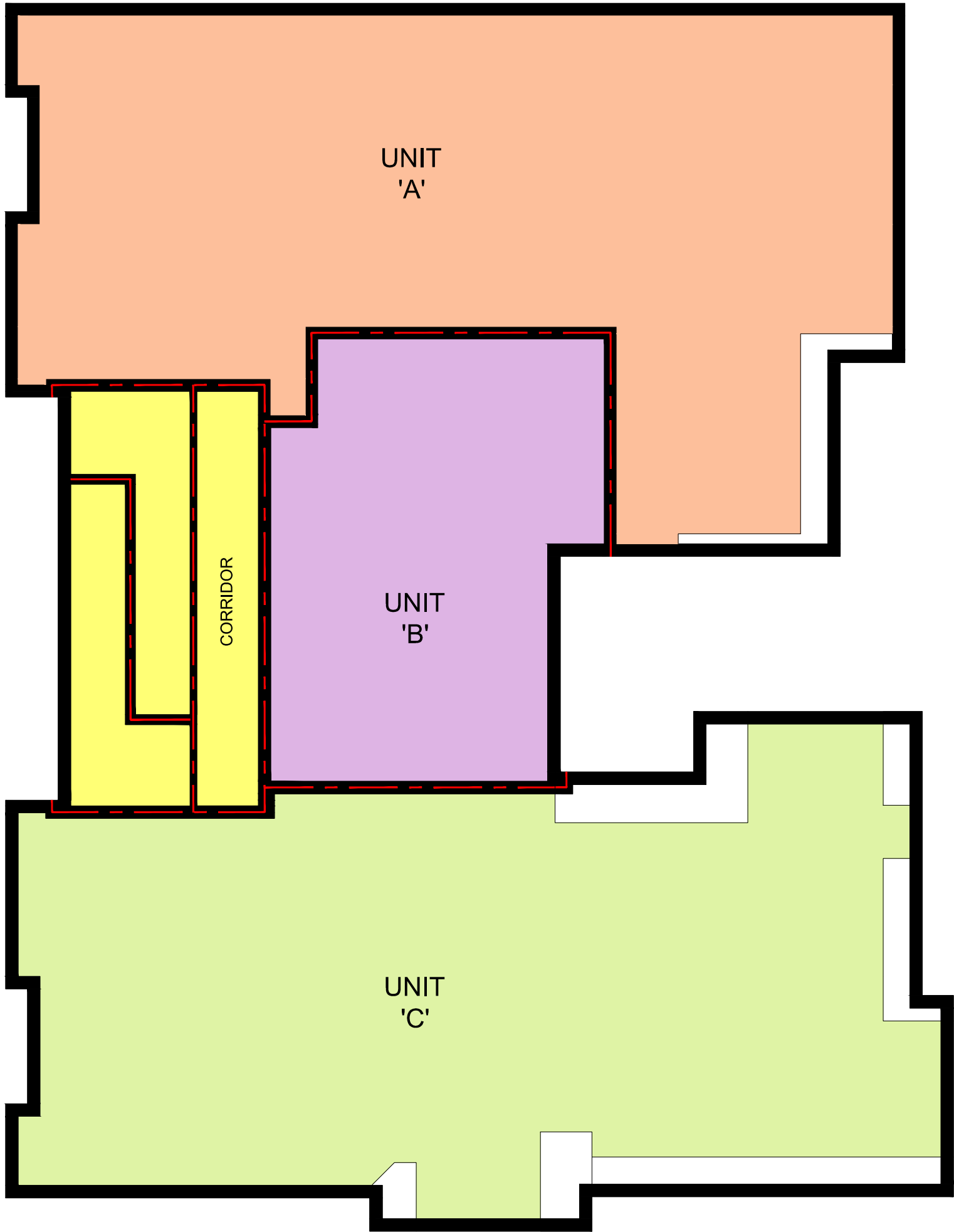
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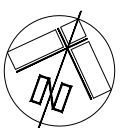
SK7-4



THIRD LEVEL FLOOR PLAN

LINE TYPE LEGEND	
	45 min FFR
	OFFICE OCCUPANCY
	COMMON CIRCULATION
	UNIT 'A'
	UNIT 'B'
	UNIT 'C'

THIRD FLOOR		
	UNIT AREA	# OF BEDS
UNIT 'A' (sq/ft)	1432.5	3
UNIT 'B' (sq/ft)	573.5	1
UNIT 'C' (sq/ft)	1479.7	3
COMMON SPACE (sq/ft)	314.9	
TOTAL	3800.6 sq/ft	7



2021.02.26

1/8" = 1'0"

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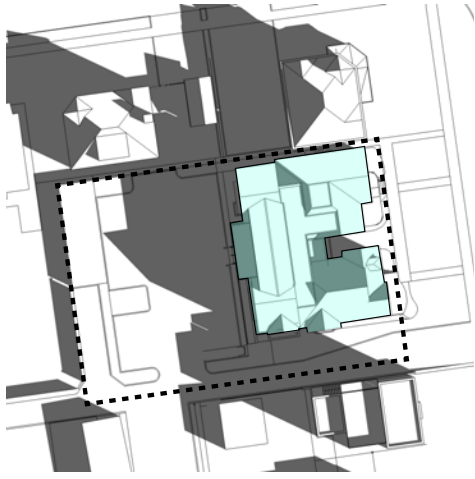




APPENDIX D

Shadow Study - a+LiNK architecture inc., 2020

SHADOW STUDY |

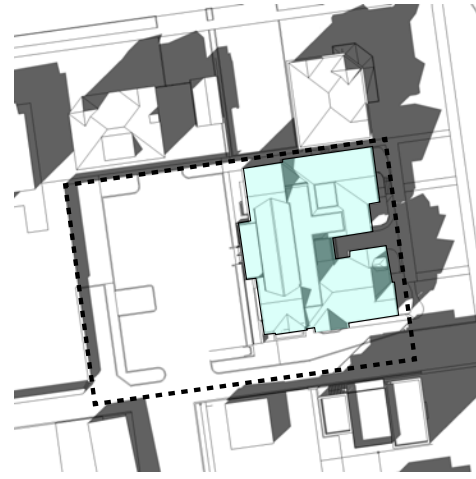


Spring Equinox - March 20

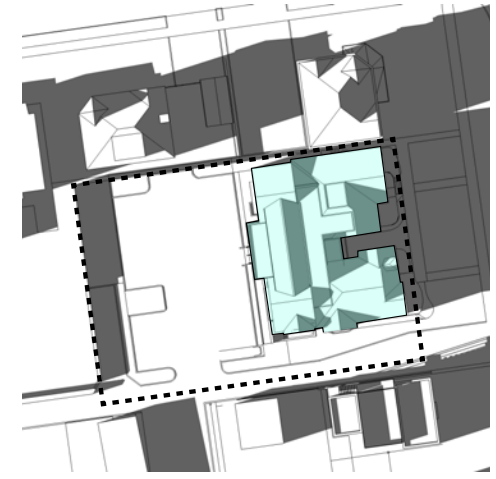
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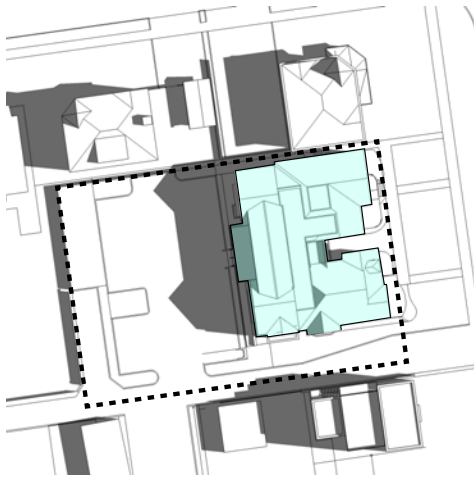
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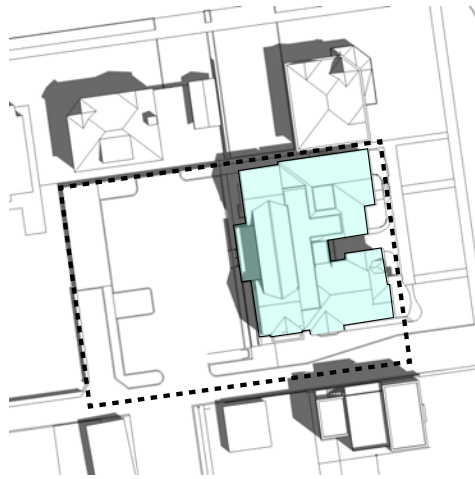


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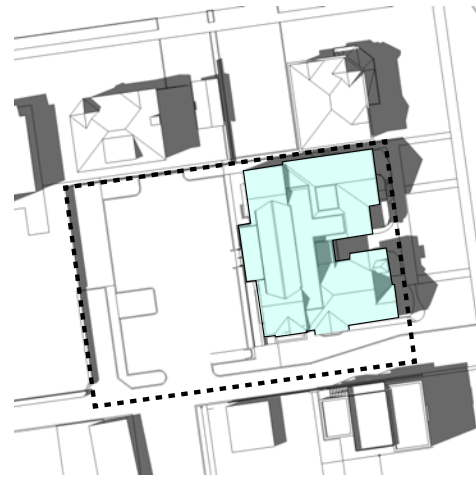


Summer Solstice - June 21

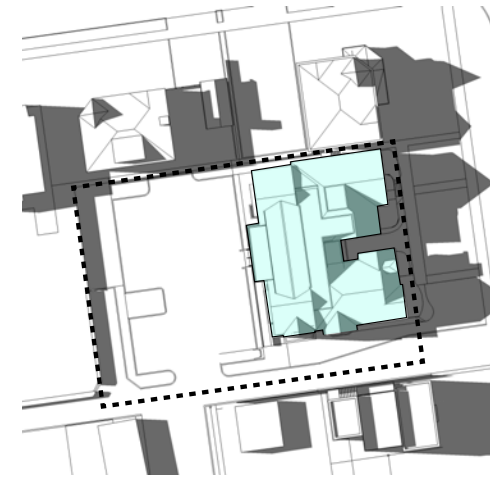
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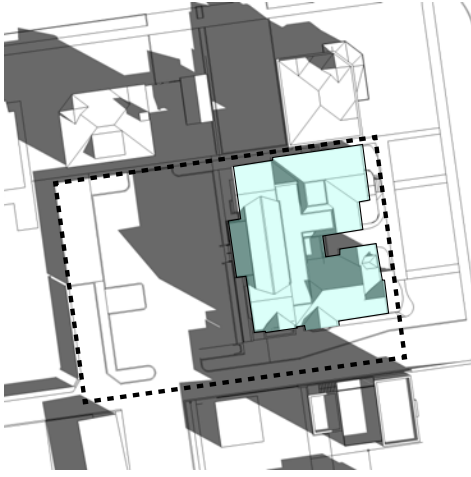
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PROPOSED IN-FILL DEVELOPMENT - THE APARTMENT SHOPPE
551 + 555 WATERLOO STREET, LONDON, ON

a+LiNK
architecture inc.
preserve + create + sustain

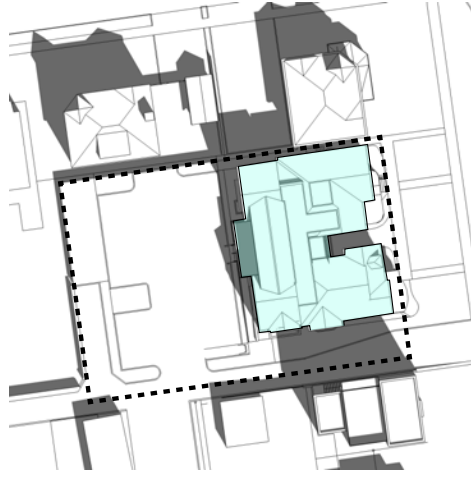
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SHADOW STUDY |

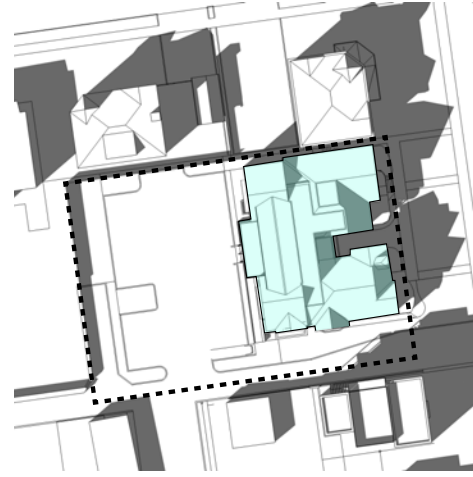


Fall Equinox - September 22

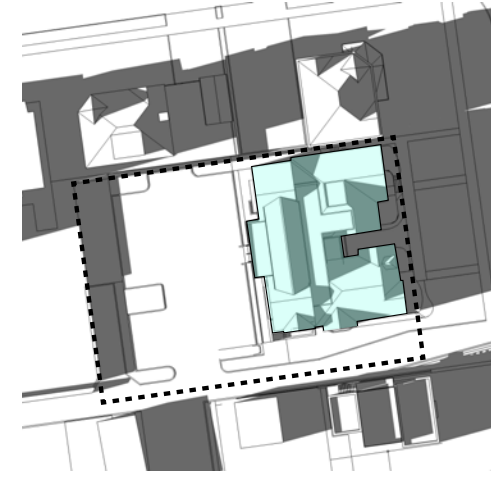
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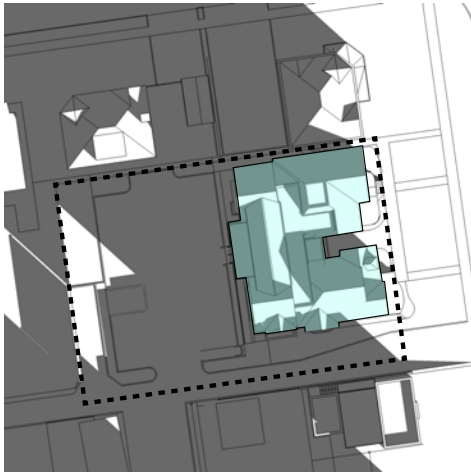
10:00 am



2:00 pm



4:00 pm

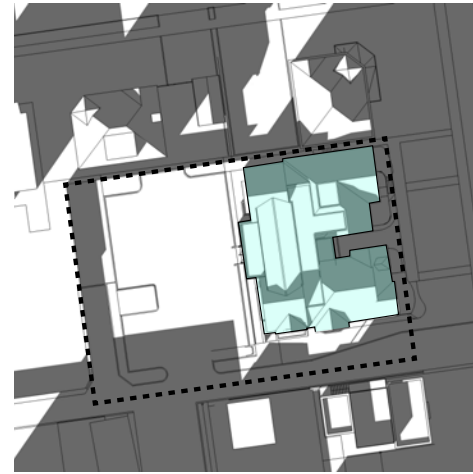


Winter Solstice - December 21

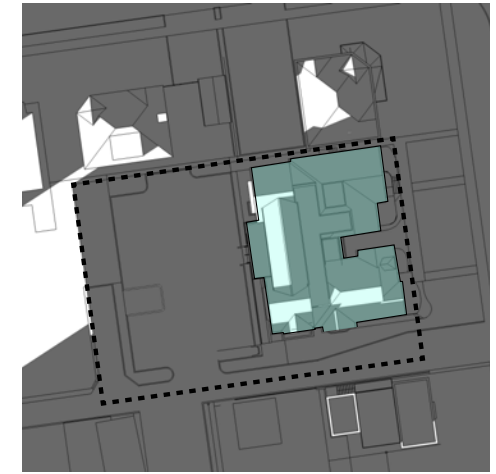
8:00 am



10:00 am



2:00 pm



4:00 pm

APPENDIX E

Part IV Designating By-Laws for Individual Properties - Ontario Heritage Register, Ontario Heritage Trust,
Retrieved December 2020.



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.

M. Sadler

THE CORPORATION OF THE CITY OF LONDON



DEPARTMENT OF THE CITY CLERK
K.W. SADLER, CITY CLERK

October 4, 1994

[REDACTED]
[REDACTED]
315 Wolfe Street
London ON N6B 2C4

I hereby certify that the Municipal Council, at its session held on October 3, 1994 resolved:

4. That, on the recommendation of the Local Architectural Conservation Advisory Committee, notice of Council's intentions to designate the property at **315 Wolfe Street** to be of architectural, historical and contextual value or interest **BE GIVEN** for the attached reasons under the provisions of section 29(3) of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18; it being pointed out that the owners have concurred in the above recommendation on the understanding that the land to be included in the designation will be as shown on the assessment roll. (4/19/PC)

[Handwritten signature]
K. W. Sadler
City Clerk
/hap

cc . Ontario Heritage Foundation, 7th Fl.-77 Bloor St. W., Toronto, M7A 2R9
Chair & Members, Local Architectural Conservation Advisory Committee
V. A. Cote, Director of Planning & Development
R. Cerminara, Director of Building Controls
H. A. Pulver, Planning Administrator - Community Improvement
M. Gladysz, Heritage Planner
*Clerk Processing



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

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London
CANADA

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

Middleberry



REGISTERED

September 30, 2003

██████████
317 Wolfe Street
London, ON N6B 2C4

Ontario Heritage Foundation
10 Adelaide Street East
Toronto ON
M5C 1J3

Re: Designation of 317 Wolfe Street
The Ontario Heritage Act, R.S.O. 1990, c. 0.18

Please find enclosed, for your information, a certified copy of By-law No. L.S.P.-3357-211, entitled "A by-law to designate 317 Wolfe Street to be of historical and contextual value or interest", passed by the Municipal Council of the Corporation of the City of London on September 02, 2003 and registered as Instrument No. ER245122 on September 17, 2003.

The London Advisory Committee on Heritage will be contacting you at a later date to determine whether or not you wish to have a plaque mounted on this building to designate it as a site of historic and contextual value.

Kevin Bain
Kevin Bain
City Clerk
/pwp

Enclosure

cc: C. Nelson, Planning Division, Room 603
L. Fisher, Committee Secretary - LACH, Room 308
R. Cerminara, Building Division, Room 710

The Corporation of the City of London
Office: 519-661-4939
Fax: 519-661-4892
kbain@city.london.on.ca
www.city.london.on.ca

RC
03/05/05

Bill No. 332
2003

By-law No. L.S.P.-3357-211

A by-law to designate 317 Wolfe Street to be of historical and contextual value or interest.

WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historical and contextual value or interest;

AND WHEREAS notice of intention to so designate the property known as 317 Wolfe Street has been duly published and served and no notice of objection to such designation has been received;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. There is designated as being of historical and contextual value or interest, the real property at the 317 Wolfe Street, more particularly described in Schedule "A" hereto, for the reasons set out in Schedule "B" hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in the London Free Press, and to enter the description of the aforesaid property, the name and address of its registered owner, and short reasons for its designation in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on September 2, 2003.

Anne Marie DeCicco
Mayor

Kevin Bain
City Clerk



London
CANADA

**CITY OF LONDON
BY-LAW CERTIFICATION RECORD**

First Reading - September 2, 2003
Second Reading - September 2, 2003
Third Reading - September 2, 2003

I, Kevin Bain, City Clerk of The Corporation of the City of London, hereby certify that the document hereunder is a true copy of By-law No. L.S.P.- 3357-211 of the City of London, passed September 02, 2003.

Dated at London, Ontario, this 30th day of September 2003.

123

Kevin Bain, City Clerk

SCHEDULE "A"
To By-law No. L.S.P.- 3357-211

Part of Lot 22 on Registered Plan 225(E) in the City of London and County of Middlesex as in Instrument 668448 being all of PIN 08266-0036

SCHEDULE "B"
To By-law No. L.S.P.- 3357-211

Reasons for Designation

317 Wolfe Street

Historical and Contextual Reasons

Built in 1902 for William J. Legg, a carriage maker whose business was located on Talbot Street, this two and a half story Queen Anne style house is set in a very attractive streetscape. The very similar house on the next lot (on the corner of Wolfe and Waterloo Streets) was clearly by the same builder.

Architectural Reasons

There are a number of significant features. The façade is restrained and asymmetrical. Windows vary in size and shape. London white brick is used throughout. The double entrance door is heavily carved and has original hardware with a transom of stained glass. Except for those on the third floor, the windows have either shallow or deep-arched voussoirs accented by a narrow band of decorative brick work. The large windows on the second floor at the front have stained glass in the upper pane. The extended neoclassical verandah has columns on rusticated bases and an open balustrade. The porch gable is supported by brackets and has a raised diamond pattern. The ends of the verandah roof are similar but with a square pattern. The square tower is set diagonally on the northwest corner and has a pyramidal roof. The dentil moulding under the eaves of the tower is repeated under the attic gable.



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

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Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.

THE CORPORATION OF THE CITY OF LONDON

Middlesex.

P.C. McNORGAN
City Clerk



TELEPHONE
(519) 679-4530

DEPARTMENT OF THE CITY CLERK

December 17, 1985

REGISTERED MAIL

Ministry of Citizenship & Culture
Heritage Branch
7th Floor
77 Bloor Street West
Toronto, Ontario
M7A 2R9

Re: Designation of: 526 - 528 Waterloo Street
308 Princess Avenue
The Ontario Heritage Act, R.S.O. 1980, c. 337

Please find enclosed a certified copy of the by-law designating each of the above mentioned properties, passed by the Municipal Council of The Corporation of the City of London on October 21, 1985 and November 25, 1985 respectively.

R. J. Tolmie
Secretary - Board of Control

/wr
encl.

REGISTERED

DEC 13 1985

By-law No. L.S.P.- 2865-487

Instrument No. 719015

A by-law to designate 308 Princess Avenue of architectural value.

WHEREAS pursuant to The Ontario Heritage Act, R.S.O. 1980, c. 337, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic or architectural value or interest;

AND WHEREAS notice of intention to so designate the property known as 308 Princess Avenue having been duly published and served, no notice of objection was received to such designation;

The Municipal Council of The Corporation of the City of London, enacts as follows:

1. There is designated as being of architectural value or interest the real property, more particularly described in Schedule "A" hereto, at 308 Princess Avenue, for the reasons set out in Schedule "B" hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in the London Free Press, and to enter the description of the aforesaid property, the name and address of its registered owner, and short reasons for its designation in the Register of all properties designated under The Ontario Heritage Act, R.S.O. 1980.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on November 25, 1985.

M. A. Gleeson
Mayor

P. C. McNorgan
City Clerk

First reading - November 25, 1985
Second reading - November 25, 1985
Third reading - November 25, 1985

I, P. C. McNorgan, City Clerk of the Corporation of the City of London, hereby certify the above to be a true copy of	
By-Law No. <u>L.S.P.-2865-487</u> of the City of London, passed on	
<u>November 25</u>	19 <u>85</u> London, Ont.
<u>December 17/85</u>	 (City Clerk)
Date	

SCHEDULE "A"

to By-law No. L.S.P.- 2865-487

ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of London, in the County of Middlesex, and being composed of all of Lot 4 and the westerly 11 feet of Lot Number 3, on the north side of Princess Avenue, in the said City of London, according to Registered Plan Number 225 and more particularly described as follows:

COMMENCING at a point in the southerly limit of said Lot Number 3, a distance of 43 feet westerly there along from the south-east angle of said Lot 3;

THENCE Northerly and parallel to the westerly limit of said Lot Number 3, a distance of 150 feet to a point in the northerly limit of said Lot Number 3, a distance of 43 feet westerly from the north-east angle of said Lot Number 3;

THENCE westerly along the northern limits of Lots Number 3 and 4, a distance of 65 feet to the north-west angle of Lot 4;

THENCE Southerly along the westerly limit of said Lot 4, a distance of 150 feet to the south-west angle of Lot 4;

THENCE Easterly along the southerly limits of Lots 4 and 3, a distance of 65 feet to the point of commencement as in Instrument Number 655757.

SCHEDULE "B"

to By-law No. L.S.P.- 2865-487

Architectural Reasons:

The particular architectural merit of 308 Princess Avenue lies in its successful combination of a great variety of building materials into a harmonious whole. Unity is lent to the design through a consistent application of similar decorative detail. Designed by Herbert Matthews, the architecture of this large, two-and-one-half storey dwelling can best be described as Late Victorian Eclectic. The front elevation is balanced by two substantial polygonal turrets. The facing materials vary from rock-faced sandstone blocks and red coloured slate for the west turret to rock-faced red sandstone blocks and red brick for the east turret. A bank of red brick and bracketed coursing separates the first and second storeys of the west turret.

A wall of rock-faced red sandstone surrounds the main central doorway and connects the west and east turrets. Two tall, decorated red brick chimneys rise above the roofline. The red slate of the dormers stand out against the grey slate of the roof. A decorative frieze accentuates the cornice line. The turrets are filled with large panes of glass; the transoms of the first storey windows are filled with stained glass. A small, oval stained glass window also appears in the west turret. A sweeping classical verandah, supported on a base of rock-faced red sandstone blocks, extends from the west turret around the east turret. In later years, the verandah was filled in partially by an enclosed two storey sun porch. Entrance is gained by ascending wide stone steps through a columned portico, the pediment of which is decorated with a swag motif (several of the columns have been replaced discreetly by squared posts).

The spindles of the verandah railing are particularly delicate. On the second storey, a semi-circular porch, the cresting of which has been removed, extends out from the house over the verandah. This small porch is supported by slender, elegant pillars. The spindles of the porch frieze match the railing spindles of the verandah below; the porch railing spindles are larger and heavier. The porch formerly shaded a Palladian window. The window was removed when the original interior staircase was replaced by an enclosed apartment staircase. The main double leaf door (the originals of which are in storage) is capped by a heavy entablature. The door is framed by textured and bevelled leaded glass sidelights and transom.

The side elevations are faced with red brick supported by rock-faced red sandstone block foundations. The grey slate roof and decorative frieze continues from the front elevation. A two storey bay graces the west elevation as does a single bay (with four stained glass transoms) the east elevation.

The interior has three rooms of particular note. The original dining room, now the living room, features a coved and panelled ceiling bordered with heavy molding. The room is encircled with high panelled wainscoting; the door frames are also deeply molded and have mitred corners. The massive carved wood fireplace, with its fluted Ionic columns and tiled hearth and surround, is particularly striking. The bay window, flanked by fluted pilasters, contains four tall windows capped by stained glass transoms; interior shutters fold into the reveals. The sitting room ceiling has an intricate border of low relief work and a centre medallion. A pierced coved cornice, decorated with foliage relief, proceeds around the entire room. Another massive carved wood fireplace, with an inset bevelled mirror above the mantel shelf, dominates the room. The moldings around the doors and windows are similar to those in the former dining room and compliment the deep baseboard molding. Interior shutters fold into window reveals. A five panelled door links this room to the former dining room. With the exception of a black marble fireplace (now in the second storey study), the parlour repeats the same features as the sitting room.



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

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

London
CANADA

ONTARIO HERITAGE TRUST

JUL 27 2012

100-111-1011

REGISTERED

July 24, 2012

Ontario Heritage Foundation
10 Adelaide Street East
Toronto ON M5C 1J3

██████████
670 Oxford Street East
London ON N5Y 3J4

**Re: Designation of 320 Princess Avenue
The Ontario Heritage Act, R.S.O.1990, c. 0.18**

Please find enclosed, for your information, a certified copy of By-law No. L.S.P.-3412-2, entitled "A by-law to designate 320 Princess Avenue to be of Historical and Cultural value", passed by the Municipal Council of the Corporation of The City of London on December 14, 2009 and registered as Instrument No. ER684848 on January 12, 2010.

The London Advisory Committee on Heritage will be contacting you at a later date to determine whether or not you wish to have a plaque mounted on this building to designate it as a site of Historical and Cultural value.

Catharine Saunders
City Clerk

/rs

Encl.
cc : D. Menard, Planning Division

The Corporation of the City of London
Office: 519-661-2500 ext. 0916
Fax: 519-661-4892
rszwec@london.ca
www.london.ca

Bill No. 2
2010

By-law No. L.S.P.-3412-2

A by-law to designate 320 Princess Avenue to be of historical and contextual value or interest.

WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic and contextual value or interest;

AND WHEREAS notice of intention to so designate the property known as 320 Princess Avenue has been duly published and served and no notice of objection to such designation has been received;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. There is designated as being of historical and contextual value or interest, the real property at 320 Princess Avenue, more particularly described in Schedule "A" hereto, for the reasons set out in Schedule "B" hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in the London Free Press, and to enter the description of the aforesaid property, the name and address of its registered owner, and short reasons for its designation in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on December 14, 2009.



Anne Marie DeCicco-Best
Mayor



Catharine Saunders
City Clerk



London
CANADA

CITY OF LONDON

I, James C. Purser, Manager of Records Information of The Corporation of the City of London, hereby certify that the document hereunder is a true copy of By-law No. L.S.P.-3412-2 passed by Municipal Council on December 14, 2009.

Dated at London, Ontario, this 24th day of July, 2012.



James C. Purser
Manager of Records Information

First Reading – December 14, 2009
Second Reading – December 14, 2009
Third Reading – December 14, 2009

SCHEDULE "A"
To By-law No. L.S.P.- 3412-2

Part of Lot 3 on Registered Plan 225(E) in the City of London and County of Middlesex as in Instrument 712981.

SCHEDULE "B"
To By-law No. L.S.P.- 3412-2

Statement of Heritage Significance for 320 Princess Avenue, London, Ontario

Description of Property:

320 Princess Avenue is a two and one half storey white brick house located on Part Lot 3 of Plan 225 in the City of London, on the north side of Princess Avenue, west of Waterloo Street.

Statement of Cultural Heritage Value:

The property is of cultural heritage value for each of the major criteria for significance. It is an outstanding example of Queen Anne architectural styling set in a streetscape of impressive, similarly styled late Victorian homes all carrying connections to successful business men of the era. It is the only white brick house in a streetscape dominated by red brick mansions. Its decorative woodwork detail illustrates a high degree of craftsmanship reflecting Queen Anne design elements. Its connections to both the Smith and Blackwell families give it significant associative value in terms of London's economic and cultural history.

The house was built by Joseph Smith and completed c.1896. Smith also built and lived at 308 Princess. Joseph Smith was a successful and popular cigar manufacturer. One of the salesmen (travelers) for Smith's company was Thomas Blackwell who married Smith's sister Rhoda and moved into 320 Princess where he lived until his death in 1899. The Blackwell family held ownership into the 1930's as Thomas's son, Victor, a London architect lived there from 1913 until 1937. Victor Blackwell, born in 1885, graduated in 1907 from the Massachusetts Institute of Technology trained as an architect. Victor co-founded the architectural firm of Watt and Blackwell in 1911. Watt and Blackwell became one of the largest architectural firms in London designing many public buildings including the McCormick's biscuit factory, the Dominion Public Building, the Canada Trust Building at 220 Dundas Street and Ryerson Public School in the 1930's.

Description of Heritage Attributes:

This house has a unique mix of many intricate patterns in wood trim and decorative detail which captures the observer and draws the interest. Features that embody its Queen Anne style include:

- the multi-gabled roof.
- two front gables with similar pendants and intricate bargeboard patterns with a large gablet at the top of the roof featuring a third pendant and matching finial.
- designs in the gables showing a circle in a square pattern and moulding in the fascia boarding
- sunbursts (wheels) appear in various sizes and configurations with half segments below the pendants, framed by spool-turned moulding and quarter segments anchoring the corners of the gables.
- the half segment pattern is repeated in the upper gablet.
- on the east face, an elegant corbelled chimney rises through a projecting gable which also features a finial.
- two windows on the second floor over the veranda have been changed but others appear to be in original styling.
- on the second storey in the projection under the gable, a double window shows a simple leaded glass window in its upper half.
- the front façade main floor windows feature stained glass transoms; one is semi-circular, the other is rectangular.
- single brick coursing traverses the second storey under two of the eaves brackets, turning upwards around the second floor windows.
- double brick coursing extends between the second storey window sills.
- coursing frames the first floor window similar to the second storey and another double coursing extends from the front window sill.
- a veranda gable has intricate bargeboard of beading and circle in the square on three sides similar to the roof gables.
- a different half-wheel design sits on the circle in the square design within the gable.
- a modified semi-circle design band tops a narrow line of wood separating it from an intricate pattern band of discs and spindles below.
- the veranda posts are spindled and feature single corner brackets at the heads, which include variations on the wheel designs found in the gables.
- the balustrade on the verandah consists of another intricate design of knobs and posts.
- the front doorway features three pane sidelights on each side and a transom.
- the foundation is built of rusticated stone blocks



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

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London
CANADA

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

Nicholas

REC'D/RECEIVED
25 -08- 2003

RECEIVED
SEP 2 - 2003
CONSERVATION REVIEW
BOARD

REGISTERED

August 21, 2003



Ontario Heritage Foundation
10 Adelaide Street East
Toronto ON
M5C 1J3

**Re: Designation of 322 Princess Avenue
The Ontario Heritage Act, R.S.O. 1990, c. 0.18**

Please find enclosed, for your information, a certified copy of By-law No. L.S.P.-3354-162, entitled "A by-law to designate 322 Princess Avenue to be of historical and contextual value or interest", passed by the Municipal Council of the Corporation of the City of London on July 7, 2003 and registered as Instrument No. ER232434 on July 16, 2003.

The London Advisory Committee on Heritage will be contacting you at a later date to determine whether or not you wish to have a plaque mounted on this building to designate it as a site of historic and contextual value.

Kevin Bain
Kevin Bain
City Clerk
/pwp

Enclosure

cc: C. Nelson, Planning Division, Room 603
L. Fisher, Committee Secretary - LACH, Room 308
R. Cerminara, Building Division, Room 710

The Corporation of the City of London
Office: 519-661-4939
Fax: 519-661-4892
kbain@city.london.on.ca
www.city.london.on.ca

J 04/05/05

Bill No. 258
2003

By-law No. L.S.P.-3354-162

A by-law to designate 322 Princess Avenue to be of historical and contextual value or interest.

WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic and contextual value or interest;


AND WHEREAS notice of intention to so designate the property known as 322 Princess Avenue has been duly published and served and no notice of objection to such designation has been received;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. There is designated as being of historical and contextual value or interest, the real property at the 322 Princess Avenue, more particularly described in Schedule "A" hereto, for the reasons set out in Schedule "B" hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in the London Free Press, and to enter the description of the aforesaid property, the name and address of its registered owner, and short reasons for its designation in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on July 7, 2003.


W.R. Monteith
Deputy Mayor


Linda M. Rowe
Manager of Legislative Services



London
CANADA

CITY OF LONDON
BY-LAW CERTIFICATION RECORD

I, Kevin Bain, City Clerk of The Corporation of the City of London, hereby certify that the document hereunder is a true copy of By-law No. L.S.P.-3354-162 of the City of London, passed July 7, 2003.

Dated at London, Ontario, this 21st day of August 2003.


Kevin Bain, City Clerk

SCHEDULE "A"
To By-law No. L.S.P.- 3354-162

All of Lot 2 on Registered Plan 225(E) in the City of London and County of Middlesex being all of PIN 08266-0044.

SCHEDULE "B"
To By-law No. L.S.P.- 3354-162

Reasons for Designation

322 Princess Ave

(revised 5 December 2002)

Historical Reasons

322 Princess was built later, in 1905, and was first occupied by James R. Shuttlesworth, a hat manufacturer who owned J.R. Shuttlesworth & Son. The Shuttlesworth family remained in the house until 1928.

Architectural Reasons

322 Princess Avenue

This house is a red brick two and a half storey Queen Anne style. The façade is broken horizontally by ashlar block belt courses and is enlivened by two gables and one dormer. The house has a very steeply-pitched roof with metal flashings and three tall, corbeled chimneys. A classically-inspired porch with columns, entablature and dentils rests on a rusticated stone foundation. The gables surmount two-storey bay windows, each flanked by brackets (4 in all) just below the gables. At the rear, there are two gables with shingle roofs.

Contextual Reasons

This group of buildings is part of a streetscape involving 300 to 336 Princess Avenue and 549 to 585 Waterloo Street. It is also within the potential West Woodfield Conservation District.



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

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London
CANADA

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

Address

RECEIVED
SEP 2 - 2003
CONSERVATION REVIEW
BOARD

REGISTERED

August 21, 2003



Ontario Heritage Foundation
10 Adelaide Street East
Toronto ON
M5C 1J3

**Re: Designation of 334 and 336 Princess Avenue
The Ontario Heritage Act, R.S.O. 1990, c. 0.18**

Please find enclosed, for your information, a certified copy of By-law No. L.S.P.-3355-163, entitled "A by-law to designate 334 and 336 Princess Avenue to be of historical and contextual value or interest", passed by the Municipal Council of the Corporation of the City of London on July 7, 2003 and registered as Instrument No. ER232435 on July 16, 2003.

The London Advisory Committee on Heritage will be contacting you at a later date to determine whether or not you wish to have a plaque mounted on this building to designate it as a site of historic and contextual value.

Kevin Bain

Kevin Bain
City Clerk
/pwp

Enclosure

cc: C. Nelson, Planning Division, Room 603
L. Fisher, Committee Secretary - LACH, Room 308
R. Cerminara, Building Division, Room 710

The Corporation of the City of London
Office: 519-661-4939
Fax: 519-661-4892
kbain@city.london.on.ca
www.city.london.on.ca

04/05/05

Bill No. 259
2003

By-law No. L.S.P.-3355-163

A by-law to designate 334 and 336 Princess Avenue to be of historical and contextual value or interest.

WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic and contextual value or interest;

AND WHEREAS notice of intention to so designate the property known as 334 and 336 Princess Avenue has been duly published and served and no notice of objection to such designation has been received;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. There is designated as being of historical and contextual value or interest, the real property at the 334 and 336 Princess Avenue, more particularly described in Schedule "A" hereto, for the reasons set out in Schedule "B" hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in the London Free Press, and to enter the description of the aforesaid property, the name and address of its registered owner, and short reasons for its designation in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on July 7, 2003.


W.R. Monteith
Deputy Mayor


Linda M. Rowe
Manager of Legislative Services

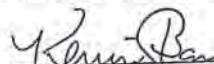


London
CANADA

CITY OF LONDON
BY-LAW CERTIFICATION RECORD

I, Kevin Bain, City Clerk of The Corporation of the City of London, hereby certify that the document hereunder is a true copy of By-law No. L.S.P.-3355-163 of the City of London, passed July 7, 2003.

Dated at London, Ontario, this 21st day of August 2003.


Kevin Bain, City Clerk

SCHEDULE "A"
To By-law No. L.S.P.- 3355-163

Part of Lot 1 on Registered Plan 225(E) in the City of London and County of Middlesex designated as Parts 4, 5 and 6 on Reference Plan 33R-14881 being all of PIN 08266-0061.

Part of Lot 1 on Registered Plan 225(E) in the City of London and County of Middlesex designated as Parts 7, 8 and 9 on Reference Plan 33R-14881 being all of PIN 08266-0062.

SCHEDULE "B"
To By-law No. L.S.P.- 3355-163

Reasons for Designation
334/336 Princess Ave

(revised 5 December 2002)

Historical Reasons

The Princess Avenue houses were constructed at different times around the turn of the 20th century. The double house at 334/336 was built first, completed in 1898, and was occupied by an assortment of residents. In 1913 it was occupied by Stephen Pocock and his family. Mr Pocock was advertising manager for London Shoe Company and he remained in the house with his family until after 1953.

Architectural Reasons

334/336 Princess Avenue

This elaborate two and a half storey Queen Anne influence double house, pressed red brick on a brown sandstone foundation, occupies a prominent corner location. It possess a complex roofline and massing, many dormers and tall corbeled chimneys. Overall, the front elevation presents a richly decorated and detailed face. A significant feature of the house is the two-storey porch and sunroom on the front elevation. The sunroom is a wood pavilion facing south with four sets of three, tall multi-paned windows (6/12) separated by pilasters and surmounted by a five-sided dormer. The roof has a decorative ridge flashing and crenelated elements on the topmost ridge.

Each side of the house has a slightly-projecting façade completed by a highly decorated gable, each with a Palladian window and half-timbering. The wide cornice with brackets which delineates the main body of the house is particularly noticeable. The porch which supports the sunroom runs the full length of the front façade and has a tongue and groove ceiling and floor and is divided by a curved wood barrier. A decorative entablature below the sunroom includes festoons and bulls-eyes. The simple shed porch roof, on either side, is supported by columns (originally all the columns were round) which rest on a rusticated stone foundation with carved stone supports heavily decorated with vines and acanthus leaves.

The paired front doors have a leaded glass transom in a semi-ellipse pattern, with dentil trim. There are three dormers on the east elevation and a side entrance. Both east and west sides have a window unit with a large stained glass transom above three windows separated by pilasters.

Contextual Reasons

This group of buildings is part of a streetscape involving 300 to 336 Princess Avenue and 549 to 585 Waterloo Street. It is also within the potential West Woodfield Conservation District.



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.

By-law No. L.S.P.-3277-53

A by-law to designate 532 Waterloo Street (east side between Princess Avenue and Central Avenue) to be of architectural and contextual value.


WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic or architectural value or interest;

AND WHEREAS notice of intention to so designate the property known as 532 Waterloo Street (east side between Princess Avenue and Central Avenue) has been duly published and served and no notice of objection to such designation has been received;

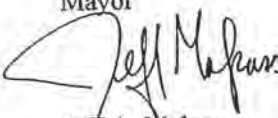
The Municipal Council of The Corporation of the City of London enacts as follows:

1. There is designated as being of architectural and contextual value or interest, the real property at 532 Waterloo Street, more particularly described in Schedule "A" hereto, for the reasons set out in Schedule "B" hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in the London Free Press, and to enter the description of the aforesaid property, the name and address of its registered owner, and short reasons for its designation in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on March 3, 1997.



Dianne Haskett
Mayor



Jeff A. Malpass
Acting City Clerk

First reading - March 3, 1997
Second reading - March 3, 1997
Third reading - March 3, 1997

SCHEDULE "A"

To By-law No. L.S.P.-3277-53

Part Lot 6, Plan 173(E), S/T & T/W in the City of London and County of Middlesex as in Instrument No. 625926 being all of PIN 08270-0092.

SCHEDULE "B"

To By-law No. L.S.P.-3277-53

532 Waterloo Street (east side between Princess and Central)

Architectural Reasons

Built circa 1875 this two storey vernacular building has both Georgian and Italianate influences. It was originally built as a double house, each residence having a side hall plan and three bays wide. Though not uncommon at the time, the six bay width gives this simple domestic structure an uncharacteristic monumentality. Constructed of white brick the house has many features typical of London architecture of the late 19th century including the double brackets at the eaves, tall corbelled chimneys at either end (only two extant - south elevation), brick framed by pilasters and arched windows with voussoirs. The eaves trough is copper and the original roof material was probably slate. There has been an alteration to the front entry, having combined the two entries into one entrance and built outward incorporating period brick and one of the original doorframes.

Contextual Reasons

Identified as part of the proposed West Woodfield Heritage Conservation District.



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



London
CANADA

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

Middlesex

RECEIVED
SEP 2 - 2003
CONSERVATION REVIEW
BOARD

REC'D/RECEIVED
25-08-2003

REGISTERED

August 21, 2003



Ontario Heritage Foundation
10 Adelaide Street East
Toronto ON
M5C 1J3

Re: Designation of 549 Waterloo Street
The Ontario Heritage Act, R.S.O. 1990, c. 0.18

Please find enclosed, for your information, a certified copy of By-law No. L.S.P.-3356-164, entitled "A by-law to designate 549 Waterloo Street to be of historical and contextual value or interest", passed by the Municipal Council of the Corporation of the City of London on July 7, 2003 and registered as Instrument No. ER232436 on July 16, 2003.

The London Advisory Committee on Heritage will be contacting you at a later date to determine whether or not you wish to have a plaque mounted on this building to designate it as a site of historic and contextual value.

Kevin Bain
Kevin Bain
City Clerk
/pwp

Enclosure

cc: C. Nelson, Planning Division, Room 603
L. Fisher, Committee Secretary - LACH, Room 308
R. Cerminara, Building Division, Room 710

The Corporation of the City of London
Office: 519-661-4939
Fax: 519-661-4892
kbain@city.london.on.ca
www.city.london.on.ca

04/06/05
RC

Bill No. 260
2003

By-law No. L.S.P.-3356-164

A by-law to designate 549 Waterloo Street to be of historical and contextual value or interest.

WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic and contextual value or interest;

AND WHEREAS notice of intention to so designate the property known as 549 Waterloo Street has been duly published and served and no notice of objection to such designation has been received;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. There is designated as being of historical and contextual value or interest, the real property at the 549 Waterloo Street, more particularly described in Schedule "A" hereto, for the reasons set out in Schedule "B" hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in the London Free Press, and to enter the description of the aforesaid property, the name and address of its registered owner, and short reasons for its designation in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on July 7, 2003.


W.R. Monteith
Deputy Mayor


Linda M. Rowe
Manager of Legislative Services



London
CANADA

**CITY OF LONDON
BY-LAW CERTIFICATION RECORD**

I, Kevin Bain, City Clerk of The Corporation of the City of London, hereby certify that the document hereunder is a true copy of By-law No. L.S.P.-3356-164 of the City of London, passed July 7, 2003.

Dated at London, Ontario, this 21st day of August 2003.


Kevin Bain, City Clerk

First Reading - July 7, 2003
Second Reading - July 7, 2003
Third Reading - July 7, 2003

SCHEDULE "A"
To By-law No. L.S.P.- 3356-164

Part of Lot 1 on Registered Plan 225(E) in the City of London and County of Middlesex designated as Part 3 on Reference Plan 33R-14881 being all of PIN 08266-0063.

SCHEDULE "B"
To By-law No. L.S.P.- 3356-164

Reasons for Designation

549 Waterloo St.

(revised 5 December 2002)

Historical Reasons

The building at 549 Waterloo Street was built later still, in 1912. It was originally known as the Waterloo Apartments and typifies apartment buildings that were built in the period.

Architectural Reasons

549 Waterloo Street

This three storey red brick building is a good example of apartments built during the period. Tudor characteristics are mainly conveyed in the tall projecting frontispiece with inset stone diamonds, panels and insets, and capped with a tin cornice defining the flat roof. The central bay is balanced by an apartment unit on either side, with inset balconies on all three levels. The balconies are defined by columns and balustrades. The original 9/1 and 12/1 windows are noteworthy.

Contextual Reasons

This group of buildings is part of a streetscape involving 300 to 336 Princess Avenue and 549 to 585 Waterloo Street. It is also within the potential West Woodfield Conservation District.

NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

599-601 Richmond Street



File: Z-9367

Applicant: Westdell Development Corporation

What is Proposed?

Zoning amendment to allow:

- An 8-storey mixed-use building on the rear portion of the lands with a building footprint of 750m² in area and 180m² of ground floor commercial fronting onto Central Ave;
- A total of 53 residential units;
- A residential density of 482 units per residential hectare;
- Private amenity rooms and secure bicycle storage; and 5 parking spaces.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **July 8, 2021**

Alanna Riley

ariley@london.ca

519-661-CITY (2489) ext. 4579

Planning & Development, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9367

london.ca/planapps

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

Councillor Arielle Kayabaga

akayabaga@london.ca

519-661-CITY (2489) ext. 4013

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

Application Details

Requested Zoning By-law Amendment

To change the zoning from a Business District Commercial Special Provision (BDC(1)) Zone **TO** Business District Commercial Special Provision Bonus (BDC(1))*B-() Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The Zoning By-law is available at london.ca.

Current Zoning

Zone: Business District Commercial Special Provision BDC(1)

Permitted Uses: Animal hospitals; Apartment buildings, with any or all of the other permitted uses on the first floor; Bake shops; Clinics; Commercial recreation establishments; Commercial parking structures and/or lots; Converted dwellings; Day care centres; Dry cleaning and laundry depots; Duplicating shops; Emergency care establishments; Existing dwellings; Financial institutions; Grocery stores; Laboratories; Laundromats; Libraries; Medical/dental offices; Offices; Personal service establishments; Private clubs; Restaurants, Retail stores; Service and repair establishments; Studios; Video rental establishments; Lodging house class 2; Cinemas; Brewing on Premises Establishment; Food Store; Animal Clinic; Convenience Store; Post Office; Convenience service establishments; Dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor; Bed and breakfast establishments; Antique store; Police stations; Artisan Workshop; and Craft Brewery.

Special Provisions: Special provision permits BDC uses and reduced lot frontage.

Requested Zoning

Zone: Business District Commercial Special Provision Bonus (BDC(1))* B-() Zone

Permitted Uses: Same as above.

Special Provisions: Special Provisions for the bonus zone include a minimum front yard, a minimum side yard, and a minimum rear yard setback of 0m abutting a non-residential zone and 6m abutting a residential zone; a maximum density of 482 units per hectare; a maximum height of 8-storeys(28m); a maximum lot coverage of 100% and a minimum of 5 parking spaces.

Bonus Zone: The proposed bonus zone would permit these special provisions in return for eligible facilities, services, and matters, specifically affordable housing outlined in Section 19.4.4 of the 1989 Official Plan and policies 1638_ to 1655_ of The London Plan. The City is also considering adding special provisions in the zoning to implement the urban design requirements and adding holding provisions for the following: urban design, archaeological and public site plan.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Main Street Commercial Corridor in the 1989 Official Plan, which include residential units created through the development of mixed-use buildings.

The subject lands are in the Rapid Transit Corridor Place Type in The London Plan, permitting a range of mixed-uses including residential.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation and the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. The ways you can participate in the City's planning review and decision making process are summarized below.

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
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Planning & Development 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, Planning & Development 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. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [Neighbourgood](#) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

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

Right to Appeal to the Local Planning Appeal Tribunal

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

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

For more information go to <https://olt.gov.on.ca/contact/local-planning-appeal-tribunal/>.

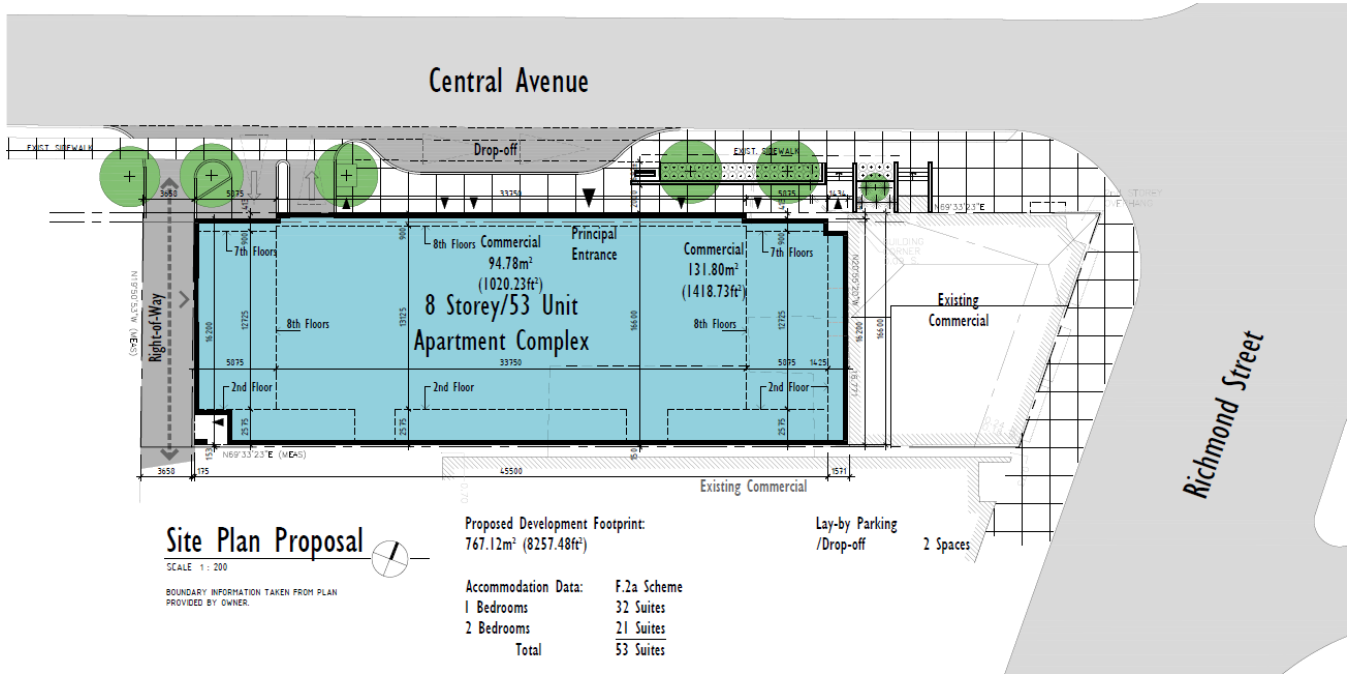
Notice of Collection of Personal Information

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 developmentsservices@london.ca for more information.

Site Concept



Site Concept Plan

Building Renderings



Conceptual Renderings (Front)

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

CULTURAL HERITAGE IMPACT ASSESSMENT

599-601 Richmond Street/
205 Central Avenue,
City of London, ON

Date:
December 12, 2020

Prepared for:
Westdell Development Corporation.

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

Project No. 13198-N



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Disclaimer: Due to the Covid-19 pandemic, in-person research has been limited and therefore, this report may not be able to reference relevant hard copy sources that are within collections that are temporarily closed to the public. Western University Archives and Research Collections Centre, at the time of this report, is closed to non-Western affiliated researchers.

PROJECT PERSONNEL

Dan Currie, MA, MCIP, RPP, CAHP	<i>Managing Director of Cultural Heritage</i>	Senior Review
Rachel Redshaw, MA, HE Dipl, CAHP	<i>Heritage Planner</i>	Research and Author

GLOSSARY OF ABBREVIATIONS

CHVI	<i>Cultural Heritage Value or Interest</i>
HIA	<i>Heritage Impact Assessment</i>
HCD	<i>Heritage Conservation District</i>
MHBC	<i>MacNaughton Hermsen Britton Clarkson Planning Limited</i>
MHSTCI	<i>Ministry of Heritage, Sport, Tourism and Culture Industries</i>
OHA	<i>Ontario Heritage Act</i>
OHTK	<i>Ontario Heritage Toolkit</i>
O-REG 9/06	<i>Ontario Regulation 9/06 for determining cultural heritage significance</i>
PPS 2020	<i>Provincial Policy Statement (2020)</i>
Victoria Park Secondary Plan	<i>VPSP</i>

Acknowledgement of Indigenous Communities

This Cultural Heritage Impact Assessment acknowledges that the subject property located at 599-601 Richmond Street (also 205 Central Avenue), City of London, is situated within territory of the Haudenosaunee Confederacy. These lands are not acknowledged as being associated with any treaties (whose land, accessed online, 2020).

This document takes into consideration the cultural heritage of indigenous communities including the Chippewas of the Thames First Nation, Oneida Nation of the Thames, Munsee-Delaware Nation, Chippewas of Kettle, Stony Point First Nation and Walpole Island First Nation, including their oral traditions and history when available and related to the scope of work.

EXECUTIVE SUMMARY

MHBC was retained in October 2020 by Westdell Development Corporation to undertake a Cultural Heritage Impact Assessment (CHIA) for the subject lands located at 599-601 Richmond/ 205 Central Avenue Street and adjacent property located at 595 Richmond Street. The purpose of this CHIA is to determine the impact of the development on identified heritage attributes of the existing buildings on the subject lands and adjacent property. Both the buildings on the subject lands and existing building located at 595 Richmond Street have been determined to have cultural heritage or value (CHVI) which is identified in Section 5.0 of this report. The following impacts were identified:

Adverse Impacts:

1. Negligible impact of destruction with the removal of a limited portion of the building fabric of the rear addition of 599 Richmond Street; and,
2. Potential impact land disturbances for 595 Richmond Street and 599-601 Richmond Street/ 205 Central Ave.

As required, this report outlines mitigation measures for the proposed impacts in Section 7.0:

- A *Temporary Protection Plan* is recommended which will include:
 - Vibration Monitoring Plan to ensure that no damage will occur to the existing buildings on site and adjacent;
 - Entry and exit point for construction traffic be located to the west of the site;
 - A structural engineers report describing how the removals will occur and assurance that the integrity of the existing buildings will be maintained
- Documentation with high resolution photographs to document the building fabric to be removed to occur in advance of any removals.

In order to conserve the historical context of existing buildings on the subject lands and adjacent properties as it relates to Richmond Row, the following is recommended:

- *Materials should be sympathetic to historic buildings at street level (the first and second floor level and preferably the use of high quality materials i.e. brick, stone);*
- *Proposed lighting and associated signage be sympathetic to the existing buildings on the subject lands; and,*

- *Mechanical equipment on the roof be screened to not detract from overall character.*

The above-mentioned recommendations should be part of the site plan process.

1.0 INTRODUCTION

The purpose of this Cultural Heritage Impact Assessment is to assess the impact of the proposed development located at 599-601 Richmond Street, London, hereinafter referred to as ‘the subject lands’. The property located at 599-601 Richmond Street is listed (non-designated) on the City of London Heritage Register as per Section 27 of the *Ontario Heritage Act on the Register of Cultural Heritage Resources* (2019).

The City of London supports the protection of built and cultural heritage resources to promote the unique identity of the City (Direction #3 & #7 of *The London Plan* (2016)). As a precautionary measure, the City requires a Cultural Heritage Impact Assessment when development is proposed on properties listed on the Municipal Heritage Register. Pre-application consultation notes of September 29, 2020 confirmed the requirement of a Heritage Impact Assessment for development on the subject lands (see Appendix ‘D’). This report will analyze the impact of proposed development upon the existing built heritage located on-site at 599-601 Richmond Street and adjacent property located at 595 Richmond Street and provide mitigation, conservation measures and/ or alternative development options as required.

1.1 DESCRIPTION OF SUBJECT LANDS

The subject lands located at 599-601 Richmond Street (alternatively addressed at 205 Central Avenue) are legally described as Lot 3 S Central Avenue & W Richmond St Plan 167 (w), Pts 1,2,4 & 5 33r4497; S/t & T/w 722752 London. They are located at the intersection of Richmond Street and Central Avenue near downtown London. The subject lands are approximately 112.79m² in size. See “Appendix A” for map of subject lands.

The subject lands include a building complex that is comprised of two, two storey commercial buildings; one located at 599 Richmond Street and the other at 601 Richmond Street. The building at 601 Richmond Street is at the corner of Richmond Street and Central Avenue fronting both streets and 599 Richmond Street fronts Richmond Street. The rear portion of the property is used as surface parking.



Figures 1 & 2: (above) View of 599-601 Richmond Street from north-east corner of intersection of Richmond Street and Central Avenue; (below) View of rear parking lot associated with 599-601 Richmond Street (Source: MHBC, 2020)

The Figure 3 below page outlines the subject lands as it relates to Richmond Street and Central Avenue. It also outlines the adjacent 'listed' property located at 595 Richmond Street to the south.



Figure 3: Aerial photograph of the subject property noted in red (Source: London City Map, accessed October 2020)

1.2 DESCRIPTION OF SURROUNDING AREA

The subject lands are located at the intersection of Richmond Street and Central Avenue abutting commercial, residential and parkland areas within a diverse context. The buildings to the west along Richmond Street are dominated by two storey dwellings, some of which have been converted for commercial use. To the east is Victoria Park which offers an open parkland landscape. The Richmond Street corridor that runs north and south is dominated by commercial buildings.

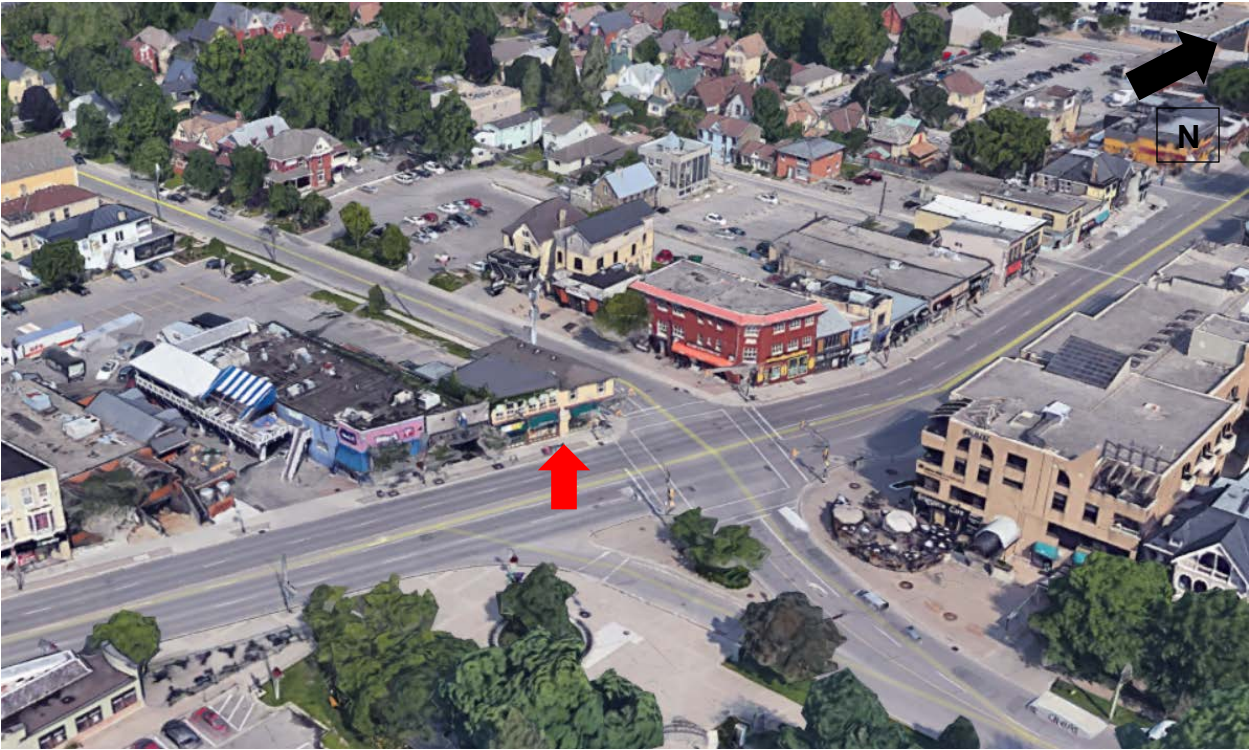


Figure 4: Aerial photograph of the subject property noted in red (Source: London City Map, accessed October 2020)



Figure 5: Streetscape view of 595, 599-601 Richmond Street from corner of Victoria Park (Source: MHBC, 2020)

1.3 HERITAGE STATUS

The subject lands are listed (non-designated) on the *Register of Cultural Heritage Resources* (2019) as per Part IV, Section 27 of the *Ontario Heritage Act (OHA)*. The properties were listed by Council resolution on March 27, 2018. The listing does not identify an ‘architectural style’ or ‘year built’ within the Register. The subject property is adjacent to a ‘listed’ property to the south at 595 Richmond Street which is identified as being constructed c.1881. The West Woodfield Heritage Conservation District which is designated under Part V of the OHA is located on the east side of Richmond Street. See Appendix ‘A’ for Heritage Map.

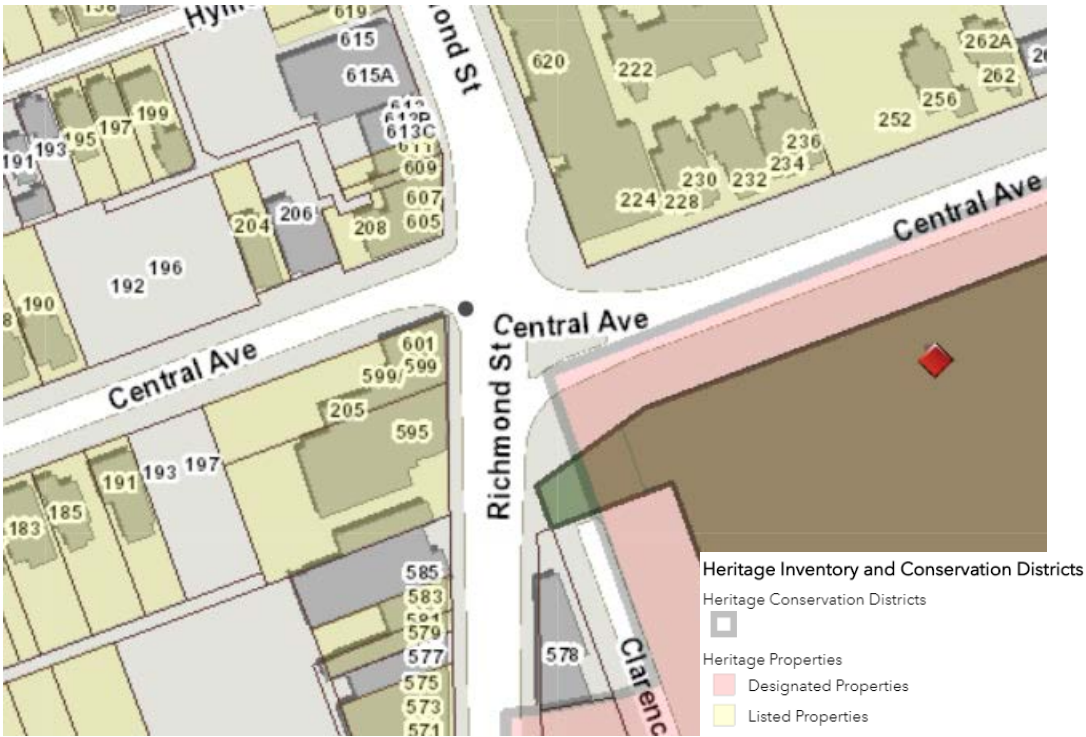


Figure 6: Excerpt of the London’s City Map noting the location of the subject property (outlined in red), listed on the heritage register (Source: City of London City Map, Heritage Inventory and Conservation Districts layer, accessed 2020)

The subject lands and adjacent listed property are not identified by the City of London as being part of a cultural heritage landscape as per Map 9 of The London Plan (see Figure 7). Both the subject property and adjacent listed property are not located in a heritage conservation district. The subject property is located on a ‘historic main street’ as identified in Figure 15 of the Official Plan identified as “Richmond Row”.

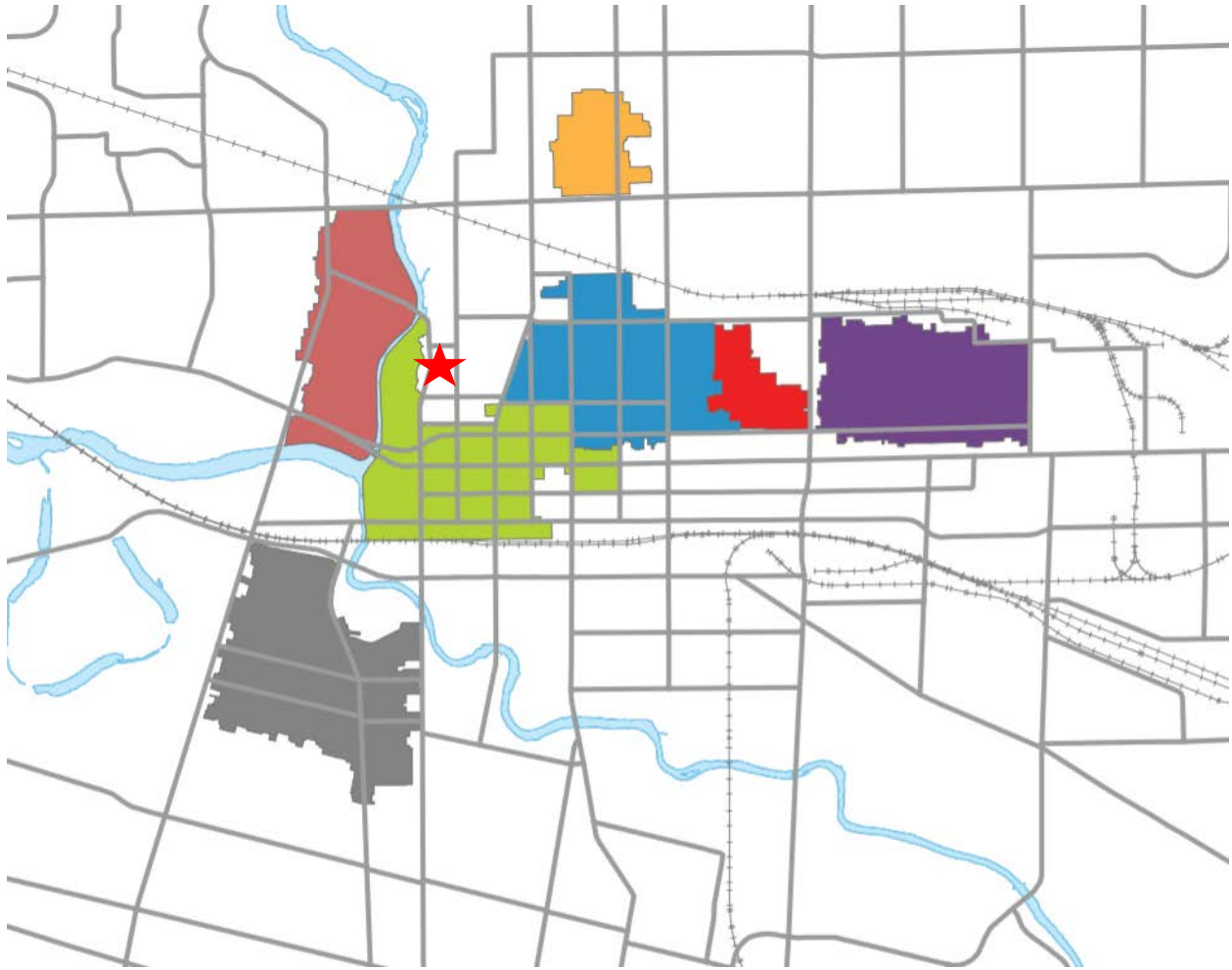


Figure 7: Excerpt of the Map 9 of The London Plan (Heritage Conservation Districts and Cultural Heritage Landscapes) (Source: Map 9, City of London Official Plan, accessed 2020)

1.4 LAND USE AND ZONING

The subject lands are located in the Central London Planning District and is zoned BDC (1) which is Business District Commercial Special Provision (see Figure 8). The current designation also includes it within the Main Street Commercial Corridor (MSCC) and therefore it is subject to specific policies for the Richmond Street Main Street Commercial Corridor. The proposal is requesting a Zoning By-law Amendment to facilitate a severance and development of an 8-storey building.



Figure 8: Excerpt of the City of London Interactive Map noting the location of the subject property located at 599-601 Richmond Street/ 205 Central Avenue indicated by the yellow circle. (Source: City of London City Map, accessed November, 2020)

2.0 POLICY CONTEXT

2.1 THE ONTARIO PLANNING ACT

The *Planning Act* makes a number of provisions respecting cultural heritage, either directly in Section 2 of the Act or Section 3 respecting policy statements and provincial plans. In Section 2, the *Planning Act* outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. Regarding cultural heritage, Subsection 2(d) of the Act provides that:

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, ...

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

The *Planning Act* therefore provides for the overall broad consideration of cultural heritage resources through the land use planning process.

2.2 PROVINCIAL POLICY STATEMENT

In support of the provincial interest identified in Subsection 2 (d) of the *Planning Act*, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the *Provincial Policy Statement, 2020* (PPS). The PPS is “intended to be read in its entirety and the relevant policy areas are to be applied in each situation”. This provides a weighting and balancing of issues within the planning process. When addressing cultural heritage planning, the PPS provides for the following:

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

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been

demonstrated that the *heritage attributes of the protected heritage property will be conserved.*

The PPS defines the following terms

Significant: *in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.*

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

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

2.3 ONTARIO HERITAGE ACT

The *Ontario Heritage Act*, R.S.O, 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. This HIA has been guided by the criteria provided with *Regulation 9/06* of the *Ontario Heritage Act* which outlines the mechanism for determining cultural heritage value or interest. The regulation sets forth categories of criteria and several sub-criteria.

2.4 CITY OF LONDON OFFICIAL PLAN

The Official Plan states that new development on or adjacent to heritage properties will require a heritage impact assessment. The London Plan identifies adjacent as follows:

Adjacent when considering potential impact on cultural heritage resources means sites that are contiguous; sites that are directly opposite a cultural heritage resource separated by a laneway, easement, right-of-way, or street; or sites upon which a proposed development or site alteration has the potential to impact identified visual character, streetscapes or public views as defined within a statement explaining the cultural heritage value or interest of a cultural heritage resource.

Policy 152 discusses the importance of urban regeneration in the City which includes the protection of built and cultural heritage resources while “facilitating intensification within [the City’s] urban neighbourhoods, where it is deemed to be appropriate and in a form that fits well within the existing neighbourhood” (Policy 152, 8). Policy 554, reinforces the important of the protection and conservation of built and heritage resources within the City and in particular, in the respect to development. As part of this initiative the City states in Policy 586, that,

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

Thus, it is the purpose of this report to analyze the potential impact(s) to the existing listed properties on site located at 599-601 Richmond Street/ 205 Central Avenue and adjacent listed property located at 595 Richmond Street, City of London to determine whether the development is appropriate or not as it relates to the conservation of its associated heritage attributes.

2.5 VICTORIA PARK SECONDARY PLAN (DRAFT)

Sub-section 1.3 of the Victoria Park Secondary Plan (Draft of January 2020) identifies the importance of cultural heritage resources within the neighbourhood of Victoria Park which is designated under Part IV and Part V of the OHA. The purpose of the Plan is to develop a “consistent framework to evaluate future development...while ensuring conservation of the cultural heritage resources in the area” (VPSP, 4). One of the plans key principles states, “[to] enhance and conserve cultural heritage resources within and surrounding Victoria Park” (VPSP, 7). The subject lands are outside the boundary of the Plan. Appendix ‘A’ of the Plan outlines the Plan boundary in red, designated area in dark blue

line and highlights listed properties in yellow; the subject lands and adjacent property to the south at 595 Richmond Street are highlighted as they are listed properties.

APPENDIX A: CULTURAL HERITAGE

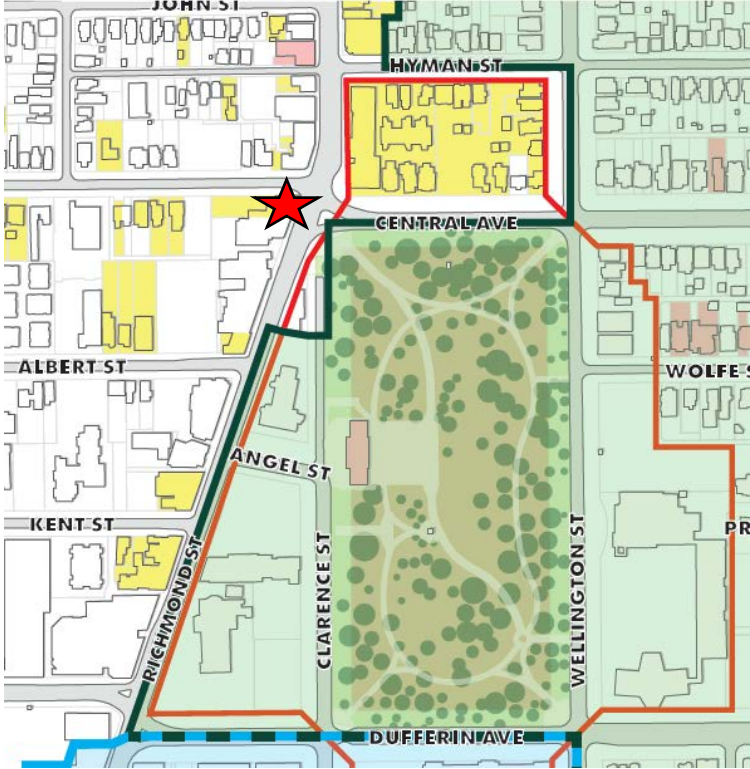


Figure 9: Appendix ‘A’ of the Draft Victoria Park Secondary Plan; red star identifies subject lands.

Subsection 3.2 in this Plan entitled “View Corridors” will be reviewed as it relates to the proposed development. Sub-section 3.5 of the Plan focuses on cultural heritage. It states that, “-cultural heritage resources are foundational to its character” (VPSP, 21). It is understood that the City is currently going through the process of drafting the Victoria Park Secondary Plan and acknowledges this Plan within the context of this report.

2.6 CITY OF LONDON TERMS OF REFERENCE

This Heritage Impact Assessment 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;
- 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.

The above-noted categories will be the method to determine the overall impact to the subject property and its heritage attributes as it relates to the proposed development.

3.0 HISTORICAL BACKGROUND

3.1 INDIGENOUS COMMUNITIES AND PRE-CONTACT HISTORY

The pre-contact period of history in Ontario specifically refers to the period of time prior to the arrival of Europeans in North America. The prehistory of Ontario spans approximately 11,000 years from the time the first inhabitants arrived in the Paleo-lithic period to the late Woodland period, just before the arrival of Europeans and the “contact” period, in the 16th and 17th centuries. The periods (and sub-periods) of Indigenous history in Ontario includes the Paleo period (beginning approximately 11,500 B.P.), the Archaic Period (9,500 B.P. to 2,900 B.P.), and the Woodland period (900 B.C. to approximately the 16th century). There are several registered archaeological sites in London dating to the Paleo period, the Early, Middle and Late Archaic period, as well as Early, Middle, and Late Woodland period. This includes Iroquoian longhouse settlements during the Early and Late Ontario Iroquoian period (*Archaeological Management Plan* (2017)). The Region included the Anishnaabeg, Haudenosaunee, and Lenni-Lenape Nations (City of London, 2020). In 1796, the initial agreement between indigenous peoples in the Region and European Settlers was established, the *London Township Treaty* (Whebell & Goodden, 2020).

Today, the neighbouring First Nations communities including: the Chippewas of the Thames First Nation, Munsee- Delaware Nation and Oneida Nation of the Thames, identify the City of London and area as traditional territory (The London Plan, 2019, 137).

3.2 CITY OF LONDON

Three years prior to the establishment of *The London Treaty* of 1796, Lieutenant-Governor John Graves Simcoe, attracted by the Forks of the Thames, envisioned that it would be the location for the capital of the province (City of London, 2020). It was not until more than three decades, in 1826, that London was founded as the district town of the

area. The town was surveyed by Colonel Thomas Talbot in 1824 and later Colonel Mahlon Burwell, “which covered the area now bounded on the south and west by the two branches of the Thames” (City of London, 2020).

The town expanded from the court house with the development of storefronts and by 1834, there were 1,000 residents (City of London, 2020). It is claimed that the Mackenzie Rebellion was the catalyst to establishing a garrison in the town which served as a military base between 1838 and 1869 in what is presently Victoria Park (City of London, 2020). The subject property was located in the land designated as “John Kent Farm 1824” in the 1845 Map of Features of North Central London in the 1840s. The presence of the military is claimed to be one of the main contributors to the rapid growth in population. Two years after the garrison was established, the town became incorporated which was followed by the development of necessary municipal services.



Figure 10: Excerpt of the map entitled “Features of North Central London in the 1840s” published in May, 1845; red star identifies approximate location of subject property (Source: Western University Library)

Leading merchants such John Labatt and Thomas Carling were instrumental in connecting the town with the surrounding area in the 1840s by constructing the “Proof Line Road” and manufacturers such as Simeon Morrell and Ellis W. Hyman, Elijah Leonard and McClary brothers became well known in the area as prominent manufacturers (Whebell & Goodden, 2020).

Unfortunately, in 1844 and 1845 a fire resulted in the destruction of some of the town’s centre. By 1848, however, the town was rebuilt and reincorporated; the population at the time was recorded as 4,584 (Whebell & Goodden, 2020). By 1854, the Great Western Railway line was running

through the town, allowing for businesses to flourish with the ability to import and export more goods. In 1855, the Town of London was officially incorporated as a City (Whebell & Goodden, 2020).



Figure 11: Reproduction of a drawing of London, Ontario in Whitefield's Original View of North American Cities, No. 36 in 1855 (Source: Western University Library)

In the latter half of the 19th century, many of London's neighbouring communities were annexed including London South in 1890, in which the subject property is located, into Westminster Township, which at the time was one of the largest townships within Middlesex County (Whebell & Goodden, 2020). The Council for the Westminster Township was first established in March of 1817 (Brock and Moon, 84). By the mid-1800s, the City of London had significantly expanded resulting in the annexation of land from Westminster Township as part of the city's boundaries.

By the First World War, there were approximately 55,000 people living in London (City of London, 2020). Between the first and second world war, the City grew albeit challenges posed by the Great Depression. Many new residences were constructed in London South near Huron Street (City of London, 2020). The year 1961 marked the great annexation of London which increased its population by 60,000 residents which included the annexation of Westminster Township (Meligrana, 5) (Whebell & Goodden, 2020). Since then, the City has grown and as of 2016, the population of the City has reached approximately 383, 822 (Canadian Census, 2016).

3.3 HISTORICAL OVERVIEW OF 599-601 RICHMOND STREET/ 205 CENTRAL AVENUE & 595 RICHMOND STREET

In 1855, the subject lands were located in Ward 2. The unique trajectory of Richmond Street and Central Avenue is apparent in the *Map of the City of London* of 1855 (Figure X), however with different street names; Central Avenue was known as Lichfield Street to the west and Great Market Street to the east and Richmond Street was known as “Mark Lane”. In an 1856 Map of the City of London, surveyed and drawn by Sam Peters for the London Directory, the area to the east including Ward 4 was labelled “Government Reserve” which previously is labelled in the 1854 as the military and infantry barracks reserve.

In 1863, Lot ‘3’ of Plan 167, which includes the subject lands, was sold from Joseph Kent to Thomas McDonough (LRO)¹. Thomas McDonough was an emigrant from Ireland and born in 1821 (1881 Census of Canada). By 1872, the subject lands appear to have buildings on-site at the corner of Litchfield Street (now Central Avenue) and Richmond Street. Black Friar’s Bridge is just to the west of Litchfield Street. The subject lands are at the gateway of two open spaces; to the north was the fairgrounds and to the south barracks and a cricket field.

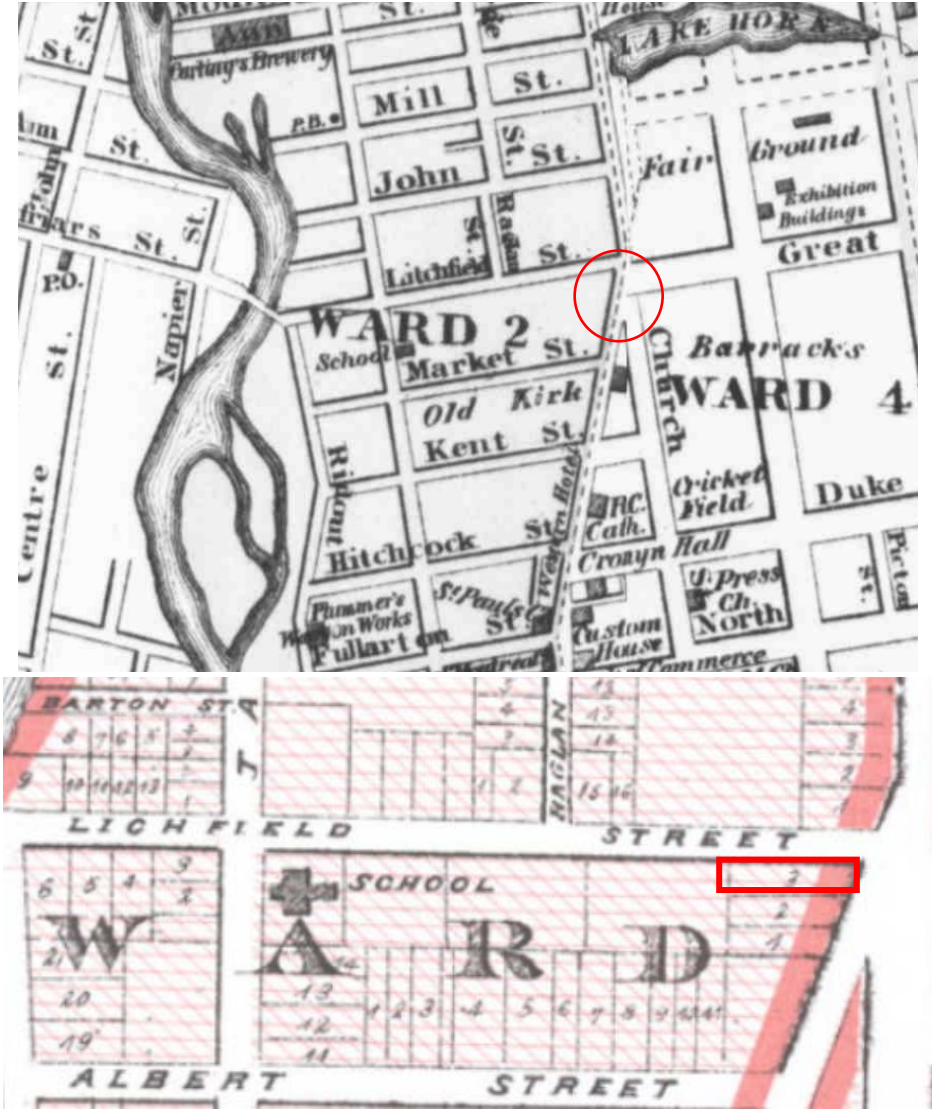
In the 1872-1873 *Cherrier & Kirwin London, Petersville, Westminster Directory* listed William Riddell, a “cutter” at the corner of Litchfield and Richmond Street and adjacent to the south two houses as ‘unoccupied’. The 1872 Bird’s Eye View depicts a two storey building at the corner and a one storey building to the south. The 1874-1875 *City of London and County of Middlesex Gazetteer* identifies Patrick Collins (tanner) and P.B. Flanagan (tanner) on the south-west corner of Richmond and Litchfield. In 1875, Patrick Flanagan is listed at the corner as a ‘grocer’ (McAlpine, Everett & Co.).

¹ Early LRO records do not include G.R. Reference or Remarks relating to portions of the subject lands granted in transactions but rather state “undivided one-third interest.”



Figures 12 & 13: (above) Excerpt of the Map of the City of London Canada West surveyed and drawn by S. Peters in 1856; red star identifies approximate location of subject property; (below) Excerpt of Bird's Eye View of London, Ontario, Canada, 1872 by E.S. Glover; red box indicates built form on the subject property (Courtesy of Western University Library).

The 1870s was an era of great development for Richmond Street and it was populated with various industries. In 1878, the subject lands include “Lot 3” and 595 Richmond Street is listed as “Lot 2” (see Figure 15); the current property retains the same lot fabric. The south side of Central Avenue between Richmond Street and Talbot Street appears to be vacant with the exception of a school at the corner of Litchfield² Street (Central Avenue) and Talbot Street.



Figures 14 & 15: (above) Excerpt Map of London 1875 from McAlpine's *London city and county of Middlesex directory*; red circle indicates approximate location of subject lands (Courtesy of Library and Archives Canada); (below) Excerpt 1878 survey; red box indicates location of subject lands (Courtesy of Western University Library).

²Litchfield Street written is “Lichfield” in 1878 Map of the City of London

The 1881 (revised 1889) Fire Insurance Plan (FIP) in Figure 16 demonstrates that the subject lands was originally addressed as 599 & 603 Richmond Street and adjacent property as 595-597 Richmond Street. The blue circle in the FIP indicates a fire hydrant. The building at 603 Richmond Street (currently 601 Richmond St) includes a two storey brick facade with two storey wood frame extension and a two one storey wood frame additions to the rear. The building at 599 Richmond Street included a two storey wood frame building with one storey addition to the rear; the entire building, including rear addition, is clad with a brick veneer. There is a two storey brick stable to the rear of the subject lands.

The building at 603 Richmond Street (currently 601 Richmond Street) is labelled 'Sal' which indicated that it was used as a saloon. The building at 599 Richmond Street is labelled 'S' which indicates that it was used as a store. The adjacent property at 595-597 Richmond Street was a one storey wood frame building with one storey stone rear addition and three one storey stone building cluster to the north-west of the property and is labelled as 'upholstery'.

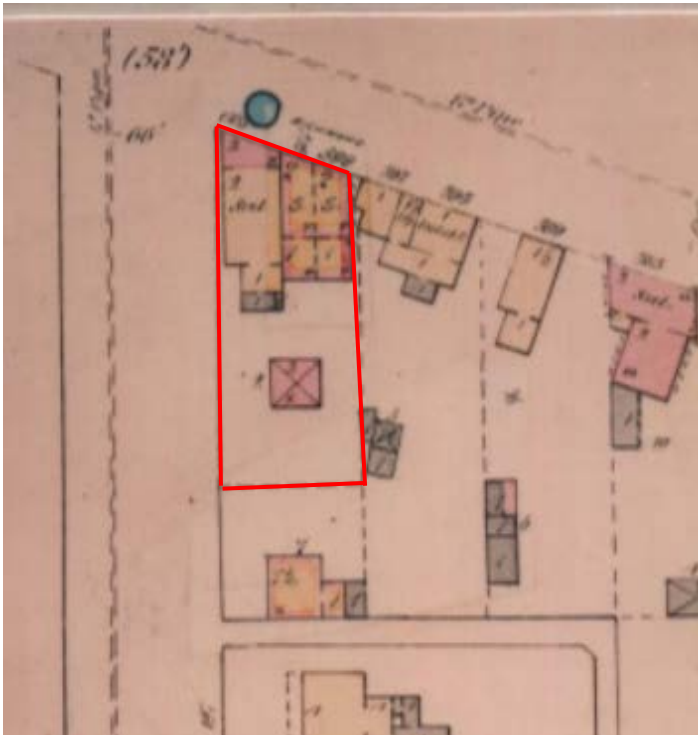


Figure 16: Excerpt of 1881 (revised 1889) Fire Insurance Plan; red outline identifies subject lands (Courtesy of Western University Library).

By 1890, Litchfield Street and Great Market Street was replaced with 'Central Avenue'. Several residences line Litchfield Street to the west of the subject lands in contrast with the larger buildings on the north side of the extension of the street to the east. Victoria Park south-east of the subject lands is bounded by a rows of trees. Several two storey

commercial buildings line Richmond Street to the south of the subject property. A two storey commercial building appears at the corner of Litchfield and Richmond Street on the subject property which appears to be the building that exists on-site today.

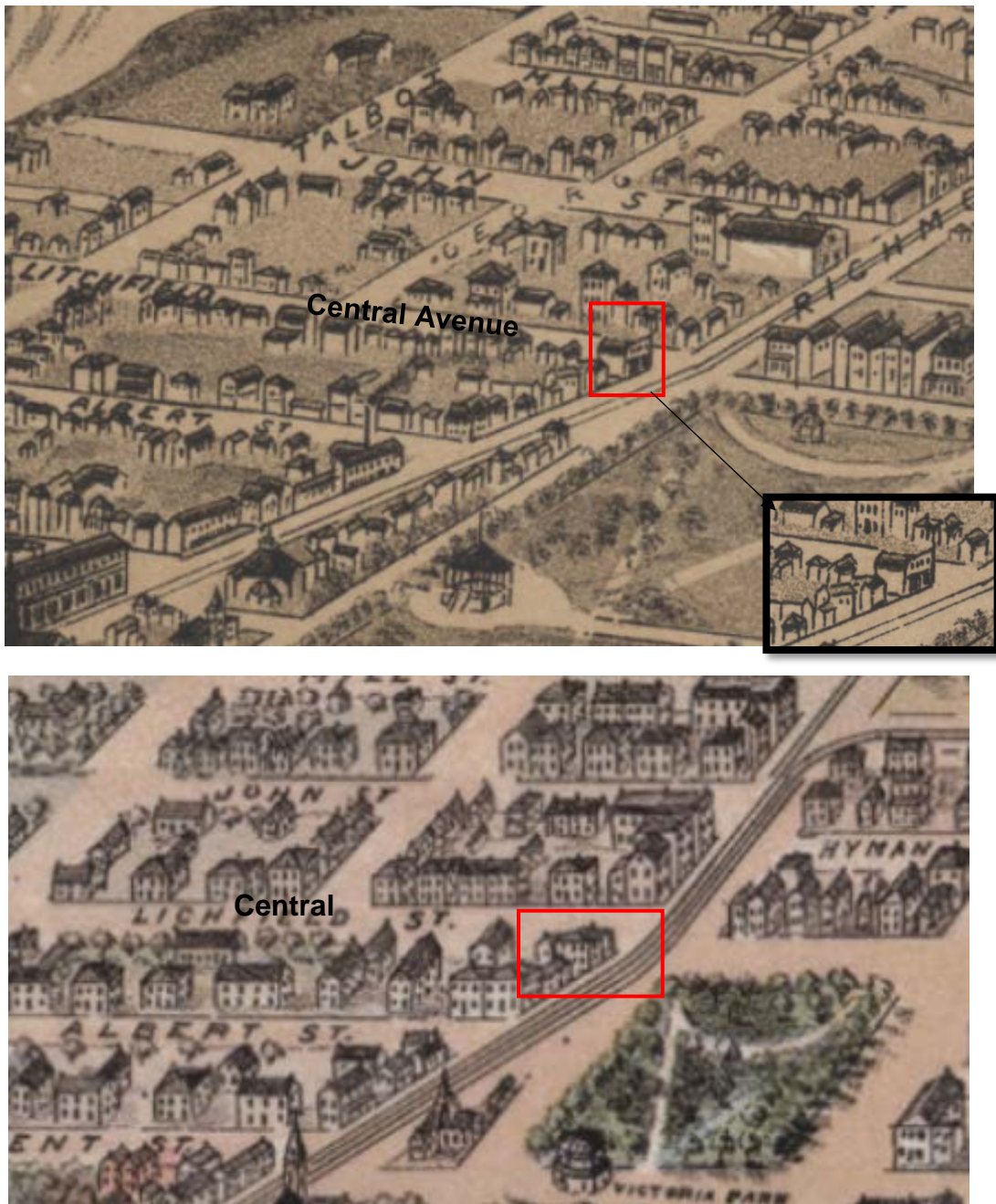


Figure 17 & 18: (Above) Excerpt from 1890 Bird's Eye View; red box indicates subject lands; (Below) Excerpt of 1893 Bird's Eye View; red box indicates location of subject lands and surrounding landscape (Courtesy of Western University Library).

The 1892 (revised 1907) Fire Insurance Plan demonstrates that the adjacent property's building mass remained the same with the exception of a one storey frame addition to the rear which was replaced with a larger one storey wood frame addition. A one storey frame addition for storage was constructed on the north side of the rear frame addition and to the west of the frame building was a one storey frame workshop with brick veneer which attached to the frame building cluster to the rear. The building is labelled as "H.W. Upholstery & Furniture".

The building located at 599-599 ½ Richmond Street, however, changed from having a wood frame two storey building along Richmond Street with brick veneer to being composed of brick, while the composition of the rear one storey additions remained the same. Another one storey frame addition appears to the rear of this building as well as two small wood frame projections on the south side of the stable. The building at 603 Richmond Street remained the same as in the earlier FIP of 1881 (revised 1889) with the exception of its use for 'drugs' instead of a 'saloon'; this FIP demonstrates that 601 Richmond Street (at the time 603 Richmond Street) also was associated with the address 205 Central Avenue.

Between 1884 and 1901, local directories identify that the building at 595 Richmond Street was leased by the Hunt Family (Alfred and J.F). By 1884, the building is listed as 'mattress manufacturer' and 'upholstery and furniture' (at the time addressed 593-597 Richmond Street). By 1900, the company was renamed "J.F.Hunt & Sons" which continued to sell furniture.

Local directories indicate that between 1884 and 1885, the building at 599 Richmond Street had tenants listed including Catherine Keenan (1884) and Robert Adams (1886) (London City and Middlesex County Directory). In 1888-1891, the property was listed under Mrs. A. Gibbling as a grocer and Robert Thomas as a barber (599 ½ Richmond St) (London city and Middlesex County directory). In 1893, F.W. Eberle replaced Robert Thomas as a barber at 599 ½ Richmond Street) (London City and Middlesex County Directory).

Local directories indicate that by 1884, the building at 603 Richmond Street was listed as the "Exhibition Hotel" owned by William Grant and in 1886 the ownership transferred to Louis Risk who retained the name of the hotel until 1892 when it was listed under Luke Jeffries, a grocer (1892). Between 1895 and 1901, it was listed under Peter Conlon, a grocer (London City and Middlesex County Directory). In 1889, the subject lands were sold from Thomas McDonough to Annie McDonough (instrument no. 7788) and Bessie, Edwin and Mary Shoebbotham (instrument no. 7785) (LRO). In 1900, Edwin A. Shoebbotham is listed as being the owner of "Shoebbotham & Co." as "grocers" (Foster's London City and Middlesex County Directory).

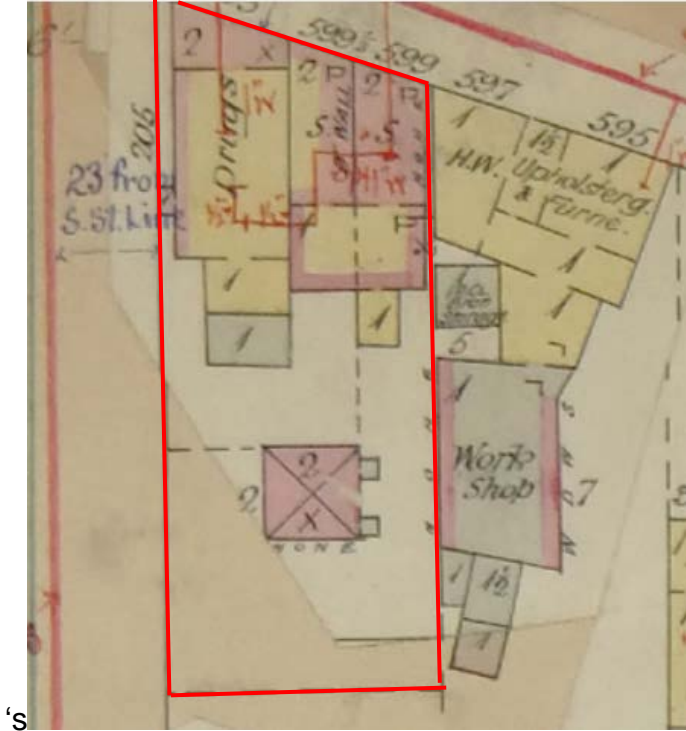


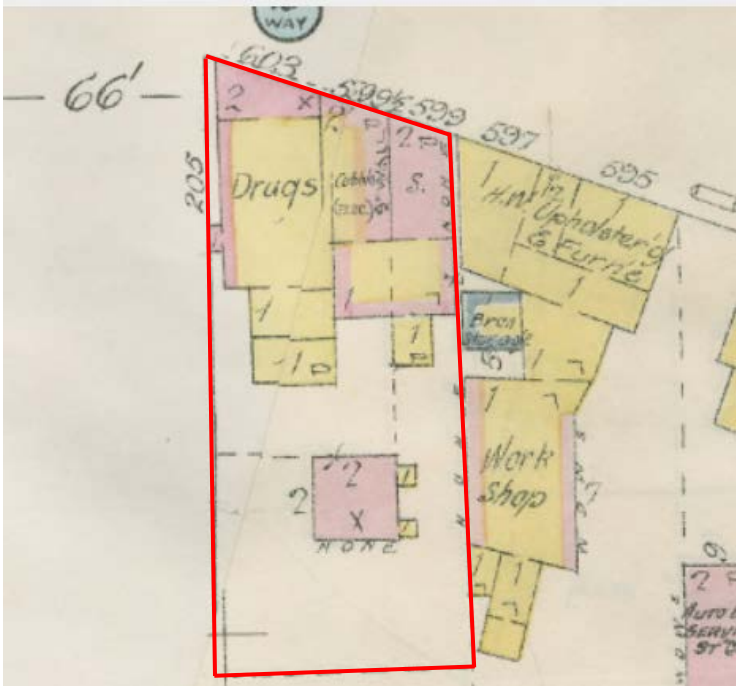
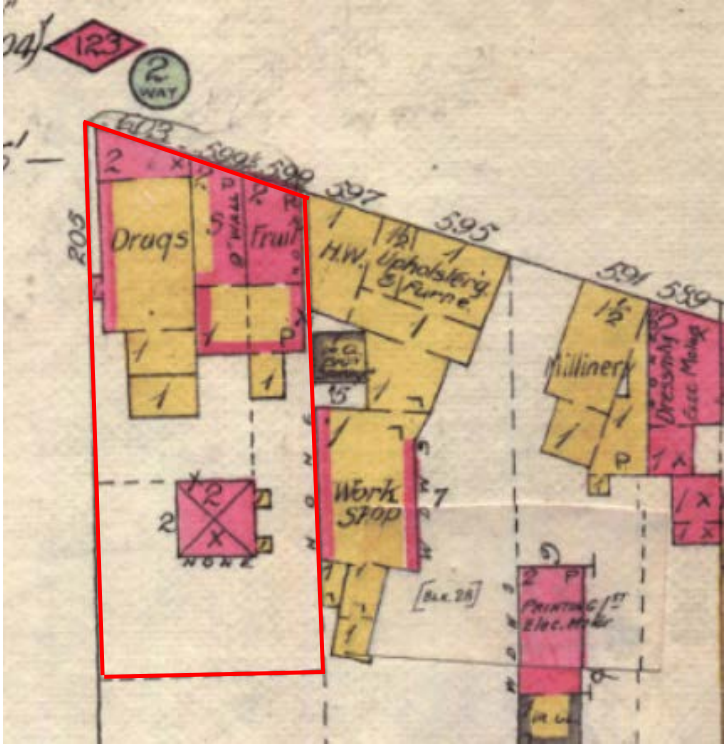
Figure 19: Excerpt of 1892 (revised 1907) Fire Insurance Plan; red outline identifies subject lands (Courtesy of Western University Library).

The 1912 (revised 1915) and 1912 (revised 1922) Fire Insurance Plans demonstrate that the building shapes and compositions (595, 599-601 Richmond Street) remained the same as depicted in the 1892 (revised 1907) FIP. The only change is the use of the south unit of 599 Richmond Street identifies the sale of fruit in 1912 (revised 1915) and the use of the north side of the unit for a ‘cobbler’⁴ (see following page for FIPs).

Between 1899 and 1924, 599-601 Richmond Street was owned by Hugh Douglass and Cora Pollock and Ada Hutchinson who leased the buildings to tenants (LRO).

In 1926, Bessie Maggee and James P. Moore, executors of Annie L. McDonough, granted her ownership to Edwin and Thomas Shoebottom and Bessie Magee (LRO). In the same year, Thomas Shoebottom and Bessie Magee granted their ownership to Edwin Shoebottom (LRO).

⁴ Note that the identification of the use ‘cobbler’ is somewhat illegible and may identify another use.



Figures 20 & 21: (above) Excerpt of 1912 (revised 1915) Fire Insurance Plan; red outline identifies subject lands; (below) Excerpt of 1912 (revised 1922) Fire Insurance Plan; red outline identifies subject lands (Courtesy of Western University Library).

By 1943, 595 Richmond Street is referred to as J.F. Hunt & Sons (est. 1901) by the London Free Press (LFP, 1943). By 1945 the building mass appears to change being enclosed in a new building envelope which appears today. It is inconclusive as to what extent of the original building remains within the existing building mass.

In 1948, Edwin Adolphus Shoebottom passed away (Find a Grave Index). In 1950, the Canada Trust Company, which was acting on behalf of the Estate of Edwin A. Shoebottom, granted the subject lands to Percy F. Williams and Minnie as joint tenants (LRO).

Historical aerial photographs of 1945 and 1955 demonstrate the mid-20th century landscape of Central Avenue and Richmond Street which includes residential dwellings lining both the north and south side of Central Avenue. At the time, the subject lands include a structure with a rectangular floor plan the rear. This ancillary building appears by the mid-century which means it was constructed between 1923 (as it was not included in the 1912 (revised 1922) FIP) and 1945. This is the building to the rear of the subject lands that exists today.



Figure 22: 1945 aerial photograph including subject property outlined in red (Courtesy of London Air Photo Collection, 2020).



Figure 23: 1955 aerial photograph including subject property outlined in red (Courtesy of London Air Photo Collection, 2020).

In 1970, John Harris Williams granted the subject lands to uses to Gerald Bradshaw and Lillian, his wife (LRO). A year later, Mr. Bradshaw granted the subject lands to uses to George Mihalopoulos and Sevasti, his wife as joint tenants (LRO). In 1974, the Canada Trust Company, which was acting on behalf of the Estate of Edwin A. Shoebottom, granted the land to Paul S. Kash and Harry Novak who each in 1979 granted half of their interest to Northfield Estates Limited (LRO). In 1986, 419298 Ontario Ltd. (who acquired the land after a series of liens, etc), granted the land to Central Park Place Ltd (LRO). The subject lands have since been leased to several different tenants, currently owned by Westdell Developments Corporation and leased to Lazeez Shawarma on the south half of 599 Richmond Street and Starbucks on the north half of 599 Richmond Street and 601 Richmond Street. The building at 595 Richmond Street has been operating as “Joe Kool’s” restaurant since 1983 to present day.

4.0 DETAILED DESCRIPTION OF POTENTIAL CULTURAL HERITAGE RESOURCES

4.1 DESCRIPTION OF BUILT HERITAGE ON SUBJECT LANDS

The subject lands and adjacent property to the south are included in a row of commercial units and by nature are affixed to each other. Therefore, the north elevation of 595 Richmond Street, north and south elevation of 599 Richmond Street and south elevation of 601 Richmond Street will not be described as these exterior elevations are not visible/ exposed. This section of the report is not intended to be a structural assessment but rather a general review of conditions from a heritage conservation perspective.

4.1.1 599 Richmond Street

Commercial Building

The commercial building has a rectangular floor plan with flat platform roof with three (3) original stone chimneys shafts.

Front (East) Elevation

The majority of the first level is composed of a contemporary storefront with large window panes. The façade is divided into two (2) storefronts which is consistent with the building’s historical use for two commercial businesses. Painted cornicing and fascia board extend from either side of the façade along the second storey sill intermediately being interjected by wooden pilasters. The façade to the left of the building includes a wood pilaster crested with a corbel at the commencement of the second storey level which ties into cornicing along the second storey sill. Following the door opening is a storefront window divided into two panes of glass with wood panelling below. Another wood pilaster crested with a corbel detail divided the left side of the façade from the right. The right side of the façade includes a storefront divided into three window panes. Below the store windows is wood panelling. Enclosing the building’s façade to the right is another wood pilaster crested

with corbel detail. There is an indentation between 599 and 601 Richmond Street where the buildings were 'fused' together.

The second storey includes a set of six (6) symmetrically placed window openings with wood sills which include contemporary vinyl windows. There is signs of 'bowing' in the brick along the second storey which is caused by the expansion of bricks as they absorb moisture over time; also the building may not have expansion joints large enough to have accommodated movement. The roofline of the second storey consists classical corncicing decorated with a series of smaller scale corbels/ brackets which are enclosed by two larger wood corbels.



Figures 24 & 25– (left) View of left side of front façade looking south-west, (right) View of front façade From Victoria Park (Source: MHBC, 2020).

West Elevation

The west elevation of the building is the only other elevation that is visible as the south and north elevations are enclosed by adjacent buildings at 595 and 601 Richmond Street. This elevation includes the second storey of the original building with two ((2) window openings; sills appear to have been covered by metal. Attached to this façade is one lean-to addition that sits snugly beneath the window sills and includes a plethora of mechanical equipment. Attached to the lean-to addition is a rectangular, flat-roof addition with vinyl cladding. These additions are interjected on the west (lean-to addition) and south (later rear addition) by the brick ancillary structure which will be examined in the following section.



Figures 26 & 27– (left) View of west elevation (right) View of west elevation looking south-east (Source: MHBC, 2020)

Brick Ancillary Structure

The structure (not considered a building with no roof structure) includes two (2) remaining red brick retaining walls (north and west elevations). The south elevation and east elevation no longer exist although a wood extension has constituted the east elevation which is integrated into the rear additions of 599 Richmond Street. There appears to be concrete padding below the north retaining wall, however, not the west. The building is physically linked to an alleyway that is accessed between the units of 595 and 599 Richmond Street (see Figure 42).

North Elevation

The north elevation includes four (4) brick pilasters (one of which composes the north-west corner pilaster) with pseudo brick buttresses. There is a double door opening on this elevation approximately in the centre of the façade. There is a concrete wall sill plate on the top of the wall.

West Elevation

The west elevation includes three (3) pilasters (one of which composes the north-west corner pilaster). Similar to the north elevation, the pilaster form of a small buttress at towards the wall sill plate. There is a minimal space between the north elevation of 595 Richmond Street and the termination of the most southern pilaster on this elevation.

Interior

The interior could only be accessed from the interior of Joe Kool’s restaurant and photos were only able to be taken from a door opening on the northern elevation of 595 Richmond Street.

The interior of the retaining wall along the north elevation includes two types of brick bonding. The half closer to the east includes herringbone brick bonding and to the west brick soldier coursing. It is inconclusive why the coursing changes from one side to the other, but it could be probable that either side was included in a separate unit within the former building.

The interior demonstrates that the exterior brick pilasters were structurally supported from the interior by concrete posts (typically brick pilasters constructed within this era would have been supported by concrete piers). The interior also includes some structural wood components such as a wood beam below the concrete wall sill plate.



Figures 28, 29, 30, & 31– (above left) View of north elevation; (above right) View of west elevation); (below left) View of interior of west side of north elevation from interior of Joe Kool’s restaurant looking north-west; (below right) View of interior of east side of north elevation from the interior of restaurant looking north-east (Source: MHBC, 2020)

4.1.2 601 Richmond Street

The commercial building has a rectangular floor plan with a hipped roof with asphalt shingles and extended eaves.

Front (East) Elevation

The majority of the first level is composed of a storefront with three large pane windows with a wood panelling below. The front entrance is angled towards the intersection of Richmond Street and Central Avenue which negates building fabric on the north east corner of the building, due to this, the second level of the north east corner of the building acts as an overhang supported by a post. A small portion of the south-east corner of the first level includes the remaining portion of the exposed brick facade. The first and second storey is divided by cornicing. The second storey two window openings symmetrically placed with 4 x 3 fenestrations with brick header (bricks have been painted to mimic a decorative brick surround); the sills are covered in metal. The roofline includes wood fascia board below the extending eaves of the roof.



Figures 32 & 33– (left) View of front façade looking north-west (right) View of front façade from Victoria Park (Source: MHBC, 2020).



Figures 34 & 35– (left) View of entrance to 601 Richmond Street via south-west corner of the intersection at Richmond Street and Central Avenue. (right) View of front façade looking south, (right) View of entrance at corner of the intersection looking south-east (Source: MHBC, 2020).

North Elevation

The first level of the north elevation includes two bays. The first bay is to the left of the facade and includes a portion of the storefront and entrance overhang with corncicing dividing the second and first storey. The second level of the eastern bay includes one window opening with brick header and 4 x 4 fenestration and fascia board along roofline.

There is a slight projection on this elevation creating the second bay along the facade. This bay includes one square window opening, which appears to have replaced an original window opening and an enclosed portico. The portico includes an arched ‘Roman’ window opening with associated semi-circular brick arch surround on the east and west side. The portico also includes a decorative entryway with wood surround including pilasters and wave header which appears to conceal a brick voussoir. The door includes a unique design of panelling and centred, elongated window. There is a set of concrete stairs leading up to the portico and wood railing to the left of the portico. The masonry below the door threshold is in fair to poor condition with signs of cracked and missing mortar. To the right of the portico is a window opening with stone sill and header. The second storey on this bay includes four window openings with brick voussoirs with 4 x 3 fenestrations; the sills are clad in metal.



Figures 36, 37, & 38– (above) View of north elevation; (below left) View of enclosed portico looking south-west; (below right) View of front door entryway of portico (Source: MHBC, 2020)

West Elevation

The west elevation includes one window opening to the right of the second level with a pair of contemporary windows. The exterior is clad in vinyl siding.



Figure 39: View of west elevation (Source: MHBC, 2020)

4.2 DESCRIPTION OF ADJACENT LISTED PROPERTY

4.2.1 595 Richmond Street

Front (East) Elevation

The east elevation is composed of two separate front facades. The first level of the southern half of the building includes a stone veneer and glazed storefront which is interjected by a full awning. The façade to the north (Joe Kool's) includes a glazed storefront on the first level similar to that of 599-601 Richmond Street and includes a Boomtown inspired “postiche” which extends the façade beyond the one and half storey roof line; this is similarly used for the adjacent façade to the south (Circle K).



Figure 40—View of front façade of 595 Richmond Street including restaurant “Joe Kool’s” to the north and “Circle K” to the south; red box indicates location of access between 595 and 599 Richmond Street to rear ancillary brick structure (Source: MHBC, 2020)

The first level of the northern half of the building (Joe Kool's) includes a storefront reminiscent of the store front of adjacent 599-601 Richmond Street. Store windows are situated to the left of this half of the façade with wood panelling below. There are wood columns that are intermediately placed along the storefront below the stretch of corncicing that divides the first storey for the storey above. There are five (5) corbels intermediately placed along/ supporting this cornice. Following the storefront is a niche which includes a double door entry with wooden doors. To the right of this is another door opening which

is enclosed in a wood surround with wood columns that are topped with corbels. This entry is blocked off with boarding and gates. The access leads to the brick ancillary structure to the rear of 599 Richmond Street.



Figures 41 & 42– (left) View of front façade of 595 Richmond Street including restaurant “Joe Kool’s” to the north and “Circle K” to the south; (right) View of door opening/ access that leads to alleyway to brick ancillary structure to the rear of 595 Richmond Street (Source: MHBC, 2020)

South Elevation

The eastern portion of the south elevation is a continuation of the front elevation with stone veneer, awning and extension of the faux façade extension. It also includes a paired door opening. The remainder of the façade includes painted brick which to towards the rear is covered with a contemporary veneer associated with patio/ verandah addition, part of which is enclosed with a hipped roof. There are a series of mid-century glass block windows along this elevation so of which have been altered to accommodate the verandah. The verandah is supported by a series of concrete posts.



Figures 43 & 44– (left) View of right side of the south elevation; (right) View of verandah along south elevation looking north-east (Source: MHBC, 2020)

West Elevation

The west elevation includes the extension of the verandah on the south elevation with a stairway to the parking lot. The roof at the rear is composed of standing seam metal roof. The verandah is supported by a series of posts. There is an additional stairway leading from the verandah to a door opening on the left side of the elevation. Below this door opening is another door opening at the first level.



Figure 45– West elevation of 595 Richmond Street including associated parking lot.

North Elevation

The north elevation includes a cinder block façade which abuts the west elevation of the brick ancillary structure and wood extension of this structure.



Figure 46– View of north elevation (Source: MHBC, 2020)

5.0 EVALUATION OF CULTURAL HERITAGE RESOURCES

5.1 EVALUATION CRITERIA

The following sub-sections of this report will provide an analysis of the cultural heritage value of the subject property as per *Ontario Regulation 9/06*, which is the legislated criteria for determining cultural heritage value or interest. This criteria is related to design/physical, historical/associative and historical values as follows:

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

5.2 EVALUATION OF 599 RICHMOND STREET- *Commercial Building*

5.2.1 Design/Physical Value

The building is modestly representative of the Italianate architectural style popular in the Victorian area. Characteristics of this style include: the flat roof with overhanging eave and corbelling and cornicing along the roofline. The building has retained its original mass and scale as well as existing window openings along front facade.

5.2.2 Historical/Associative Value

The building has been used as commercial business since c. 1872 and continues to operate as a commercial business today. The building can yield information as it relates to the commercial development of Richmond Row over the past 150 years.

5.2.3 Contextual Value

The building is important in maintaining the character of the area which is early Victorian commercial. It is physically linked to the property as it relates to 601 Richmond Street. The main building is functionally linked as it relates to the use as a commercial business, visually linked to the corner of Richmond Street and Central Avenue and historically linked to the area is relates to surrounding commercial buildings and adjacent Victoria Park (former military reserve).

5.2.4 List of Heritage Attributes

- Original massing and scale of building;
- Original exterior brick veneer on north elevation;
- Original symmetrical row of window openings with stone sills;
- Original roofline with corbelling and cornicing;
- Original chimney shaft;
- Location along Richmond Row.

See following page for evaluation through Ontario Regulation 9/06.

5.2.5 SUMMARY OF EVALUATION

Ontario Regulation 9/06		599 Richmond Street
1. Design/Physical Value		
i.	Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes.
ii.	Displays high degree of craftsmanship or artistic merit	No.
iii.	Demonstrates high degree of technical or scientific achievement	No.
2. Historical/Associative value		
iv.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	No.
v.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	Yes.
vi.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	Unknown.
3. Contextual Value		
vii.	Important in defining, maintaining or supporting the character of an area	Yes.
viii.	<u>Physically</u>, functionally, visually, or historically linked to its surroundings	Yes.
ix.	Is a landmark	No.

5.2.6 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

In summary, the cultural heritage value or interest of the property is vested in its modest representation of Italianate architectural style within a commercial context. It can yield information as it relates to the commercial development of Richmond Row. It is important in maintaining the character of the area and is physically, functionally, visually and historically linked to its surroundings.

5.3 EVALUATION OF 599 RICHMOND STREET- *Ancillary Brick Structure/Ruin*

Ancillary Brick Structure/ Ruin

5.3.1 Design/Physical Value

The original building has been considerably altered and as lost a great extent of its integrity, now considered a 'ruin' as it does not have a roof and has lost two of its four original exterior walls. The structure, as it relates to the northern, cinder block elevation of 595 Richmond Street and the wood extension along the east elevation, was used most recently as a bar patio, but has been left vacant for at least 10 years.

5.3.2 Historical/Associative Value

The structure was constructed between 1923 and 1944 and has been associated with both 599 Richmond Street and 595 Richmond Street. It is uncertain as to the exact use of the structure, possibly it was an extension of the Hunt Family's upholstery business or used for the commercial occupations of 599 Richmond Street. Most recently it was used as an outdoor patio for the restaurant at "Joe Kools". The removal of a great portion of the original building fabric challenges the understanding of its original purpose and use.

5.3.3 Contextual Value

The structure is associated with 595 and 599 Richmond Street, however, is not consistent with the overall character of Richmond Row which is dominated by Italianate commercial buildings constructed in the Victorian era.

See following page for evaluation through Ontario Regulation 9/06.

5.3.5 SUMMARY OF EVALUATION

Ontario Regulation 9/06		599 Richmond Street
4. Design/Physical Value		
x.	Rare, unique, representative or early example of a style, type, expression, material or construction method	No.
xi.	Displays high degree of craftsmanship or artistic merit	No.
xii.	Demonstrates high degree of technical or scientific achievement	No.
5. Historical/Associative value		
xiii.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	No.
xiv.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.
xv.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	Unknown.
6. Contextual Value		
xvi.	Important in defining, maintaining or supporting the character of an area	No.
xvii.	<u>Physically</u>, functionally, visually, or historically linked to its surroundings	No.
xviii.	Is a landmark	No.

5.3.6 CONCLUSIONS

In summary, the brick ancillary structure or ‘ruin’ has lost the majority of its integrity. The purpose and use of the original building is not clear which creates a gap in understanding its place in the ‘story’ or rather ‘history’ of the subject lands. Unfortunately, due to the removal of a great extent of its original heritage building fabric and dis-connectivity with the surrounding character, it has been determined that this structure or ‘ruin’ does not have significant cultural heritage value or interest.

5.4 EVALUATION OF 601 RICHMOND STREET

5.4.1 Design/Physical Value

The building is modestly representative of the Italianate architectural style popular in the Victorian area c. 1870. Characteristics of this style include: the overhanging eaves, decorative brick window surrounds, portico with flat roof and cornicing including Roman arched window opening on eastern side of this feature. The building has retained the majority of its original mass and scale with the exception of the removal of a one storey addition to the rear. It also retains most of the original window opening.

5.4.2 Historical/Associative Value

The building has been used as commercial business since c. 1870 and continues to operate as a commercial business today. The building can yield information as it relates to the commercial development of Richmond Row over the past 150 years. The building originally was used as a hotel, a saloon and later a grocer and exemplifies the diversity of commercial business on Richmond Row.

5.4.3 Contextual Value

The building is important in maintaining the character of the area. It is physically linked to 599 Richmond Street, functionally linked as a commercial business along Richmond Row and visually linked as a gateway between Richmond Street and Central Avenue. The building is historically linked to its surroundings, in particular, the Black Friar's Bridge; Central Avenue to the west of the property (formerly Litchfield Street) originally ran directly eastward from the bridge into the City's commercial area, upon which this building would have been a gateway. The building was used as a hotel between approximately 1884 and 1891 which historically suited its context with neighbouring hotels such as the hotel owned by Thomas Morkin at 587 Richmond Street and the "Western Hotel" c. 1854 formerly at 463 Richmond Street to the south in addition to its use as a grocer.

5.4.4 List of Heritage Attributes

- Original massing and scale of building;
- Original exterior brick veneer on north and east elevations;
- Original window openings with brick voussoirs, stone sills and headers;
- Enclosed portico on north elevation including door opening, door surround and door;

- Original roofline; and,
- Unique location at the corner of the intersection of Richmond Street and Central Avenue

See below for evaluation through Ontario Regulation 9/06.

5.4.5 SUMMARY OF EVALUATION

Ontario Regulation 9/06	601 Richmond Street
1. Design/Physical Value	
i. Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes.
ii. Displays high degree of craftsmanship or artistic merit	No.
iii. Demonstrates high degree of technical or scientific achievement	No.
2. Historical/Associative value	
iv. Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	No.
v. Yields, or has potential to yield information that contributes to an understanding of a community or culture	Yes.
vi. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	Unknown.
3. Contextual Value	
v. Important in defining, maintaining or supporting the character of an area	Yes.
vi. <u>Physically</u> , functionally, visually, or historically linked to its surroundings	Yes.
vii. Is a landmark	No.

5.4.6 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

In summary, the cultural heritage value or interest of the property is vested in its modest representation of Italianate architectural style within a commercial context. It can yield information as it relates to the commercial development of Richmond Row as well as the development of early circulation patterns as it relates to the trajectory of Central Avenue (formerly Litchfield) and Richmond Street. It is important in defining, maintaining and supporting the character of the area and is physically linked to 599 Richmond Street, functionally linked as a commercial building, visually linked to the corner of Central Avenue and Richmond Street and historically linked to its surroundings including neighbouring commercial buildings along Richmond Row and adjacency to Victoria Park.

5.5 EVALUATION OF ADJACENT 595 RICHMOND STREET

5.5.1 Design/Physical Value

The building is not representative of specific architectural style and does not display a high degree of craftsmanship or artistic merit.

5.5.2 Historical/Associative Value

The property has potential to yield information as it contributes to development of Richmond Row. The property is associated with Hunt Family that operated a mattress manufacturing company which broadened to upholstery and furniture known as H.W. Upholstery & Furniture and later known as J.F. Hunt & Sons” and operated at least between 1881 and 1943 (a source from the London Free Press dates the building to 1861).

5.5.3 Contextual Value

The building is physically and visually linked to its location on Richmond Street as it relates to 599-601 Richmond Street. It is functionally linked as a commercial business along Richmond Row. The building is historically linked to its surroundings as it relates to adjacent commercial buildings constructed within the same era.

5.5.4 Heritage Attributes

- Location on Richmond Row; and,
- Remaining original features of storefront.

See below for evaluation through Ontario Regulation 9/06.

5.5.5 SUMMARY OF EVALUATION

Ontario Regulation 9/06		595 Richmond Street
1. Design/Physical Value		
i.	Rare, unique, representative or early example of a style, type, expression, material or construction method	No.
ii.	Displays high degree of craftsmanship or artistic merit	No.
iii.	Demonstrates high degree of technical or scientific achievement	No.
2. Historical/Associative value		
iv.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	No.
v.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	Yes.
vi.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	Unknown.
3. Contextual Value		
vii.	Important in defining, maintaining or supporting the character of an area	No.
viii.	<u>Physically, functionally, visually, or historically</u> linked to its surroundings	Yes.
ix.	Is a landmark	No.

5.5.6 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

In summary, the cultural heritage value or interest of the property is vested in its potential to yield information as it contributes to the commercial development of Richmond Row and H.W. Upholstery & Furniture and J.F. Hunt & Sons and is physically, functionally, visually and historically linked to its surroundings.

6.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development of the subject property includes an 8 storey apartment complex with 53 units and a proposed development footprint of 750.60m². The building is proposed to be mixed-use with commercial units on the ground floor and residential from the 2nd to 8th floor. It proposes 5 surface parking spaces and 2 drop-off spaces on the west side of the building. An underground level is proposed which includes storage space, amenity rooms including exercise room, and a mechanical, electrical room. See Appendix 'B' for site plan and floor plans and Appendix 'C' for elevations.

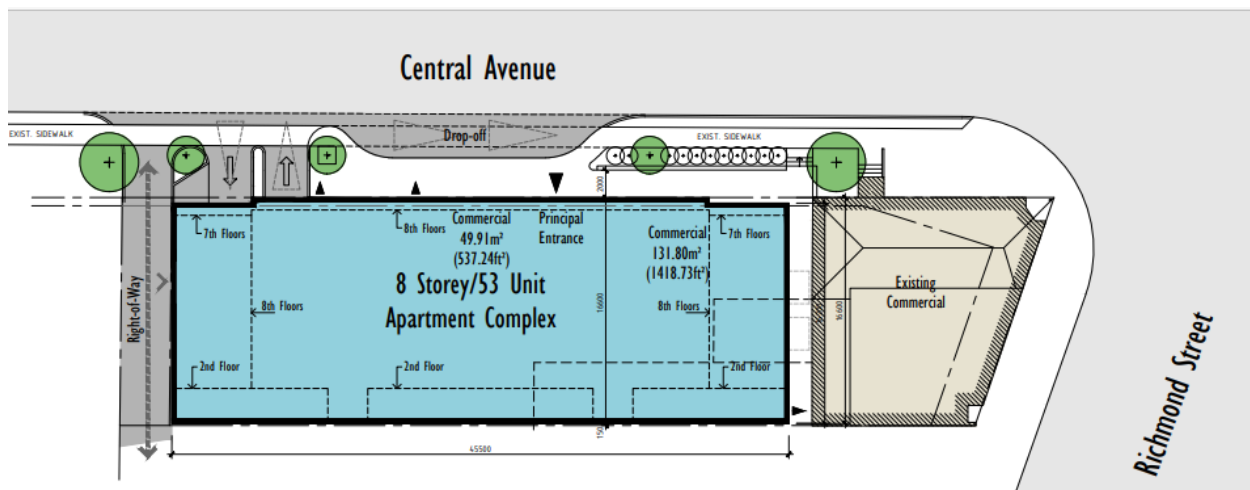


Figure 47– Excerpt of draft site plan (Source: R. Tomè and Associate, 2020)

The principal entrance to the building would be off of Central Avenue as well as the vehicular access to the surface parking on the ground floor. The floor plans from the 2nd to 7th floor are similar in size and layout; there are Juliette balconies proposed on the north elevation for these levels. The 8th floor is approximately 190m² less in size and includes two balconies on the south elevation and a full terrace on the east and west elevations.

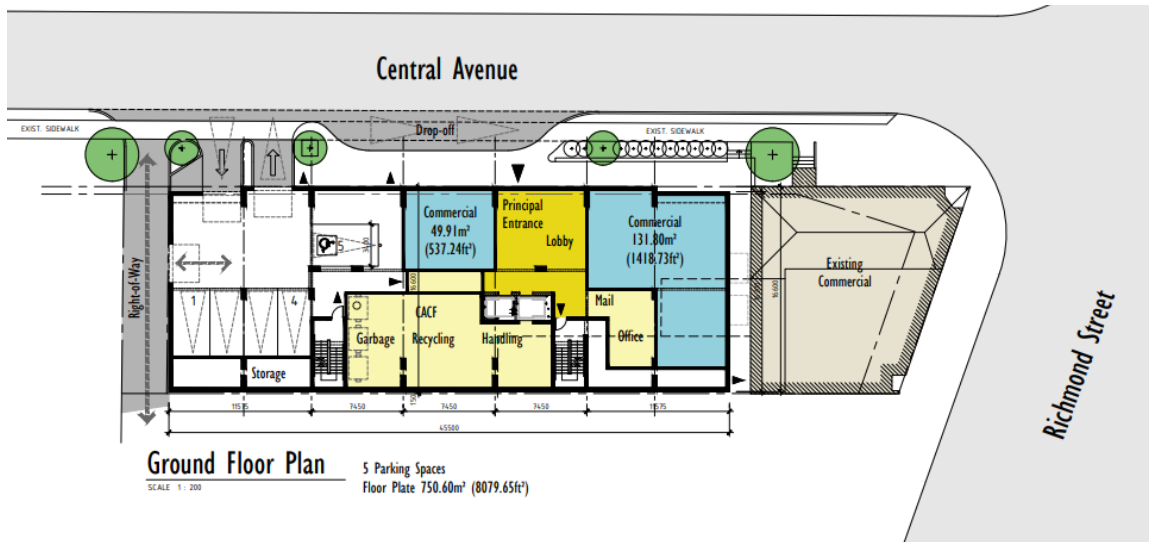


Figure 48– Excerpt of draft ground floor plan (Source: R. Tomè and Associate, 2020)

The building proposes to be a gradient neutral palette with the lower floors to contain a deeper hue while the upper floors visible from Richmond Street will be of lighter hues to lessen the perspective of mass and scale.



Figures 49 & 50– (left) Coloured west elevation; (right) Coloured east elevation (Source: R. Tomè and Associate, 2020)



Figures 51 & 52– (above) Coloured north elevation; (below) Coloured south elevation
(Source: R. Tomè and Associate, 2020)

7.0 IMPACT ANALYSIS

7.1 INTRODUCTION

There are three classifications of impacts a proposed development may have on an identified cultural heritage resource: beneficial, neutral or adverse. Beneficial effects may include such actions as retaining a property of cultural heritage value, protecting it from loss or removal, maintaining restoring or repairing heritage attributes, or making sympathetic additions or alterations that allow for a continued long-term use and retain heritage building fabric. Neutral effects have neither a markedly positive or negative impact on a cultural heritage resource. Adverse effects may include the loss or removal of a cultural heritage resource, unsympathetic alterations or additions that remove or obstruct heritage attributes, the isolation of a cultural heritage resource from its setting or context, or the addition of other elements that are unsympathetic to the character or heritage attributes of a cultural heritage resource. Adverse effects may require strategies to mitigate their impact on cultural heritage resources.

The following sub-sections of this report provide an analysis of the impacts which may occur as a result of the proposed development.

- **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 plantings, such as a garden;
- **Isolation:** of a *heritage attribute* from its surrounding environment, context or a significant relationship;
- **Direct or Indirect Obstruction:** of significant views or vistas within, from, or of built and natural features;
- **A change in land use:** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;
- **Land disturbances:** such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.

The impacts of a proposed development or change to a cultural heritage resource may be direct or indirect. They may occur over a short term or long term duration, and may occur during a pre-construction phase, construction phase or post-construction phase. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of physical impact. Severity of impacts used in this report derives from *ICOMOS Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011)*.

7.2 IMPACT ANALYSIS

The following chart evaluates the impact of the proposed development on the subject property to the adjacent cultural heritage resource. These impacts are based on the heritage attributes outlined in sub-section 5.2.4 of this report.

Table 1.0 Adverse Impacts 205 Central Ave		599-601 Richmond Street/
Impact	Level of Impact (No, Potential, Negligible, Minor, Moderate or Major)	Analysis
Destruction or alteration of heritage attributes	Negligible	The proposed development will remove the remains of a c.1923-1944 brick ancillary structure and a portion of rear additions associated with 599 Richmond Street c. 1881. The impact is negligible as although building fabric will be removed, it is limited to approximately 30m ² and is located to the rear of the property and will not impact the heritage attributes along the east (front) and west elevations. See sub-section 7.2.1.
Shadows	No	Proposed development will not result in shadows that negatively impact heritage attributes.
Isolation	No	The relationship of the buildings to the intersection of Richmond Street and Central Avenue will not change. The relationship that the buildings have to the commercial landscape of Richmond Row will not change. The mass and scale of the proposed development is an additional 6 storeys which will be set back from the existing buildings. The existing buildings act as a buffer to the Richmond streetscape. See sub-section 7.2.2.

Direct or Indirect Obstruction of Views	No	There will be no direct or indirect obstruction of significant views of the buildings which has vantage points from Victoria Park along Richmond Street. The background view of the buildings will be altered by the proposed development but it will not obstruct views. See sub-section 7.2.3.
A Change in Land Use	No.	The use of land will include a residential use. The frontage of the new building is along Central Avenue which historically included and continues to include residential buildings (some of which have been converted for commercial use).
Land Disturbance	Potential.	The proposed development includes an underground level which is within 2 metres of the existing buildings. The proposed construction will be within 2 metres of existing buildings at 595 and 599-601 Richmond Street. There is potential that changes in grade, drainage and vibrations emitted from construction equipment, including incoming and out-coming construction traffic could adversely affect the retained buildings on-site. See sub-section 7.2.4.

Table 2.0 Adverse Impacts		595 Richmond Street
Impact	Level of Impact (No, Potential, Negligible, Minor, Moderate or Major)	Analysis
Destruction or alteration of heritage attributes	No.	No heritage attribute associated with this building will be destroyed or altered.
Shadows	No	Proposed development will not result in shadows that negatively impact heritage attributes.
Isolation	No	The relationship of the buildings to Richmond Street will not change. The relationship that the building has to the commercial landscape of Richmond Row will not change. See sub-section 7.2.2.
Direct or Indirect Obstruction of Views	No	There will be no direct or indirect obstruction of significant views of the buildings which has vantage points from Victoria Park along Richmond Street. The background view of the buildings will be altered by the proposed development but it will not obstruct views. Sub-section 7.2.3.
A Change in Land Use	No.	The use of land on adjacent property will include a residential use but this will not negatively impact heritage attributes.
Land Disturbance	Potential.	The proposed development includes an underground level which is within 2 metres of the north elevation of the existing building. There is potential that changes in grade, drainage and vibrations emitted from construction equipment, including incoming and out-coming construction traffic could adversely affect the building. See sub-section 7.2.4

7.2.1 Impact of Destruction and Alteration

The proposed development will remove a portion (approximately 30m²) of the rear addition of 599-601 Richmond Street as well as the brick ancillary building (approximately 140m²). The removal of a portion of the rear addition will alter the original massing of the building c. 1892, however, the amount of building fabric to be removed is minimal.



Figures 53 & 54– (above) 1912 (revised 1922) FIP comparing existing built features since c. 1922 with existing, see Appendix 'A' for larger version; (below) Site plan overlay on existing (Source: MHBC, 2020)

The ancillary building to the rear of the building is a lean-to addition to 595 Richmond Street. Currently, only the rafters and purlins remain in addition to the exterior brick walls. The building does not appear in the 1922 FIP but appears in the 1945 aerial photograph. The removal of this building includes the removal of the brick facades with associated attribute of brick pilasters and contextual value as it relates to the historical commercial businesses on 595 and 599-601 Richmond Street.



Figure 55– Aerial view of subject property and adjacent property to the south looking south-east; red dotted lines indicate building fabric proposed to be removed from 599 Richmond
(Source: Google Earth Pro, 2020)

7.2.2 Impact of Isolation

The Ontario Heritage Tool Kit outlines an impact of isolation is when a heritage attribute of a cultural heritage resource is isolated from its surrounding environment, context or significant relationship. The proposed development will not alter the relationship or orientation of the cultural heritage resources to Richmond Row. The consistency and rhythm of the streetscape will not be interrupted by the development which is set back from the main streetscape due to its location behind the existing buildings.



Figures 56 & 57– (above) Kinetic view of 595, 599-601 Richmond Street as it relates to Richmond Street looking southwards (Source: Google Earth Pro, 2020); (below) Aerial view of subject lands (Source: Westdell Development Corporation)

7.2.3 Impact of Direct or Indirect Obstruction of View

The Standards and Guidelines for the Conservation of Historic Places (Second Edition) defines in Section 4.1.5 ‘Visual Relationships’ which is included as part of a character-defining element of a historic place and relates to an observer and their relationship with a landscape or landscape feature or between the relative dimensions of landscape features (scale). This policy with the Ministry adopted the following definitions of a view and vista, respectively:

Vista means a distant visual setting that may be experienced from more than one vantage point, and includes the components of the setting at various points in the depth of field.

The Ontario Heritage Toolkit acknowledges that views of a heritage attributes can be components of its significant cultural heritage value. This can include relationships between settings, landforms, vegetation patterns, buildings, landscapes, sidewalks, streets, and gardens, for example.

View means a visual setting experienced from a single vantage point, and includes the components of the setting at various points in the depth of field.

Views can be either static or kinetic. Static views are those which have a fixed vantage point and view termination. Kinetic views are those related to a route (such as a road or walking trail) which includes a series of views of an object or vista. The vantage point of a view is the place in which a person is standing. The termination of the view includes the landscape or buildings which is the purpose of the view. The space between the vantage point and the termination (or object(s) being viewed) includes a foreground, middle-ground, and background. Views can also be ‘framed’ by buildings or features.

While there may be many vantage points providing views and vistas of a property, landscape, building or feature, these must be evaluated to determine whether or not they are significant. Significance is defined by PPS 2020 as follows:

Significant: means e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

Therefore, a significant view must be identified as having an important contribution to the understanding of a place, event or people.

The table on the following page identifies the two (2) identified significant views of the existing buildings on the subject lands and adjacent building at 595 Richmond Street.

Please note that the “View Corridors” identified in the draft VPSP in sub-section 3.2 are not impacted by the development.



Table 3.0 Significant Views

View No. 1- Static view from east side of Richmond Street/ Victoria Park

View No. 2- Kinetic view via Richmond Street travelling southwards

View No. 1- Static view from east side of Richmond Street/ Victoria Park

The background of the static view of the built heritage on the subject lands will change as a result of the proposed development. The foreground of the view will remain the same and there be no direct or indirect construction of this view.

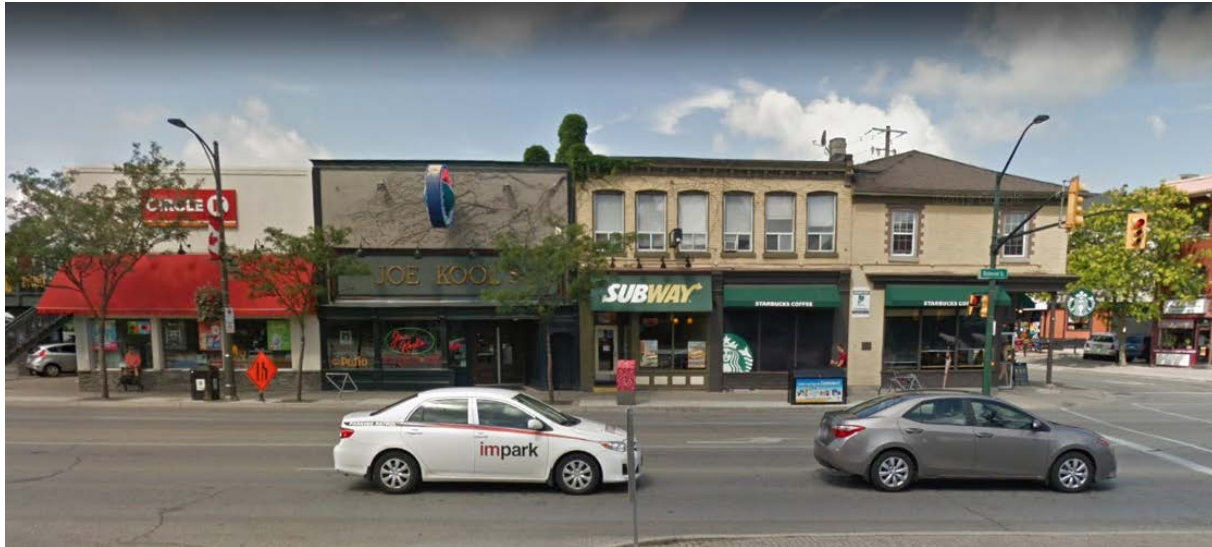


Figure 58- Static view of subject lands and adjacent property looking westward from south side of Richmond Street/ Victoria Park (Source: Google Earth Pro, 2020)

View No. 2- Kinetic view via Richmond Street travelling southwards

The proposed development will be setback from the 599-601 Richmond Street which will reduce any impact on the kinetic view along Richmond Street along Richmond Street to the downtown core and towards Victoria Park and associated West Woodfield HCD.



Figure 59- Kinetic view of existing built heritage on subject lands travelling southwards along Richmond Street (Source: Google Earth Pro, 2020)

7.2.4 Impact of Land Disturbances

The proposed development includes an underground level which is within 2 metres of the existing buildings. The proposed construction will be within approximately 1.571 metres from the rear facade of 599 Richmond Street and approximately 1.5 metres from the north elevation of 595 Richmond Street. There is potential that changes in grade, drainage and vibrations emitted from construction equipment, and incoming and out-coming construction traffic could adversely affect the retained buildings on-site.

The underground level will be approximately 3.2 metres below grade (approximately 10.5 feet). Generally, a safe distance between sub-terrain construction and existing buildings should be the same distance of the depth of the construction. Therefore, the distance should be approximately 3.2 to be considered safe from proposed construction. In this case, the distance between both 595 and 599 Richmond Street is half of this distance and therefore, there is a potential for land disturbances and precautionary measures are required.



Figure 60-Aerial photograph with overlay of floor plan of underground level and relevant distances to proposed development (Source: Google Earth Pro & R. Tomè and Associate, 2020)

8.0 ALTERNATIVE DEVELOPMENT OPTIONS

8.1 INTRODUCTION

The following have been identified as a range of development alternatives that may be considered as part of the heritage planning process. These options have been assessed in terms of impacts to cultural heritage resources as well as balancing other planning policies within the planning framework. The following sub-sections of this report consider the potential for alternative development options as it relates to the proposed development.

8.1.1 'Do Nothing' Alternative

The 'do nothing' alternative would prevent the development from occurring and as a result there would be no adverse impacts to the existing cultural heritage resources including the removal of the rear addition and brick ancillary building associated with 599 Richmond Street. This would also result in no development and no contribution to the City's goal of urban regeneration in Central London.

8.1.2 Reduce Building Footprint and Retain Rear Addition of 599-601 Richmond Street

This option would reduce the size of the proposed development (including the sub terrain parking level) to retain at the least the remaining portion of the rear addition associated with 599-601 Richmond Street and increase the distance between both the rear façade of 599-601 Richmond Street and north elevation of 595 Richmond Street.

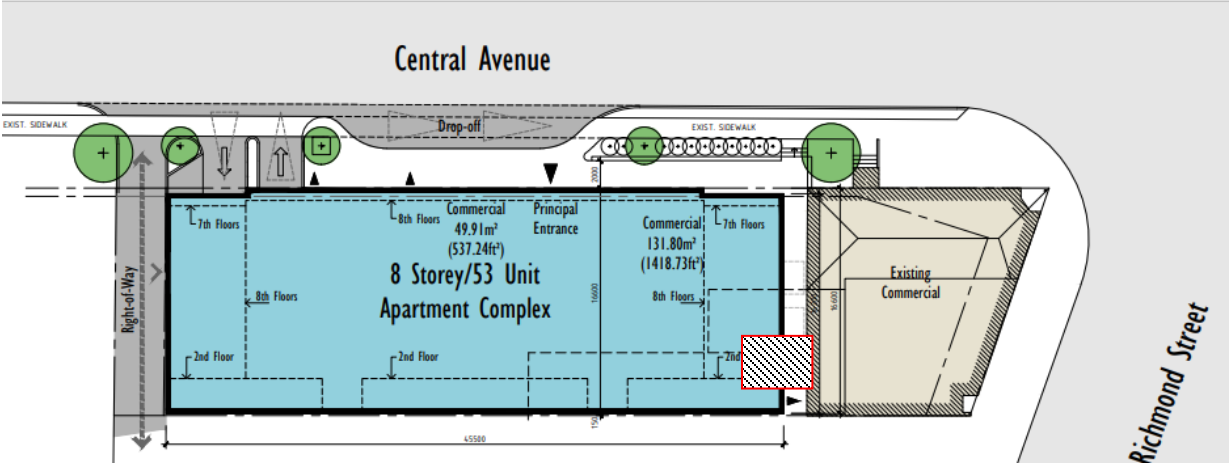


Figure 61- Site plan indicating area of original building fabric c.1892 that could be retained as an alternative development option (Source: R. Tomè and Associate, 2020)

This option is not recommended as the impacts are negligible and can be remedied with mitigation measures.

8.1.3 Reduce Building Footprint for Increased Setbacks

The building proposed on-site is within 2 metres of the rear elevation of 599 Richmond Street and north elevation of 595 Richmond Street. If the setback was increased, there would be an additional space between construction and the above-mentioned facades of adjacent buildings. This option would reduce the building density, or result in increased height. This option is not recommended since mitigation measures can address any potential impacts.

9.0 MITIGATION MEASURES

Table 1.0 and 2.0 of Section 7.2 of this report identifies adverse impacts as it relates to the existing cultural heritage resources located at 595 and 599-601 Richmond Street. The following Install temporary construction fence along the base perimeter of trees if the chain link fence is to be removed;

Mitigation Measures

A negligible impact for the removal of a portion of the rear addition of 599-601 Richmond Street and brick ancillary buildings was identified in Section 7.0 of this report. The following outlines mitigation measures as it relates to the impact:

- A *Temporary Protection Plan* is recommended which will include:
 - Vibration Monitoring Plan to ensure that no damage will occur to the existing buildings on site and adjacent;
 - Entry and exit point for construction traffic be located to the west of the site;
 - A structural engineers report describing how the removals will occur and assurance that the integrity of the existing buildings will be maintained
- Documentation with high resolution photographs to document the building fabric to be removed to occur in advance of any removals.

10.0 CONSERVATION MEASURES

10.1 APPLYING CONSERVATION PRINCIPLES FOR INFILL

The Ontario Heritage Tool Kit outlines acceptable infill designs which are to fit in the immediate context, be of the same scale and similar setback, maintain proportions of windows and entrances similar to other heritage resources and be of similar colour and material. Appropriate infill within an area with several heritage buildings is a form of conservation. The new infill proposed should be appropriate in that it conserves the heritage attributes of the existing buildings at 595, 599-601 Richmond Street and the overall historic character of Richmond Row including Victoria Park which is consistent with the goals of the Draft Victoria Park Secondary Plan (2020).



Figures 62 & 63 – (middle) East elevation of proposed development (Source: R. Tomè and Associate, 2020) (below left) Streetscape photo of built heritage on subject lands (Source: MHBC, 2020)



Figure 64 & 65- (main) Aerial photograph of subject lands looking south west (Source: Google Earth Pro, 2020); (below right) Coloured elevation of north elevation of proposed development (Source: R. Tomè and Associate, 2020)

The VPSP includes principles to design buildings to be sympathetic to Victoria Park, to appropriate ‘frame’ Victoria Park in addition to enhancing and conserving cultural heritage resources within and surrounding Victoria Park. This Plan also requires that adjacent cultural heritage resources be “physically and visually compatible with surrounding cultural heritage resources” and that “new buildings shall be designed to be sympathetic heritage attributes” (VPSP, 21). Methods to design sensitive infill in the Plan includes:

- *Massing;*
- *Rhythm of solids and voids;*
- *Significant design features; and,*
- *High quality materials.*

In addition to the above, it states that new development should be sympathetic to the heritage neighbourhood by considering:

- *Height;*
- *Built Form;*
- *Setback;*
- *Materials;*
- *Other architectural elements.*

The neutral colour palette of the proposed building is consistent with colours used in historic buildings in the neighbourhood. The symmetrical rows of windows contemporarily mimic the window of 599 Richmond Street. The east interior side yard setback and architectural articulations of the building (i.e. stepbacks) allow for the mass and scale of Richmond Row to be conserved.

The details of materials of the building and lighting and signage have to yet been confirmed. Due to this, the following is recommended to be completed in the site plan process:

- *Materials should be sympathetic to historic buildings at street level (the first and second floor level and preferably the use of high quality materials i.e. brick, stone);*
- *Proposed lighting and associated signage be sympathetic to the existing buildings on the subject lands; and,*
- *Mechanical equipment on the roof be screened to not detract from overall character.*

11.0 CONCLUSIONS & RECOMMENDATIONS

MHBC was retained in October 2020 by Westdell Development Corporation to undertake a Cultural Heritage Impact Assessment (CHIA) for the subject lands located at 599-601 Richmond/ 205 Central Avenue Street and subsequently 595 Richmond Street. The purpose of this CHIA is to determine the impact of the development on identified heritage attributes of the existing buildings on the subject lands and adjacent property. Both the buildings on the subject lands and existing building located at 595 Richmond Street have been determined to have cultural heritage or value (CHVI) which is identified in Section 5.0 of this report. The following impacts were identified:

Adverse Impacts:

1. Negligible impact of destruction with the removal of some of the building fabric of the rear addition of 599 Richmond Street; and,
2. Potential impact land disturbances for 595 Richmond Street and 599-601 Richmond Street/ 205 Central Ave.

As required, this report outlines mitigation measures for the proposed impacts in Section 7.0:

- A *Temporary Protection Plan* is recommended which will include:
 - Vibration Monitoring Plan to ensure that no damage will occur to the existing buildings on site and adjacent;
 - Entry and exit point for construction traffic be located to the west of the site;
 - A structural engineers report describing how the removals will occur and assurance that the integrity of the existing buildings will be maintained.
- Documentation with high resolution photographs to document the building fabric to be removed to occur in advance of any removals.

In order to conserve the historical context of existing buildings on the subject lands and adjacent properties as it relates to Richmond Row, the following is recommended:

- *Materials should be sympathetic to historic buildings at street level (the first and second floor level and preferably the use of high quality materials i.e. brick, stone);*
- *Proposed lighting and associated signage be sympathetic to the existing buildings on the subject lands;*
- *Mechanical equipment on the roof be screened to not detract from overall character.*

The above-mentioned recommendations should be part of the site plan process.

Respectfully submitted,



Rachel Redshaw, MA, HE Dipl., CAHP
Heritage Planner, MHBC



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

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APPENDIX A – LOCATION MAP




Data Source: City of London

Figure

Location Plan

**599-601 Richmond Street
& 205 Central Avenue,
London, Ontario**

LEGEND

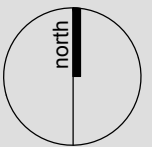
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SCALE: Not to Scale

FILE: 20359A

DRN: LHB



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Data Source: City of London

Figure

Heritage Conservation District

599-601 Richmond Street & 205 Central Avenue, London, Ontario

LEGEND

 Subject Lands

Heritage Properties

 Designated Properties

 Listed Properties

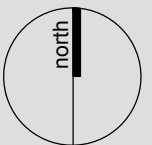
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FILE: 20359A

DRN: LHB



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Data Source: City of London

Figure

Site Plan Overlay

599-601 Richmond Street
& 205 Central Avenue,
London, Ontario

LEGEND

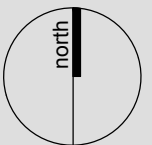
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DRN: LHB



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Data Source: City of London

Figure


Fire Insurance Plan 1912 - 1922

Source: University of Western Ontario

599-601 Richmond Street & 205 Central Avenue, London, Ontario

Westdell Corporation,
London, Ontario

LEGEND

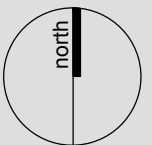
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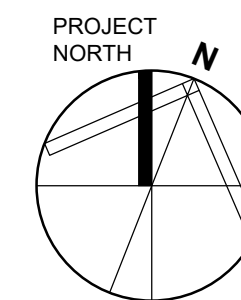
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APPENDIX **B**-SITE PLAN AND FLOOR PLANS



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No.	DATE	REVISION
5	DEC 28/19	UNIT CORRECTION
6	FEB 5/20	DEVELOP SCHEME C PER CITY COMMENTS
7	FEB 11/20	REVISE SCHEME C PER I.M. REVIEW
8	MAR 27/20	PREPARE SCHEME D PER I.M. REVIEW
9	APR 18/20	PREP. ALT. SCHEME E PER I.M. REQUEST
10	AUG 10/20	PREP. SCHEME F/8 STOREY PER CITY REQ.
11	AUG 14/20	REV. SCHEME F PER I.M. REQUEST
12	SEPT 5/20	REV. SCHEME F PER D.T./CITY COMMENTS

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Westdell
Development Corp.

782 RICHMOND ST., LONDON, ON

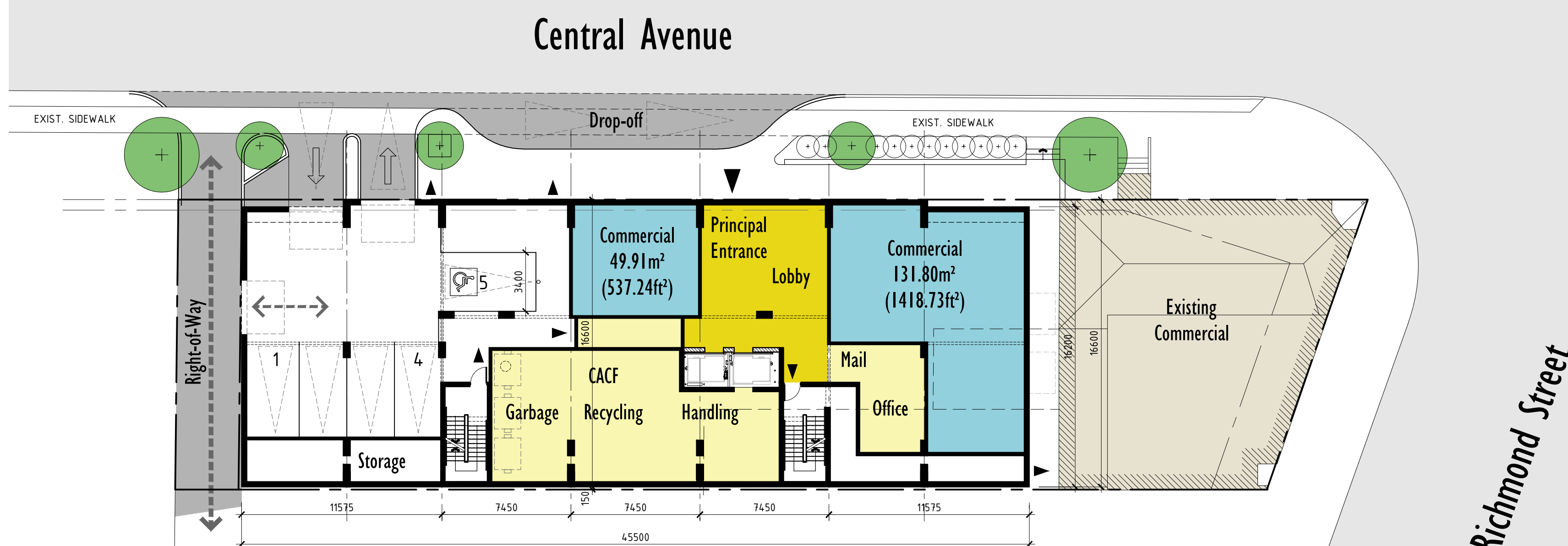
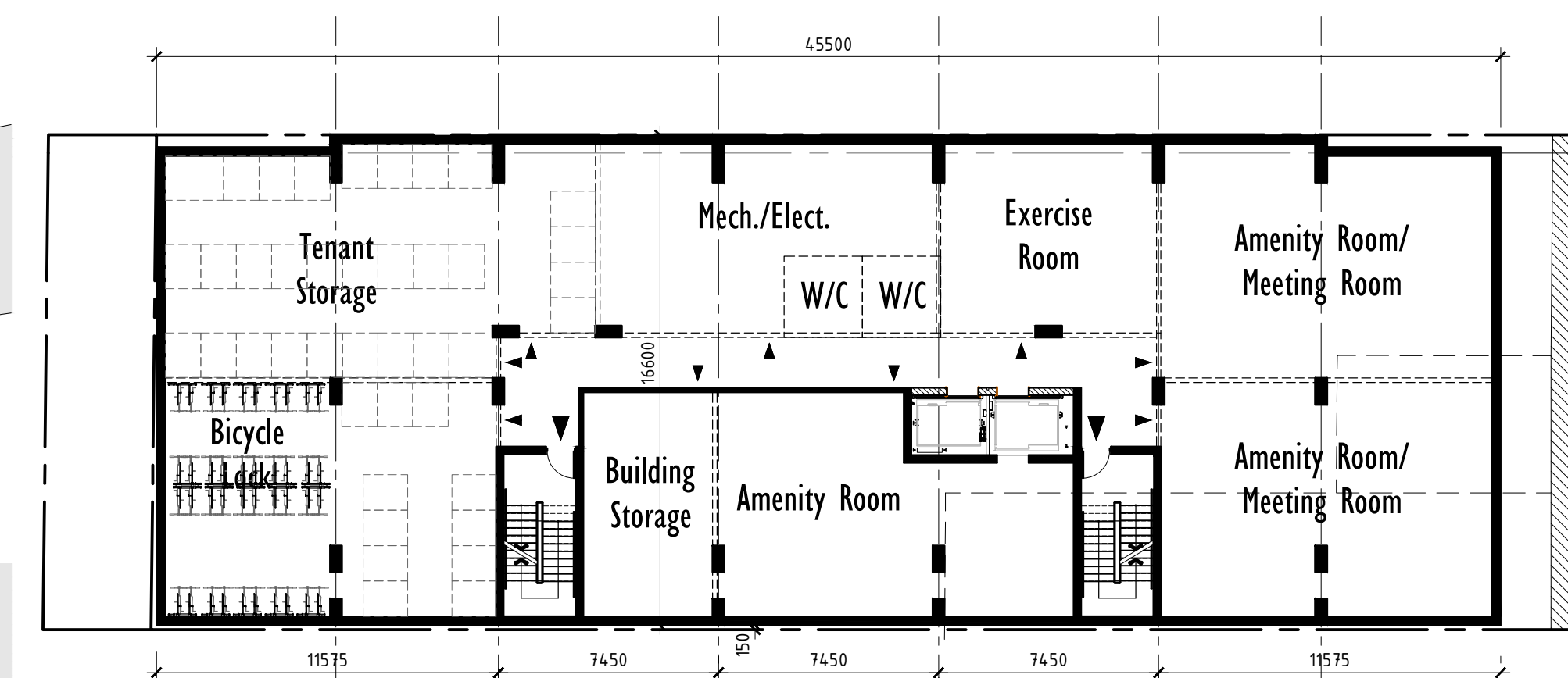
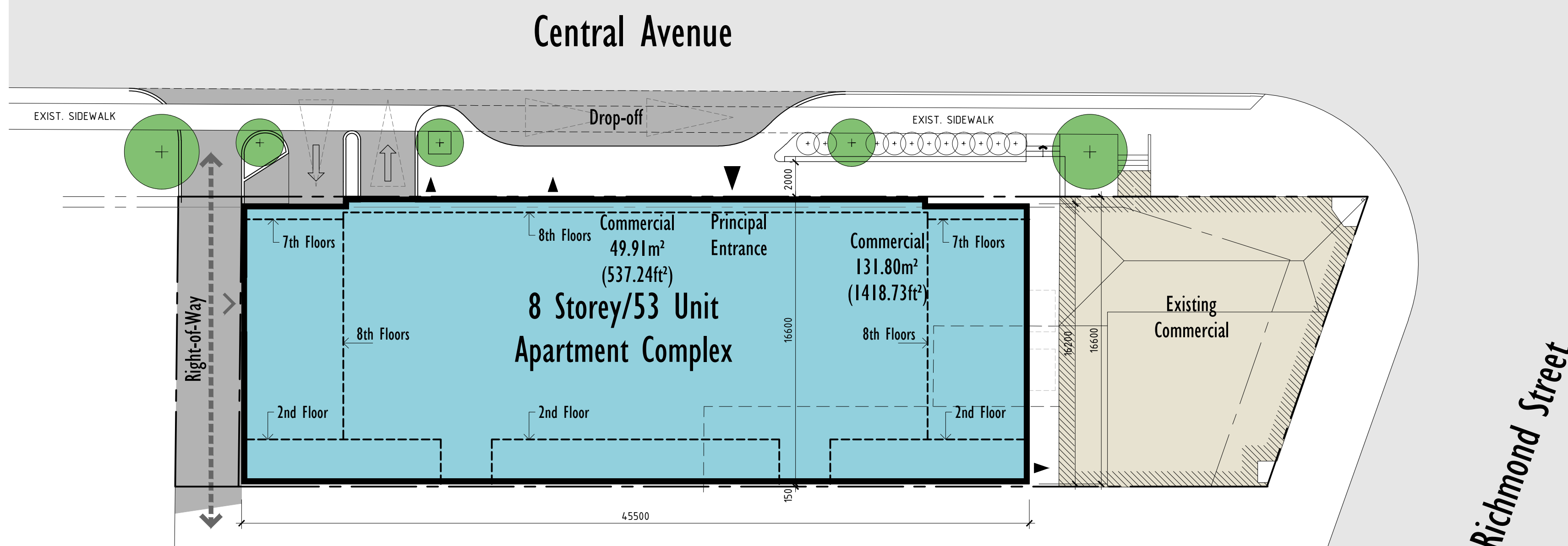
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Scheme F.2a
Residential Tower
Proposal**

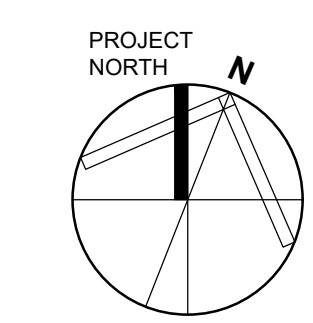
London, Ontario

Drawing Title
**Preliminary Site
Plan Proposal**

DATE: AUG. 10, 2019
SCALE: AS NOTED
DRAWN: C.T.
REVIEWED: C.T.
FILE No: 19-####A1.DWG
PROJECT No: 19-####

A1.1F.2a SPA



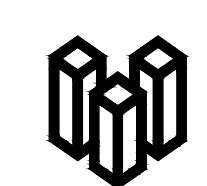


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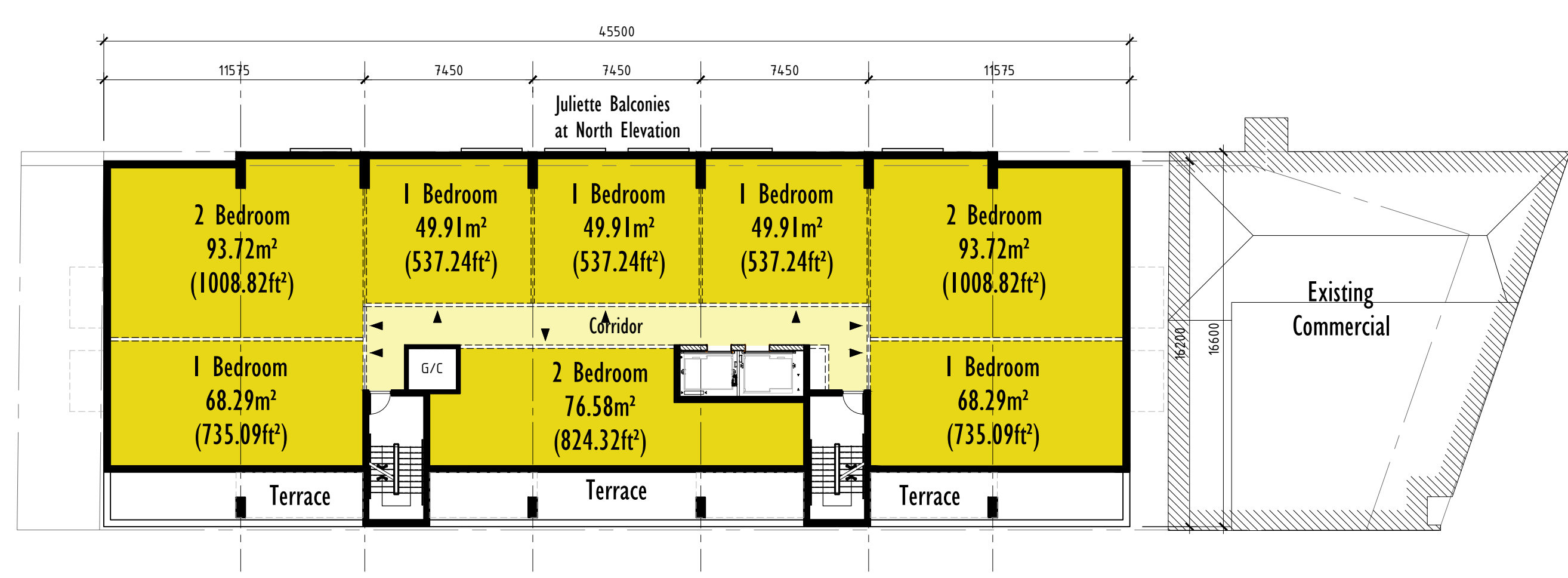
Westdell
 Development Corp.
 782 RICHMOND ST., LONDON, ON

Project Name
**599 Richmond St.,
 Scheme F.2a
 Residential Tower
 Proposal**

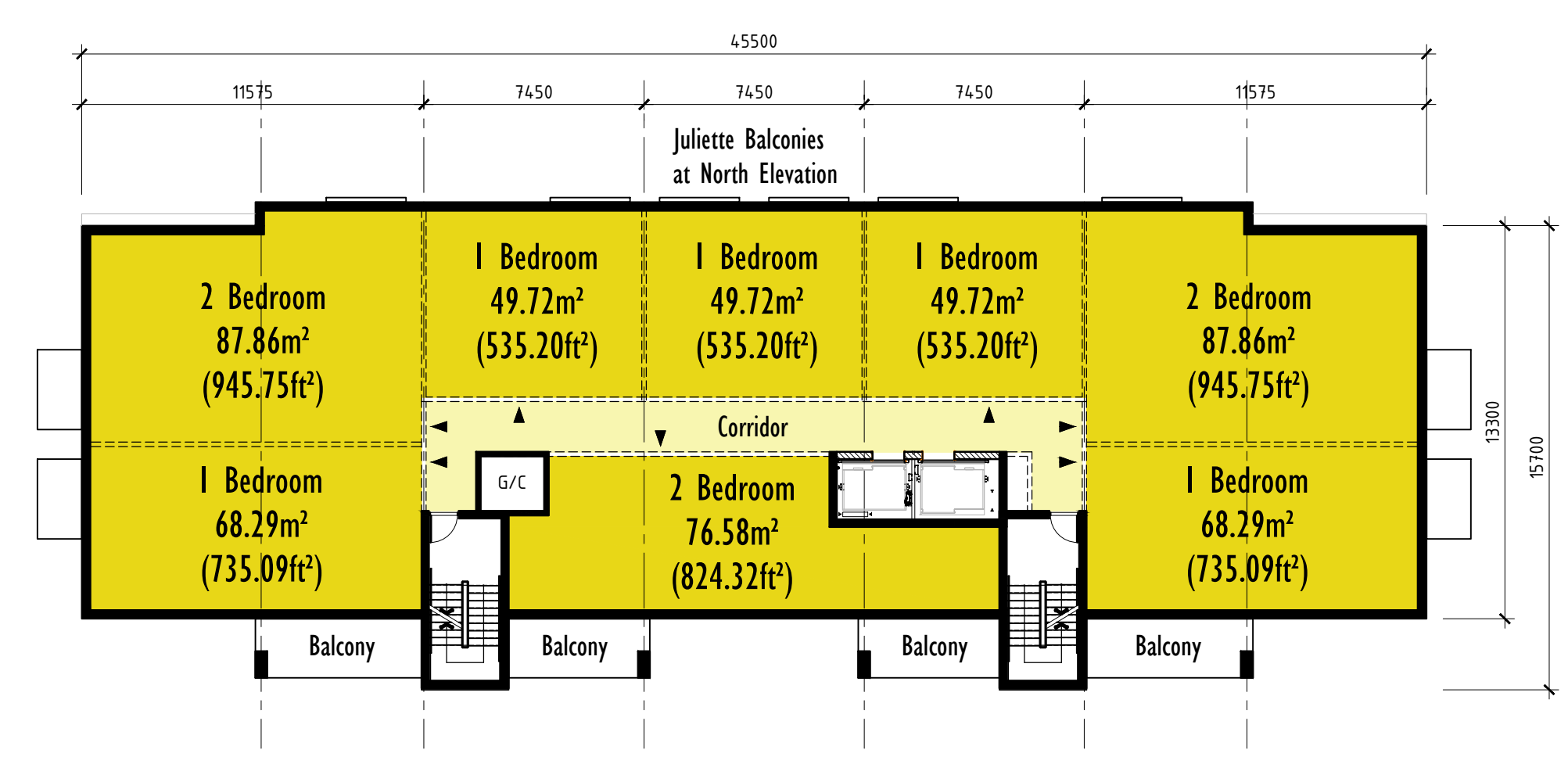
London, Ontario
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**Preliminary Floor
 Plate Proposals
 8 Storeys**

DATE: AUG. 10, 2019
 SCALE: AS NOTED
 DRAWN: C.T.
 REVIEWED: C.T.
 FILE No: 19-####A1.DWG
 PROJECT No: 19-####

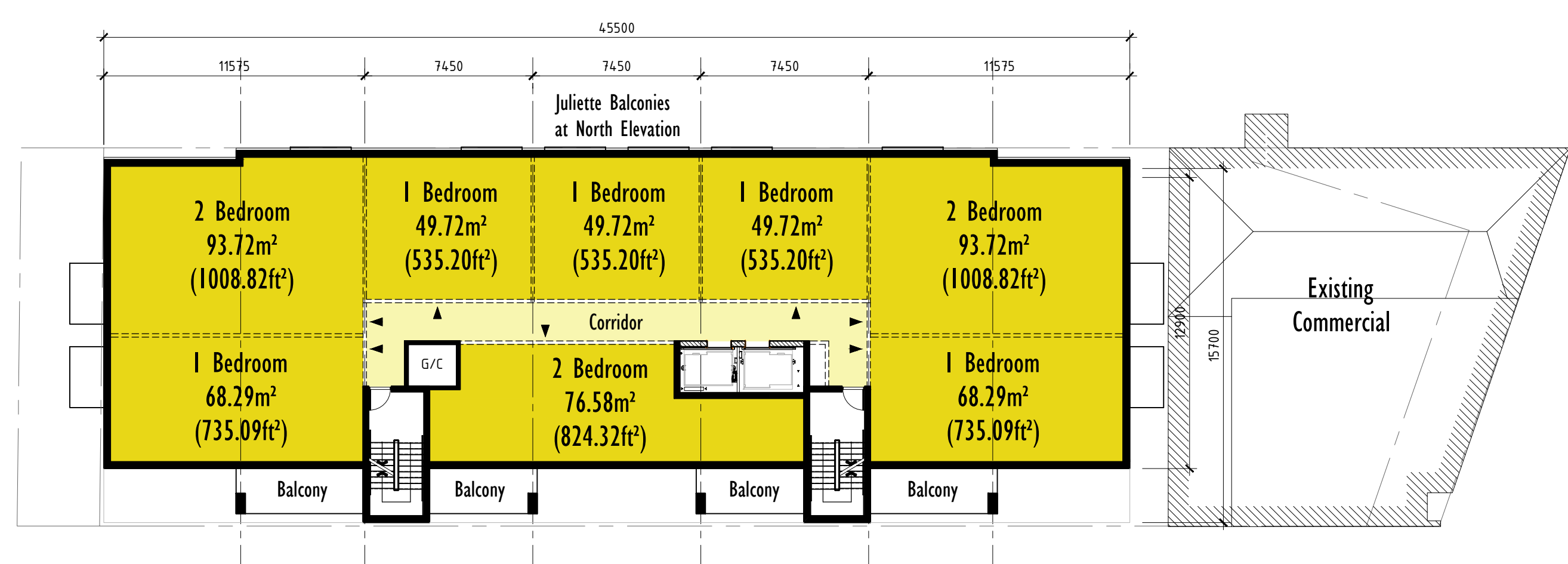
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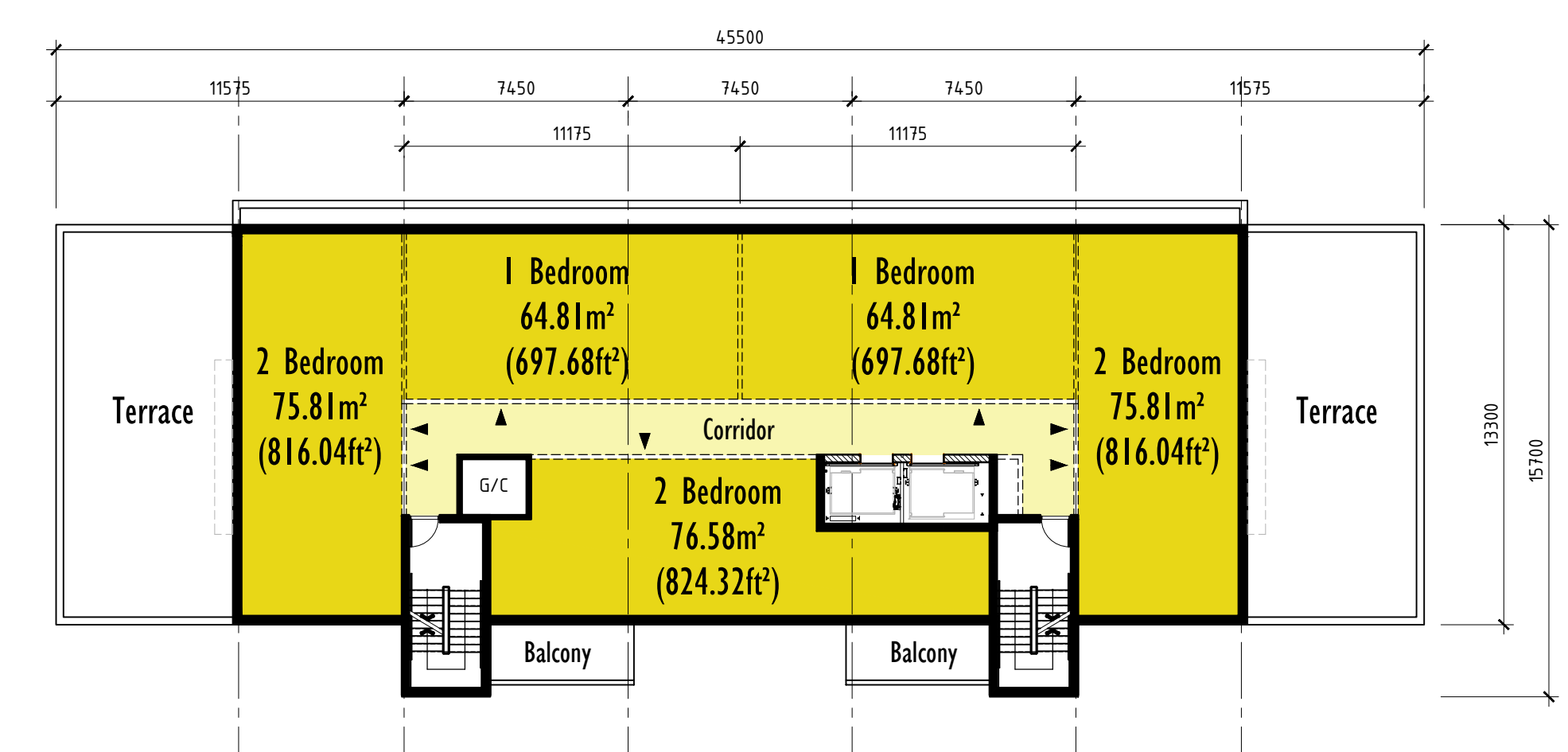
2nd Floor Plan
 Floor Plate 655.56m² (7056.62ft²)
 SCALE 1 : 200



7th Floor Plan
 Floor Plate 655.56m² (7056.62ft²)
 SCALE 1 : 200



3rd - 6th Floor Plans
 Floor Plate 651.01m² (7007.64ft²)
 SCALE 1 : 200



8th Floor Plan
 Floor Plate 463.03m² (4984.17ft²)
 SCALE 1 : 200

Scheme F.2a

Accommodation Data:

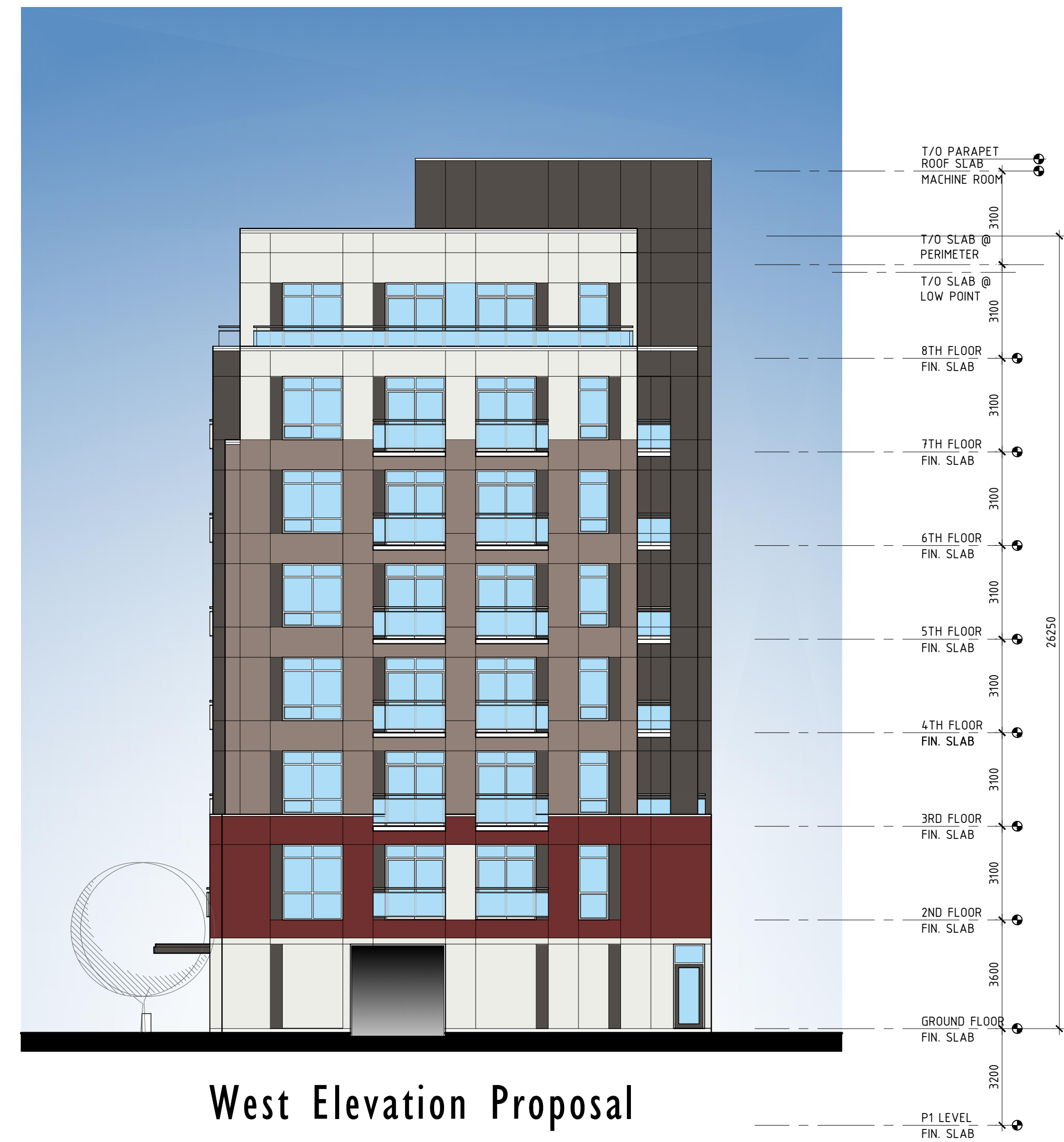
1 Bedrooms	32 Suites
2 Bedrooms	21 Suites
Total	53 Suites

APPENDIX C – ELEVATIONS



East Elevation Proposal

September 5, 2020



West Elevation Proposal

September 5, 2020

DO NOT SCALE DRAWINGS.

CONTRACTOR AND SUBCONTRACTORS SHALL CHECK ALL DIMENSIONS AND REPORT TO THE OWNERS ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.

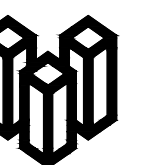
ALL WORKMANSHIP AND MATERIALS MUST CONFORM WITH O.B.C. AND C.M.H.C. STANDARDS AND BE APPROVED BY OWNER.

THIS DRAWING IS THE PROPERTY OF THE CONSULTANT AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT.

No.	DATE	REVISION
1	DEC 23/19	SCHEME B PROPOSAL
2	FEB 8/20	DEVELOP SCHEME C PER CITY COMMENTS
3	FEB 11/20	REVISE SCHEME C PER IM. REVIEW
4	MAY 11/20	REVISE PER SCHEME E REVISIONS PER IM. REVIEW
5	AUG 10/20	PREP. SCHEME E/8 STOREY PER CITY REQ.
6	SEPT. 5/20	REV. SCHEME F PER D.T./CITY COMMENTS



R.Tomè & Associate Inc.
 51 Wimbledon Court
 London ON N6C 5C9
 t. 519.672.6622
 r_tome@bellnet.ca



Westdell
 Development Corp.

782 RICHMOND ST., LONDON, ON

Project Name
**599 Richmond St.,
 Scheme F.2a
 Residential Tower
 Proposal**

London, Ontario

Drawing Title
**Preliminary East
 & West Elevations**

DATE: AUG. 10, 2019
 SCALE: AS NOTED
 DRAWN: C.T.
 REVIEWED: C.T.
 FILE No: 19-####A1.DWG
 PROJECT No: 19-####

A2.3F.2a



North Elevation Proposal

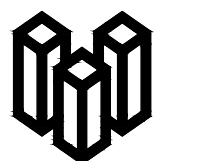
September 5, 2020

DO NOT SCALE DRAWINGS.
 CONTRACTOR AND SUBCONTRACTORS SHALL CHECK ALL DIMENSIONS AND REPORT TO THE OWNERS ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.
 ALL WORKMANSHIP AND MATERIALS MUST CONFORM WITH O.B.C. AND C.M.H.C. STANDARDS AND BE APPROVED BY OWNER.
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5	AUG 10/20	PREP. SCHEME E/8 STOREY PER CITY REQ.
6	SEPT. 5/20	REV. SCHEME F PER D.T./CITY COMMENTS



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 r_tome@bellnet.ca



Westdell
 Development Corp.
 782 RICHMOND ST., LONDON, ON

Project Name
 599 Richmond St.,
 Scheme F.2a
 Residential Tower
 Proposal

London, Ontario
Drawing Title
 Preliminary North
 Elevation

DATE: AUG. 10, 2019
 SCALE: AS NOTED
 DRAWN: C.T.
 REVIEWED: C.T.
 FILE No: 19-####A1.DWG
 PROJECT No: 19-####

A2.1F.2a SPA



South Elevation Proposal

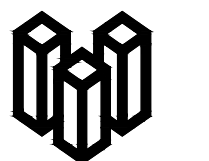
September 5, 2020

DO NOT SCALE DRAWINGS.
 CONTRACTOR AND SUBCONTRACTORS SHALL CHECK ALL DIMENSIONS AND REPORT TO THE OWNERS ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.
 ALL WORKMANSHIP AND MATERIALS MUST CONFORM WITH O.B.C. AND C.M.H.C. STANDARDS AND BE APPROVED BY OWNER.
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6	SEPT. 5/20	REV. SCHEME F PER D.T./CITY COMMENTS



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 r_tome@bellnet.ca



Westdell
 Development Corp.
 782 RICHMOND ST., LONDON, ON

Project Name
 599 Richmond St.,
 Scheme F.2a
 Residential Tower
 Proposal
 London, Ontario

Drawing Title
 Preliminary
 South Elevation

DATE: AUG. 10, 2019
 SCALE: AS NOTED
 DRAWN: C.T.
 REVIEWED: C.T.
 FILE No: 19-####A1.DWG
 PROJECT No: 19-####

A2.2F.2a

APPENDIX D—PRE- APPLICATION CONSULTATION- HERITAGE NOTES

Note: Application fees have changed as of January 1, 2020. The following new/revised fees for new applications submitted after January 1, 2020 are as follows: Combined Official Plan Amendment/Zoning By-law Amendment Applications \$20,480, Official Plan Amendment Applications \$12,288, Zoning By-law Amendment Applications \$11,264, Proposal Summaries \$256 (this amount will be discounted from the fee of an associated application).

upcoming meeting and the assigned planner as well as the applicant's agent will be notified. If you have any questions relating to the UDPRP or the Urban Design Briefs please contact Wyatt Rotteau at 519.661.2500 x7545 or by email at wrotteau@london.ca.

- Along with the standard requirements of the Urban Design Brief (as outlined in the Terms of Reference), please ensure the following visuals are included to facilitate a comprehensive review by the UDPRP.
 1. A Spatial Analysis of the surrounding neighbourhood;
 2. Site Plan;
 3. Landscape Plan with a detailed streetscape plan;
 4. Section drawings to include:
 - North-south showing how the proposed building interfaces with Central Avenue;
 5. Building elevations, for all four sides of the building;
 6. 3D Renders of the proposed building, with views of the tower from Richmond Street, Central Avenue, as well as from Victoria Park;
 7. Layout of the ground floor with proposed internal uses;
 8. Plan view of the extents of the tower and all proposed step backs, including with measurements;
 9. Wind study
 10. Shadow Study

Site Plan:

- The applicant will need to complete Site Plan Consultation prior to applying for a ZBA and consent.
 - In order to produce a zoning referral record for the consent, the submission must include a complete zoning data table for both the severed and retained parcels including the GFA for both residential and non-residential uses and a dimensioned site plan showing the proposed property boundaries.
- The right-of-way noted on the site plan does not appear to be City-owned and may be a private easement. The applicant should confirm in order to accurately determine the lot area for density and coverage calculations.
- A clean copy of the elevations showing all dimensions should be provided at Site Plan Consultation.
- Long-term bicycle parking should be shown internal to the building.
- The internal parking arrangement could present sightline issues for vehicles backing out of spaces.

Landscape Architecture:

- There are three recently planted street trees which require consent from Forestry Operations for their removal.

Parks:

- Cash-in-lieu of parkland required at Site Plan.

Heritage:

- 599-601 Street is a LISTED property on the City's *Register (Inventory of Heritage Resources)*.
- *The London Plan (Policy 586)* states that development and site alteration to properties LISTED on the *Register* has to be evaluated to demonstrate that the heritage attributes of the heritage designated properties or properties LISTED on the Register will be conserved.
- This evaluation process should take the form of an Heritage Impact Assessment (HIA) based the Ministry's InfoSheet #5. Note that this evaluation should clearly articulate the cultural heritage value or interest and *heritage attributes* of the heritage resource at 599-601; 559/ Richmond St and 205 Central Ave.
- Note that this property is not a protected heritage property, but is LISTED and may possess heritage significance. As per InfoSheet #5, the property should be

Note: Application fees have changed as of January 1, 2020. The following new/revised fees for new applications submitted after January 1, 2020 are as follows: Combined Official Plan Amendment/Zoning By-law Amendment Applications \$20,480, Official Plan Amendment Applications \$12,288, Zoning By-law Amendment Applications \$11,264, Proposal Summaries \$256 (this amount will be discounted from the fee of an associated application).

evaluated and statements of cultural heritage value or interest and heritage attributes should be developed as part of the HIA.

- The proposal appears to include the demolition of the building(s) at the addresses 205 Central Avenue and 599 Richmond Street. Demolition of properties on the City's *Register* requires consultation with the London Advisory Committee on Heritage (LACH) and Council approval.

Sewers Engineering:

- The proposed populations exceed the allocated as per Replacement program drawing for Central Ave. Prior to this zoning amendment moving forward, the applicant shall have his consulting engineer provide sanitary servicing report to demonstrate the outlet, building height, the maximum population and flow will be generated by the proposed site.

Water:

- Water is available via the 200mm PVC watermain on Central Avenue.
- A water servicing brief addressing domestic demands, fire flows, and water quality will be required.
- The report shall also include a section indicating the proposed ownership of the development (one owner or multiple owners).
- Water servicing shall be configured in a way to avoid the creation of a regulated drinking water system.
- Additional comments will be provided during site plan consultation/application.

Stormwater:

- As per as constructed plan# 14993 & 16814, the site (at C=0.90) is tributary to the existing 300mm and 450mm storm sewers on Central Avenue.
- As per the Drainage By-law, the consultant would be required to provide for a storm pdc ensuring existing peak flows from the 2 through 100 year return period storms are maintained pre to post development with any increase in flow being managed onsite. The servicing report should also confirm capacity in the existing sewers.
- As per the City of London's Design Requirements for Permanent Private Systems, the proposed application falls within the Central Subwatershed (case 4), therefore the following design criteria should be implemented:
 - the flow from the site must be discharged at a rate equal to or less than the existing condition flow;
 - the discharge flow from the site must not exceed the capacity of the stormwater conveyance system;
 - the design must account the sites unique discharge conditions (velocities and fluvial geomorphological requirements);
 - "normal" level water quality is required as per the MOE guidelines and/or as per the EIS field information; and
 - shall comply with riparian right (common) law.
 - The consultant shall update the servicing report and drawings to provide calculations, recommendations and details to address these requirements.
- The subject lands are located within a subwatershed without established targets. City of London Standards require the Owner to provide a Storm/Drainage Servicing Report demonstrating compliance with SWM criteria and environmental targets identified in the Design Specifications & Requirements Manual. This may include but not be limited to, quantity control, quality control (70% TSS), erosion, stream morphology, etc.
- The Developer shall be required to provide a Storm/drainage Servicing Report demonstrating that the proper SWM practices will be applied to ensure the maximum permissible storm run-off discharge from the subject site will not exceed the peak discharge of storm run-off under pre-development conditions up to and including 100-year storm events.

APPENDIX E—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 Conservation District Studies and Plans

Alton Heritage Conservation District Study, Caledon (underway)

Port Stanley Heritage Conservation District Plan (underway)

Port Credit Heritage Conservation District Plan, Mississauga

Town of Cobourg Heritage Conservation District Plan updates

Rondeau Heritage Conservation District Study & Plan, Chatham Kent,

Barriefield Heritage Conservation District Plan Update, Kingston

Victoria Square Heritage Conservation District Study, Markham

Bala Heritage Conservation District Study and Plan, Township of Muskoka Lakes

Downtown Meaford Heritage Conservation District Study and Plan

Brooklyn and College Hill Heritage Conservation District Plan, Guelph

Garden District Heritage Conservation District Study and Plan, Toronto

Heritage Master Plans and Management Plans

City of Guelph Cultural Heritage Action Plan

Town of Cobourg Heritage Master Plan

Burlington Heights Heritage Lands Management Plan

City of London Western Counties Cultural Heritage Plan

CONTACT

540 Bingham Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x 744
F 519 576 0121
dcurrie@mhbcplan.com
www.mhbcplan.com

CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

Cultural Heritage Evaluations

MacDonald Mowatt House, University of Toronto
 City of Kitchener Heritage Property Inventory Update
 Niagara Parks Commission Queen Victoria Park Cultural Heritage Evaluation
 Designation of Main Street Presbyterian Church, Town of Erin
 Designation of St Johns Anglican Church, Norwich
 Cultural Heritage Landscape evaluation, former Burlingham Farmstead, Prince Edward County

Heritage Impact Assessments

Heritage Impact Assessment for Pier 8, Hamilton
 Homer Watson House Heritage Impact Assessment, Kitchener
 Expansion of Schneider Haus National Historic Site, Kitchener
 Redevelopment of former industrial facility, 57 Lakeport Road, Port Dalhousie
 Redevelopment of former amusement park, Boblo Island
 Redevelopment of historic Waterloo Post Office
 Redevelopment of former Brick Brewery, Waterloo
 Redevelopment of former American Standard factory, Cambridge
 Redevelopment of former Goldie and McCullough factory, Cambridge
 Mount Pleasant Islamic Centre, Brampton
 Demolition of former farmhouse at 10536 McCowan Road, Markham

Heritage Assessments for Infrastructure Projects and Environmental Assessments

Heritage Assessment of 10 Bridges within Rockcliffe Special Policy Area, Toronto
 Blenheim Road Realignment Collector Road EA, Cambridge
 Badley Bridge EA, Elora
 Black Bridge Road EA, Cambridge
 Heritage and Cultural Heritage Landscape Assessment of Twenty Mile Creek Arch Bridge, Town of Lincoln
 Heritage Evaluation of Deer River, Girven, Burnt Dam and MacIntosh Bridges, Peterborough County

Conservation Plans

Black Bridge Strategic Conservation Plan, Cambridge
 Conservation Plan for Log house, Beurgetz Ave, Kitchener
 Conservation and Construction Protection Plan - 54 Margaret Avenue, Kitchener

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 F 519 576 0121
 dcurrie@mhbcplan.com
 www.mhbcplan.com

CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

Tribunal Hearings: Local Planning Appeal Tribunal & Conservation Review Board
 Port Credit Heritage Conservation District (LPAT)
 Demolition 174 St Paul Street (Collingwood Heritage District) (LPAT)
 Brooklyn and College Hill HCD Plan (LPAT)
 Rondeau HCD Plan (LPAT)
 Designation of 108 Moore Street, Bradford (CRB)
 Redevelopment of property at 64 Grand Ave, Cambridge (LPAT)
 Youngblood subdivision, Elora (LPAT)
 Designation of St Johns Church, Norwich (CRB - underway)
 Designation of 27 Prideaux Street, Niagara on the Lake (CRB – underway)

MASTER PLANS, GROWTH MANAGEMENT STRATEGIES AND POLICY STUDIES

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

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

CONTACT

540 Bingham Centre Drive,
 Suite 200
 Kitchener, ON N2B 3X9
 T 519 576 3650 x 744
 F 519 576 0121
 dcurrie@mhbcplan.com
 www.mhbcplan.com



EDUCATION

2011

Higher Education Diploma

Cultural Development/ Gaelic Studies

Sabhal Mòr Ostaig, University of the Highlands and Islands

2012

Bachelor of Arts

Joint Advanced Major in Celtic Studies and Anthropology

Saint Francis Xavier University

2014

Master of Arts

World Heritage and Cultural Projects for Development

The International Training Centre of the ILO in partnership with the University of Turin, Politecnico di Torino, University of Paris 1 Pantheon- Sorbonne, UNESCO, ICCROM, Macquarie University

www.linkedin.com/in/rachelredshaw

CONTACT

540 Bingham Centre Drive,
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Kitchener, ON N2B 3X9
T 519 576 3650 x751
F 519 576 0121
redshaw@mhbcpplan.com
www.mhbcpplan.com

CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

Rachel Redshaw, a Heritage Planner with MHBC, joined the firm in 2018. Ms. Redshaw has a Bachelor of Arts in Anthropology and Celtic Studies and a Master of Arts in World Heritage and Cultural Projects for Development. Ms. Redshaw completed her Master's in Turin, Italy; the Master's program was established by UNESCO in conjunction with the University of Turin and the International Training Centre of the ILO. Rachel is member of the Canadian Association of Heritage Professionals.

Ms. Redshaw provides a variety of heritage planning services for public and private sector clients. Ms. Redshaw has worked for years completing cultural heritage planning in a municipal setting. She has worked in municipal building and planning departments and for the private sector to gain a diverse knowledge of building and planning in respect to how they apply to cultural heritage. Rachel enjoys being involved in the local community and has been involved in the collection of oral history, in English and Gaelic, and local records for their protection and conservation and occasionally lectures on related topics. Her passion for history and experience in archives, museums, municipal building and planning departments supports her ability to provide exceptional cultural heritage services.

PROFESSIONAL ASSOCIATIONS

Intern Member, Canadian Association of Heritage Professionals (CAHP)

PROFESSIONAL HISTORY

2018 - Present Heritage Planner,
MacNaughton Hermsen Britton Clarkson Planning Limited

2018 Building Permit Coordinator, (Contract)
Township of Wellesley

2018 Building Permit Coordinator (Contract)
RSM Building Consultants

2017 Deputy Clerk,
Township of North Dumfries

2015-2016 Building/ Planning Clerk
Township of North Dumfries



CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

- 2009-2014 Historical Researcher & Planner
Township of North Dumfries
- 2012 Translator, Archives of Ontario
- 2012 Cultural Heritage Events Facilitator (Reminiscence Journey) and Executive Assistant, Waterloo Region Plowing Match and Rural Expo
- 2011 Curatorial Research Assistant
Highland Village Museum/ Baile nan Gàidheal

PROFESSIONAL/COMMUNITY ASSOCIATIONS

- 2019-2020 Intern Member, Canadian Association of Heritage Professionals
- 2017-2020 Member, AMCTO
- 2018-2019 Member of Publications Committee, Waterloo Historical Society
- 2018 Member, Architectural Conservancy of Ontario- Cambridge
- 2018 - 2019 Secretary, Toronto Gaelic Society
- 2012 -2017 Member (Former Co-Chair & Co-Founder), North Dumfries Historical Preservation Society
- 2011 - 2014 Member, North Dumfries Municipal Heritage Committee
- 2013 Greenfield Heritage Village Sub-committee, Doors Open Waterloo Region
- 2012 Volunteer Historical Interpreter, Doon Heritage Village, Ken Seiling Waterloo Region Museum
- 2008-2012 Member, Celtic Collections, Angus L. Macdonald Library
- 2012-2013 Member (Public Relations), Mill Race Folk Society
- 2011 Member, University of Waterloo Sub-steering Committee for HCD Study, Village of Ayr, North Dumfries
- 2010-2011 Member (volunteer archivist), Antigonish Heritage Museum

AWARDS / PUBLICATIONS / RECOGNITION

- 2019 Waterloo Historical Society Publication, *Old Shaw: The Story of a Kindly Waterloo County Roamer*
- 2014 Master's Dissertation, *The Rise of the City: Social Business Incubation in the City of Hamilton*
- 2014 Lecture, *A Scot's Nirvana*, Homer Watson House and Gallery

CONTACT

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T 519 576 3650 x751
F 519 576 0121
redshaw@mhbcplan.com
www.mhbcplan.com



CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

- | | |
|------------------------|--|
| 2013 | Lecture, <i>The Virtual Voice of the Past: The Use of Online Oral Accounts for a Holistic Understanding of History</i> , University of Guelph Spring Colloquium |
| 2012-2013
2012-2015 | Gaelic Events Facilitator, University of Guelph
Intermediate Gaelic Facilitator, St. Michael's College, University of Toronto |
| 2012 | <i>Nach eil ann tuilleadh: An Nòs Ùr aig nan Gàidheal</i> (BA Thesis) Thesis written in Scottish Gaelic evaluating disappearing Gaelic rites of passage in Nova Scotia. |
| 2012 | Waterloo Historical Society Publication, <i>Harvesting Bees and Feasting Tables: Fit for the Men, Women and Children of Dickie Settlement and Area, Township of North Dumfries</i> |
| 2007-2012 | 25 historical publications in the Ayr News (access to some articles http://ayrnews.ca/recent) |

PROFESSIONAL DEVELOPMENT COURSES

- | | |
|-----------|---|
| 2020 | Condo Director Training Certificate (CAO) |
| 2018 | Building Officials and the Law (OBOA Course) |
| 2017-2018 | AMCTO Training (MAP 1) |
| 2017 | AODA Training |
| 2010 | Irish Archaeological Field School Certificate |

COMPUTER SKILLS

- Microsoft Word Office
- Bluebeam Revu 2017
- ArcGIS
- Keystone (PRINSYS)
- Municipal Connect
- Adobe Photoshop
- Illustrator
- ABBYY Fine Reader 11
- Book Drive

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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

SELECT PROJECT EXPERIENCE 2018-2020

CULTURAL HERITAGE IMPACT ASSESSMENTS

- Peterborough Lift Lock and Trent-Severn Waterway (TSW), National Historic Sites, Development for 380 Armour Road, City of Peterborough
- City of Waterloo Former Post Office, Development for 35-41 King Street North, City of Waterloo, Phase II
- Consumers' Gas Station B, Development for 450 Eastern Avenue, City of Toronto
- 82 Weber Street East, City of Kitchener
- 87 Scott Street, City of Kitchener
- 2348 Sovereign Street, Town of Oakville (Phase I)
- Carriage House Restaurant, 2107-2119 Old Lakeshore Road, City of Burlington
- 34 Manley Street, Village of Ayr, Township of North Dumfries
- Quinte's Isle Campark, 558 Welbanks Road, Prince Edward County (LPAT)
- 174 St. Paul Street, Town of Collingwood (LPAT)
- 30-40 Margaret Avenue, City of Kitchener
- McDougall Cottage and Historic Site, Development for 93 Grand Avenue South, City of Kitchener
- 60 Broadway, Town of Orangeville
- 45 Duke Street, City of Kitchener
- 383-385 Pearl Street, City of Burlington
- Old Kent Brewery, 197 Ann Street, City of London
- St. Patrick's Catholic Elementary School, (SPCES), 20 East Avenue South, City of Hamilton
- 2325 Sunningdale Road, City of London
- 250 Allendale Road, City of Cambridge
- 110 Deane Avenue, Town of Oakville
- 249 Clarence Street, City of Vaughan
- 2-16 Queen Street West, City of Cambridge (Hespeler)

Specific for Relocation of Heritage Buildings

- 1395 Main Street, City of Kitchener
- 10379 & 10411 Kennedy Road, City of Markham
- 50-56 Weber Street West & 107 Young Street, City of Kitchener (temporary relocation of 107 Young St)

CONTACT

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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

CULTURAL HERITAGE SCREENING REPORT

- Kelso Conservation Area, Halton County

CULTURAL HERITAGE EVALUATION REPORTS

- 52 King Street North, City of Kitchener
- Sarnia Collegiate Institute and Technical School (SCITS), 275 Wellington, City of Sarnia (Municipal contingency study)
- 10536 McCowan Road, City of Markham
- Former Burns Presbyterian Church, 155 Main Street, Town of Erin (Designation Report)
- Former St. Paul's Anglican Church, 23 Dover Street, Town of Otterville, Norwich Township (CRB)
- 6170 Fallsview Boulevard, City of Niagara Falls

CONSERVATION PLANS

- City of Waterloo Former Post Office, 35-41 King Street North, City of Waterloo
- 82 Weber Street East, City of Kitchener
- 87 Scott Street, City of Kitchener
- 107 Young Street, City of Kitchener (Temporary relocation)
- 1395 Main Street, City of Kitchener (Relocation)
- 10379 & 10411 Kennedy Road, City of Markham (Relocation)

Cultural Heritage Conservation Protection Plans (Temporary protection for heritage building during construction)

- 12 & 54 Margaret Avenue, City of Kitchener
- 45 Duke Street, City of Kitchener
- 82 Weber Street West and 87 Scott Street, City of Kitchener

DOCUMENTATION AND SALVAGE REPORTS

- 57 Lakeport Road City of St. Catharines
- Gaslight District, 64 Grand Avenue South, City of Cambridge
- 242-262 Queen Street South, City of Kitchener (Photographic Documentation Report)
- 721 Franklin Boulevard, City of Cambridge

HERITAGE PERMIT APPLICATIONS

- 35-41 King Street North, City of Waterloo (Old Post Office), Phase II (alteration to building with a municipal heritage easement, Section 37, OHA)

CONTACT

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redshaw@mhbcplan.com
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CURRICULUMVITAE

Rachel Redshaw, MA, H.E. Dipl.

- 50-56 Weber Street West & 107 Young Street, City of Kitchener (demolition and new construction within HCD)
- 30-40 Margaret Avenue, City of Kitchener (new construction within HCD)
- 249 Clarence Street, City of Vaughan (alteration within HCD)
- 174 St. Paul Street, Town of Collingwood (demolition within HCD)

MASTER PLANS/ HERITAGE CHARACTER STUDY

- Elgin, Central and Memorial Neighbourhoods, Municipality of Clarington

CONTACT

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F 519 576 0121
rredshaw@mhbcplan.com
www.mhbcplan.com



MHBC
P L A N N I N G
U R B A N D E S I G N
& L A N D S C A P E
A R C H I T E C T U R E

Report to London Advisory Committee on Heritage

To: Chair and Members
London Advisory Committee on Heritage
From: Gregg Barrett, Director, Planning and Development
Subject: Heritage Alteration Permit application by Youth Opportunities Unlimited at 329 Richmond Street, Downtown Heritage Conservation District
Date: Wednesday July 14, 2021

Recommendation

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking approval to alter the heritage designated property at 329-331 Richmond Street, located within the Downtown Heritage Conservation District, the following actions **BE TAKEN**,

- a) The alterations **BE PERMITTED** as submitted with the following terms and conditions:
 - i. The cast iron columns be braced and protected in situ, as described in the Conservation Plan (Cornerstone Architecture and VanBoxmeer & Stranges, dated June 1, 2021) attached as part of Appendix C of this staff report; and,
 - ii. The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.
- b) Direction **BE GIVEN** to the Site Plan Approval Authority to include a clause regarding the following within the Development Agreement (DA) For the Site Plan Approval:
 - a. Alterations to the property shall conform to the Heritage Alteration Permit (HAP21-049-L); and,
 - b. The approach, methods, and process of the in situ conservation of the cast iron columns and arched entryway feature of the property at 329 Richmond Street, before, during, and after construction, shall conform to the Conservation Plan (Cornerstone Architecture and VanBoxmeer & Stranges, dated June 1, 2021), appended to the Heritage Alteration Permit.

Executive Summary

This Heritage Alteration Permit seeks approval for alterations to the heritage designated property at 329-331 Richmond Street, in the Downtown Heritage Conservation District, to accommodate a youth wellness hub and affordable housing. The design of the proposed addition conserves heritage attributes (character defining elements) of the subject property and satisfies the design guidelines for physically and visually compatible development in the *Downtown Heritage Conservation District Plan*.

Linkage to the Corporate Strategic Plan

This recommendation supports the following 2019-2023 Strategic Plan areas of focus:

- Strengthening Our Community:
 - Continuing to conserve London's heritage properties and archaeological resources

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

September 7, 2017 – Notice of Application to Amend the Zoning By-law – 329-331 Richmond Street (Z-8812).

December 4, 2017 – Report to Planning and Environment Committee – 329-331 Richmond Street (Z-8812).

1.2 Property Location

The subject property located at 329-331 Richmond Street is located on the northwest corner of Richmond Street at York Street (Appendix A).

1.3 Cultural Heritage Status

The subject property at 329-331 Richmond Street is located within the Downtown Heritage Conservation District, which was designated pursuant to Part V of the *Ontario Heritage Act* in 2013.

The subject property at 329 Richmond Street is identified in the *Downtown Heritage Conservation District Plan* as a Historic, C-Rated property.

1.4 Description

Two distinct built forms exist on the subject property: 329 Richmond Street and 331 Richmond Street (see Appendix B).

1.4.1 329 Richmond Street

The existing building at 329 Richmond Street is the remnant of the former Birrell Building, which was constructed in 1881-1882. The building was previously dated circa 1890, however further research has identified G. W. Lloyd as the architect for the John Birrell & Co. warehouses with the 1881-1882 date of construction. The John Birrell & Co. warehouse was a large, four-storey brick building that exemplified elements of the Renaissance Revival architectural style.

Following a fire in the 1960s, the six cast iron columns and arched entryway are the remaining heritage attributes (character defining elements) with integrity.

1.4.2 331 Richmond Street

The existing building located at 331 Richmond Street is the remnant of the southerly portion of the Waterloo Block (331-343 Richmond Street, also known as the Robinson-Little Block), which was originally constructed in 1880-1883. The Waterloo Block is a four-storey red brick commercial building. The red brick masonry is accented by decorative brickwork, stone details, and a Victorian style tinned cornice. The original window openings remain legible on the Waterloo Block, however all of the windows have been replaced. The storefronts of the Waterloo Block exist with varying degrees of alteration. Most of the units of the Waterloo Block are under separate ownership.

The same fire in the 1960s devastated the southerly unit of the Waterloo Block at 331 Richmond Street, with the painted stone and brick pier as the only remaining heritage attribute (character defining element).

2.0 Discussion and Considerations

2.1 Legislative and Policy Framework

Cultural heritage resources are to be conserved and impacts assessed as per the fundamental policies of the *Provincial Policy Statement* (2020), the *Ontario Heritage Act*, *The London Plan*, and the *Downtown Heritage Conservation District Plan*.

2.1.1 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” (Policy 2.6.1, *Provincial Policy Statement 2020*).

“Significant” is defined in the *Provincial Policy Statement (2020)* as, “resources that have been determined to have cultural heritage value or interest.” Further, “processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.”

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” (*Provincial Policy Statement 2020*).

2.1.2 Ontario Heritage Act

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

2.1.2.1 Heritage Alteration Permit Application

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 Municipal 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 of receipt of a complete application or the request is deemed permitted (Section 42(4), *Ontario Heritage Act*).

2.1.3 The London Plan

The London Plan is the new official plan for the City of London (Municipal Council adopted, approved by the Ministry of Municipal Affairs and Housing with modifications), and the majority of which is in force and effect. *The London Plan* policies under appeal to the Ontario Land Tribunal (formerly the Local Planning Appeal Tribunal) (Appeal PL170100) and not in force and effect are indicated with an asterisk. *The London Plan* policies under appeal are included in this report for information purposes indicating the intent of Municipal Council but are not determinative for the purposes of this application.

The policies of *The London Plan* found in Key Directions and the Cultural Heritage chapter support the conservation of London’s cultural heritage resources for future generations. To ensure the conservation of significant cultural heritage resources, including properties located within a heritage conservation district, *The London Plan* provide the following directions:

*Policy 594_** Within heritage conservation districts established in conformity with this chapter, the following policies shall apply:

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 building, 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.^a*

Policy 596_ A property owner may apply to alter a property within a heritage conservation district. The City may, pursuant to the Ontario Heritage Act, issue a permit to alter the structure. In consultation with the London Advisory Committee on Heritage, the City may delegate approvals for such permits to an authority.

2.1.4 Downtown Heritage Conservation District Plan

Section 3.2.1 articulates the physical goals and objectives of the designation of the Downtown as a Heritage Conservation District:

- *Establish the framework for the retention, conservation, and adaptation of the existing stock of significant heritage buildings and spaces within the Downtown District.*
- *Encourage the rehabilitation and restoration of heritage buildings that is sensitive and respectful to the historical significance of the structure.*
- *Influence the renovation or construction of modern era buildings so that is done with regard to the District and complementary to the character and streetscape.*
- *Successfully implement these objectives while fostering an environment of growth and renewal going forward.*

These goals are supported by policies to help manage change within the Downtown Heritage Conservation District.

Section 6.1.4 and Section 6.1.4.1 of the *Downtown Heritage Conservation District Plan* provides policies to support the anticipated development and growth of the Downtown. The guidelines of Section 6.1.4 are intended to “help ensure that new construction respects the history that will surround it in material, massing and other aesthetic choices.” New development must be physically and visually compatible. Guidance for new development includes, but is not limited to, maintaining consistent setbacks, street-oriented entrances, providing architectural interest at unique locations (e.g. corner properties), use of high-quality materials and appropriate amounts of glazing, maintain horizontal rhythm and visual transition between floors in façade design, step-back, and maintain the vertical rhythm of the Downtown.

Section 6.2 of the *Downtown Heritage Conservation District Plan* provides policies and guidelines supporting the retention of the “commercial landscape pattern.” This includes creating/maintaining a continuous street wall with a rhythm of recessed entrances and storefronts, pedestrian movement, and public realm improvements.

2.2 Planning Application

A Zoning By-law Amendment (Z-8812) was submitted to permit the re-use/redevelopment of the existing structure at 329-331 Richmond Street and allow for an addition above the first storey of the existing buildings.

The LACH was consulted on the Notice of Application and Heritage Impact Statement (Cornerstone Architecture, 2017) at its meeting on October 3, 2017. The LACH resolved,

That M. Corby, Planner II, BE ADVISED that the London Advisory Committee on Heritage supports the application to amend the Zoning By-law by Youth Opportunities Unlimited related to the properties located at 329 and 331 Richmond Street as well as the Heritage Impact Statement appended to the notice dated September 7, 2017.”

^a Policy 13.3.6 of the *Official Plan* (1989, as amended) contains very similar policy language applicable to Heritage Conservation Districts. Specifically, Policy 13.3.6.iii: “regard shall be had at all times to the guidelines and intent of the Heritage Conservation District Plan.”

A link to the Notice of Application and Heritage Impact Statement, included on the LACH's Agenda, as well as the LACH's Report, are included at the end of this staff report.

The LACH's and Heritage Planner's comments are noted in the staff report on the Zoning By-law Amendment, which was included on the Agenda of the Planning and Environment Committee (PEC) for its meeting on December 4, 2017. The Zoning By-law Amendment included a "Bonus Zone" to facilitate the development of a high quality, multi-use building. The Zoning By-law Amendment was approved on December 12, 2017.

A Site Plan application was submitted and is being reviewed concurrently with this Heritage Alteration Permit application.

2.3 Previous Heritage Alteration Permit (HAP18-074-D) – 333 Richmond Street

The adjacent property at 333 Richmond Street was the subject of a previous Heritage Alteration Permit application to rehabilitate the building on the heritage designated property under the same ownership as the subject property. This rehabilitation was reviewed and approved with terms and conditions pursuant to the Delegated Authority By-law under HAP18-074-D. This rehabilitation work is referred to as Phase 1.

The rehabilitation of the heritage building at 333 Richmond Street was the recipient of a London Heritage Award in 2020 in the Adaptive Reuse Project category as well as the Architectural Conservancy Ontario (Provincial) Paul Oberman Award for Adaptive Reuse (Large-Scale/Team/Corporate) in 2020.

2.4 Heritage Alteration Permit Application (HAP21-049-D) – 329-331 Richmond Street

A Heritage Alteration Permit application was submitted on behalf of the property owner by Cornerstone Architecture Inc. and received by the City on June 15, 2021. A Conservation Plan was received as part of the detailed Heritage Alteration Permit application (Cornerstone Architecture 2021, see Appendix C).

The property owner seeks a Heritage Alteration Permit to alter the heritage designated property to accommodate the renovation and a six-storey addition to the existing one-storey structures at 329-331 Richmond Street for a youth wellness hub and residential units (affordable housing).

The alterations to the heritage designated property at 329-331 Richmond Street are designed to complement and continue the design program of the rehabilitation of the adjacent property at 333 Richmond Street. This Heritage Alteration Permit seeks to implement Phase 2.

Alterations to the existing buildings required to facilitate the proposed addition to the subject property include:

- 329 Richmond Street:
 - Remove the existing metal gates, fencing, concrete guardrail that cover openings along Richmond Street and York Street, remove the existing foundation wall along the east and south facades, remove the existing wall and brick piers along the south façade (excluding the easterly two cast iron piers), remove the one-storey addition on the west side of the existing building
 - Retain and restore six (6) cast iron columns and entryway arch.
- 331 Richmond Street:
 - Remove the existing storefront glazing and access door, overhead garage door and metal guardrail, and existing foundation wall with masonry veneer.
 - Retain and restore the brick pier with stone base.

The proposed design for the renovation and six-storey addition is thoroughly described in the Heritage Alteration Permit application (see Appendix C, pp.8-9).

The addition and renovation to the existing one storey building at 329 Richmond Street was designed to redefine the northwest corner of a prominent intersection of two main thoroughfares at the border of London's downtown core. As illustrated in the existing photos in section 3.2.2, historically this corner building was different from the mid-block fabric buildings with an elevated cornice line and ornamental façade. The new addition seeks to re-establish this approach in two ways:

- 1. A four storey addition above the existing ground floor structure with no setbacks to raise the cornice line of this property by one storey. On the sixth floor, the addition will then be set back on the east and south façade by two metres, allowing the building to read as 5 storeys from the street.*
- 2. The addition will have a distinct modern architectural style to highlight the corner property. The ground floor will be designed to preserve the historic character and continue the architectural language established at 331 and 333 Richmond Street. The second floor will be wrapped with curtain wall glazing, allowing the residential component on the third to fifth floor to read as a contemporary 'floating' mass above the historic ground floor base. Although the new addition will introduce a distinct modern architectural language on the second to seventh floor, the elevation will continue the datum lines of the neighbouring buildings and conform to the guidelines outlined in the Downtown London Heritage [Conservation] District Plan.*

The ground floor alterations along Richmond and York will incorporate elements and materials from the east elevation of 331 and 333 Richmond Street including the masonry base with limestone sill, charcoal curtain wall that maintains a similar mullion pattern and brick piers with precast concrete base and a matching profile. The historic columns and archway feature will be preserved and repainted with similar colours used at 331 and 333 Richmond Street and the arch will be infilled with new aluminum doors to provide an accessible entrance for the youth hub on the ground and second floor. In order to differentiate the corner property and highlight the existing historic architectural elements, a new grey brick veneer will be introduced above the cast iron columns to replace the decorative cast iron corbels that no longer exist.

The proposed design of the addition at 331 Richmond Street is "a continuation of the existing streetscape," and a "modern interpretation of the past" (Cornerstone Architecture 2021, p.7).

Since the building at 331 Richmond Street is directly adjacent to the neighbouring block of existing four storey structures, the new construction will read as a continuation of the existing streetscape. The massing for the proposed design at this property will include a three storey addition above the renovated existing ground floor structure continuing the 4 storey building height and cornice line of 333 Richmond Street. The fifth and sixth storey volume will be set back from the property line on the east façade by 2 metres, allowing the building to read as 4 stories from the street.

The ground to fourth floor of the east elevation will be renovated to replicate the architectural style of the original building façade, allowing the new addition to seamlessly blend with the neighbouring buildings. The ground floor will continue the language of the restored façade at 333 Richmond Street, which includes painted brick piers with a concrete base that match the original profile, masonry in fill under the openings with limestone sills and new aluminum windows with a matching mullion pattern. The third to fourth floor elevation will continue the painted brick veneer to match the colour of 333 Richmond Street, reestablish the cast iron cornice line and carry through the horizontal datum lines to align window openings and all horizontal precast concrete banding.

Since the restored elevation at 331 Richmond Street will be a modern interpretation of the past, some of the elements will be simplified to suit

construction techniques of the twenty-first century. The new brick will be laid in a running bond pattern omitting the decorative brickwork, the precast concrete above the window will be solid bands and the cornice line will be a continuous extrusion without the corbels below.

Preliminary signage concept is shown on the submitted drawings/renderings.

As this is a complex application in a Heritage Conservation District, it has met the Conditions for Referral to the LACH in the Delegated Authority By-law (By-law No. C.P.-1502-129).

Per Section 42(4) of the *Ontario Heritage Act*, the 90-day review timeline for this Heritage Alteration Permit application will expire on September 13, 2021.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

4.1 Consistency with Downtown Heritage Conservation District

The subject property has existing character defining elements (heritage attributes) that warrant conservation to retain their cultural heritage value – specifically the cast iron and arched entryway details of the property at 329 Richmond Street and the remaining original building elements of the property at 331 Richmond Street. The design of the proposed addition integrates these heritage attributes into the proposed development in an appropriate and sensitive manner that retains their authenticity as historic building elements.

The proposed addition is physically and visually compatible with the heritage character of the Downtown Heritage Conservation District in massing, scale, step back, façade composition, and high-quality materials. Signage, individual letters composed of anodized aluminum, has been integrated in appropriate locations of the proposed addition including wrapping the corner of the building and placed above the Richmond Street entrance archway. Four components of the design of the proposed addition warrant further consideration of their compatibility: building height, glazing, transition to the Waterloo Block, and the cast iron columns.

4.2 Building Height

The height and massing of the proposed design at 329 Richmond Street reflects that of the building previously on the site. The height of the proposed development is slightly above the 18-metre height limit stated in Section 6.1.4 of the *Downtown Heritage Conservation District Plan*. As a corner property and based on historic photographs showing a slightly taller building at this corner location, this slight deviation is supportable. The proposed design complies with the 2-metre step back above this height to maintain the streetscape (Section 6.1.4.1, page 6.42 *Downtown Heritage Conservation District Plan*). The step back requirement is recognized in the Zoning By-law Amendment (Z-8812).

4.3 Glazing

The proposed design exceeds the guidelines for glazing where between 25% and 75% is recommended on upper stories; the second storey of the proposed addition at 329 Richmond Street is almost entirely (100%) glazed along the street frontages. While this exceeds the guideline, it provides a transition from the retained and restored heritage attributes of the first storey to the more modern, contemporary architectural language of the upper stories. This works to ensure that there's a legible articulation between the retained heritage attributes and the new addition.

4.4 Transition to the Waterloo Block (331 Richmond Street)

The design of the proposed addition at 331 Richmond Street is understood as a transition from the historic Waterloo Block (at 333 Richmond Street) to the modern

architectural expression at 329 Richmond Street. Well positioned in the Heritage Alteration Permit application as a “modern interpretation of the past” (Cornerstone Architecture 2021, p.7), the design of the proposed addition at 331 Richmond Street is simplified: no brickwork detailing, solid pre-cast concrete detailing and a continuous extrusion cornice. However, the essential forms are carried through: masonry veneer, cast details, datum lines, cornice articulation, etc. This design approach avoids the replication of a portion of a lost building, while still complementing repetitive façade and rhythm of the adjacent heritage buildings.

4.5 Cast Iron Columns and Entryway (329 Richmond Street)

The cast iron columns and entryway are an important heritage attribute of the subject property. Cast iron storefront details, like the columns, are rare within the Downtown Heritage Conservation District. The cast iron columns and entryway details will be preserved in material as well as function; the cast iron columns and entryway will continue to serve as the primary Richmond Street entrance for the building. Through sensitive alterations, the entryway will also become an accessible entrance.

A Conservation Plan, describing the methods and process to conserve the cast iron columns, was included as part of the detailed Heritage Alteration Permit application. These details are very important to ensure that the cast iron columns and archway details are successfully integrated with the proposed addition. The cast iron columns will be braced and retained in situ during the construction of the proposed addition.

Retention and integration of the cast iron columns and arched entryway is specified in the architectural drawings submitted as part of the Heritage Alteration Permit application.

Conclusion

The proposed addition to the subject property at 329-331 Richmond Street complies with the physical goals and objectives of the *Downtown Heritage Conservation District Plan*, as well as the design guidance of Section 6.1.4 of the *Downtown Heritage Conservation District Plan*. It is consistent with the policies of *The London Plan* as the design of the proposed addition complements the heritage character of the Downtown Heritage Conservation District. The proposed addition is consistent with the *Provincial Policy Statement* as it has demonstrated how the heritage attributes of the subject property, as well as the adjacent property at 333 Richmond Street, will be conserved through the direction of the Conservation Plan. The Heritage Alteration Permit application for the subject property at 329-331 Richmond Street should be permitted with terms and conditions.

Prepared by: Kyle Gonyou, CAHP
Heritage Planner

Reviewed by: Britt O’Hagan, MCIP RPP
Manager, Community Planning, Urban Design and Heritage

Recommended by: Gregg Barrett, AICP
Director, Planning and Development

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Appendices

Appendix A Subject Property Location

Appendix B Images

Appendix C Conservation Plan (part of the Heritage Alteration Permit application)

Links

Consultation with the London Advisory Committee on Heritage (LACH) on the Notice of Application to Amend the Zoning By-law – 329-331 Richmond Street (Z-8812):

- LACH Agenda, October 3, 2017: <https://pub-london.escribemeetings.com/Meeting.aspx?Id=d02392bf-7cad-4ef1-b3a1-e35093aff061&Agenda=Agenda&lang=English> (Item 15)
- LACH Report, October 3, 2017: <https://pub-london.escribemeetings.com/Meeting.aspx?Id=d02392bf-7cad-4ef1-b3a1-e35093aff061&Agenda=PostMinutes&lang=English> (Item 15)

Staff report to the Planning and Environment Committee (PEC) on the Zoning By-law Amendment – 329-331 Richmond Street (Z-8812):

- PEC Agenda, December 4, 2017: <https://pub-london.escribemeetings.com/Meeting.aspx?Id=cf073cbf-f7e1-42b1-8d0e-f725cb85e862&Agenda=Agenda&lang=English> (Item 20).

Sources

Corporation of the City of London. *Downtown Heritage Conservation District Plan*. 2013.

Corporation of the City of London. Property Files: 329-331 Richmond Street.

Corporation of the City of London. *Register of Cultural Heritage Resources*. December 8, 2020.

Corporation of the City of London. *The London Plan* (2019, consolidated).

Ontario Heritage Act.

Provincial Policy Statement (2020).

Appendix A – Subject Property Location



Figure 1: Location map of the subject property, 329-331 Richmond Street, in the Downtown Heritage Conservation District.

Appendix B – Images



Image 1: Photograph of the subject property at 329-331 Richmond Street on October 21, 2020. 329 Richmond Street is on the left; 331 Richmond Street is on the right.



Image 2: Detail photograph of the cast iron column at 329 Richmond Street.

Appendix C – Conservation Plan

Heritage Alteration Permit application package, including Conservation Plan (attached separately)

YOUTH OPPORTUNITIES UNLIMITED
HERITAGE ALTERATION PERMIT

329 & 333 RICHMOND STREET

JOAN SMITH CENTRE FOR YOUTH

JOAN'S PLACE

Date
June 15, 2021

Prepared By:
Cornerstone Architecture Incorporated
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329 & 331 Richmond Street

Youth Opportunities Unlimited (YOU) recently purchased 329, 331 and 333 Richmond Street, three adjoining properties at the north west corner of Richmond and York Street in downtown London. YOU then engaged Cornerstone Architecture Incorporated to assist with the design of a two phased renovation and addition project. This major construction project will provide at risk youth in our community with much needed public services, while also helping to bring new life into the existing abandoned historic buildings at such a prominent downtown intersection.

Phase 1 was recently completed in 2019 and includes the interior renovation and exterior restoration of 333 Richmond Street. The basement, ground and second floors were redeveloped to provide YOU staff with a new home office and the east elevation along Richmond Street was updated to more closely resemble it's original state. The four existing two storey apartment units on the third and fourth floor were not renovated during this construction phase, but help to provide additional housing for youth in need.

Phase 2, as outlined in this Heritage Alteration Permit application, includes the renovation and 6 storey addition to the existing one storey structures at 329 and 331 Richmond Street. The new 7 storey facility will accommodate a 15,000 ft² youth wellness hub on the ground and second floor to provide youth in need with primary and mental healthcare, addiction support, education, employment training and housing support. Access to the youth wellness hub will be through a new set of barrier free accessible doors within the existing archway off Richmond Street. The new addition will also provide 35 new affordable apartment units on the third to sixth floor, which will be targeted for homeless youth, specifically young mothers. The residential floors will include a mix studio, one bedroom and two bedroom units as well as a roof terrace and children's play room on the seventh floor. A dedicated entrance for tenants will be accessible off York Street through a new 7 storey 890 ft² building addition.

Due to the historic significance of these two properties, careful consideration was made throughout the design phase of the project on how the historic elements will be preserved and integrated into the new construction. This document will clearly outline the proposed design for 329 and 331 Richmond Street and illustrate how we will conserve and respect the history of the existing buildings, while introducing modern construction and materials to create a cohesive and successful architectural design.



Legend

- 1** 329 Richmond Street - Existing
- 1a** 329 Richmond Street - Addition
- 2** 331 Richmond Street - Existing
- 3** 333 Richmond Street - Existing
- - -** Denotes Property Line
- ◀** Denotes Building Entrance
- (Yellow) Denotes Phase 1
- (Green) Denotes Phase 2

Figure 1.1 - Site Plan Diagram

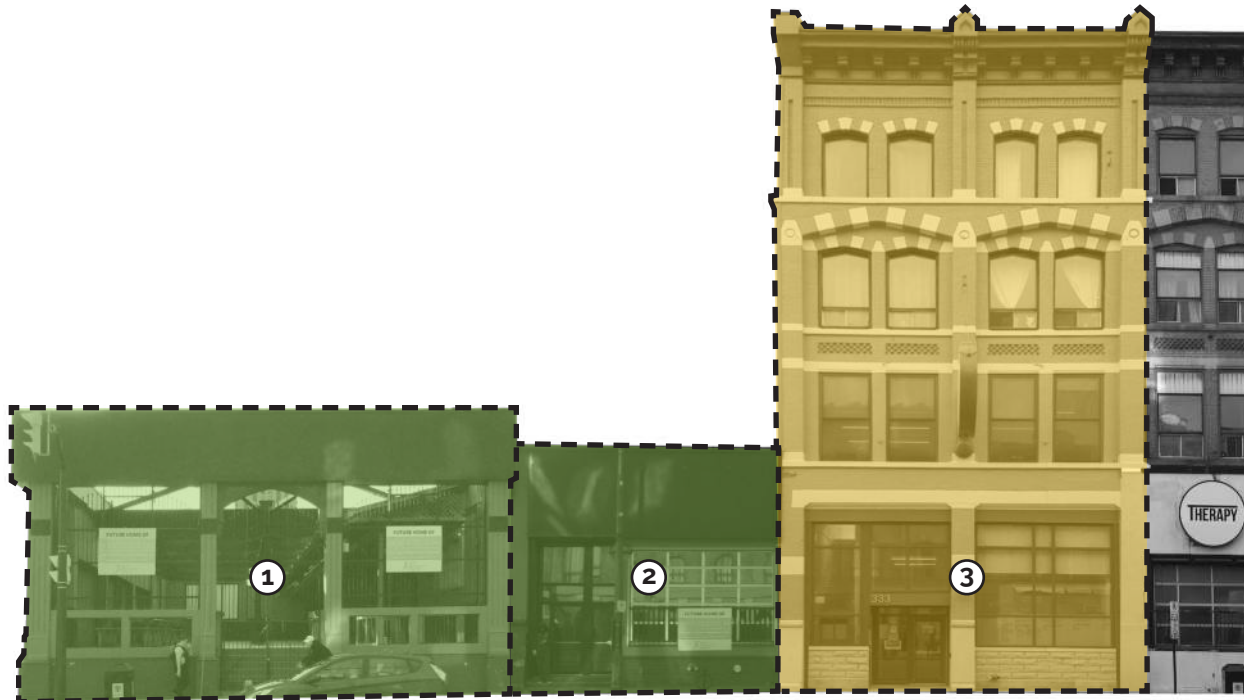


Figure 1.2 - Property Diagram, East Elevation



Figure 1.3 - Property Diagram, Perspective View from Northeast

Legend

- | | | | |
|---|--------------------------------|-----|-----------------------------------|
| 1 | 329 Richmond Street - Existing | --- | Denotes Existing Building Outline |
| 2 | 331 Richmond Street - Existing | ■ | Denotes Phase 1 |
| 3 | 333 Richmond Street - Existing | ■ | Denotes Phase 2 |



333 Richmond Street

Although 333 Richmond Street is not formally included in this application, the restoration of the east elevation will be referenced throughout this document, and architectural details will be continued into the new design of the neighbouring properties. The exterior alterations that were made to this building constructed in 1880, were inspired by the original historic elevations as documented on archived historic photos that are included in section 3.2.2. After years of countless renovations, the work done to the east facade at 333 Richmond Street restores the building back to what it once was by continuing the language of the original streetscape. The changes that were made to the east facade of this four storey brick structure include the following.

- New exterior paint to refresh the existing painted brick and decorative precast concrete banding around the windows.
- New exterior paint on the cast iron cornice to better reflect the colours of the existing building.
- New fiberglass windows on the second floor that mimic the original wood windows on the floors above.
- New charcoal aluminum windows and doors on the ground floor to create a welcoming entrance.
- New brick and precast concrete piers on the ground floor with a masonry base infill and limestone sills that are inspired by the architectural language of the existing building.



*333 Richmond Street - 2018
East Elevation, Pre Construction*



*333 Richmond St. - 2019
East Elevation, Post Construction*



3.1.1 : Full Description of Proposed Changes(s)

Heritage Attributes

The properties at 329 and 331 Richmond Street are designated within the Downtown Heritage Conservation District under Part V of the *Ontario Heritage Act*. They are also identified within the Downtown London Heritage Conservation District Plan as H (Historic) with a Category C ranking. The remaining historic elements that will be conserved and restored during this project include the 6 cast iron columns and decorative wood arch that wrap the south east corner of 329 Richmond Street. The remaining facades at 329 and 331 Richmond street fall within the Category C ranking which indicates that *the building has been renovated using inappropriate materials or design and requires that restoration should be considered using traditional materials*. This document will clearly outline the proposed changes to the east and south exterior elevations at 329 and 331 Richmond Street, illustrating how the historic elements will be preserved as well as the methodology behind the design of the new facade at this prominent downtown London intersection.

331 Richmond Street

The building located at 331 Richmond Street was built in 1880, originally as a four storey red brick building that continued the repetitive architectural language of the adjoining buildings to the north. In the 1960's a suspected fire destroyed the upper three floors of this property, leaving a single storey enclosed structure that we see today. As a result of the fire in addition to numerous renovations over the years, there is very little original architecture remaining on the east facade. The only element that will be restored during this project includes the brick pier with decorative precast base along the south property line. The renovation and addition to this property will aim to return the existing four storey facade at 331 Richmond Street as close as possible back to its original state in order to rebuild the missing piece of the historic streetscape.



1890's - View looking southwest from Richmond Street*



2016 - 331 Richmond Street, East Elevation

*Photo obtained from the holdings of Western Archives at Western University



3.1.1 : Full Description of Proposed Changes(s)

329 Richmond Street

The existing building at 329 Richmond street on the northwest corner of Richmond and York Street was built in 1890, also as a four story red brick building with decorative windows, a grand cornice line and an ornamental archway framing the east entrance. The historic photo below shows the original appearance of the building as seen in 1942 and illustrates how the existing building is drastically different from its current appearance. Similar to 331 Richmond Street, the fire in the 1960's destroyed the upper three floors and the ground floor has transformed through multiple renovations to accommodate numerous commercial tenants throughout its lifetime. The original glazed openings on the east facade have been replaced with metal fencing, the windows along the south facade have been infilled and all of the existing brick along the east and south facades has been covered.

The only remaining historic elements at 329 Richmond street are outlined in red in the photo taken in 2016 below, these include the four cast iron columns along the east elevation, the two cast iron columns along the south elevation and the decorative wood archway that frames the entrance off Richmond Street. These elements will be conserved as outlined in the Conservation Plan included in section 3.2.4 of this document and integrated into the new design. Unfortunately when the painted plywood above the cast iron columns was removed, it was discovered that all of the historic elements above the columns no longer exist, including the cast iron corbels and pediment over the Richmond Street entrance. Photos of the current condition of the building that was recently uncovered are included in section 3.1.2.



1942 - 333 Richmond Street*
View looking northwest from York Street



Figure 1.4 - 333 Richmond Street Historic Attributes
View looking Northwest from York Street

*Photo obtained from the holdings of Western Archives at Western University



3.1.1 : Full Description of Proposed Changes(s)

Proposed Changes

The proposed design for the renovation and 6 storey addition to 329 and 331 Richmond Street will reestablish historic architectural features while simultaneously introducing modern elements to create an architectural balance of old and new. The design will reference the history of the existing structures and conform to the guidelines outlined in the Downtown London Heritage District Plan, specifically section 6.1.4 New Construction and section 6.2.2 Commercial.

331 Richmond Street

In order to achieve our proposed design and bring the traditional historic character back to this abandoned ground floor structure, the following changes will be made to the existing structure. The brick pier with decorative concrete base along the south property line is the only element on the east facade of 331 Richmond Street with historic attributes that will be preserved. The remaining facade will be removed which includes the following.

- Storefront glazing and access doors.
- Overhead garage door with metal guardrail.
- Existing foundation wall including masonry veneer and existing exterior in fill wall.



Figure 1.5 - 331 Richmond Street Changes, East Elevation

329 Richmond Street

The changes to the existing open air structure at 329 Richmond Street will also strive to honour the existing historic features, remove all inappropriate materials and restore the ground floor in a way that references its historic past. The elements that will be carefully conserved and restored during the project are historically designated and include the four cast iron columns along the Richmond Street facade, the wood arch between the two central columns and the two cast iron columns along the York street facade. The remaining elements that are not original to the building will be removed which include the following.

- Metal gates, fencing and concrete guardrail that cover the openings along Richmond and York Street.
- Existing foundation wall along the east and south facade.
- The exterior wall and brick piers along the south facade.
- The one storey addition on the west side of the building that provides stair access to the basement.

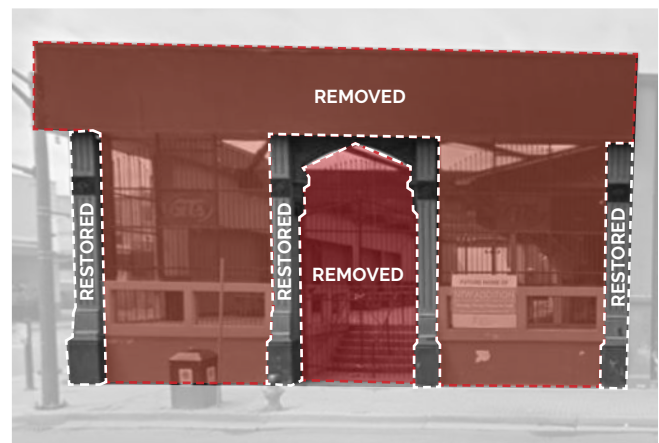


Figure 1.6 - 329 Richmond Street Changes, East Elevation



Figure 1.7 - 329 Richmond Street, Perspective View of South Elevation



3.1.1 : Full Description of Proposed Changes(s)

Proposed Design

331 Richmond Street

Since the building at 331 Richmond Street is directly adjacent to the neighbouring block of existing four storey structures, the new construction will read as a continuation of the existing streetscape. The massing for the proposed design at this property includes a three storey addition above the renovated existing ground floor structure continuing the 4 storey building height and cornice line of 333 Richmond Street. The fifth and sixth storey volume will be set back from the property line on the east facade by 2 meters, allowing the building to read as 4 stories from the street.

The ground to fourth floor of the east elevation will be renovated to replicate the architectural style of the original building facade, allowing the new addition to seamlessly blend with the neighbouring buildings. The ground floor will continue the language of the restored facade at 333 Richmond Street, which includes painted brick piers with a concrete base that match the original profile, masonry in fill under the openings with limestone sills and new aluminum windows with a matching mullion pattern. The third to fourth floor elevation will continue the painted brick veneer to match the colour of 333 Richmond, reestablish the cast iron cornice line and carry through the horizontal datum lines to align window openings and all horizontal precast concrete bandings.

Since the restored elevation at 331 Richmond Street will be a modern interpretation of the past, some of the elements will be simplified to suit construction techniques of the twenty-first century. The new brick will be laid in a running bond pattern omitting the decorative brickwork, the precast concrete above the windows will be solid bands and the cornice line will be a continuous extrusion without the corbels below.



Proposed Design - East Elevation



3.1.1 : Full Description of Proposed Changes(s)

329 Richmond Street

The addition and renovation to the existing one storey building at 329 Richmond Street was designed to redefine the northwest corner of a prominent intersection of two main thoroughfares at the border of London's downtown core. As illustrated in the existing photos in section 3.2.2, historically this corner building was different from the mid-block fabric buildings with an elevated cornice line and ornamental facade. The new addition seeks to re-establish this approach in two ways.

1. A four storey addition above the existing ground floor structure with no set backs to raise the cornice line of this property by one storey. On the sixth floor, the addition will then be set back on the east and south facade by two meters, allowing the building to read as 5 storeys from the street.
2. The addition will have a distinct modern architectural style to highlight the corner property. The ground floor will be designed to preserve the historic character and continue the architectural language established at 321 and 333 Richmond Street. The second floor will be wrapped with curtain wall glazing, allowing the residential component on the third to fifth floor to read as a contemporary 'floating' mass above the historic ground floor base. Although the new addition will introduce a distinct modern architectural language on the second to seventh floor, the elevation will continue the datum lines of the neighbouring buildings and conform to the guidelines outlined in the Downtown London Heritage District Plan.

The ground floor alterations along Richmond and York will incorporate elements and materials from the east elevation of 331 and 333 Richmond Street including the masonry base with limestone sill, charcoal curtain wall that maintains a similar mullion pattern and brick piers with precast concrete base with a matching profile. The historic columns and archway feature will be preserved and repainted with similar colours used at 331 and 333 and the arch will be infilled with a new aluminum doors to provide an accessible entrance for the youth hub on the ground and second floor. In order to differentiate the corner property and highlight the existing historic architectural elements, a new grey brick veneer will be introduced above the cast iron columns to replace the decorative cast iron corbels and pediment that no longer exists.



Proposed Design - 329 Richmond Street - South Elevation



3.1.1 : Full Description of Proposed Changes(s)



Proposed Design - View looking northwest from Richmond Street



Proposed Design - View looking northwest from Richmond Street



3.1.2 : Photographs



*331 Richmond Street - Current Condition
East Elevation*



*329 Richmond Street - Current Condition
East Elevation*



3.1.2 : Photographs



*329 Richmond Street - Current Condition
View of South Elevation from Southeast*



*329 Richmond Street - Current Condition
View of Existing South Elevation from Southwest*



3.1.2 : Photographs

*329 Richmond Street - Current Condition
Detail Views*



*329 Richmond Street - Current Condition
East Elevation*



3.1.3 : Materials and Methodology

The material palette selected for the new design at 329 and 331 Richmond Street will respect and replicate the historic character of the existing buildings while simultaneously blending modern elements to create a architectural juxtaposition of old and new. This section will outline in detail what specific materials will be used and will reference the exterior elevations to illustrate where materials will be located to achieve the proposed design. Full size drawings have been included as supplementary information in section 3.2.1.

331 Richmond Street

- *New Pre-fin. Metal Flashing Parapet Cap : - - - - -
Colour to match siding
- *New Horizontal Corrugated Metal Siding : - - - - -
Vicwest, Prefinished 7/8", Metallic Silver
- *New Fibreglass Awning Window & Frame: - - - - -
Slate
- *New Pre-fabricated Sheet Metal Cornice - Painted : - - - - -
Solid extrusion to match profile of cornice at 333
Richmond Street, Charcoal
- *New Clay Brick - Painted : - - - - -
57mm high x 193mm long
Benjamin Moore, Mayflower Red, HC-49
- *New Precast Concrete Header - Exposed: - - - - -
- *New Fibreglass Double Hung Window & Frame: - - - - -
Charcoal
- *New Precast Concrete Header & Sill - Exposed: - - - - -
- *New Fibreglass Double Hung Window & Frame: - - - - -
Charcoal
- *New Precast Concrete Header & Sill - Exposed: - - - - -
- *New Clay Brick - Painted : - - - - -
57mm high x 193mm long
Benjamin Moore, Mayflower Red, HC-49
- *New Fibreglass Double Hung Window & Frame: - - - - -
Charcoal
- *New Precast Concrete Header & Sill - Exposed: - - - - -
- *New Extira Wall Panel : 19mm Thick, Painted Charcoal - - - - -
- *New Aluminum Curtain Wall : Charcoal - - - - -
- *New Clay Brick - Painted : - - - - -
57mm high x 193mm long
Benjamin Moore, Mayflower Red, HC-49
- *New Precast Concrete Base & Band - Exposed: - - - - -
- *Existing Brick - Painted: - - - - -
Benjamin Moore, Mayflower Red, HC-49
- *Existing Precast Base & Band - Painted: - - - - -
Benjamin Moore, White Sand, OC-10
- *New Limestone Sill - Arriscraft Adair: Sepia - - - - -
- *New Architectural Block Veneer - Arriscraft Renaissance: - - - - -
Rocked Face, 190mm high x 590mm long, White
- *New Limestone Veneer - Arriscraft Adair: - - - - -
Medium Dressed with Chamfered Top Edge,
290mm high x 590mm long, Sepia



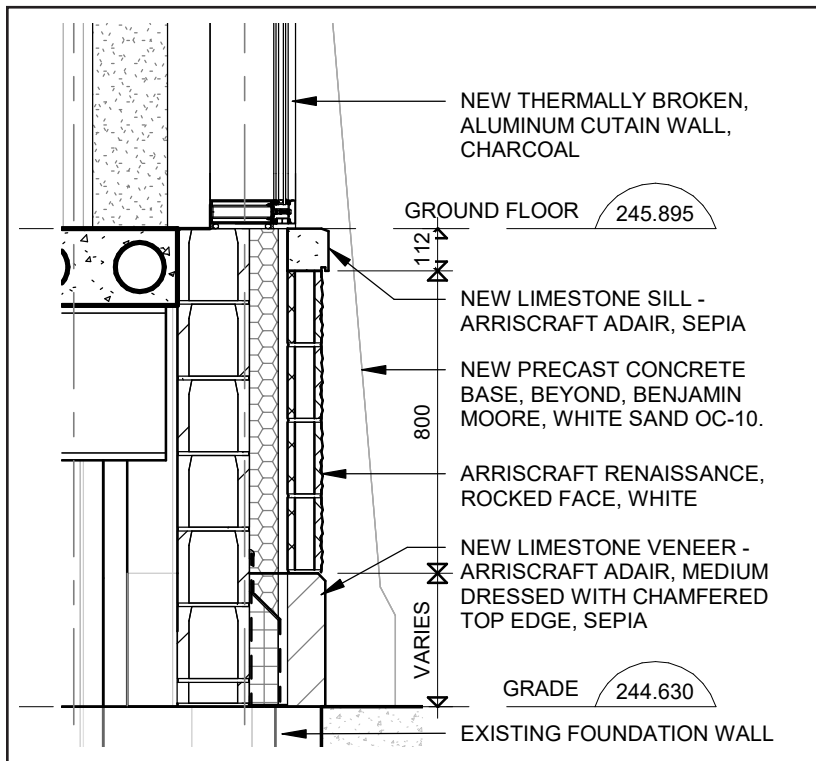
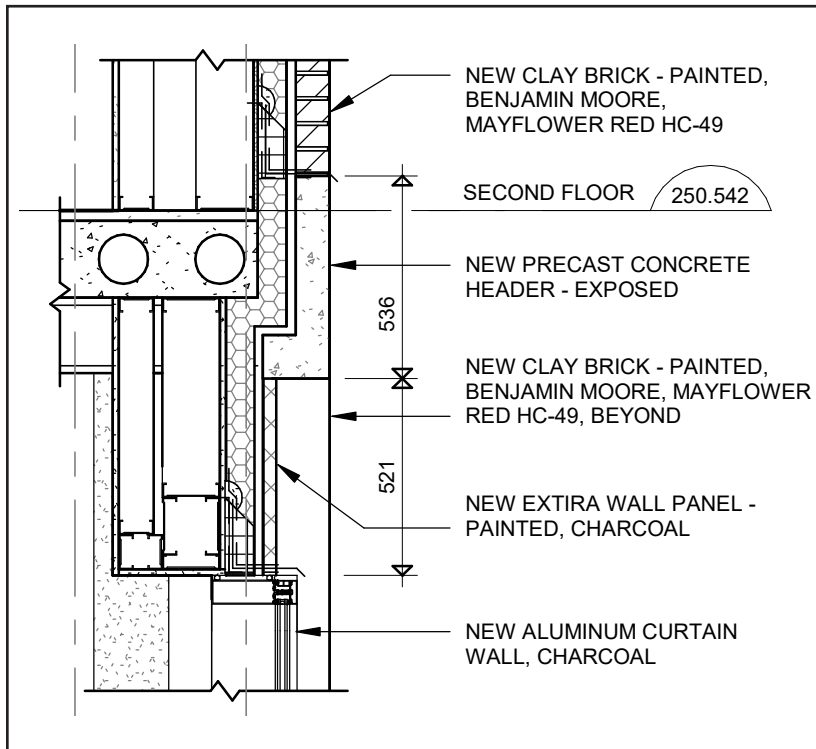
331 Richmond Street - East Elevation

**Same material used at 333 Richmond Street*



3.1.3 : Materials and Methodology

331 Richmond Street- Section Detail, Header



331 Richmond Street- Section Detail, Base

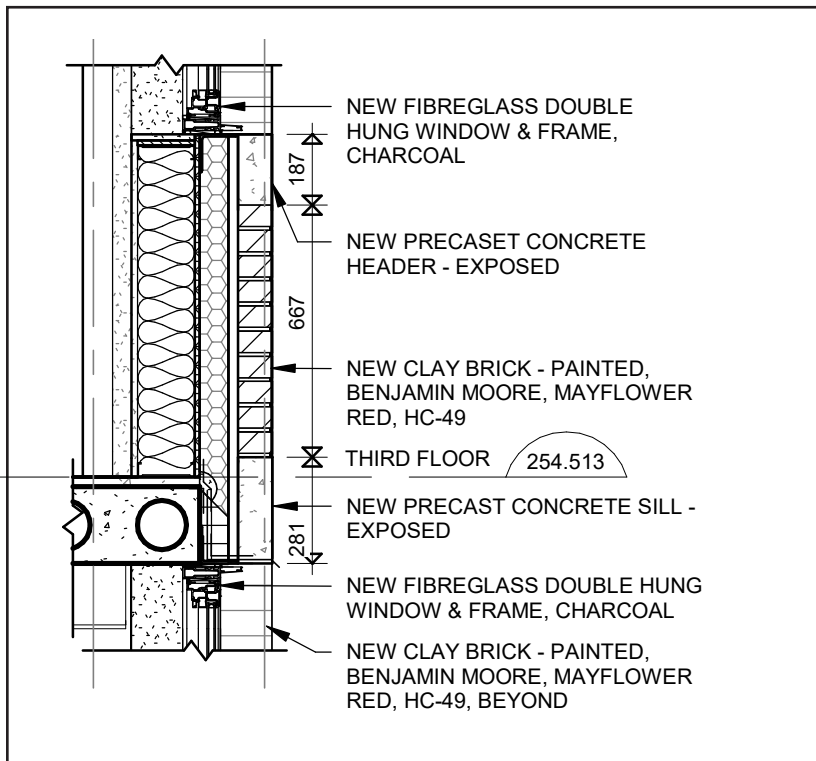
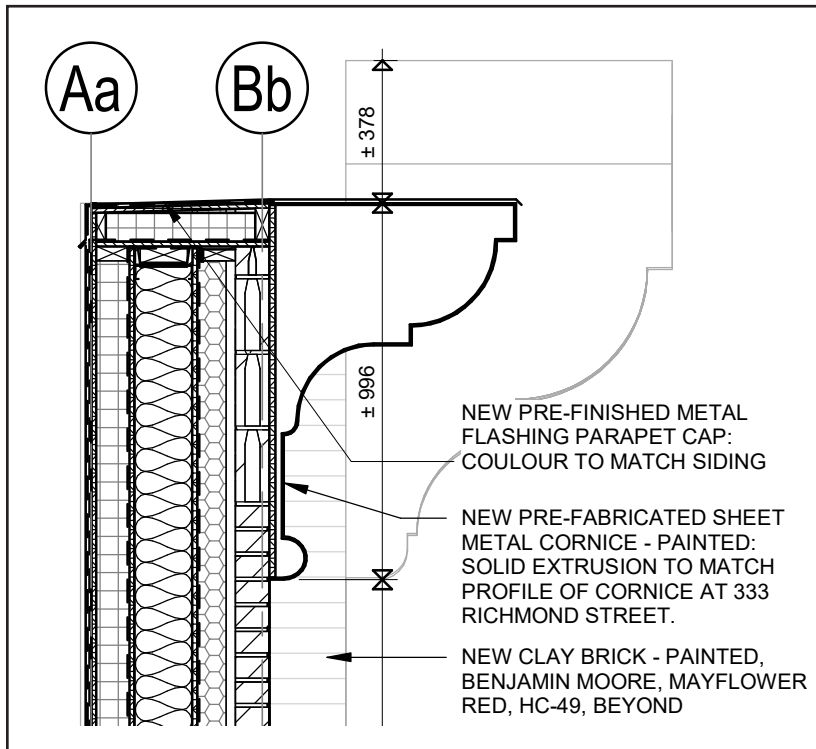


331 Richmond Street - East Elevation

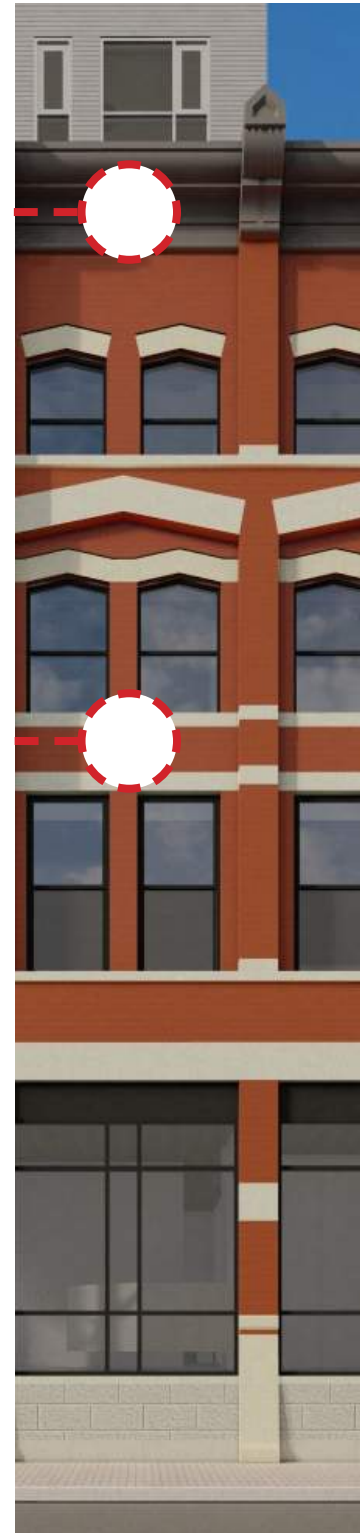


3.1.3 : Materials and Methodology

331 Richmond Street- Section Detail, Cornice



331 Richmond Street- Section Detail, Sill



331 Richmond Street - East Elevation



3.1.3 : Materials and Methodology

331 Richmond Street

*New Pre-fin. Metal Flashing -

Parapet Cap :
Colour to match siding

*New Horizontal Corrugated -

Metal Siding :
Vicwest, Prefinished 7/8",
Metallic Silver

New Composite Metal Panel -

Alpolic : Anodized Aluminum

*New Aluminum Curtain Wall : -

Anodized Aluminum

*New Fibre Cement Panel -

Equitone Natura : N154

*New Fibre Cement Panel -

Equitone Natura : N163

*New Aluminum Curtain Wall : -

Anodized Aluminum

New Composite Metal Panel -

Alpolic : Anodized Aluminum

New Aluminum Letters : -

Anodized Aluminum

*New Aluminum Curtain Wall : -

Anodized Aluminum

New Aluminum Letters : Charcoal

New Limestone Sill -

Arriscraft Adair: Sepia

New Concrete Brick : -

Arriscraft Linear Brick, Charcoal

*New Extira Wall Panel : 19mm Thick,

Painted Charcoal

Existing Wood Arch - Painted : -

Benjamin Moore, White Sand, OC-10

Existing Cast Iron Band - Painted : -

Charcoal

Existing Cast Iron Column - Painted : -

Benjamin Moore, White Sand, OC-10

*New Aluminum Curtain Wall

& Door : Charcoal

*New Limestone Sill -

Arriscraft Adair: Sepia

*New Architectural Block Veneer -

Arriscraft Renaissance:

Rocked Face,
190mm high x 590mm long, White

*New Limestone Veneer -

Arriscraft Adair:

Medium Dressed with Chamfered Top

Edge, 290mm high x 590mm long,

Sepia



331 Richmond Street - East Elevation

*Same material used at 333 Richmond Street



3.1.3 : Materials and Methodology

331 Richmond Street

- *New Pre-fin. Metal Flashing - - - -
- Parapet Cap :
Colour to match siding
- *New Horizontal Corrugated - - - -
- Metal Siding :
Vicwest, Prefinished 7/8",
Metallic Silver
- New Composite Metal Panel - - - -
- Alpolic : Anodized Aluminum
- *New Aluminum Curtain Wall : - - - -
- Anodized Aluminum
- *New Fibre Cement Panel - - - -
- Equitone Natura : N154
- *New Fibre Cement Panel - - - -
- Equitone Natura : N163
- *New Aluminum Curtain Wall : - - - -
- Anodized Aluminum
- New Composite Metal Panel - - - -
- Alpolic : Anodized Aluminum
- New Aluminum Letters : - - - -
- Anodized Aluminum
- *New Aluminum Curtain Wall : - - - -
- Anodized Aluminum
- New Limestone Sill - - - -
- Arriscraft Adair: Sepia
- *New Extira Wall Panel : 19mm - - - -
- Thick, Painted Charcoal
- New Concrete Brick : - - - -
- Arriscraft Linear Brick, Charcoal
- Existing Cast Iron Column - Painted : - - - -
- Benjamin Moore, White Sand, OC-10
- Existing Cast Iron Band - Painted : - - - -
- Charcoal
- *New Precast Concrete Base & - - - -
- Band - Exposed:
- *New Aluminum Curtain Wall - - - -
- & Door : Charcoal
- *New Limestone Sill - - - -
- Arriscraft Adair: Sepia
- *New Architectural Block Veneer - - - -
- Arriscraft Renaissance:
Rocked Face,
190mm high x 590mm long, White
- *New Limestone Veneer - - - -
- Arriscraft Adair:
Medium Dressed with Chamfered
Top Edge, 290mm high x 590mm
long, Sepia



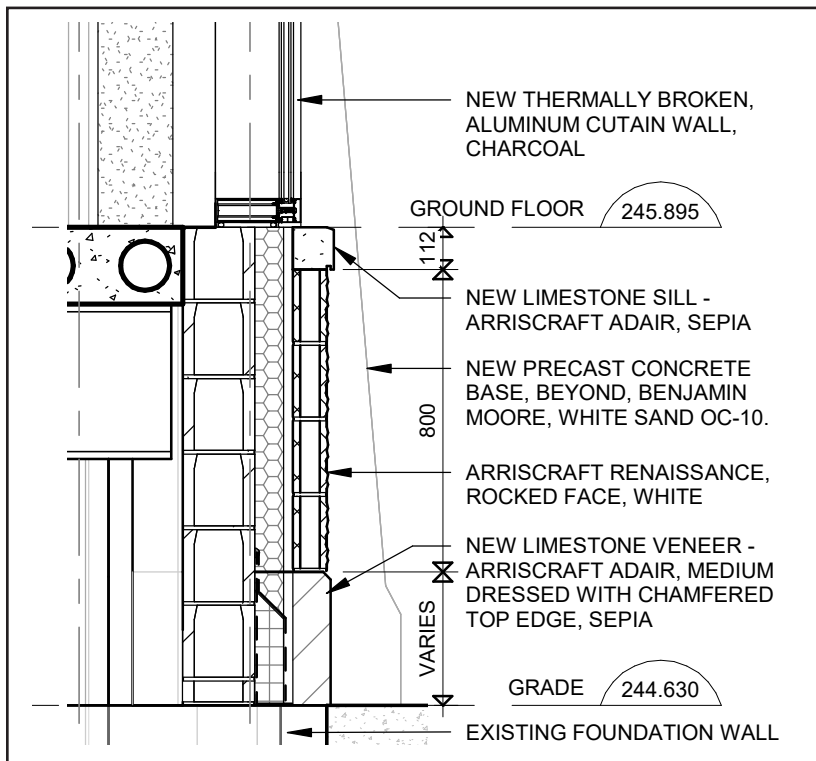
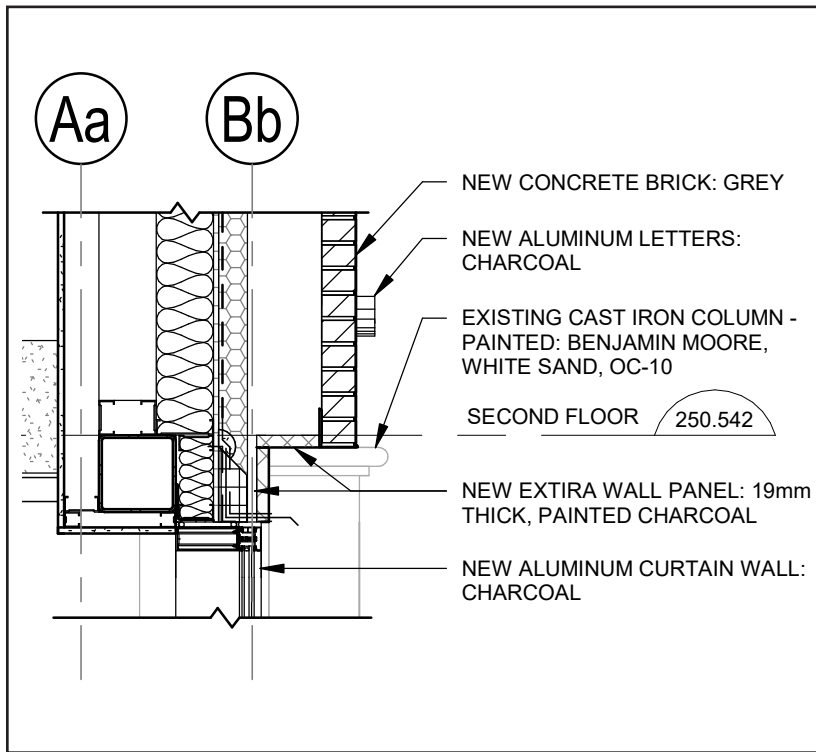
329 Richmond Street - South Elevation at East Side

*Same material used at 333 Richmond Street



3.1.3 : Materials and Methodology

331 Richmond Street- Section Detail, Header



331 Richmond Street- Section Detail, Base



329 Richmond Street - East Elevation

The image shows a grayscale architectural rendering of a multi-story building facade. The building features a grid of windows and a prominent entrance at the ground level. A green rectangular overlay is positioned on the left side of the image, containing white text. The text reads '3.2.1' in a large font, followed by 'SCALED AND DIMENSIONED PLANS AND ELEVATIONS' in a smaller font. The building's facade includes a large glass window with the words 'FOR YOUTH' visible on it, and a sign above the entrance that reads 'JOAN'S PLACE'. A person is standing near the entrance, and a fire hydrant is visible on the sidewalk.

3.2.1
SCALED AND DIMENSIONED
PLANS AND ELEVATIONS

JOAN'S PLACE



Youth Opportunities Unlimited

329 & 331 Richmond Street, London, Ontario

CORNERSTONE ARCHITECTURE INCORPORATED ARCHITECT

DEVELOPMENT ENGINEERING (LONDON) LTD CIVIL ENGINEERS

RON KOUDYS LANDSCAPE ARCHITECTS INC. LANDSCAPE ARCHITECT

VANBOXMEER & STRANGES ENGINEERING LTD STRUCTURAL ENGINEERS

MNE ENGINEERING INC. MECHANICAL & ELECTRICAL ENGINEERS

DRAWING LIST

ARCHITECTURAL

A0.01 EXTERIOR AND INTERIOR WALL TYPES
 A0.02 FLOOR AND ROOF TYPES, TYPICAL DETAILS
 A0.03 DOOR SCHEDULE, DOOR ELEVATIONS & FRAME ELEVATIONS
 A0.04 DOOR FRAME DETAILS
 A1.01 SITE PLAN, OBC MATRIX
 A2.01 OVERALL LOWER FLOOR DEMOLITION PLAN
 A2.02 OVERALL GROUND FLOOR DEMOLITION PLAN
 A2.03 OVERALL ROOF DEMOLITION PLAN
 A3.01 OVERALL LOWER FLOOR PLAN
 A3.02 OVERALL GROUND FLOOR PLAN
 A3.03 OVERALL SECOND FLOOR PLAN
 A3.04 OVERALL THIRD FLOOR PLAN
 A3.05 OVERALL FOURTH FLOOR PLAN
 A3.06 OVERALL FIFTH FLOOR PLAN
 A3.07 OVERALL SIXTH FLOOR PLAN
 A3.08 OVERALL SEVENTH FLOOR PLAN
 A3.09 ENLARGED LOWER FLOOR PLAN
 A3.10 ENLARGED GROUND FLOOR PLAN
 A3.11 ENLARGED FLOOR PLANS
 A3.12 ENLARGED SECOND FLOOR PLAN
 A3.13 ENLARGED THIRD FLOOR PLAN
 A3.14 ENLARGED FLOOR PLANS
 A3.15 ENLARGED FOURTH FLOOR PLAN
 A3.16 ENLARGED FIFTH FLOOR PLAN
 A3.17 ENLARGED FLOOR PLANS
 A3.18 ENLARGED SIXTH FLOOR PLAN
 A3.19 ENLARGED SEVENTH FLOOR PLAN
 A3.20 ENLARGED FLOOR PLANS
 A3.21 PLAN DETAILS
 A3.22 PLAN DETAILS
 A3.23 PLAN DETAILS
 A3.24 PLAN DETAILS
 A3.25 PLAN DETAILS
 A3.26 PLAN DETAILS
 A3.27 PLAN DETAILS
 A3.28 PLAN DETAILS
 A3.29 PLAN DETAILS
 A3.30 PLAN DETAILS
 A3.31 PLAN DETAILS
 A4.01 OVERALL ROOF PLAN
 A5.01 OVERALL LOWER FLOOR REFLECTED CEILING PLAN
 A5.02 OVERALL GROUND FLOOR REFLECTED CEILING PLAN
 A5.03 OVERALL SECOND FLOOR REFLECTED CEILING PLAN
 A5.04 OVERALL THIRD FLOOR REFLECTED CEILING PLAN
 A5.05 OVERALL FOURTH FLOOR REFLECTED CEILING PLAN
 A5.06 OVERALL FIFTH FLOOR REFLECTED CEILING PLAN
 A5.07 OVERALL SIXTH FLOOR REFLECTED CEILING PLAN
 A5.08 OVERALL SEVENTH FLOOR REFLECTED CEILING PLAN
 A6.01 NORTH EXTERIOR ELEVATION
 A6.02 EAST EXTERIOR ELEVATION
 A6.03 SOUTH EXTERIOR ELEVATION
 A6.04 WEST EXTERIOR ELEVATION
 A6.05 EXTERIOR VIEWS
 A7.01 BUILDING SECTION
 A7.02 BUILDING SECTION
 A7.03 BUILDING SECTION
 A7.04 BUILDING SECTION
 A7.05 BUILDING SECTION
 A7.06 BUILDING SECTION
 A7.07 BUILDING SECTION
 A7.08 BUILDING SECTION
 A7.09 BUILDING SECTION
 A7.10 BUILDING SECTION
 A7.11 BUILDING SECTION
 A7.12 BUILDING SECTION
 A7.13 BUILDING SECTION
 A7.14 BUILDING SECTION

ARCHITECTURAL (CONTINUED)

A8.01 WALL SECTIONS
 A8.02 WALL SECTIONS
 A8.03 WALL SECTIONS
 A8.04 WALL SECTIONS
 A8.05 WALL SECTIONS
 A8.06 WALL SECTIONS
 A8.07 WALL SECTIONS
 A8.08 WALL SECTIONS
 A8.09 WALL SECTIONS
 A8.10 WALL SECTIONS
 A8.11 STAIR SECTIONS
 A8.12 STAIR SECTIONS
 A8.13 STAIR SECTIONS
 A8.14 STAIR SECTIONS
 A8.15 STAIR SECTIONS
 A8.16 STAIR SECTIONS
 A8.17 STAIR SECTIONS
 A8.18 STAIR SECTIONS
 A8.19 ELEVATOR SECTIONS
 A8.20 ELEVATOR SECTIONS
 A8.21 SECTION DETAILS
 A8.22 SECTION DETAILS
 A8.23 SECTION DETAILS
 A8.24 SECTION DETAILS
 A8.25 SECTION DETAILS
 A8.26 SECTION DETAILS
 9.01 INTERIOR ELEVATIONS
 9.02 INTERIOR ELEVATIONS
 9.03 INTERIOR ELEVATIONS
 9.04 INTERIOR ELEVATIONS
 9.05 INTERIOR ELEVATIONS & TYPICAL SUITE PLANS
 9.06 INTERIOR ELEVATIONS & TYPICAL SUITE PLANS
 9.07 INTERIOR ELEVATIONS & TYPICAL SUITE PLANS
 9.08 INTERIOR ELEVATIONS & TYPICAL SUITE PLANS
 9.09 INTERIOR ELEVATIONS & TYPICAL SUITE PLANS
 9.10 INTERIOR ELEVATIONS & TYPICAL SUITE PLANS
 9.11 INTERIOR ELEVATIONS & TYPICAL SUITE PLANS
 9.12 INTERIOR ELEVATIONS & TYPICAL SUITE PLANS
 9.13 INTERIOR ELEVATIONS & TYPICAL SUITE PLANS
 9.14 INTERIOR ELEVATIONS & TYPICAL SUITE PLANS
 9.15 INTERIOR ELEVATIONS & TYPICAL SUITE PLANS
 9.16 INTERIOR ELEVATIONS & TYPICAL SUITE PLANS

CIVIL

SE-1 EXISTING CONDITIONS AND REMOVALS
 SE-2 PROPOSED SERVICING AND GRADING PLAN

LANDSCAPE

L-1 LANDSCAPING PLAN

STRUCTURAL

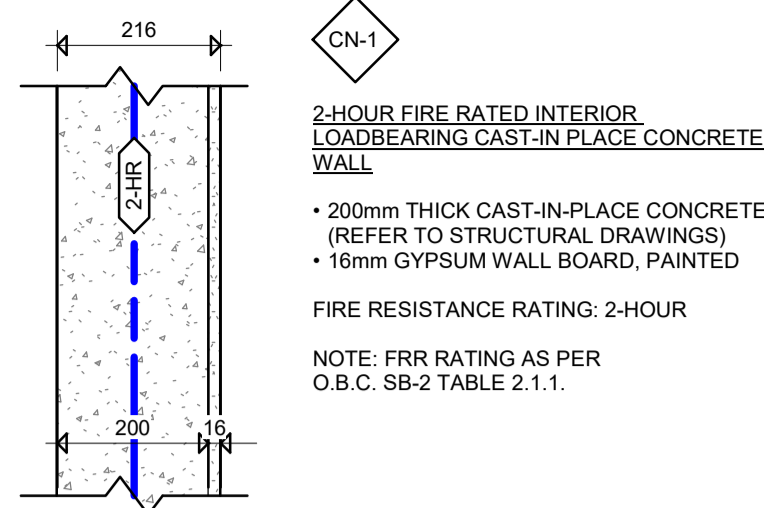
S0.1 FOUNDATION PLAN
 S1.0 GRADE LEVEL FRAMING PLAN
 S1.1 GROUND FLOOR FRAMING PLAN
 S1.2 SECOND FLOOR FRAMING PLAN
 S1.3 THIRD FLOOR FRAMING PLAN
 S1.4 FOURTH FLOOR FRAMING PLAN
 S1.5 FIFTH FLOOR FRAMING PLAN
 S1.6 SIXTH FLOOR FRAMING PLAN
 S1.7 MAIN ROOF & PENTHOUSE ROOF FRAMING PLANS
 S2.1 SCHEDULES
 S2.2 SCHEDULES
 S2.3 SCHEDULES
 S2.4 SCHEDULES
 S2.5 SCHEDULES
 S3.1 SECTIONS
 S3.2 SECTIONS
 S3.3 SECTIONS
 S3.4 SECTIONS
 S3.5 SECTIONS
 S4.1 TYPICAL DETAILS
 S4.2 TYPICAL DETAILS
 S4.3 TYPICAL DETAILS
 S4.4 TYPICAL DETAILS
 S4.5 TYPICAL DETAILS
 S4.6 TYPICAL DETAILS
 S4.7 TYPICAL DETAILS

MECHANICAL

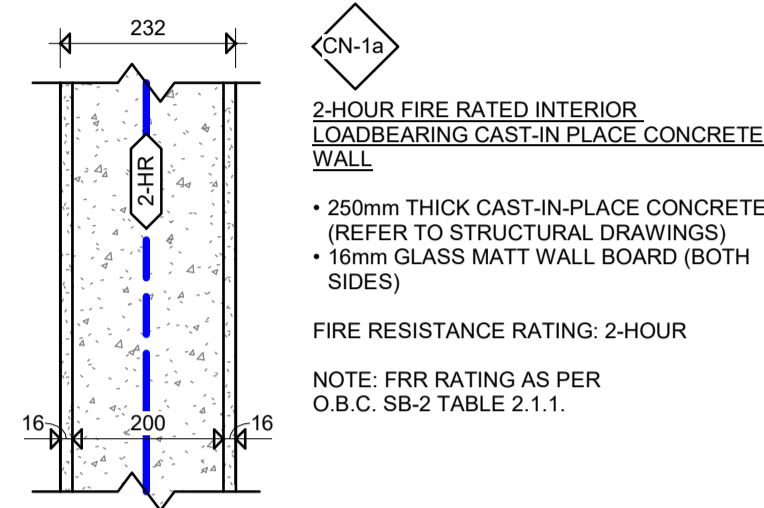
M1.01 MECHANICAL LEGENDS & DRAWING LIST
 M2.01 LOWER FLOOR DRAINAGE PLAN
 M2.02 GROUND FLOOR DRAINAGE PLAN
 M2.03 SECOND FLOOR DRAINAGE PLAN
 M2.04 THIRD FLOOR DRAINAGE PLAN
 M2.05 FOURTH FLOOR DRAINAGE PLAN
 M2.06 FIFTH FLOOR DRAINAGE PLAN
 M2.07 SIXTH FLOOR DRAINAGE PLAN
 M2.08 SEVENTH FLOOR & LOW ROOF DRAINAGE PLAN
 M3.01 LOWER FLOOR PIPING PLAN
 M3.02 GROUND FLOOR PIPING PLAN
 M3.03 SECOND FLOOR PIPING PLAN
 M3.04 THIRD FLOOR PIPING PLAN
 M3.05 FOURTH FLOOR PIPING PLAN
 M3.06 FIFTH FLOOR PIPING PLAN
 M3.07 SIXTH FLOOR PIPING PLAN
 M3.08 SEVENTH FLOOR & LOW ROOF DRAINAGE PLAN
 M4.01 LOWER FLOOR REFRIGERANT PIPING PLAN
 M4.02 GROUND FLOOR REFRIGERANT PIPING PLAN
 M4.03 SECOND FLOOR REFRIGERANT PIPING PLAN
 M4.04 THIRD FLOOR REFRIGERANT PIPING PLAN
 M4.05 FOURTH FLOOR REFRIGERANT PIPING PLAN
 M4.06 FIFTH FLOOR REFRIGERANT PIPING PLAN
 M4.07 SIXTH FLOOR REFRIGERANT PIPING PLAN
 M4.08 SEVENTH FLOOR & LOW ROOF REFRIGERANT PIPING PLAN
 M5.01 LOWER FLOOR HVAC PLAN
 M5.02 GROUND FLOOR HVAC PLAN
 M5.03 SECOND FLOOR HVAC PLAN
 M5.04 THIRD FLOOR HVAC PLAN
 M5.05 FOURTH FLOOR HVAC PLAN
 M5.06 FIFTH FLOOR HVAC PLAN
 M5.07 SIXTH FLOOR HVAC PLAN
 M5.08 SEVENTH FLOOR & LOW ROOF HVAC PLAN
 M6.01 PLUMBING RISER DIAGRAMS
 M6.02 PLUMBING RISER DIAGRAMS
 M6.03 HIGH ROOF MECHANICAL PLAN
 M7.01 PLUMBING SCHEDULES
 M7.02 HVAC SCHEDULES
 M7.03 HVAC SCHEDULES
 M8.01 DETAILS
 M8.02 VRF DIAGRAMS
 M8.03 VRF DIAGRAMS
 M8.04 VRF DIAGRAMS
 M8.05 VRF DIAGRAMS

ELECTRICAL

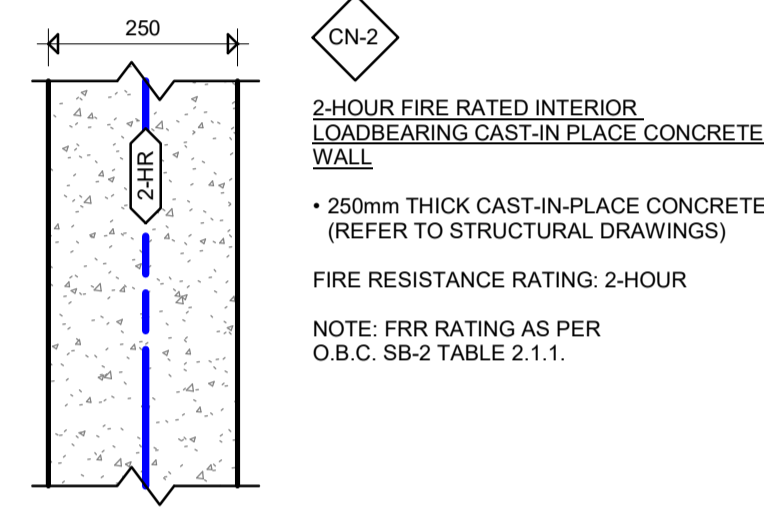
E1.01 ELECTRICAL SITE PLAN
 E2.01 LOWER FLOOR DEMOLITION PLAN
 E2.02 GROUND FLOOR DEMOLITION PLAN
 E3.01 LOWER FLOOR LIGHTING PLAN
 E3.02 GROUND FLOOR LIGHTING PLAN
 E3.03 SECOND FLOOR LIGHTING PLAN
 E3.04 THIRD FLOOR LIGHTING PLAN
 E3.05 FOURTH FLOOR LIGHTING PLAN
 E3.06 FIFTH FLOOR LIGHTING PLAN
 E3.07 SIXTH FLOOR LIGHTING PLAN
 E3.08 SEVENTH FLOOR LIGHTING PLAN
 E4.01 LOWER FLOOR POWER PLAN
 E4.02 GROUND FLOOR POWER PLAN
 E4.03 SECOND FLOOR POWER PLAN
 E4.04 THIRD FLOOR POWER PLAN
 E4.05 FOURTH FLOOR POWER PLAN
 E4.06 FIFTH FLOOR POWER PLAN
 E4.07 SIXTH FLOOR POWER PLAN
 E4.08 SEVENTH FLOOR POWER PLAN
 E5.01 TYPICAL SUITE LAYOUTS
 E5.02 TYPICAL SUITE LAYOUTS
 E6.01 COMMUNICATIONS AND DETAILS
 E7.01 FIRE ALARM SYSTEM SCHEMATICS
 E8.01 SINGLE LINE DIAGRAM
 E8.02 ELECTRICAL PANEL SCHEDULES
 E9.01 LIGHTING & EQUIPMENT SCHEDULES



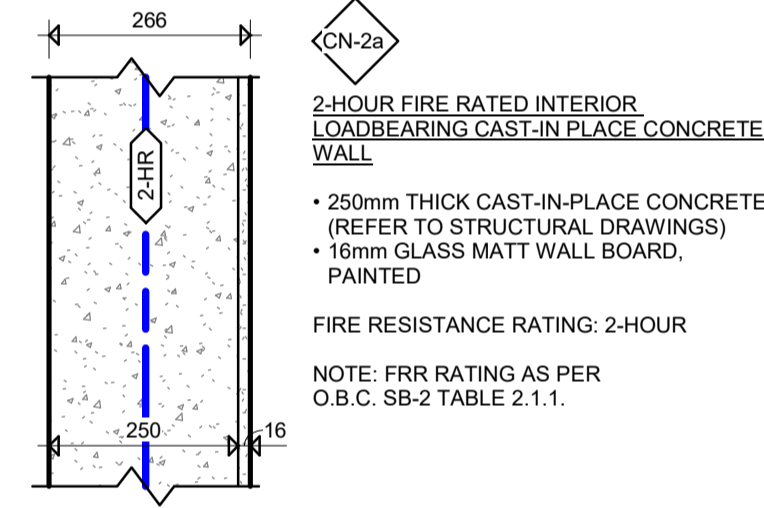
CN-1
2-HOUR FIRE RATED INTERIOR LOADBEARING CAST-IN-PLACE CONCRETE WALL
 • 200mm THICK CAST-IN-PLACE CONCRETE (REFER TO STRUCTURAL DRAWINGS)
 • 16mm GLASS MATT WALL BOARD, PAINTED
 FIRE RESISTANCE RATING: 2-HOUR
 NOTE: FRR RATING AS PER O.B.C. SB-2 TABLE 2.1.1.



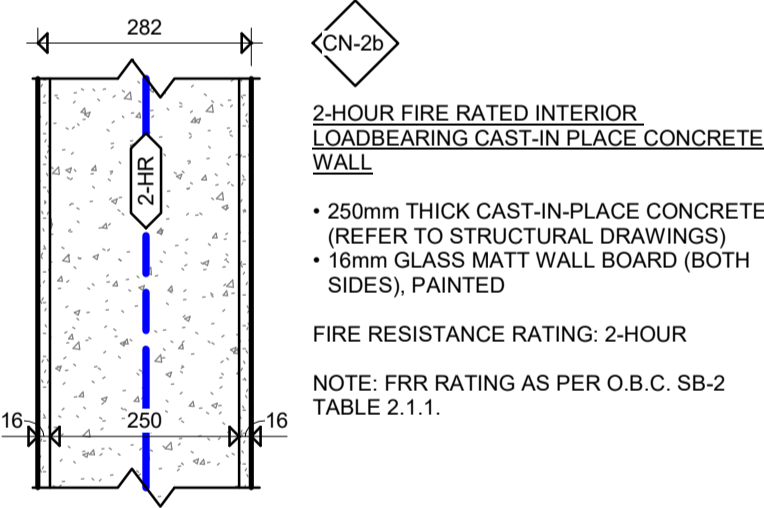
CN-1a
2-HOUR FIRE RATED INTERIOR LOADBEARING CAST-IN-PLACE CONCRETE WALL
 • 250mm THICK CAST-IN-PLACE CONCRETE (REFER TO STRUCTURAL DRAWINGS)
 • 16mm GLASS MATT WALL BOARD (BOTH SIDES)
 FIRE RESISTANCE RATING: 2-HOUR
 NOTE: FRR RATING AS PER O.B.C. SB-2 TABLE 2.1.1.



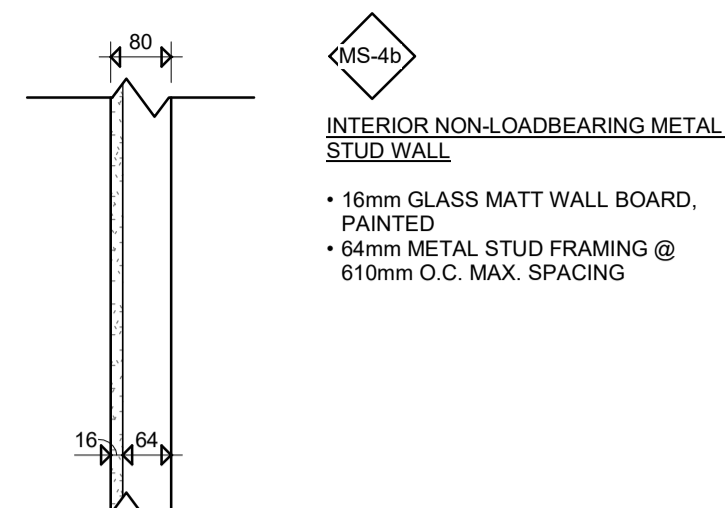
CN-2
2-HOUR FIRE RATED INTERIOR LOADBEARING CAST-IN-PLACE CONCRETE WALL
 • 250mm THICK CAST-IN-PLACE CONCRETE (REFER TO STRUCTURAL DRAWINGS)
 • 16mm GLASS MATT WALL BOARD, PAINTED
 FIRE RESISTANCE RATING: 2-HOUR
 NOTE: FRR RATING AS PER O.B.C. SB-2 TABLE 2.1.1.



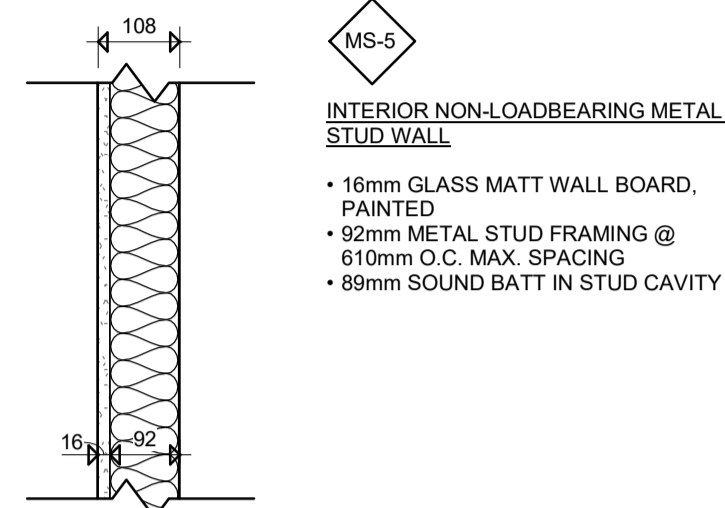
CN-2a
2-HOUR FIRE RATED INTERIOR LOADBEARING CAST-IN-PLACE CONCRETE WALL
 • 250mm THICK CAST-IN-PLACE CONCRETE (REFER TO STRUCTURAL DRAWINGS)
 • 16mm GLASS MATT WALL BOARD, PAINTED
 FIRE RESISTANCE RATING: 2-HOUR
 NOTE: FRR RATING AS PER O.B.C. SB-2 TABLE 2.1.1.



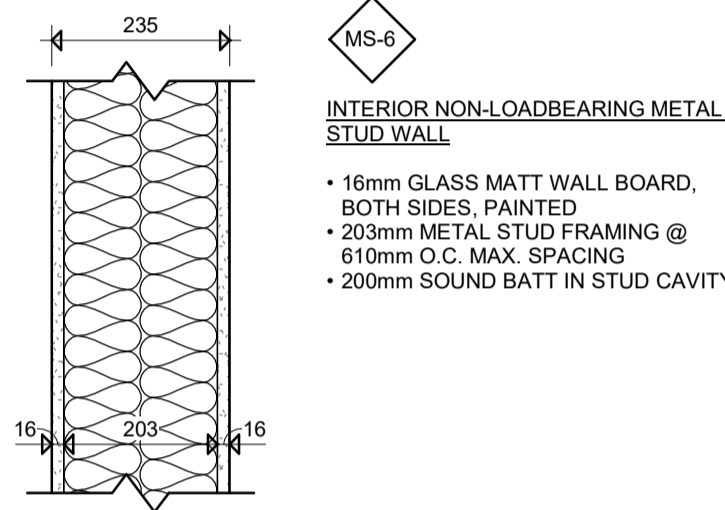
CN-2b
2-HOUR FIRE RATED INTERIOR LOADBEARING CAST-IN-PLACE CONCRETE WALL
 • 250mm THICK CAST-IN-PLACE CONCRETE (REFER TO STRUCTURAL DRAWINGS)
 • 16mm GLASS MATT WALL BOARD (BOTH SIDES), PAINTED
 FIRE RESISTANCE RATING: 2-HOUR
 NOTE: FRR RATING AS PER O.B.C. SB-2 TABLE 2.1.1.



MS-4b
INTERIOR NON-LOADBEARING METAL STUD WALL
 • 16mm GLASS MATT WALL BOARD, PAINTED
 • 64mm METAL STUD FRAMING @ 610mm O.C. MAX. SPACING
 FIRE RESISTANCE RATING: 2-HOUR

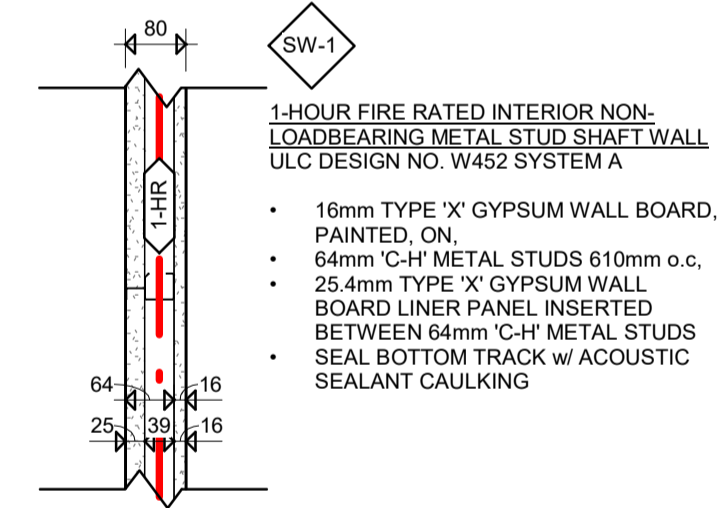


MS-5
INTERIOR NON-LOADBEARING METAL STUD WALL
 • 16mm GLASS MATT WALL BOARD, PAINTED
 • 92mm METAL STUD FRAMING @ 610mm O.C. MAX. SPACING
 • 89mm SOUND BATT IN STUD CAVITY
 FIRE RESISTANCE RATING: 2-HOUR

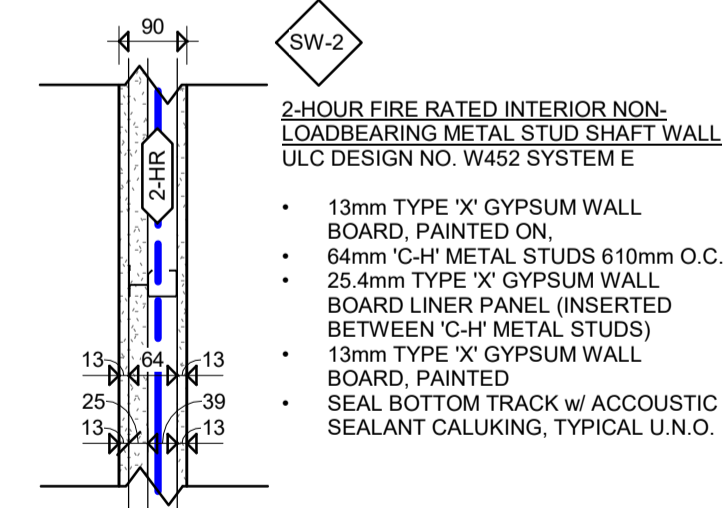


MS-6
INTERIOR NON-LOADBEARING METAL STUD WALL
 • 16mm GLASS MATT WALL BOARD, BOTH SIDES, PAINTED
 • 203mm METAL STUD FRAMING @ 610mm O.C. MAX. SPACING
 • 200mm SOUND BATT IN STUD CAVITY
 FIRE RESISTANCE RATING: 2-HOUR

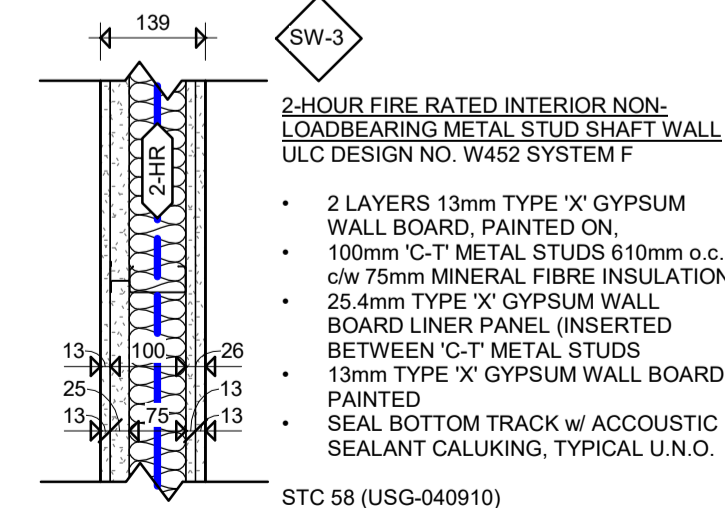
NON-LOADBEARING METAL STUD PARTITIONS



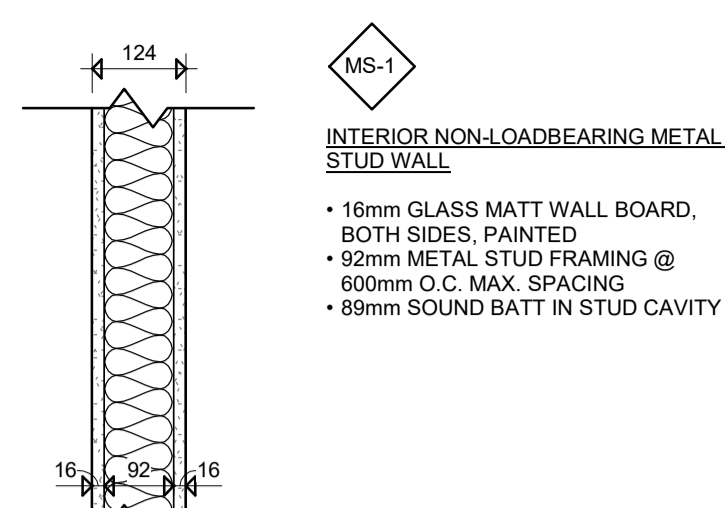
SW-1
1-HOUR FIRE RATED INTERIOR NON-LOADBEARING METAL STUD SHAFT WALL
 ULC DESIGN NO. W452 SYSTEM A
 • 16mm TYPE 'X' GYPSUM WALL BOARD, PAINTED, ON
 • 64mm C-H METAL STUDS @ 610mm o.c.
 • 25.4mm TYPE 'X' GYPSUM WALL BOARD LINER PANEL INSERTED BETWEEN C-H METAL STUDS
 • SEAL BOTTOM TRACK w/ ACOUSTIC SEALANT CALULKING



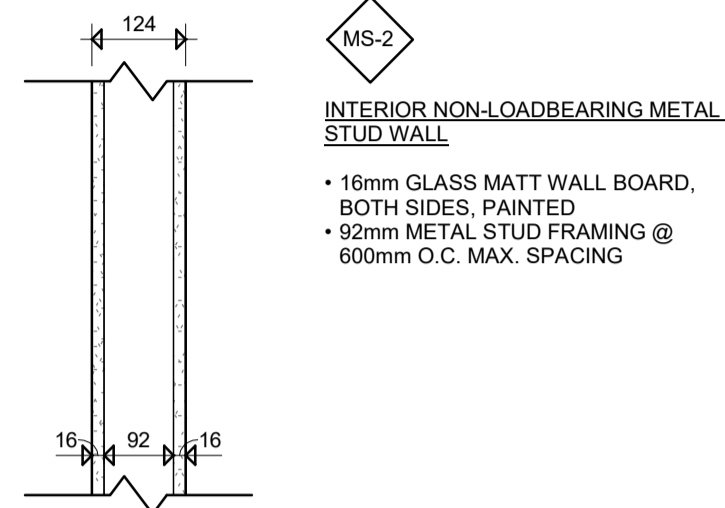
SW-2
2-HOUR FIRE RATED INTERIOR NON-LOADBEARING METAL STUD SHAFT WALL
 ULC DESIGN NO. W452 SYSTEM E
 • 13mm TYPE 'X' GYPSUM WALL BOARD, PAINTED ON
 • 64mm C-H METAL STUDS @ 610mm O.C.
 • 25.4mm TYPE 'X' GYPSUM WALL BOARD LINER PANEL (INSERTED BETWEEN C-H METAL STUDS)
 • 13mm TYPE 'X' GYPSUM WALL BOARD, PAINTED
 • SEAL BOTTOM TRACK w/ ACOUSTIC SEALANT CALULKING, TYPICAL U.N.O.



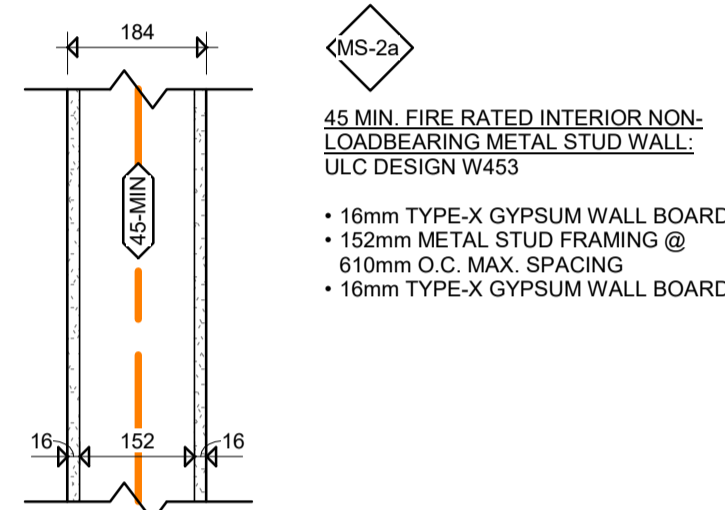
SW-3
2-HOUR FIRE RATED INTERIOR NON-LOADBEARING METAL STUD SHAFT WALL
 ULC DESIGN NO. W452 SYSTEM F
 • 2 LAYERS 13mm TYPE 'X' GYPSUM WALL BOARD, PAINTED ON
 • 100mm C-T METAL STUDS @ 610mm o.c. c/w 75mm MINERAL FIBRE INSULATION
 • 25.4mm TYPE 'X' GYPSUM WALL BOARD LINER PANEL (INSERTED BETWEEN C-T METAL STUDS)
 • 13mm TYPE 'X' GYPSUM WALL BOARD, PAINTED
 • SEAL BOTTOM TRACK w/ ACOUSTIC SEALANT CALULKING, TYPICAL U.N.O.
 STC 58 (USG-040910)



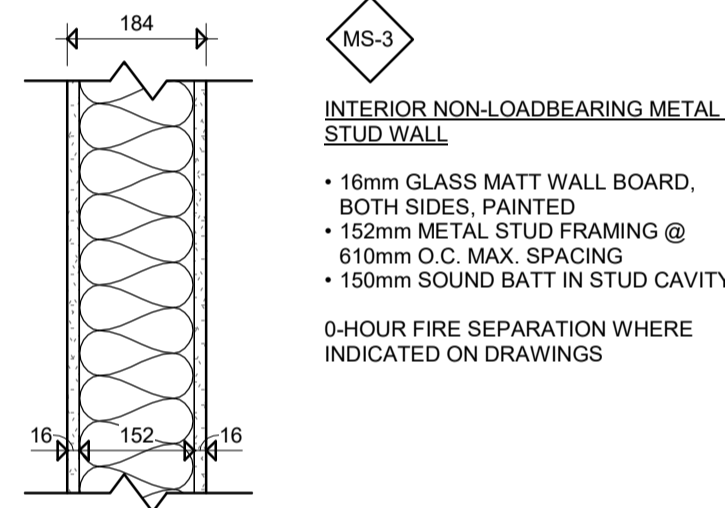
MS-1
INTERIOR NON-LOADBEARING METAL STUD WALL
 • 16mm GLASS MATT WALL BOARD, BOTH SIDES, PAINTED
 • 92mm METAL STUD FRAMING @ 610mm O.C. MAX. SPACING
 • 89mm SOUND BATT IN STUD CAVITY
 FIRE RESISTANCE RATING: 2-HOUR



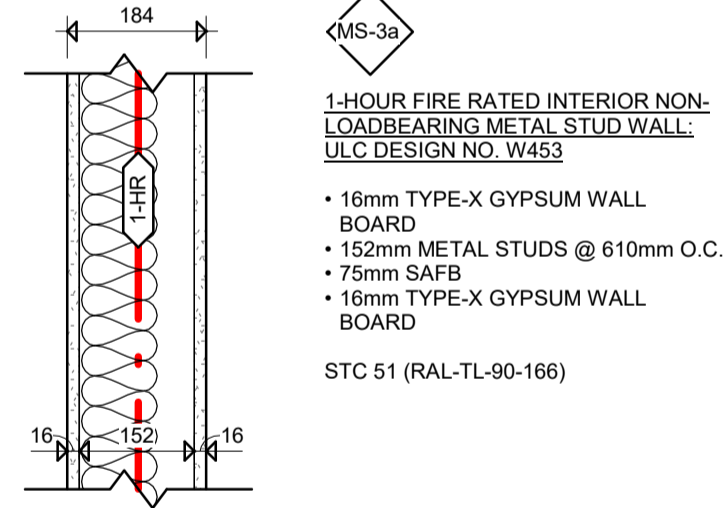
MS-2
INTERIOR NON-LOADBEARING METAL STUD WALL
 • 16mm GLASS MATT WALL BOARD, BOTH SIDES, PAINTED
 • 92mm METAL STUD FRAMING @ 610mm O.C. MAX. SPACING
 • 89mm SOUND BATT IN STUD CAVITY
 FIRE RESISTANCE RATING: 2-HOUR



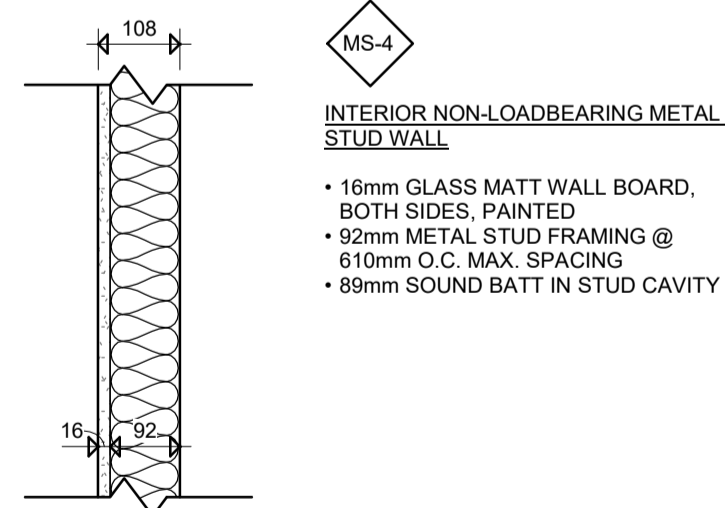
MS-2a
45 MIN. FIRE RATED INTERIOR NON-LOADBEARING METAL STUD WALL
 ULC DESIGN W453
 • 16mm TYPE-X GYPSUM WALL BOARD
 • 152mm METAL STUD FRAMING @ 610mm O.C. MAX. SPACING
 • 16mm TYPE-X GYPSUM WALL BOARD
 FIRE RESISTANCE RATING: 45 MIN.



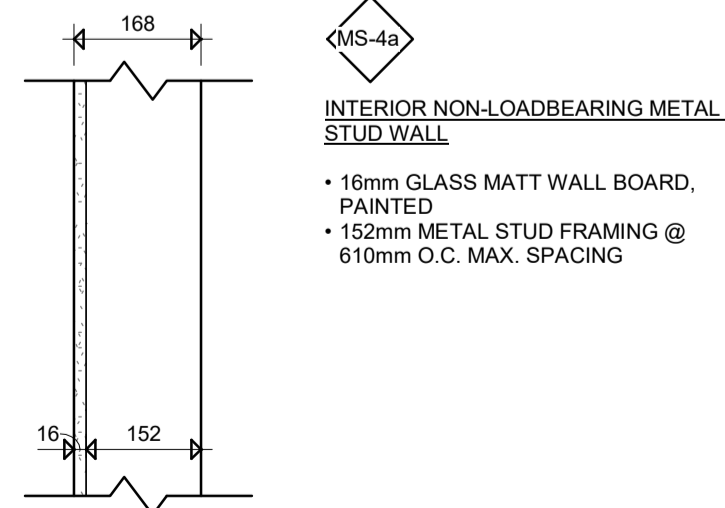
MS-3
INTERIOR NON-LOADBEARING METAL STUD WALL
 • 16mm GLASS MATT WALL BOARD, BOTH SIDES, PAINTED
 • 152mm METAL STUDS @ 610mm O.C.
 • 150mm SOUND BATT IN STUD CAVITY
 0-HOUR FIRE SEPARATION WHERE INDICATED ON DRAWINGS



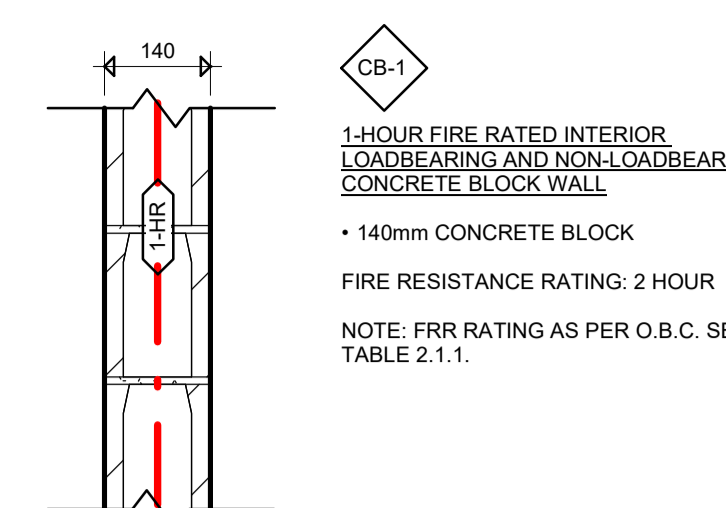
MS-3a
1-HOUR FIRE RATED INTERIOR NON-LOADBEARING METAL STUD WALL
 ULC DESIGN NO. W453
 • 16mm TYPE-X GYPSUM WALL BOARD, BOTH SIDES, PAINTED
 • 152mm METAL STUDS @ 610mm O.C.
 • 75mm SAFB
 • 16mm TYPE-X GYPSUM WALL BOARD
 STC 51 (RAL-TL-90-166)



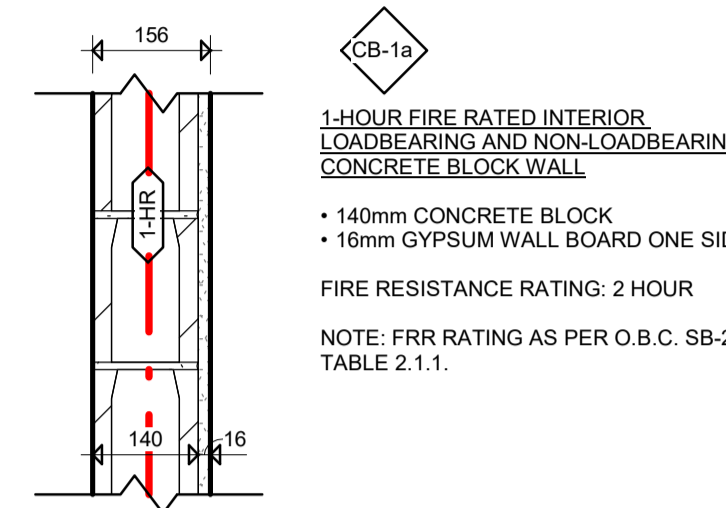
MS-4
INTERIOR NON-LOADBEARING METAL STUD WALL
 • 16mm GLASS MATT WALL BOARD, BOTH SIDES, PAINTED
 • 92mm METAL STUD FRAMING @ 610mm O.C. MAX. SPACING
 • 89mm SOUND BATT IN STUD CAVITY
 FIRE RESISTANCE RATING: 2-HOUR



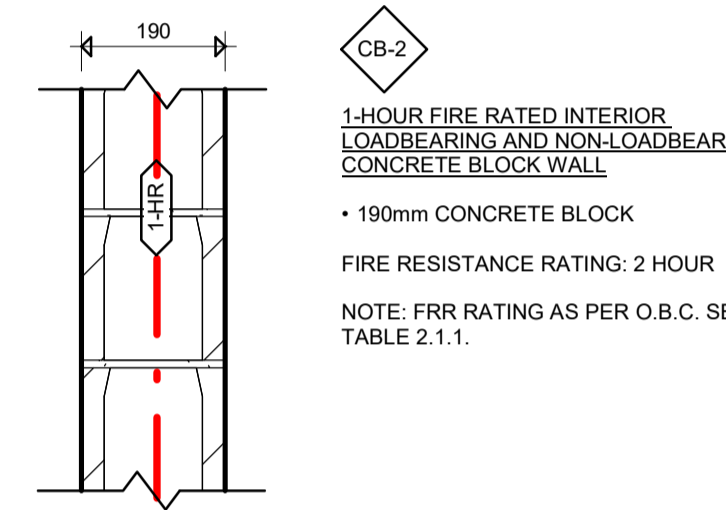
MS-4a
INTERIOR NON-LOADBEARING METAL STUD WALL
 • 16mm GLASS MATT WALL BOARD, PAINTED
 • 152mm METAL STUD FRAMING @ 610mm O.C. MAX. SPACING
 FIRE RESISTANCE RATING: 2-HOUR



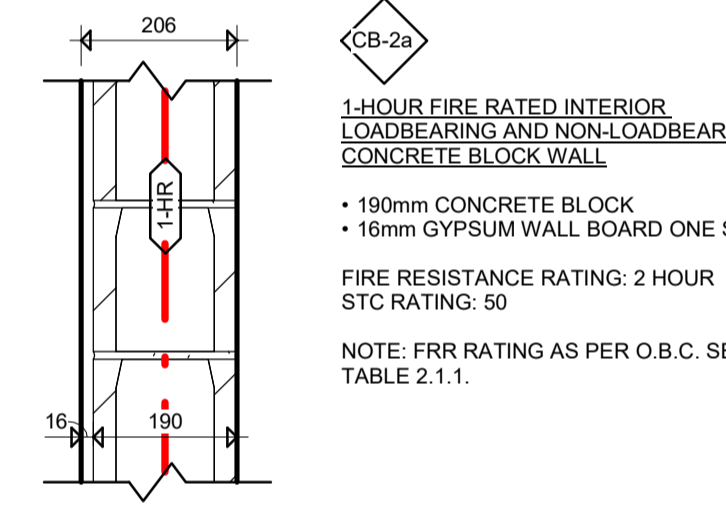
CB-1
1-HOUR FIRE RATED INTERIOR LOADBEARING AND NON-LOADBEARING CONCRETE BLOCK WALL
 • 140mm CONCRETE BLOCK
 FIRE RESISTANCE RATING: 2 HOUR
 NOTE: FRR RATING AS PER O.B.C. SB-2 TABLE 2.1.1.



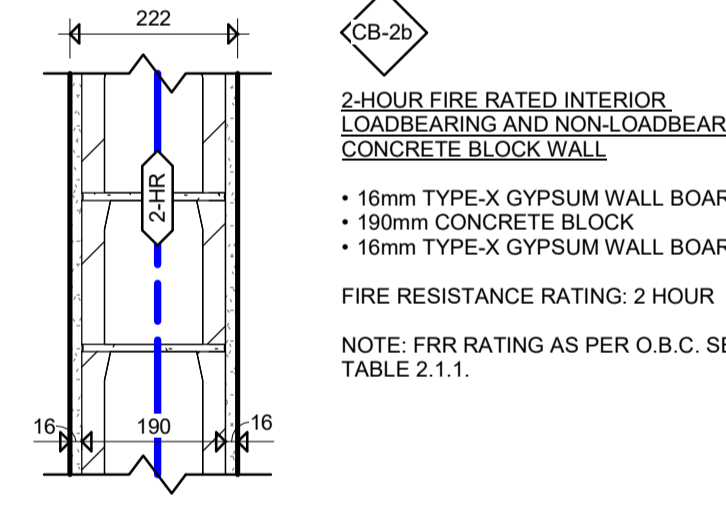
CB-1a
1-HOUR FIRE RATED INTERIOR LOADBEARING AND NON-LOADBEARING CONCRETE BLOCK WALL
 • 140mm CONCRETE BLOCK
 • 16mm GYPSUM WALL BOARD ONE SIDE
 FIRE RESISTANCE RATING: 2 HOUR
 NOTE: FRR RATING AS PER O.B.C. SB-2 TABLE 2.1.1.



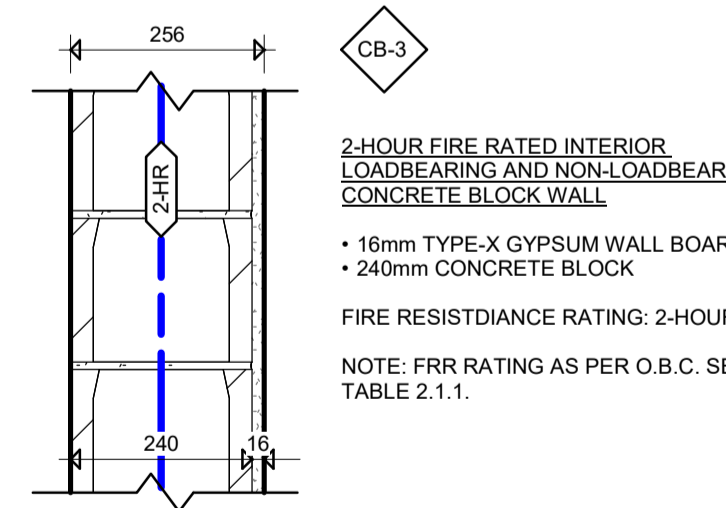
CB-2
1-HOUR FIRE RATED INTERIOR LOADBEARING AND NON-LOADBEARING CONCRETE BLOCK WALL
 • 190mm CONCRETE BLOCK
 FIRE RESISTANCE RATING: 2 HOUR
 NOTE: FRR RATING AS PER O.B.C. SB-2 TABLE 2.1.1.



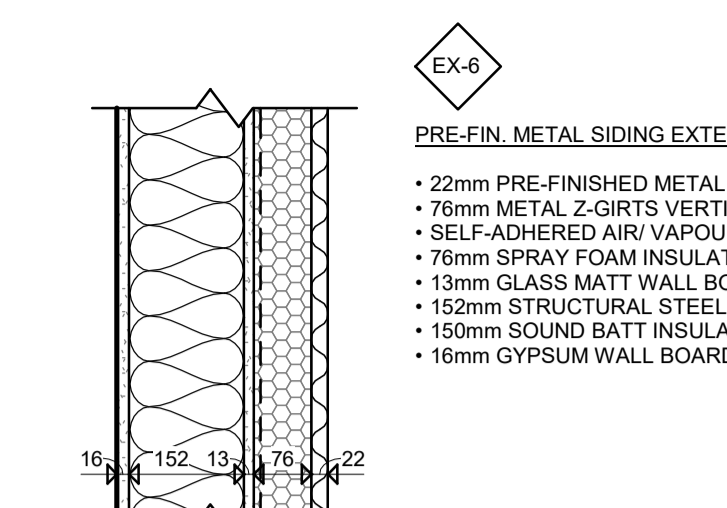
CB-2a
1-HOUR FIRE RATED INTERIOR LOADBEARING AND NON-LOADBEARING CONCRETE BLOCK WALL
 • 190mm CONCRETE BLOCK
 • 16mm GYPSUM WALL BOARD ONE SIDE
 FIRE RESISTANCE RATING: 2 HOUR STC RATING: 50
 NOTE: FRR RATING AS PER O.B.C. SB-2 TABLE 2.1.1.



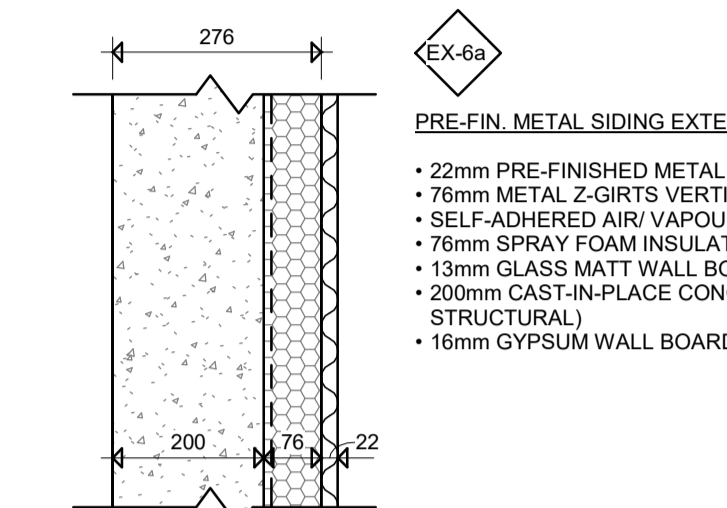
CB-2b
2-HOUR FIRE RATED INTERIOR LOADBEARING AND NON-LOADBEARING CONCRETE BLOCK WALL
 • 16mm TYPE-X GYPSUM WALL BOARD
 • 190mm CONCRETE BLOCK
 • 16mm TYPE-X GYPSUM WALL BOARD
 FIRE RESISTANCE RATING: 2 HOUR
 NOTE: FRR RATING AS PER O.B.C. SB-2 TABLE 2.1.1.



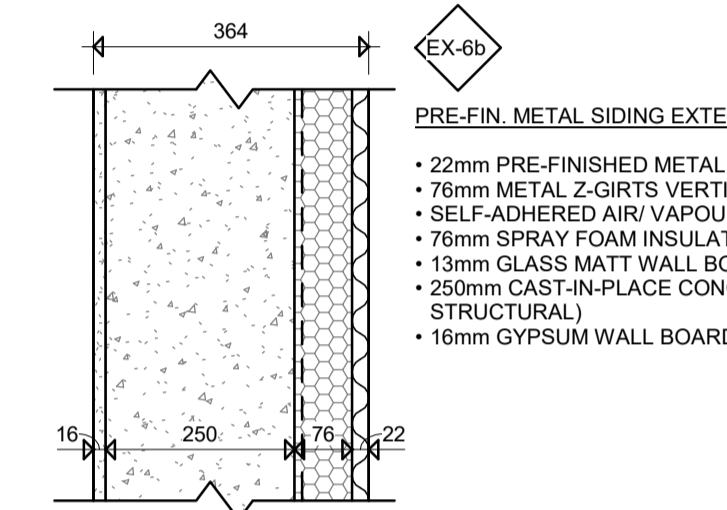
CB-3
2-HOUR FIRE RATED INTERIOR LOADBEARING AND NON-LOADBEARING CONCRETE BLOCK WALL
 • 16mm TYPE-X GYPSUM WALL BOARD
 • 240mm CONCRETE BLOCK
 FIRE RESISTANCE RATING: 2-HOUR
 NOTE: FRR RATING AS PER O.B.C. SB-2 TABLE 2.1.1.



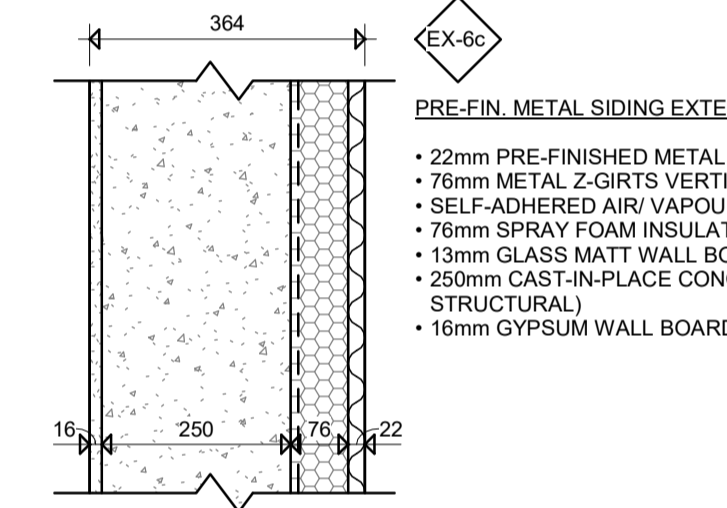
EX-6
PRE-FIN. METAL SIDING EXTERIOR WALL
 • 22mm PRE-FINISHED METAL SIDING ON
 • 76mm METAL Z-GIRTS VERTICALLY AT 600mm O.C. MAX
 • SELF-ADHERED AIR/ VAPOUR BARRIER BEHIND EACH GIRT
 • 76mm SPRAY FOAM INSULATION & AIR/ VAPOUR BARRIER
 • 13mm GLASS MATT WALL BOARD ON
 • 152mm STRUCTURAL STEEL STUDS @ 400mm O.C. MAX c/w,
 • 150mm SOUND BATT INSULATION
 • 16mm GYPSUM WALL BOARD
 FIRE RESISTANCE RATING: 2 HOUR



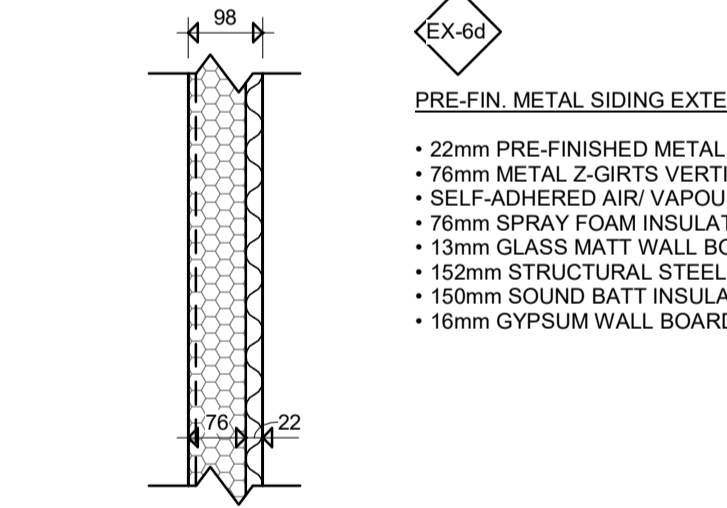
EX-6a
PRE-FIN. METAL SIDING EXTERIOR WALL
 • 22mm PRE-FINISHED METAL SIDING ON
 • 76mm METAL Z-GIRTS VERTICALLY AT 600mm O.C. MAX
 • SELF-ADHERED AIR/ VAPOUR BARRIER BEHIND EACH GIRT
 • 76mm SPRAY FOAM INSULATION & AIR/ VAPOUR BARRIER
 • 13mm GLASS MATT WALL BOARD ON
 • 200mm CAST-IN-PLACE CONCRETE (REFER TO STRUCTURAL)
 • 16mm GYPSUM WALL BOARD
 FIRE RESISTANCE RATING: 2 HOUR



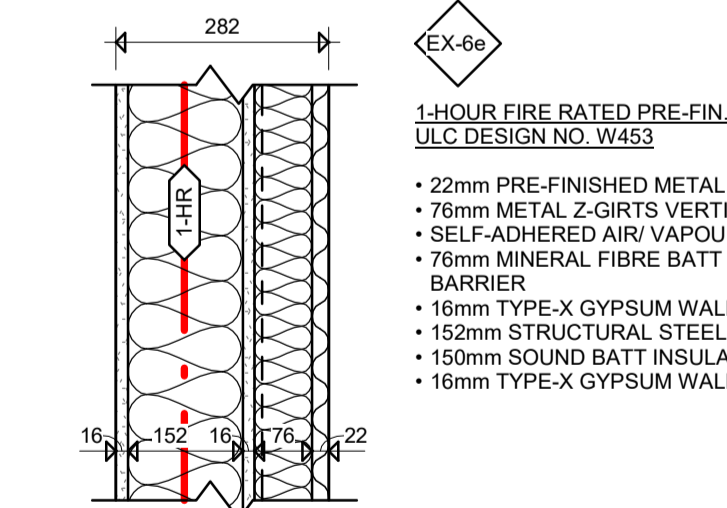
EX-6b
PRE-FIN. METAL SIDING EXTERIOR WALL
 • 22mm PRE-FINISHED METAL SIDING ON
 • 76mm METAL Z-GIRTS VERTICALLY AT 600mm O.C. MAX
 • SELF-ADHERED AIR/ VAPOUR BARRIER BEHIND EACH GIRT
 • 76mm SPRAY FOAM INSUL. & AIR/ VAPOUR BARRIER ON
 • 13mm GLASS MATT WALL BOARD ON
 • 250mm CAST-IN-PLACE CONCRETE (REFER TO STRUCTURAL)
 • 16mm GYPSUM WALL BOARD
 FIRE RESISTANCE RATING: 2 HOUR



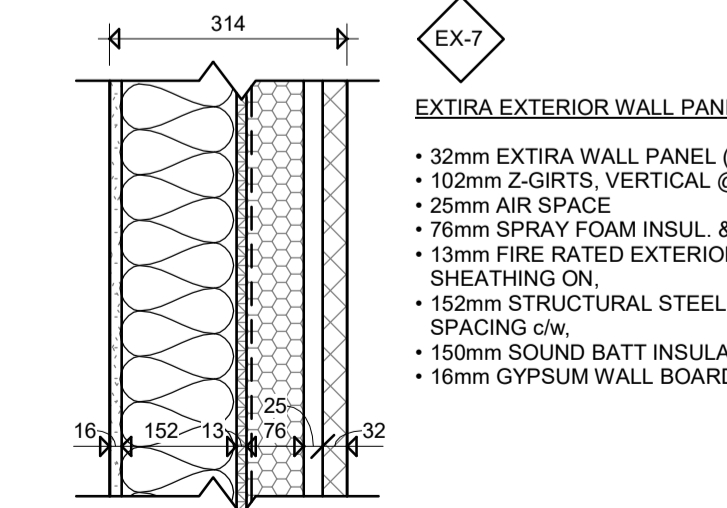
EX-6c
PRE-FIN. METAL SIDING EXTERIOR WALL
 • 22mm PRE-FINISHED METAL SIDING ON
 • 76mm METAL Z-GIRTS VERTICALLY AT 600mm O.C. MAX
 • SELF-ADHERED AIR/ VAPOUR BARRIER BEHIND EACH GIRT
 • 76mm SPRAY FOAM INSULATION & AIR/ VAPOUR BARRIER
 • 13mm GLASS MATT WALL BOARD ON
 • 250mm CAST-IN-PLACE CONCRETE (REFER TO STRUCTURAL)
 • 16mm GYPSUM WALL BOARD
 FIRE RESISTANCE RATING: 2 HOUR



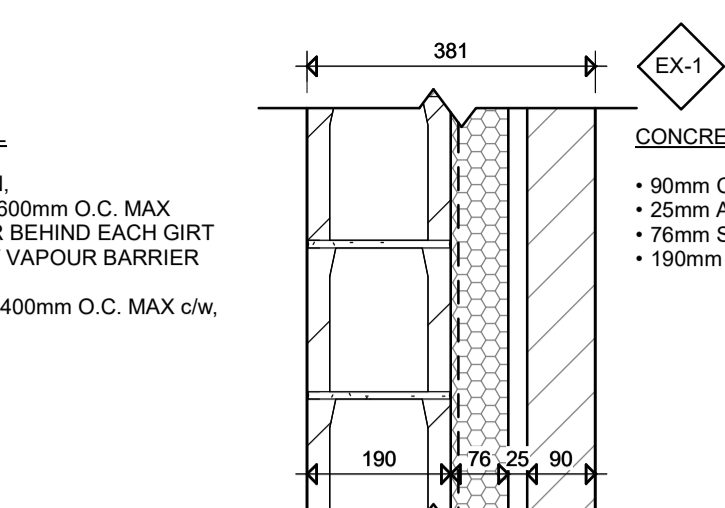
EX-6d
PRE-FIN. METAL SIDING EXTERIOR WALL
 • 22mm PRE-FINISHED METAL SIDING ON
 • 76mm METAL Z-GIRTS VERTICALLY AT 600mm O.C. MAX
 • SELF-ADHERED AIR/ VAPOUR BARRIER BEHIND EACH GIRT
 • 76mm SPRAY FOAM INSULATION & AIR/ VAPOUR BARRIER
 • 13mm GLASS MATT WALL BOARD ON
 • 152mm STRUCTURAL STEEL STUDS @ 400mm O.C. MAX c/w,
 • 150mm SOUND BATT INSULATION
 • 16mm GYPSUM WALL BOARD
 FIRE RESISTANCE RATING: 2 HOUR



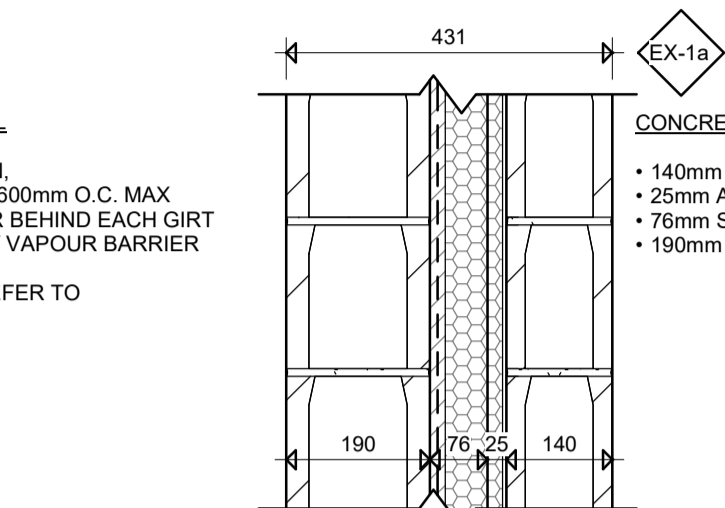
EX-6e
1-HOUR FIRE RATED PRE-FIN. METAL SIDING EXTERIOR WALL
 ULC DESIGN NO. W453
 • 22mm PRE-FINISHED METAL SIDING ON
 • 76mm METAL Z-GIRTS VERTICALLY AT 600mm O.C. MAX
 • SELF-ADHERED AIR/ VAPOUR BARRIER BEHIND EACH GIRT
 • 76mm MINERAL FIBRE BATT INSULATION & AIR/ VAPOUR BARRIER
 • 16mm TYPE-X GYPSUM WALL BOARD ON
 • 152mm STRUCTURAL STEEL STUDS @ 400mm O.C. MAX c/w,
 • 150mm SOUND BATT INSULATION
 • 16mm TYPE-X GYPSUM WALL BOARD
 FIRE RESISTANCE RATING: 1-HOUR



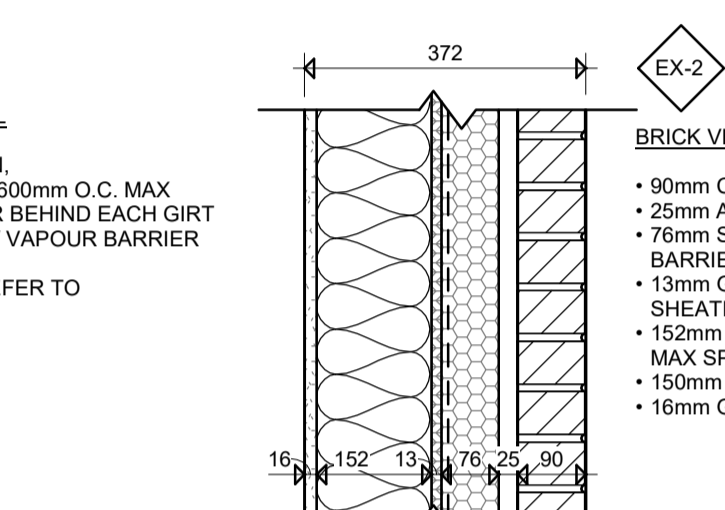
EX-7
EXTRA EXTERIOR WALL PANEL EXTERIOR WALL
 • 32mm EXTRA WALL PANEL (REFER TO SPEC.) ON
 • 102mm Z-GIRTS VERTICAL @ 600mm O.C. MAX. c/w,
 • 25mm AIR SPACE
 • 76mm SPRAY FOAM INSUL. & AIR/ VAPOUR BARRIER ON
 • 13mm FIRE RATED EXTERIOR GRADE PLYWOOD SHEATHING ON
 • 152mm STRUCTURAL STEEL STUD @ 400mm O.C. MAX. SPACING c/w,
 • 150mm SOUND BATT INSULATION
 • 16mm GYPSUM WALL BOARD
 FIRE RESISTANCE RATING: 2 HOUR



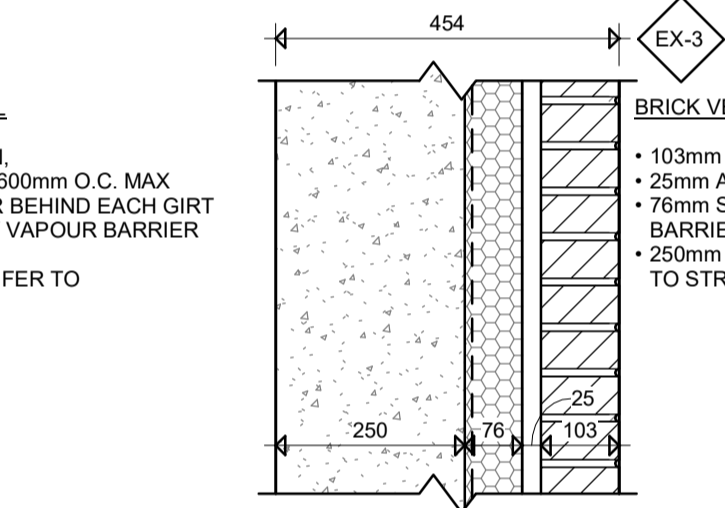
EX-1
CONCRETE STONE VENEER EXTERIOR WALL
 • 90mm CONCRETE STONE VENEER
 • 25mm AIR SPACE
 • 76mm SPRAY FOAM INSUL. & AIR/ VAPOUR BARRIER ON
 • 190mm CONCRETE BLOCK, PAINTED
 FIRE RESISTANCE RATING: 2 HOUR



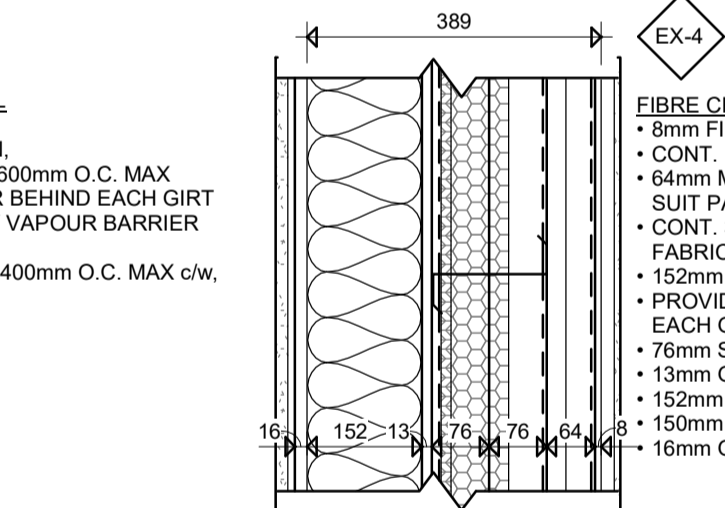
EX-1a
CONCRETE STONE VENEER EXTERIOR WALL
 • 140mm CONCRETE STONE VENEER
 • 25mm AIR SPACE
 • 76mm SPRAY FOAM INSUL. & AIR/ VAPOUR BARRIER ON
 • 190mm CONCRETE BLOCK, PAINTED
 FIRE RESISTANCE RATING: 2 HOUR



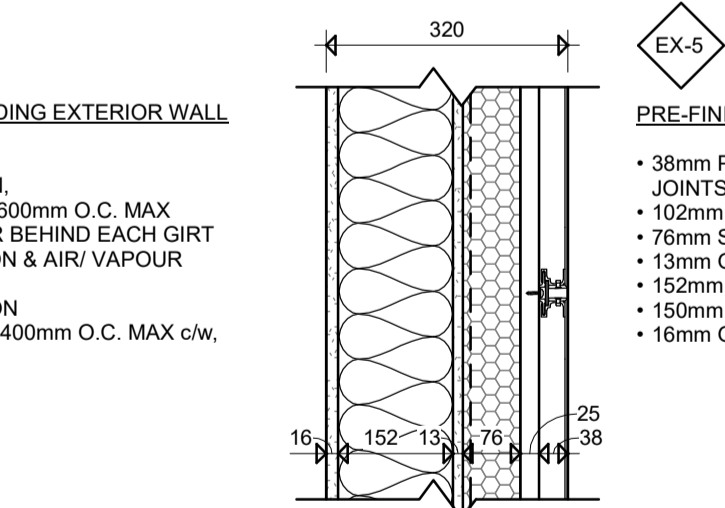
EX-2
BRICK VENEER EXTERIOR WALL
 • 103mm CLAY BRICK VENEER (B2)
 • 25mm AIR SPACE
 • 76mm SPRAY FOAM INSUL. & AIR/ VAPOUR BARRIER ON
 • 13mm GLASS MATT WALL BOARD EXTERIOR SHEATHING
 • 152mm STRUCTURAL STEEL STUD @ 400mm O.C. MAX SPACING c/w,
 • 150mm SOUND BATT INSULATION
 • 16mm GYPSUM WALL BOARD, PAINTED
 FIRE RESISTANCE RATING: 2 HOUR



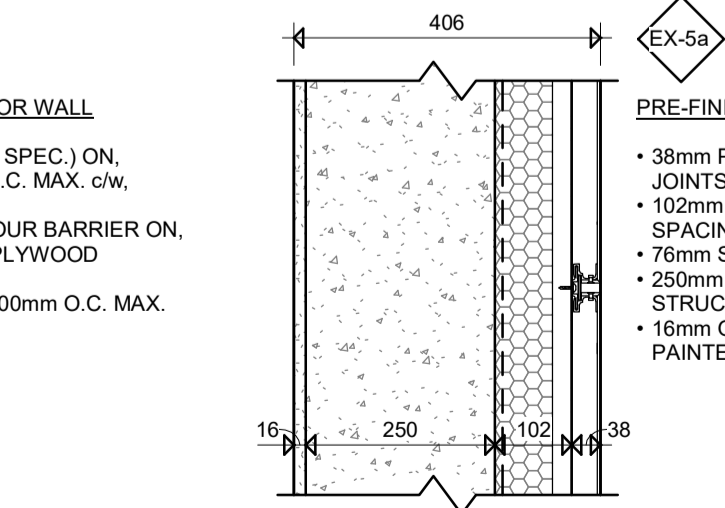
EX-3
BRICK VENEER EXTERIOR WALL
 • 103mm CLAY BRICK VENEER (B2)
 • 25mm AIR SPACE
 • 76mm SPRAY FOAM INSULATION & AIR/ VAPOUR BARRIER
 • 250mm THICK CAST-IN-PLACE CONCRETE (REFER TO STRUCTURAL), PAINTED
 FIRE RESISTANCE RATING: 2 HOUR



EX-4
FIBRE CEMENT PANELS AND METAL STUD EXTERIOR WALL
 • 8mm FIBRE CEMENT PANELS
 • CONT. EPDM MEMBRANE ON GIRTS
 • 64mm METAL Z-GIRTS VERTICALLY AT 400mm O.C. MAX TO SUIT PANEL WIDTHS
 • CONT. 3 PLY BONDED POLYPROPYLENE WEATHER BARRIER FABRIC (GLACK SIDE OUT) ON
 • PROVIDE SELF ADHERED AIR/ VAPOUR BARRIER BEHIND EACH GIRT
 • 76mm SPRAY FOAM INSULATION & AIR/ VAPOUR BARRIER
 • 13mm GMBW EXTERIOR SHEATHING ON
 • 152mm STRUC. STEEL STUDS @ 400mm O.C. MAX c/w,
 • 150mm SOUND BATT INSULATION
 • 16mm GYPSUM WALL BOARD, PAINTED
 FIRE RESISTANCE RATING: 2 HOUR



EX-5
PRE-FINISHED COMPOSITE METAL PANEL EXTERIOR WALL
 • 38mm PRE-FINISHED COMPOSITE METAL PANELS, ALIGN JOINTS AS SHOWN ON EXTERIOR ELEVATIONS, ON
 • 102mm METAL Z-GIRTS VERTICAL @ 600mm O.C. MAX. c/w,
 • 76mm SPRAY FOAM INSUL. & AIR/ VAPOUR BARRIER ON
 • 13mm GLASS MATT WALL BOARD EXTERIOR SHEATHING
 • 152mm STRUCTURAL STEEL STUD @ 600mm O.C. c/w,
 • 150mm SOUND BATT INSULATION
 • 16mm GYPSUM WALL BOARD, PAINTED
 FIRE RESISTANCE RATING: 2 HOUR



EX-5a
PRE-FINISHED COMPOSITE METAL PANEL EXTERIOR WALL
 • 38mm PRE-FINISHED COMPOSITE METAL PANELS, ALIGN JOINTS AS SHOWN ON EXTERIOR ELEVATIONS, ON
 • 102mm METAL Z-GIRTS VERTICAL @ 600mm O.C. MAX. SPACING
 • 76mm SPRAY FOAM INSULATION & AIR/ VAPOUR BARRIER ON
 • 250mm THICK CAST-IN-PLACE CONCRETE (REFER TO STRUCTURAL)
 • 16mm GYPSUM WALL BOARD, LAMINATED TO CONCRETE, PAINTED
 FIRE RESISTANCE RATING: 2 HOUR

LOADBEARING CAST-IN-PLACE CONCRETE WALLS

NON-LOADBEARING FIRE RATED SHAFT WALLS

NON-LOADBEARING METAL STUD PARTITIONS

LOADBEARING AND NON-LOADBEARING CONCRETE BLOCK PARTITIONS

EXTERIOR WALL TYPES

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 cornerstonearchitecture.ca
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CORNERSTONE
 ARCHITECTURE

ISSUED FOR PERMIT	2020-04-16
REVISION FOR SITE PLAN APPROVAL	2020-04-20
REVISION FOR SITE PLAN APPROVAL	2020-07-24

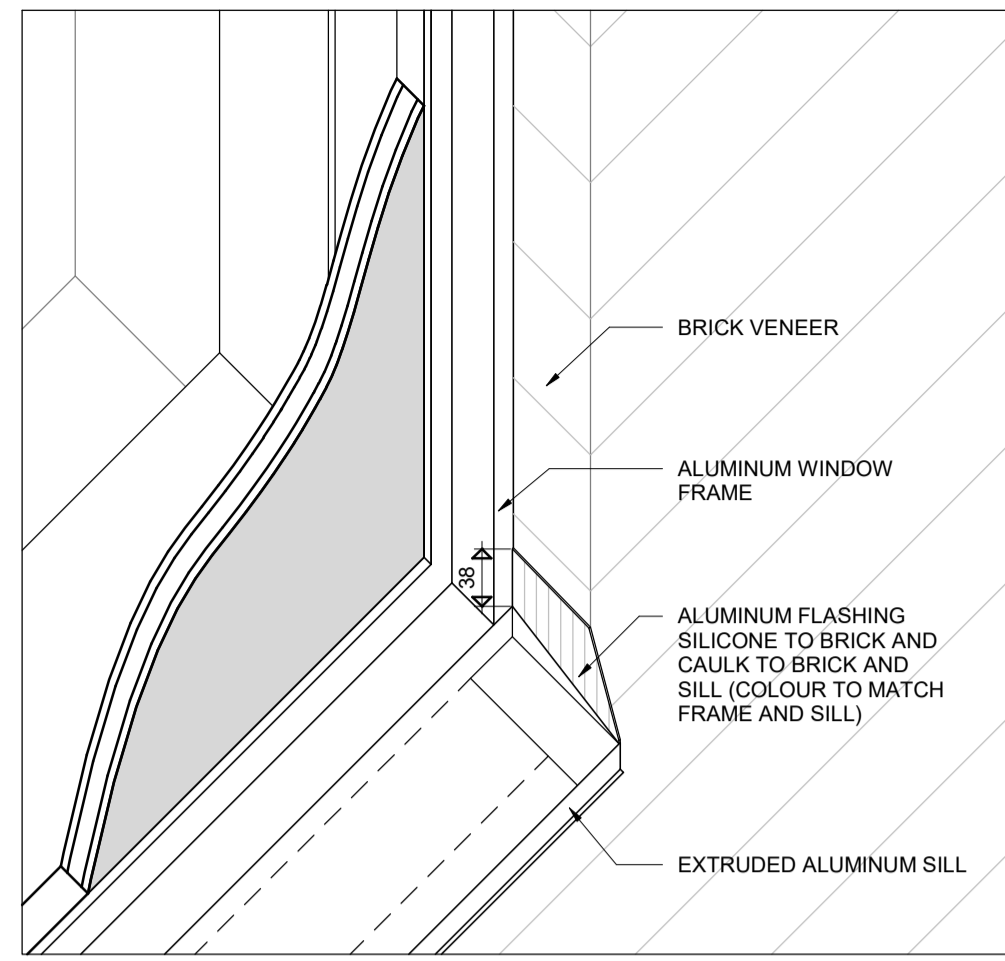
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 328 & 331 Richmond Street, London, Ontario

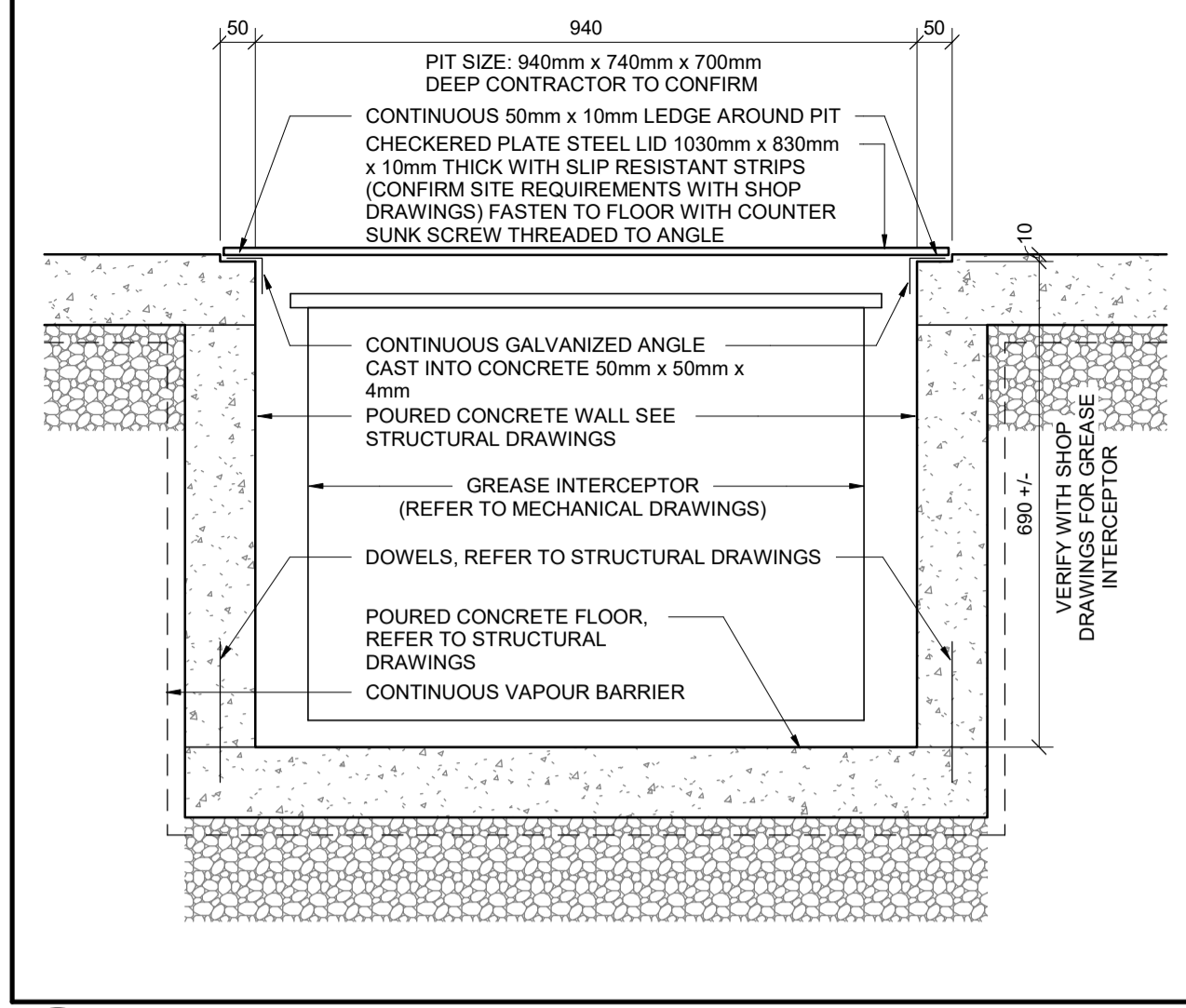
EXTERIOR AND INTERIOR WALL TYPES

Project No.:	628
Drawn By:	JNL
Plot Date:	01/20/20

A0.01



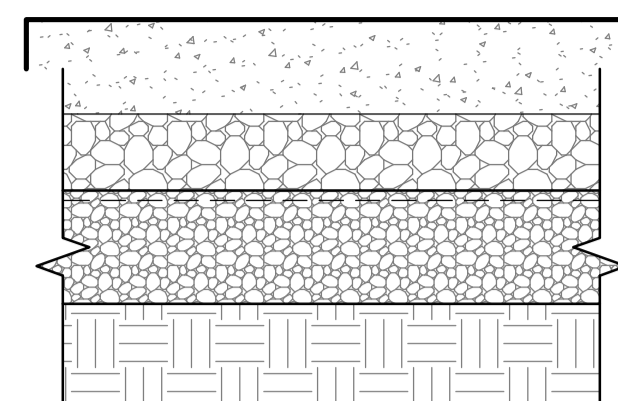
1 SILL DEFLECTOR



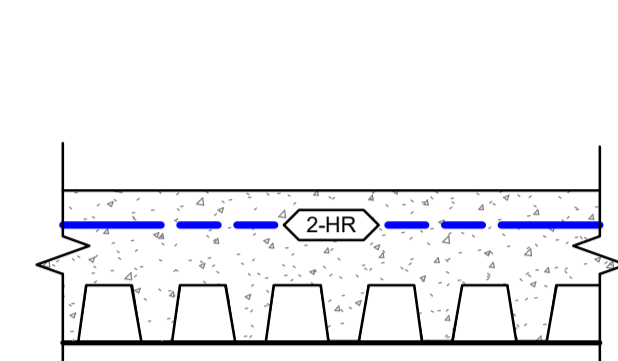
2 GREASE INTERCEPTOR PIT - TYPICAL DETAIL

FLOOR TYPE LEGEND

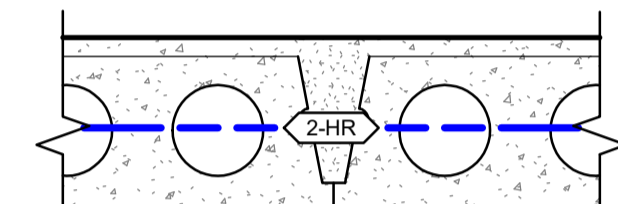
THIS LEGEND IS APPLICABLE TO ALL DRAWINGS



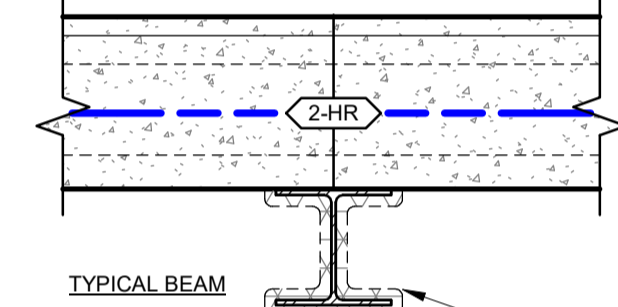
- F-1**
- TYPICAL SLAB ON GRADE CONSTRUCTION
- FLOOR FINISH (REFER TO ROOM FINISH SCHEDULE)
 - 125mm POURED CONCRETE SLAB ON
 - CONT. VAPOUR RETARDER ON
 - 225mm COMPACTED GRANULAR 'A' ON
 - COMPACTED GRANULAR 'B' AS REQ'D (REFER TO STRUC. DWGS.)



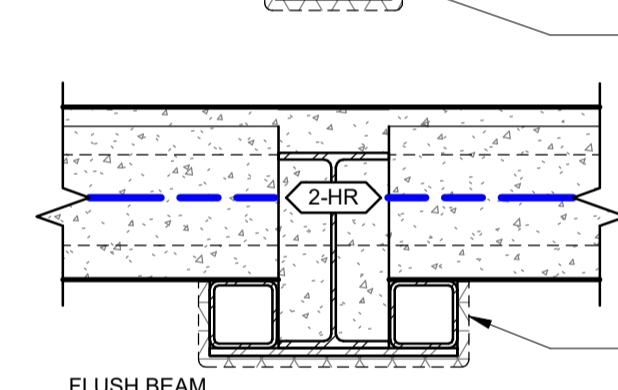
- F-2**
- TYPICAL 2-HOUR FIRE SEPARATION ULC DESIGN No. F816
- FLOOR FINISH (REFER TO ROOM FINISH SCHEDULE)
 - 85mm POURED CONCRETE (NORMAL DENSITY)
 - 38mm METAL DECK
 - STEEL STRUCTURE (REFER TO STRUCTURAL DRAWINGS)
 - 31mm THICK SPRAY APPLIED FIRE-RESISTIVE MATERIAL TO STEEL BEAMS OR
- ALL STEEL TO RECEIVE FIRE PROOFING IS NOT TO BE PRIMED. CONTRACTOR RESPONSIBLE FOR COORDINATION. ENSURE STEEL IS FREE OF DIRT, OIL, OR SCALE. ALL SPACES BETWEEN THE TOP FLANGE OF BEAM AND THE STEEL FLOOR UNITS ARE TO BE COMPLETELY FILLED WITH MATERIAL.



- F-3**
- TYPICAL 2-HOUR FIRE RATED PRECAST CONCRETE FLOOR UNITS SB-2.1.1(1) TABLE 2.2.1.A
- FLOOR FINISH (REFER TO ROOM FINISH SCHEDULE)
 - CEMENT BASED UNDERLAYMENT (SKIM-COAT TOPPING)
 - PRECAST CONCRETE FLOOR UNITS NOMINAL 203mm DEEP x 1220mm WIDE UNITS
 - SPRAY FIRE PROOFING ON STEEL STRUCTURE (REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS) ULC DESIGN No. J957
- SB-3 ASSEMBLY TYPE: F1c
FIRE RESISTANT RATING: 2-HOUR (SB-2.1.1(1) TABLE 2.1.1)
STC RATING: 50
- NOTES:
- FIRE RESISTANCE RATINGS AND STC RATINGS AS PER O.B.C. SB-3 AND SB-2
 - ALL STEEL TO RECEIVE FIRE PROOFING IS NOT TO BE PRIMED. CONTRACTOR IS RESPONSIBLE FOR COORDINATION. ENSURE STEEL IS FREE OF DIRT, OIL, OR SCALE.



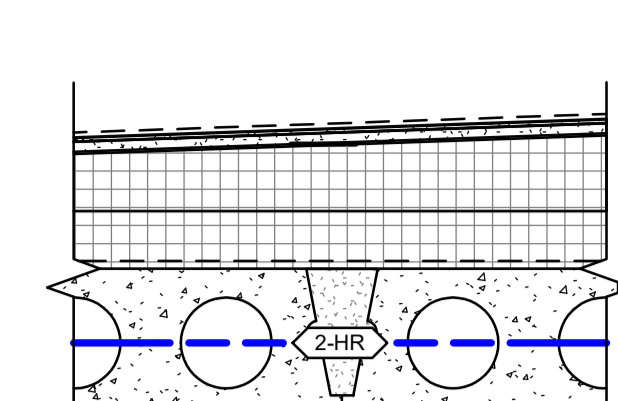
- F-4**
- SPRAY APPLIED FIRE-RESISTANT MATERIAL TO STEEL BEAMS (REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS) ULC DESIGN No. J957. CONTRACTOR TO SUBMIT DETAIL FOR APPROVAL.



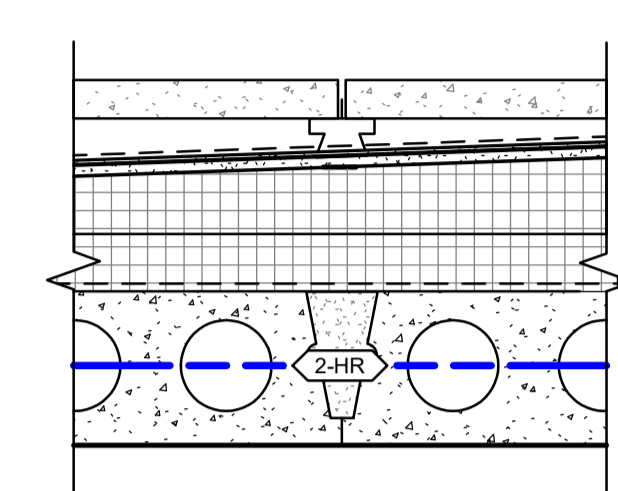
- F-5**
- SPRAY APPLIED FIRE-RESISTANT MATERIAL TO STEEL BEAMS (REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS) ULC DESIGN No. J957. CONTRACTOR TO SUBMIT DETAIL FOR APPROVAL.

ROOF TYPE LEGEND

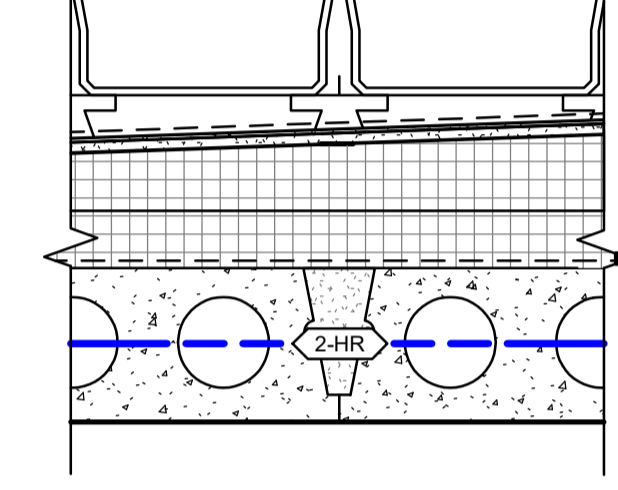
THIS LEGEND IS APPLICABLE TO ALL DRAWINGS



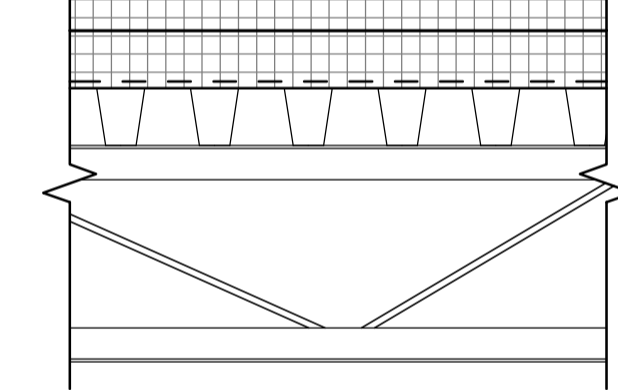
- RF-1**
- TYPICAL 2-HOUR FIRE SEPARATION PRECAST HOLLOW CORE ROOF CONSTRUCTION
- TPO ROOFING MEMBRANE ON
 - 6mm OVERLAY BOARD ON
 - SLOPED FIBRE BOARD MIN 13mm (REFER TO ROOF PLAN) ON
 - 152mm POLYISOCYANURATE INSULATION
 - CONTINUOUS VAPOUR RETARDER
 - PRECAST CONCRETE FLOOR UNITS NOMINAL 203mm DEEP x 1220mm WIDE UNITS c/w SKIM COAT (REFER TO SPECIFICATIONS)
- FIRE RESISTANCE RATING: 2 HOUR (O.B.C. SB-2 TABLE 2.1.1.A)
STC RATING: 50 (CPCI METRIC DESIGN MANUAL - SECOND EDITION)



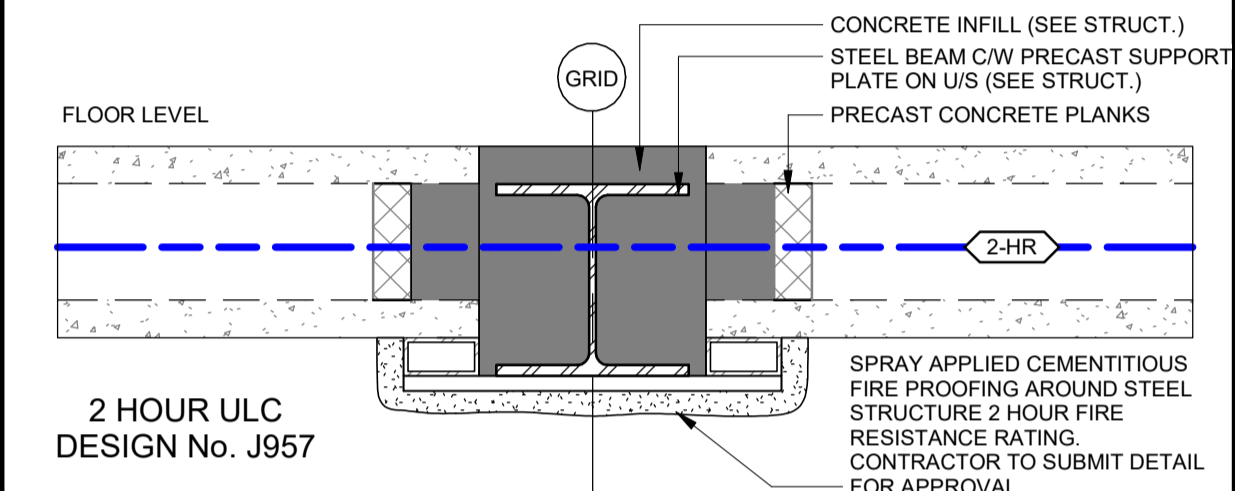
- RF-2**
- TYPICAL 2-HOUR FIRE SEPARATION PRECAST HOLLOW CORE ROOF w/ PATIO STONE CONSTRUCTION
- PRECAST CONC. PEBBLE STONE PAVER ON
 - ADJUSTABLE PEDESTAL ON
 - TPO ROOFING MEMBRANE ON
 - 6mm OVERLAY BOARD ON
 - SLOPED FIBRE BOARD MIN 13mm (REFER TO ROOF PLAN) ON
 - 152mm POLYISOCYANURATE INSULATION
 - CONTINUOUS VAPOUR RETARDER
 - PRECAST CONCRETE FLOOR UNITS NOMINAL 203mm DEEP x 1220mm WIDE UNITS c/w SKIM COAT (REFER TO SPECIFICATIONS)
- FIRE RESISTANCE RATING: 2 HOUR (O.B.C. SB-2 TABLE 2.1.1.A)
STC RATING: 50 (CPCI METRIC DESIGN MANUAL - SECOND EDITION)



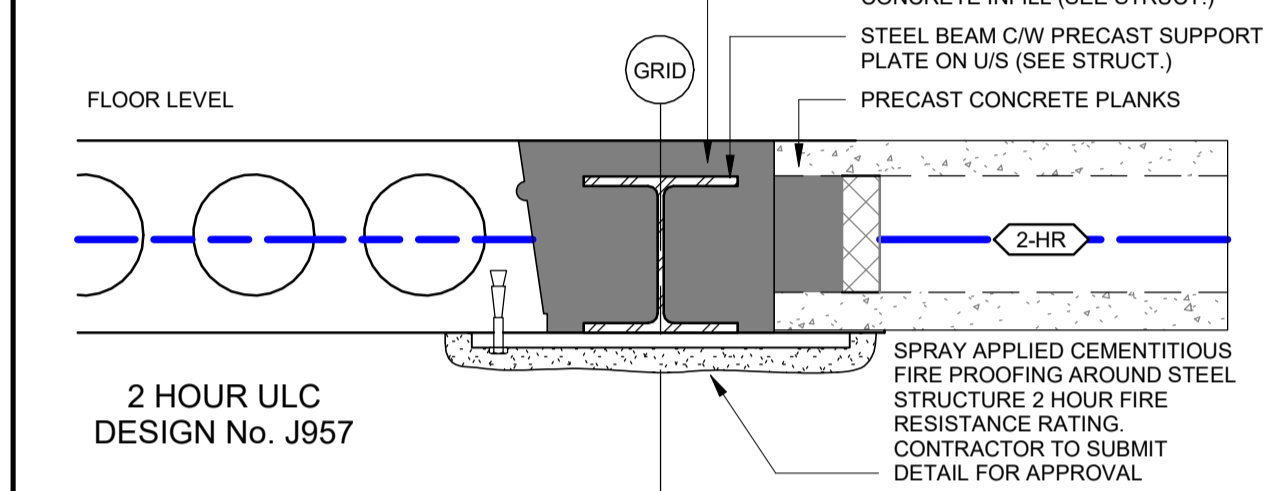
- RF-3**
- TYPICAL 2-HOUR FIRE SEPARATION PRECAST HOLLOW CORE ROOF w/ GREEN ROOF CONSTRUCTION
- PALLETIZED VEGETATED ROOF SYSTEM w/ ELECTRIC FIELD MEMBRANE LEAK DETECTION SYSTEM ON
 - TPO ROOFING MEMBRANE ON
 - 6mm OVERLAY BOARD ON
 - SLOPED FIBRE BOARD MIN 13mm (REFER TO ROOF PLAN) ON
 - 152mm POLYISOCYANURATE INSULATION
 - CONTINUOUS VAPOUR RETARDER
 - PRECAST CONCRETE FLOOR UNITS NOMINAL 203mm DEEP x 1220mm WIDE UNITS c/w SKIM COAT (REFER TO SPECIFICATIONS)
- FIRE RESISTANCE RATING: 2 HOUR (O.B.C. SB-2 TABLE 2.1.1.A)
STC RATING: 50 (CPCI METRIC DESIGN MANUAL - SECOND EDITION)



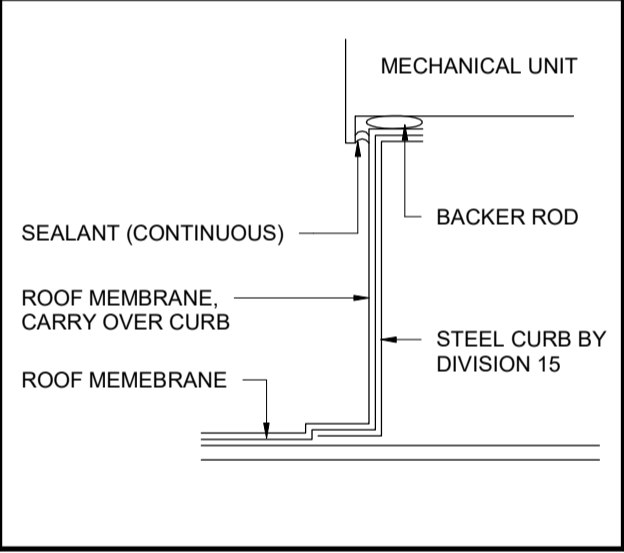
- RF-4**
- TYPICAL METAL DECK ROOF CONSTRUCTION
- TPO ROOFING MEMBRANE ON
 - 6mm OVERLAY BOARD ON
 - 13mm min. FIBRE BOARD ON
 - SLOPED INSULATION (AS REQUIRED)
 - 152mm RIGID INSULATION
 - CONT. VAPOUR RETARDER ON
 - 76mm STEEL DECK ON STEEL STRUCTURE (REFER TO STRUC. DWGS.)



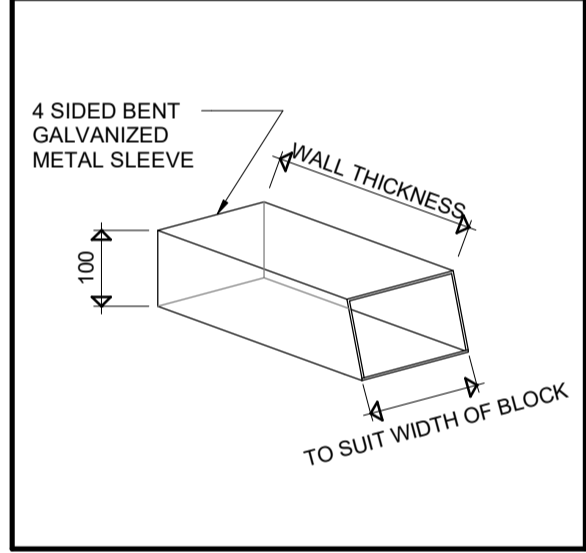
3 2 HOUR ULC DESIGN No. J957



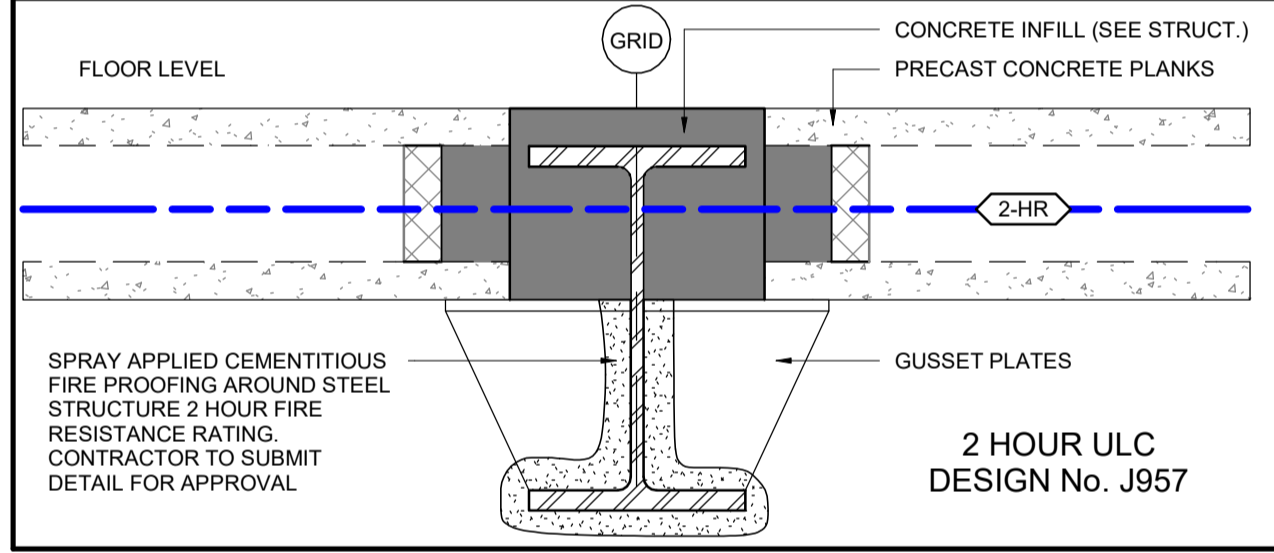
4 2 HOUR ULC DESIGN No. J957



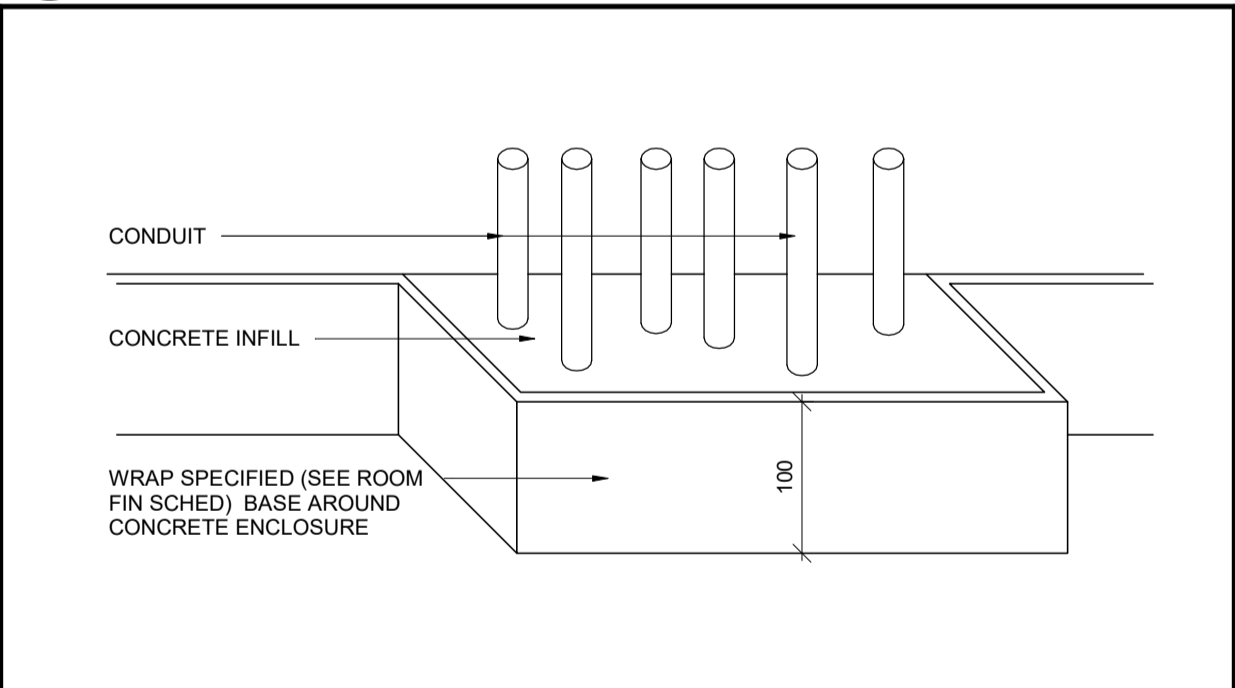
5 TYP RTU CURB DETAIL



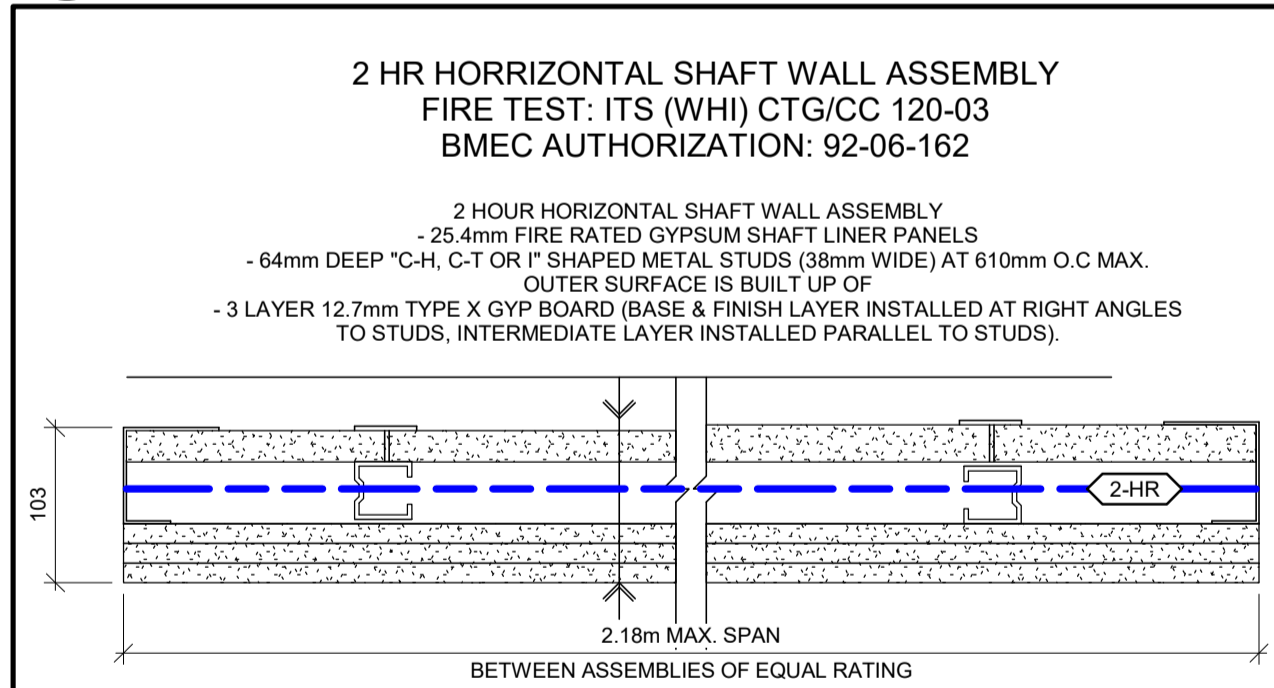
6 ROOF SCUPPER DETAIL



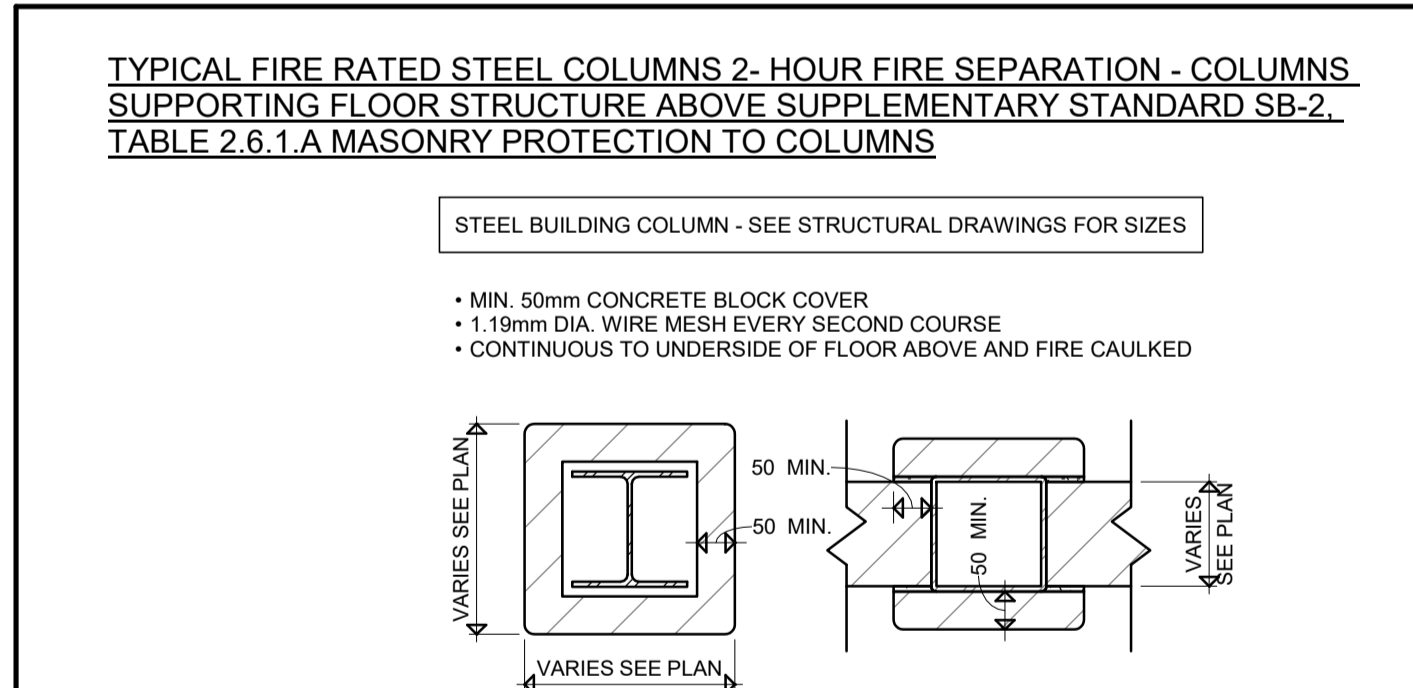
7 FIRE PROTECTION DETAIL



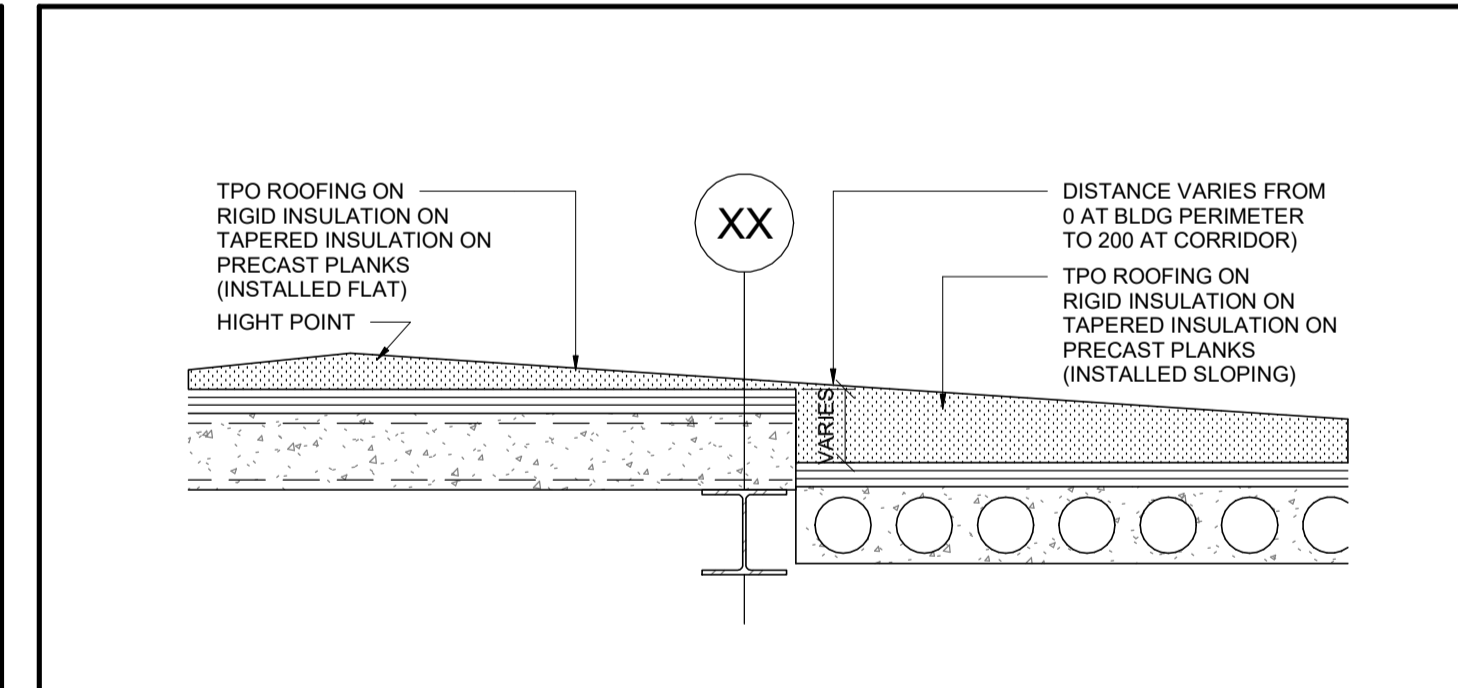
8 TYP. CONDUIT FLOOR PENETRATION BASE DETAIL



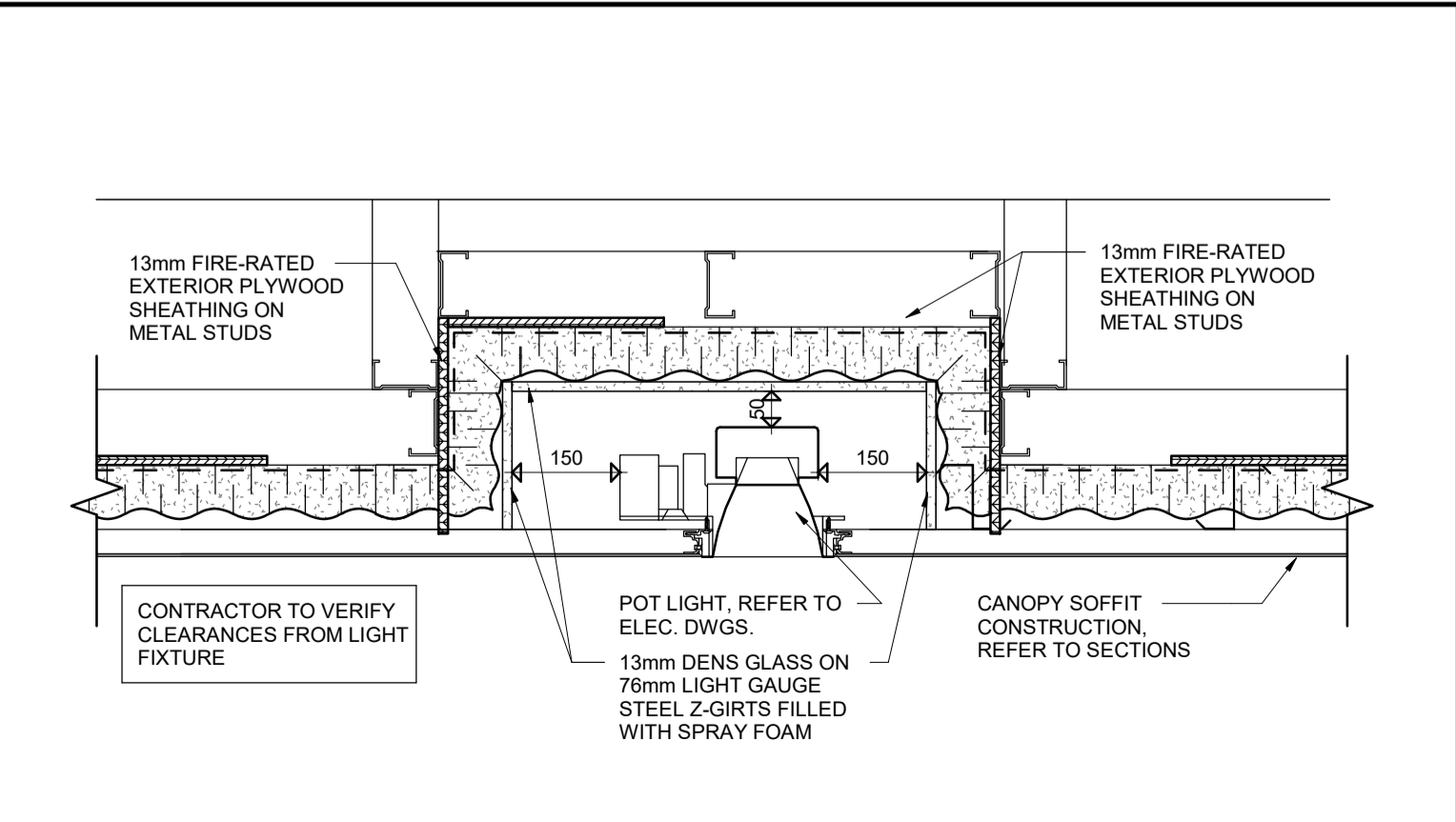
9 HORIZONTAL SHAFT WALL ASSEMBLY



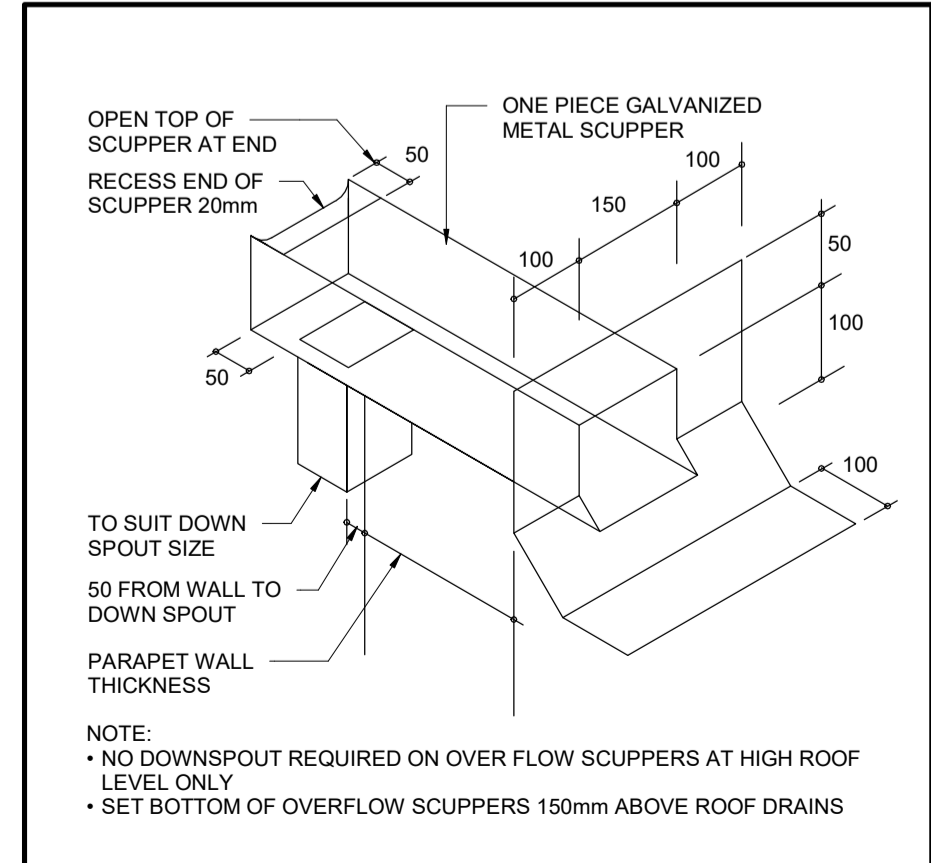
11 COLUMN RATING - BLOCK PARTITIONS



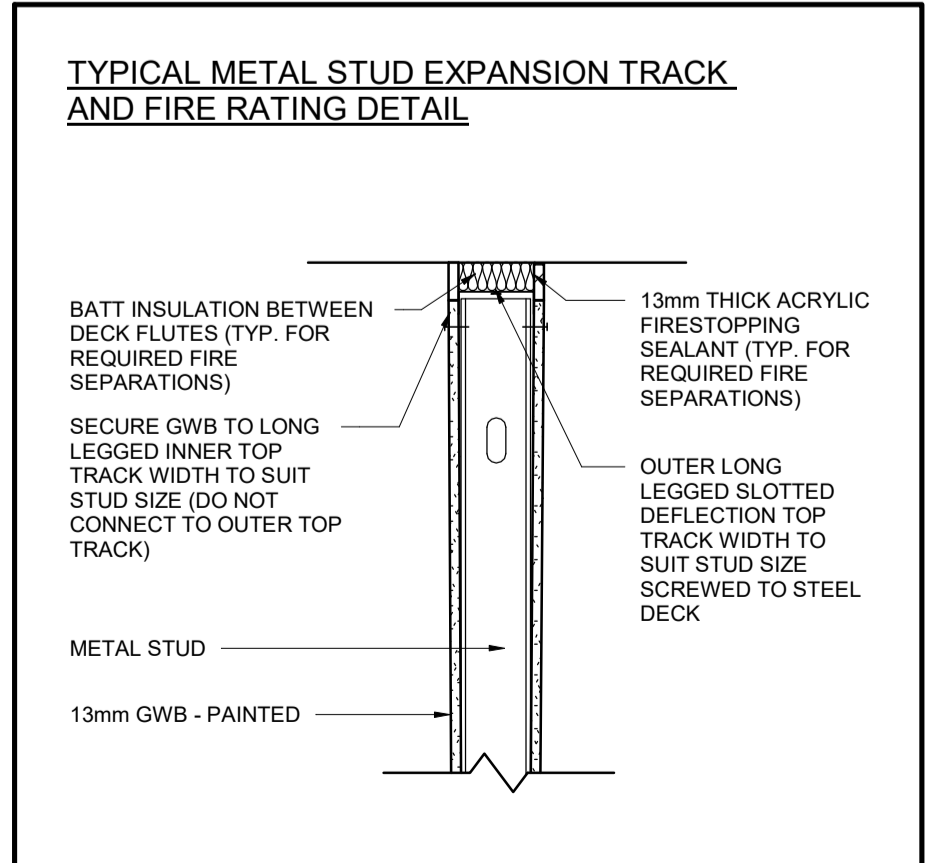
10 ROOFING INSULATION DETAIL



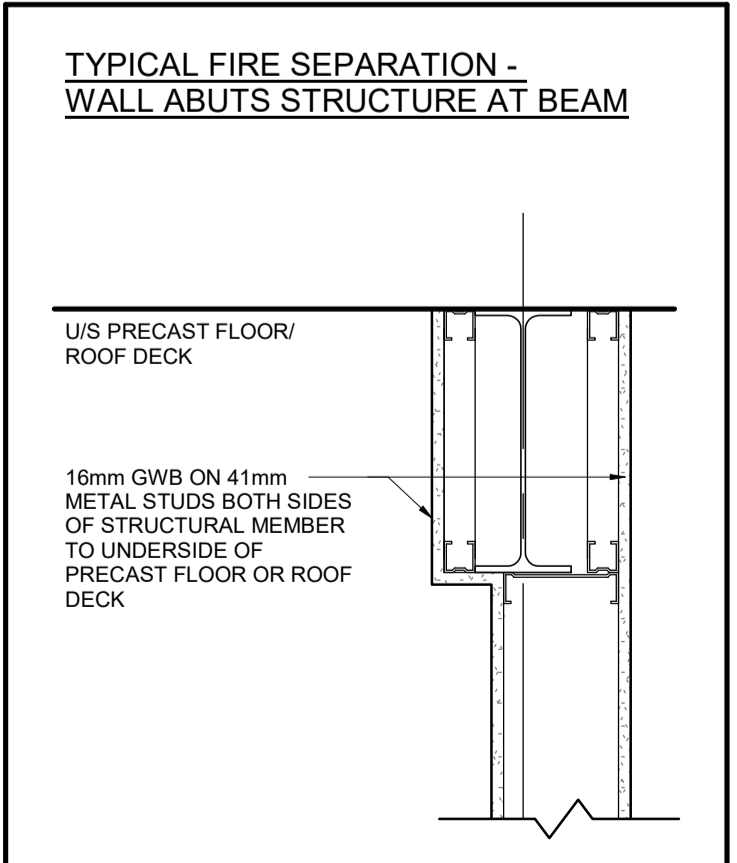
12 LUMINEER AT INSULATED CANOPIES - TYPICAL DETAIL



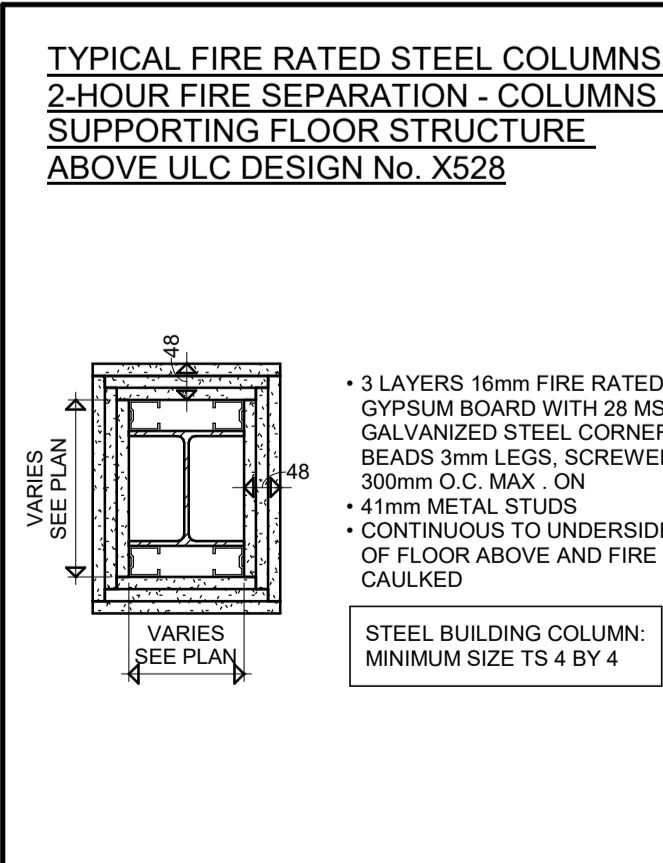
13 TYPICAL SCUPPER W/ DRAIN DETAIL



14 TYPICAL METAL STUD EXPANSION TRACK DETAIL



15 WALL ABUTS STRUCTURE @ BEAM



16 COLUMN RATING - GWB PARTITION

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CORNERSTONE
ARCHITECTURE

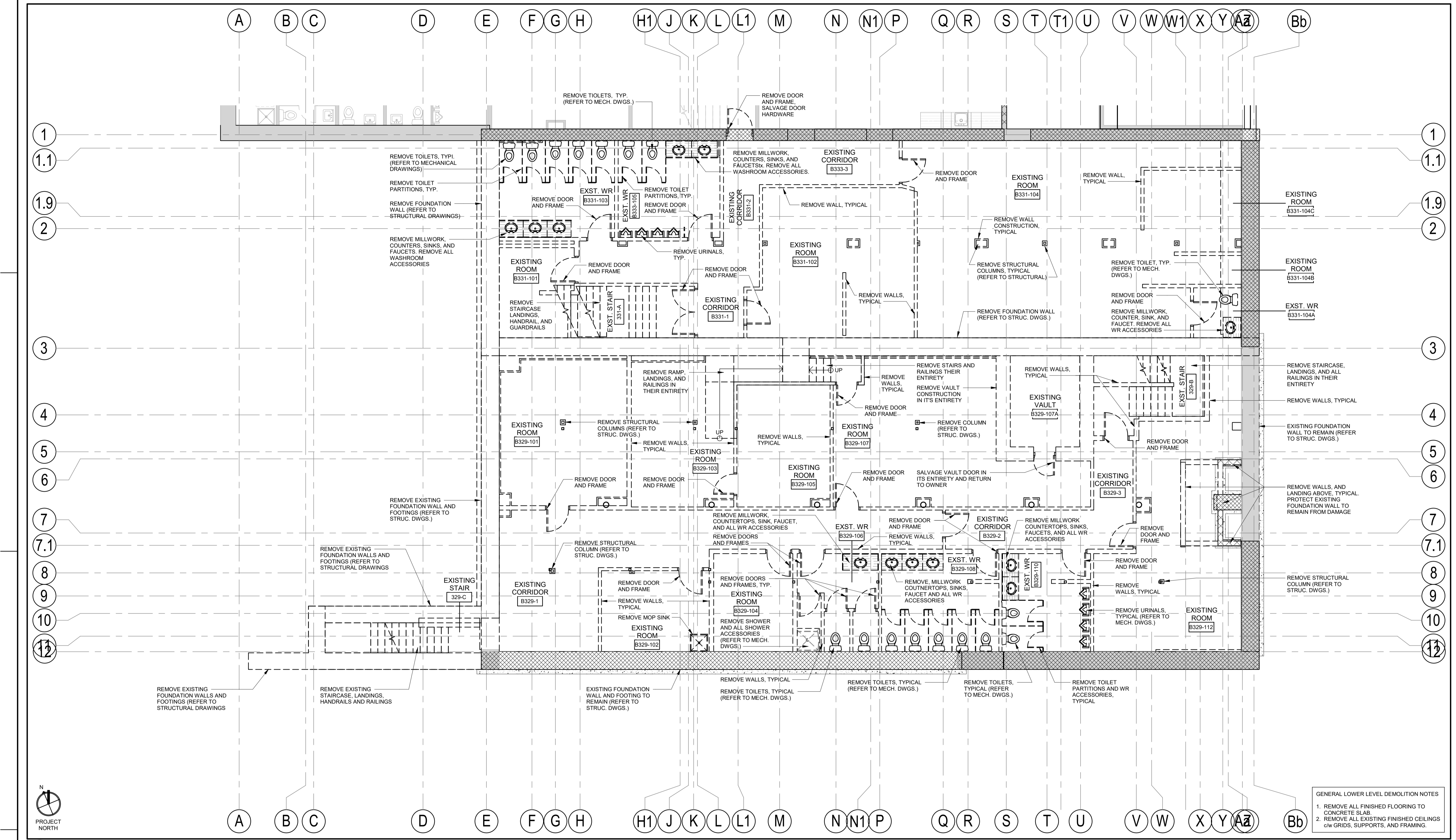
ISSUED FOR PERMIT: 2020-04-16
REVISED FOR SITE PLAN APPROVAL: 2020-04-20
REVISED FOR SITE PLAN APPROVAL: 2020-07-24

Project No.: 828
Drawn By: JNL
Pkg Date: 09/30/20

Youth Opportunities Unlimited
Youth Opportunities Unlimited
328 & 331 Richmond Street, London, Ontario

FLOOR AND ROOF TYPES, TYPICAL DETAILS

A0.02



1 OVERALL LOWER LEVEL DEMOLITION PLAN
A2.01



ABBREVIATIONS

ABBREVIATIONS ARE APPLICABLE TO ALL DRAWINGS

A.F.F.	ABOVE FINISHED FLOOR	GB.2	GRAB BAR - 760x760mm L' SHAPED	RD	ROOF DRAIN
ALUM	ALUMINUM	GB.3	GRAB BAR - 760mm LONG	RTU	ROOF TOP UNIT
ARCH	ARCHITECTURAL	GB.4	GRAB BAR - 900mm LONG	RWL	RAIN WATER LEADER
ACT	ACOUSTIC CEILING TILE	GB.5	GRAB BAR - 760mm FOLD DOWN	SCHED	SCHEDULE
AV	AIR/VAPOUR BARRIER	GJ	GREASE INTERCEPTOR	SD	SOAP DISPENSER
BF	BARRIER FREE	GMWB	GLASS MATT GYPSUM BOARD	SHL	STAINLESS STEEL SHELF, MOUNTED 1200mm A.F.F.
BLKHD	BULKHEAD	GYP BD	GYPSUM BOARD	SHH	SHOWER HEAD
CB	CONCRETE BLOCK	HB	HOSE BIB	SND	SANITARY NAPKIN DISPENSER
CCH	COLLAPSIBLE COAT HOOK, 1200 A.F.F.	HM	HOLLOW METAL	SND	SANITARY NAPKIN DISPENSER
CJ	CONTROL JOINT	INSUL	INSULATION	SPEC	SPECIFICATIONS
CONC	CONCRETE	MECH	MECHANICAL	STRUC	STRUCTURAL
CONT	CONTINUOUS	MICRO	MICROWAVE (N.I.C.)	TB.1	TACK BOARD (1) 1220x2440mm
cw	COMPLETE WITH	MIR	MIRROR (400x600mm)	TB.2	TACK BOARD (1) 1220x1830mm
CT	CERAMIC TILE	MIR.1	MIRROR (400x600mm)	TB.3	TACK BOARD (1) 900x2440mm
D	DRYER	MIR.2	TILT MIRROR (400x600mm)	TB.4	TACK BOARD (1) 900x1830mm
DIA	DIAMETER	MIR.3	FRAMELESS MIRROR (975x2100mm)	TB.5	TACK BOARD (1) 900x900mm
DW	DISH WASHER	MIR.4	MOUNTED 200mm A.F.F.	TG	TRANSFER GRILLE
DWG	DRAWING	mm	MILLIMETRES	T/O	TOP OF
ECB	EMERGENCY CALL BUTTON	MOP	MOP SINK	TTD	TOILET TISSUE DISPENSER
EJ	EXPANSION JOINT	MR	MOISTURE RESISTANT	TV	TELEVISION (OWNER SUPPLIED)
ELEC	ELECTRICAL	N.I.C.	NOT IN CONTRACT	TWF	THROUGH WALL FLASHING
ELEV	ELEVATION	O.C.	ON CENTRE	TYP	TYPICAL
EP	ELECTRICAL PANEL	PO	POWER DOOR OPERATOR	UPS	UNDERSIDE
EMS	EYE WASH STATION	PREFIN	PREFINISHED	U.N.O.	UNLESS NOTED OTHERWISE
FAAP	FIRE ALARM ANNUNCIATOR PANEL	PTD	PAPER TOWEL DISPENSER	VCT	VINYL COMPOSITE TILE
FASA	FIRE ALARM STATUS ANNUNCIATOR	PT	PAINTED	W	WASHING MACHINE
FEX	FIRE EXTINGUISHER	RNG	RANGE/STOVE	w	WITH
FD	FLOOR DRAIN (SLOPE FLOORS 1.5% TO DRAINS, REFER TO MECH. DWGS.)	RECEP	ELEC. RECEPTACLE	WB.1	WHITE BOARD (1) 1220x2440mm
FIN	FINISH	REF	REFRIGERATOR	WB.2	WHITE BOARD (1) 1220x1830mm
GB.1	GRAB BAR - 600mm LONG	REFX	RECESSED FIRE EXTINGUISHER	WB.3	WHITE BOARD (1) 1220x1220mm
				WT	WEAVING TILE

GENERAL DEMOLITION NOTES

- THESE NOTES ARE APPLICABLE TO ALL DRAWINGS.
- CONTRACTOR TO VERIFY ALL DIMENSION ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
 - DEMOLITION PLANS ARE TO BE READ IN CONJUNCTION WITH FLOOR PLANS.
 - CONFIRM THE REMOVAL OF ALL MECHANICAL EQUIPMENT WITH MECHANICAL DRAWINGS.
 - CONFIRM THE REMOVAL OF ALL ELECTRICAL EQUIPMENT WITH ELECTRICAL DRAWINGS.
 - CONFIRM THE REMOVAL OF ALL STRUCTURAL ELEMENTS WITH STRUCTURAL DRAWINGS.
 - CONFIRM THE EXTENT AND DIMENSION OF ALL AREAS TO BE REMOVED WITH FLOOR PLANS.
 - WORK TO BE PERFORMED BY THE FOLLOWING TERMS:
 - 'REMOVE' - ITEM SHALL BE REMOVED AND DEMOLISHED.
 - 'RELOCATE' - ITEM SHALL BE CAREFULLY REMOVED AND RELOCATED AS INDICATED.
 - 'RTO' - ITEM SHALL BE CAREFULLY REMOVED AND RETURNED TO OWNER.
 - 'SALVAGE' - ITEM SHALL BE CAREFULLY REMOVED AND PROTECTED/STORED FOR REINSTALLATION.
 - WHERE EXISTING FLOOR FINISHES ARE TO BE REMOVED INCLUDE THE REMOVAL OF EXISTING FLOOR BASE.
 - SALVAGE EXISTING WASHROOM ACCESSORIES, INCLUDING SOAP DISPENSERS, PAPER TOWEL DISPENSERS, DISPOSALS, AND MIRRORS UNLESS NOTED OTHERWISE.
 - REMOVAL OF CONCRETE BASES AND PEDESTALS RELATING TO MECH. AND ELEC. EQUIPMENT BY GENERAL CONTRACTOR. REFER TO MECH. AND ELEC. DRAWINGS.
 - REFER TO ASBESTOS REPORT FOR LOCATIONS OF ASBESTOS PRODUCTS.
 - OWNER TO REMOVE ALL SMARTBOARDS, PROJECTORS AND ELECTRONIC DEVICES PRIOR TO ANY WORK COMMENCING.

DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE DEMOLISHED
	EXISTING DOOR TO REMAIN
	BREAK OUT NEW OPENINGS IN EXISTING WALL
	REMOVE EXISTING DOOR & FRAME. REMOVE ALL DOOR HARDWARE. (HINGES, LOCKSETS, & CLOSURES)
	INDICATES REMOVAL OF FLOOR FINISH, CONCRETE SLAB, AND CONC. BLOCK AS REQD FOR MECHANICAL WORK
	REMOVE, RELOCATED OR SALVAGE EXISTING MILLWORK c/w SINKS, FITTINGS & ACCESSORIES AS INDICATED
	GENERAL DEMOLITION NOTE
APPLICABLE TO DEMOLITION DRAWINGS	

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CORNERSTONE
ARCHITECTURE

ISSUED FOR PERMIT: 2020-04-16
ISSUED FOR SITE PLAN APPROVAL: 2020-04-20
REISSUED FOR SITE PLAN APPROVAL: 2020-07-24

YOUTH OPPORTUNITIES UNLIMITED

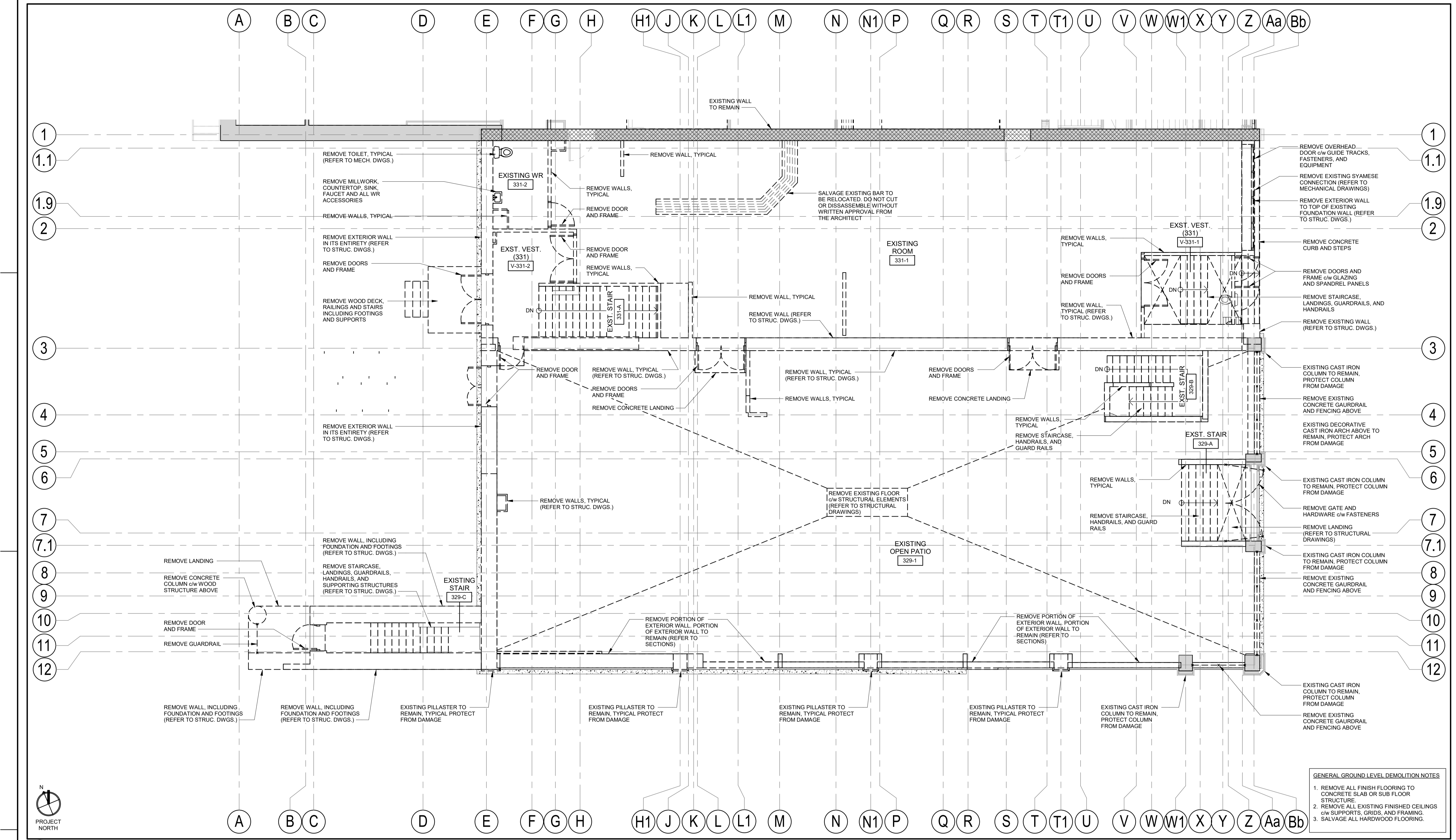
Youth Opportunities Unlimited
328 & 331 Richmond Street, London, Ontario

Youth Opportunities Unlimited

Project No.: 828
Drawn By: JNL
Pkg Date: 01/10/20

OVERALL LOWER FLOOR DEMOLITION PLAN

A2.01



1 OVERALL GROUND LEVEL DEMOLITION PLAN
A2.02



ABBREVIATIONS

ABBREVIATIONS ARE APPLICABLE TO ALL DRAWINGS

A.F.F.	ABOVE FINISHED FLOOR	GB.2	GRAB BAR - 760x760mm 'L' SHAPED	RD	ROOF DRAIN
ALUM	ALUMINUM	GB.3	GRAB BAR - 760mm LONG	RTU	ROOF TOP UNIT
ARCH	ARCHITECTURAL	GB.4	GRAB BAR - 900mm LONG	RWL	RAIN WATER LEADER
ACT	ACOUSTIC CEILING TILE	GB.5	GRAB BAR - 760mm FOLD DOWN	SCHED	SCHEDULE
AV	AIR/VAPOUR BARRIER	GJ	GREASE INTERCEPTOR	SD	SOAP DISPENSER
BF	BARRIER FREE	GMVB	GLASS MATT GYPSUM BOARD	SHL	STAINLESS STEEL SHELF, MOUNTED 1200mm A.F.F.
BLKHD	BULKHEAD	GYP BD	GYPSUM BOARD	SHH	SHOWER HEAD
CB	CONCRETE BLOCK	HB	HOSE BIB	SND	SANITARY NAPKIN DISPENSER
CCH	COLLAPSIBLE COAT HOOK, 1200 A.F.F.	HM	HOLLOW METAL	SPEC	SPECIFICATIONS
CJ	CONTROL JOINT	INSUL	INSULATION	STRUC	STRUCTURAL
CONC	CONCRETE	MECH	MECHANICAL	TB.1	TACK BOARD (1) 1220x2440mm
CONT	CONTINUOUS	MICRO	MICROWAVE (N.I.C.)	TB.2	TACK BOARD (1) 1220x1830mm
c/w	COMPLETE WITH	MIR.1	MIRROR (400x600mm)	TB.3	TACK BOARD (1) 900x2440mm
CT	CERAMIC TILE	MIR.2	TILT MIRROR (400x600mm)	TB.4	TACK BOARD (1) 900x1830mm
D	DRYER	MIR.3	FRAMELESS MIRROR (975x2100mm)	TB.5	TACK BOARD (1) 900x900mm
DIA	DIAMETER	MIR.4	MIRROR (610x1830mm)	TG	TRANSFER GRILLE
DW	DISH WASHER		MOUNTED 200mm A.F.F.	T/O	TOP OF
DWG	DRAWING	mm	MILLIMETRES	TTD	TOILET TISSUE DISPENSER
ECB	EMERGENCY CALL BUTTON	MOP	MOP SINK	TV	TELEVISION (OWNER SUPPLIED)
EJ	EXPANSION JOINT	MR	MOISTURE RESISTANT	TWF	THROUGH WALL FLASHING
ELEC	ELECTRICAL	N.I.C.	NOT IN CONTRACT	TYP	TYPICAL
ELEV	ELEVATION	O.C.	ON CENTRE	UPS	UNDERSIDE
EP	ELECTRICAL PANEL	PDO	POWER DOOR OPERATOR	U.N.O.	UNLESS NOTED OTHERWISE
EWVS	EYE WASH STATION	PREFIN	PREFINISHED	VCT	VINYL COMPOSITE TILE
FAAP	FIRE ALARM ANNIUNCIATOR PANEL	PTD	PAPER TOWEL DISPENSER	W	WASHING MACHINE
FASA	FIRE ALARM STATUS ANNIUNCIATOR	PT	PAINTED	w	WITH
FEX	FIRE EXTINGUISHER	RNG	RANGE/STOVE	WB.1	WHITE BOARD (1) 1220x2440mm
FD	FLOOR DRAIN (SLOPE FLOORS 1.5% TO DRAINS, REFER TO MECH. DWGS.)	RECEP	ELEC. RECEPTACLE	WB.2	WHITE BOARD (1) 1220x1830mm
FIN	FINISH	REF	REFRIGERATOR	WB.3	WHITE BOARD (1) 1220x1220mm
GB.1	GRAB BAR - 600mm LONG	REFEX	RECESSED FIRE EXTINGUISHER	WT	WEAVING TILE

GENERAL DEMOLITION NOTES

- THESE NOTES ARE APPLICABLE TO ALL DRAWINGS.
- CONTRACTOR TO VERIFY ALL DIMENSION ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
 - DEMOLITION PLANS ARE TO BE READ IN CONJUNCTION WITH FLOOR PLANS.
 - CONFIRM THE REMOVAL OF ALL MECHANICAL EQUIPMENT WITH MECHANICAL DRAWINGS.
 - CONFIRM THE REMOVAL OF ALL ELECTRICAL EQUIPMENT WITH ELECTRICAL DRAWINGS.
 - CONFIRM THE REMOVAL OF ALL STRUCTURAL ELEMENTS WITH STRUCTURAL DRAWINGS.
 - CONFIRM THE EXTENT AND DIMENSION OF ALL AREAS TO BE REMOVED WITH FLOOR PLANS.
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 - 'RTO' - ITEM SHALL BE CAREFULLY REMOVED AND RETURNED TO OWNER.
 - 'SALVAGE' - ITEM SHALL BE CAREFULLY REMOVED AND PROTECTED/ STORED FOR REINSTALLATION.
 - WHERE EXISTING FLOOR FINISHES ARE TO BE REMOVED INCLUDE THE REMOVAL OF EXISTING FLOOR BASE.
 - SALVAGE EXISTING WASHROOM ACCESSORIES, INCLUDING SOAP DISPENSERS, PAPER TOWEL DISPENSERS, DISPOSALS, AND MIRRORS UNLESS NOTED OTHERWISE.
 - REMOVAL OF CONCRETE BASES AND PEDESTALS RELATING TO MECH. AND ELEC. EQUIPMENT BY GENERAL CONTRACTOR. REFER TO MECH. AND ELEC. DRAWINGS.
 - REFER TO ASBESTOS REPORT FOR LOCATIONS OF ASBESTOS PRODUCTS.
 - OWNER TO REMOVE ALL SMARTBOARDS, PROJECTORS AND ELECTRONIC DEVICES PRIOR TO ANY WORK COMMENCING.

DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE DEMOLISHED
	EXISTING DOOR TO REMAIN
	BREAK OUT NEW OPENINGS IN EXISTING WALL
	REMOVE EXISTING DOOR & FRAME. REMOVE ALL DOOR HARDWARE. (HINGES, LOCKSETS, & CLOSURES)
	INDICATES REMOVAL OF FLOOR FINISH, CONCRETE SLAB, AND CONC. BLOCK AS REQD FOR MECHANICAL WORK
	REMOVE, RELOCATED OR SALVAGE EXISTING MILLWORK c/w SINKS, FITTINGS & ACCESSORIES AS INDICATED
	GENERAL DEMOLITION NOTE
	APPLICABLE TO DEMOLITION DRAWINGS

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CORNERSTONE
ARCHITECTURE

ISSUED FOR PERMIT: 2020-04-16
REVISED FOR SITE PLAN APPROVAL: 2020-04-20
REVISED FOR SITE PLAN APPROVAL: 2020-07-24

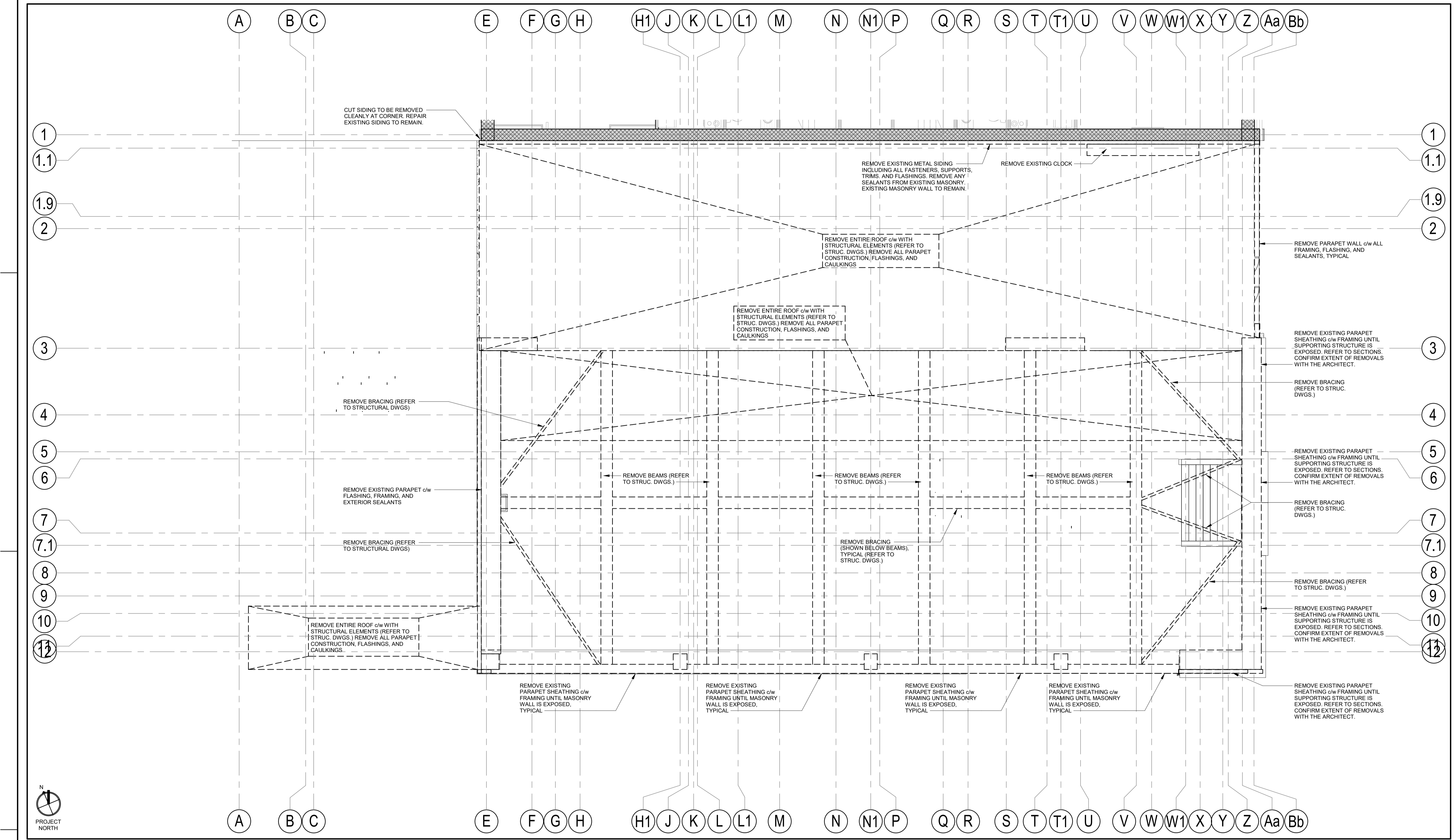
YOUTH OPPORTUNITIES UNLIMITED

Youth Opportunities Unlimited
Youth Opportunities Unlimited
328 & 331 Richmond Street, London, Ontario

Project No.: 828
Drawn By: JNL
Pig Date: 01/19/20

Youth Opportunities Unlimited
OVERALL GROUND FLOOR DEMOLITION PLAN

A2.02



1 OVERALL ROOF DEMOLITION PLAN
A2.03
0 1 2.5 5 7.5 m
1:75

ABBREVIATIONS		ABBREVIATIONS ARE APPLICABLE TO ALL DRAWINGS	
A.F.F.	ABOVE FINISHED FLOOR	GB.2	GRAB BAR - 760x760mm L' SHAPED
ALUM	ALUMINUM	GB.3	GRAB BAR - 760mm LONG
ARCH	ARCHITECTURAL	GB.4	GRAB BAR - 900mm LONG
ACT	ACOUSTIC CEILING TILE	GB.5	GRAB BAR - 760mm FOLD DOWN
AV	AIR/VAPOUR BARRIER	GI	GREASE INTERCEPTOR
BF	BARRIER FREE	GMWB	GLASS MATT GYPSUM BOARD
BLKHD	BULKHEAD	GYP BD	GYPSUM BOARD
CB	CONCRETE BLOCK	HB	HOSE BIB
CCH	COLLAPSIBLE COAT HOOK, 1200 A.F.F.	HM	HOLLOW METAL
CJ	CONTROL JOINT	INSUL	INSULATION
CONC	CONCRETE	MECH	MECHANICAL
CONT	CONTINUOUS	MICRO	MICROWAVE (N.I.C.)
c/w	COMPLETE WITH	MIR	MIRROR (400x600mm)
CT	CERAMIC TILE	MIR.2	TILT MIRROR (400x600mm)
D	DRYER	MIR.3	FRAMELESS MIRROR (975x2100mm)
DIA	DIAMETER	MIR.4	MIRROR (610x1830mm)
DW	DISH WASHER		MOUNTED 200mm A.F.F.
DWG	DRAWING	mm	MILLIMETRES
ECB	EMERGENCY CALL BUTTON	MOP	MOP SINK
EJ	EXPANSION JOINT	MR	MOISTURE RESISTANT
ELEC	ELECTRICAL	N.I.C.	NOT IN CONTRACT
ELEV	ELEVATION	O.C.	ON CENTRE
EP	ELECTRICAL PANEL	PDO	POWER DOOR OPERATOR
EWS	EYE WASH STATION	PREFIN	PREFINISHED
FAAP	FIRE ALARM ANNUNCIATOR PANEL	PTD	PAPER TOWEL DISPENSER
FASA	FIRE ALARM STATUS ANNUNCIATOR	PT	PAINTED
FEX	FIRE EXTINGUISHER	RNG	RANGE/STOVE
FD	FLOOR DRAIN (SLOPE FLOORS 1.5% TO DRAINS. REFER TO MECH. DWGS.)	RECEP	ELEC. RECEPTACLE (REFER TO ELEC. DWGS.)
FINISH	FINISH	REF	REFRIGERATOR
FN	FLOOR FINISH	REFLEX	RECESSED FIRE EXTINGUISHER
GB.1	GRAB BAR - 600mm LONG	RD	ROOF DRAIN
		RTU	ROOF TOP UNIT
		RWL	RAIN WATER LEADER
		SCHED	SCHEDULE
		SD	SOAP DISPENSER
		SHL	STAINLESS STEEL SHELF, MOUNTED 1200mm A.F.F.
		SHH	SHOWER HEAD
		SND	SANITARY NAPKIN DISPENSER
		SPEC	SPECIFICATIONS
		STRUC	STRUCTURAL
		TB.1	TACK BOARD (1) 1220x2440mm
		TB.2	TACK BOARD (1) 1220x1830mm
		TB.3	TACK BOARD (1) 900x2440mm
		TB.4	TACK BOARD (1) 900x1830mm
		TB.5	TACK BOARD (1) 900x900mm
		TG	TRANSFER GRILLE
		T/O	TOP OF
		TTD	TOILET TISSUE DISPENSER
		TV	TELEVISION (OWNER SUPPLIED)
		TWF	THROUGH WALL FLASHING
		TYP	TYPICAL
		U/S	UNDERSIDE
		U.N.O.	UNLESS NOTED OTHERWISE
		VCT	VINYL COMPOSITE TILE
		W	WASHING MACHINE
		WB.1	WHITE BOARD (1) 1220x2440mm
		WB.2	WHITE BOARD (1) 1220x1830mm
		WB.3	WHITE BOARD (1) 1220x1220mm
		WT	WEeping TILE

- ### GENERAL DEMOLITION NOTES
- THESE NOTES ARE APPLICABLE TO ALL DRAWINGS.
- CONTRACTOR TO VERIFY ALL DIMENSION ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
 - DEMOLITION PLANS ARE TO BE READ IN CONJUNCTION WITH FLOOR PLANS.
 - CONFIRM THE REMOVAL OF ALL MECHANICAL EQUIPMENT WITH MECHANICAL DRAWINGS.
 - CONFIRM THE REMOVAL OF ALL ELECTRICAL EQUIPMENT WITH ELECTRICAL DRAWINGS.
 - CONFIRM THE REMOVAL OF ALL STRUCTURAL ELEMENTS WITH STRUCTURAL DRAWINGS.
 - CONFIRM THE EXTENT AND DIMENSION OF ALL AREAS TO BE REMOVED WITH FLOOR PLANS.
 - WORK TO BE PERFORMED BY THE FOLLOWING TERMS:
 - 'REMOVE' - ITEM SHALL BE REMOVED AND DEMOLISHED.
 - 'RELOCATE' - ITEM SHALL BE CAREFULLY REMOVED AND RELOCATED AS INDICATED.
 - 'RTO' - ITEM SHALL BE CAREFULLY REMOVED AND RETURNED TO OWNER.
 - 'SALVAGE' - ITEM SHALL BE CAREFULLY REMOVED AND PREPARED/STORED FOR REINSTALLATION.
 - WHERE EXISTING FLOOR FINISHES ARE TO BE REMOVED INCLUDE THE REMOVAL OF EXISTING FLOOR BASE.
 - SALVAGE EXISTING WASHROOM ACCESSORIES, INCLUDING SOAP DISPENSERS, PAPER TOWEL DISPENSERS, DISPOSALS, AND MIRRORS UNLESS NOTED OTHERWISE.
 - REMOVAL OF CONCRETE BASES AND PEDESTALS RELATING TO MECH. AND ELEC. EQUIPMENT BY GENERAL CONTRACTOR. REFER TO MECH. AND ELEC. DRAWINGS.
 - REFER TO ASBESTOS REPORT FOR LOCATIONS OF ASBESTOS PRODUCTS.
 - OWNER TO REMOVE ALL SMARTBOARDS, PROJECTORS AND ELECTRONIC DEVICES PRIOR TO ANY WORK COMMENCING.

DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE DEMOLISHED
	EXISTING DOOR TO REMAIN
	BREAK OUT NEW OPENINGS IN EXISTING WALL
	REMOVE EXISTING DOOR & FRAME. REMOVE ALL DOOR HARDWARE. (HINGES, LOCKSETS, & CLOSURES)
	INDICATES REMOVAL OF FLOOR FINISH, CONCRETE SLAB, AND CONC. BLOCK AS REQD FOR MECHANICAL WORK
	REMOVE, RELOCATED OR SALVAGE EXISTING MILLWORK c/w SINKS, FITTINGS & ACCESSORIES AS INDICATED
	GENERAL DEMOLITION NOTE
APPLICABLE TO DEMOLITION DRAWINGS	

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RESUBMITTED FOR SITE PLAN APPROVAL
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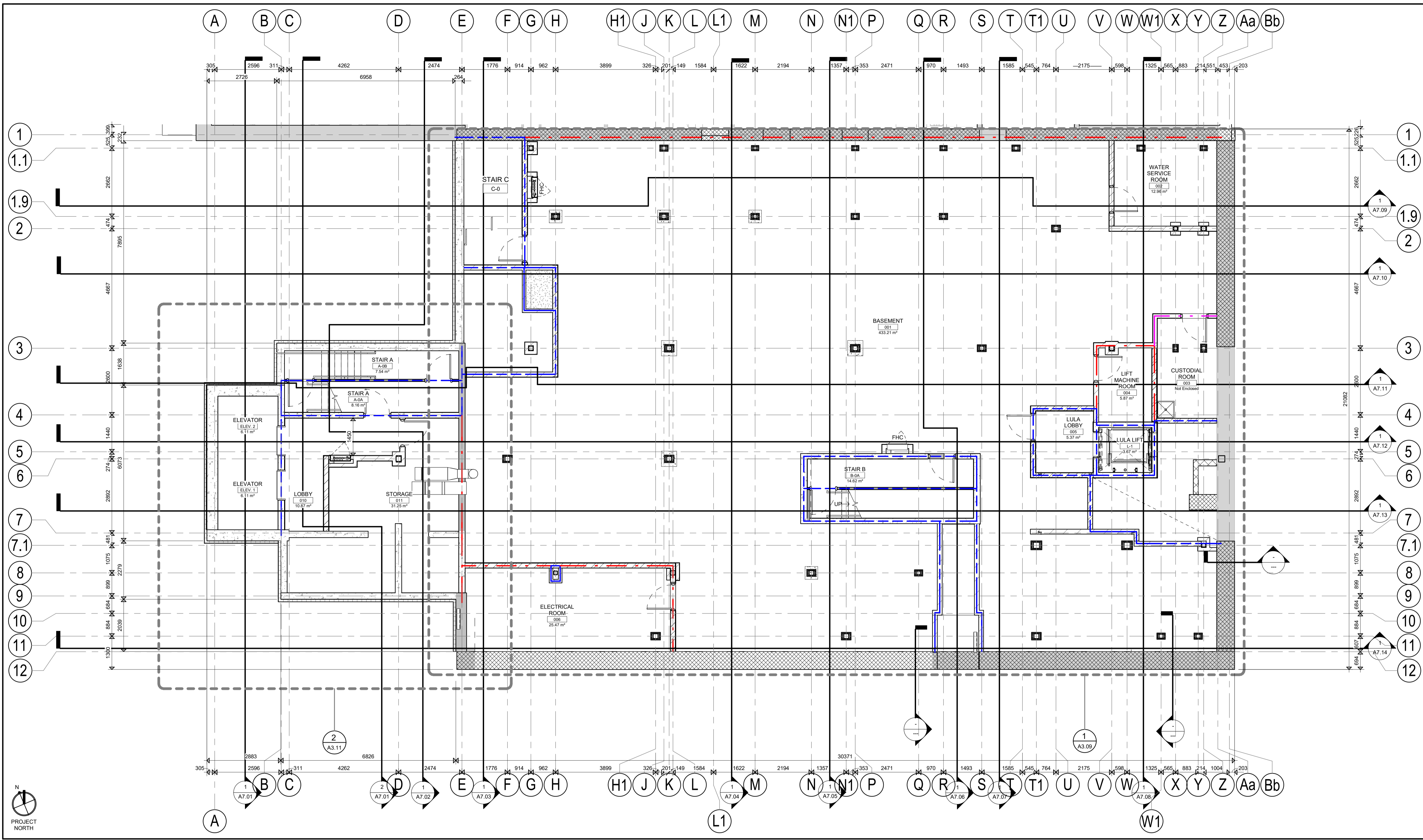
YOUTH OPPORTUNITIES UNLIMITED

Youth Opportunities Unlimited
328 & 331 Richmond Street, London, Ontario

OVERALL ROOF DEMOLITION PLAN

Project No.: 828
Drawn By: JNL
Pkg. Date: 01/10/20

A2.03



1 OVERALL LOWER LEVEL FLOOR PLAN
A3.01
0 1 2.5 5 7.5 m
1:75

ABBREVIATIONS

ABBREVIATIONS ARE APPLICABLE TO ALL DRAWINGS	
A.F.F.	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ARCH	ARCHITECTURAL
ACT	ACOUSTIC CEILING TILE
AV	AIR/VAPOUR BARRIER
BF	BARRIER FREE
BLKHD	BULKHEAD
CB	CONCRETE BLOCK
COH	COLLAPSIBLE COAT HOOK, 1200 A.F.F.
CJ	CONTROL JOINT
CONC	CONCRETE
CONT	CONTINUOUS
SW	COMPLETE WITH
CT	CERAMIC TILE
D	DRYER
DIA	DIAMETER
DW	DISH WASHER
DWG	DRAWING
ECB	EMERGENCY CALL BUTTON
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EP	ELECTRICAL PANEL
EW	EYE WAS STATION
FAAP	FIRE ALARM ANNUCIATOR PANEL
FASA	FIRE ALARM STATUS ANNUCIATOR
FEX	FIRE EXTINGUISHER
FD	FLOOR DRAIN (SLOPE FLOORS 1.5% TO DRAINS, REFER TO MECH. DWGS.)
FIN	FINISH
GB 1	GRAB BAR - 600mm LONG
GB 2	GRAB BAR - 760x760mm L' SHAPED
GB 3	GRAB BAR - 760mm LONG
GB 4	GRAB BAR - 900mm LONG
GB 5	GRAB BAR - 760mm FOLD DOWN
GI	GREASE INTERCEPTOR
GMWB	GLASS MATT GYPSUM BOARD
GYP BD	GYPSUM BOARD
HM	HOSE BIB
HM	HOLLOW METAL
INSUL	INSULATION
MECH	MECHANICAL
MICRO	MICROWAVE (N.I.C.)
MIR.1	MIRROR (400x600mm)
MIR.2	TILT MIRROR (400x600mm)
MIR.3	FRAMELESS MIRROR (975x2100mm)
MIR.4	MIRROR (610x1830mm)
mm	MILLIMETRES
MOP	MOP SINK
MIR	MOISTURE RESISTANT
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTRE
PDC	POWER DOOR OPERATOR
PREFIN	PREFINISHED
PTD	PAPER TOWEL DISPENSER
PT	PAINTED
RNG	RANGE/STOVE
RECEP	ELEC. RECEPTACLE
REF	(REFER TO ELEC. DWGS.)
REF	REFRIGERATOR
REFEX	RECESSED FIRE EXTINGUISHER
RD	ROOF DRAIN
RTU	ROOF TOP UNIT
RWL	RAIN WATER LEADER
SCHED	SCHEDULE
SD	SOAP DISPENSER
SHL	STAINLESS STEEL SHELF, MOUNTED 1200mm A.F.F.
SHH	SHOWER HEAD
SND	SANITARY NAPKIN DISPENSER
SPEC	SPECIFICATIONS
STRUC	STRUCTURAL
TB.1	TACK BOARD (1) 1220x2440mm
TB.2	TACK BOARD (1) 1220x1830mm
TB.3	TACK BOARD (1) 900x2440mm
TB.4	TACK BOARD (1) 900x1830mm
TB.5	TACK BOARD (1) 900x900mm
TG	TRANSFER GRILLE
T/O	TOP OF
TTD	TOILET TISSUE DISPENSER
TV	TELEVISION (OWNER SUPPLIED)
TWF	THROUGH WALL FLASHING
TYP	TYPICAL
UIS	UNDERSIDE
U.N.O.	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITE TILE
W	WASHING MACHINE
W	WITH
WB.1	WHITE BOARD (1) 1220x2440mm
WB.2	WHITE BOARD (1) 1220x1830mm
WB.3	WHITE BOARD (1) 1220x1220mm
WT	WEAVING TILE

GENERAL NOTES

- NOTES ARE APPLICABLE TO ALL DRAWINGS
- CONTRACTOR TO VERIFY DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING.
 - REFER TO FLOOR PLANS FOR FIRE SEPARATION LOCATIONS CARRY ALL PARTITIONS TO UNDERSIDE OF STRUCTURAL.
 - PRECAST SLABS OR METAL DECK UNLESS NOTED OR DETAILED OTHERWISE.
 - FIRE STOP ALL JOINTS AND PENETRATIONS IN FIRE SEPARATIONS.
 - INTERIOR DIMENSIONS ARE FROM FACE OF CONCRETE BLOCK TO FACE OF CONCRETE BLOCK OR FACE OF GYP. WALL BOARD.
 - TO FACE OF GYP. WALL BOARD.
 - SLOPE NEW FLOORS 1.5% TO DRAINS.
 - ALL CONCRETE BLOCK TO BE LIGHT WEIGHT.
 - PROVIDE SOLID WOOD BLOCKING BEHIND ALL WASHROOM ACCESSORIES & DOOR HARDWARE IN METAL STUD PARTITIONS.
 - USE MOISTURE RESISTANT GYPSUM BOARD IN ALL WASHROOMS, SHOWER ROOMS, AND KITCHEN AREAS.
 - ALL INTERIOR CONCRETE BLOCK TO HAVE BULLNOSE CORNERS, TYPICAL IN ALL LOCATIONS UNLESS NOTED OTHERWISE.
 - ALL WALLS TO BE CONSTRUCTED AS 0-HOUR FIRE SEPARATIONS UNLESS NOTED OTHERWISE.
 - ALL PARTITIONS TO CARRY OVER OPENINGS UNLESS NOTED OTHERWISE.
 - ALL APPLIANCES N.I.C. TO BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR.

SYMBOL LEGEND

APPLICABLE TO ALL DRAWINGS

ROOM NAME	ROOM NAME/NUMBER (SEE ROOM FINISH SCHEDULE)	SYMBOL	DESCRIPTION
101	101		BARRIER FREE POWER DOOR OPERATOR (1000mm A.F.F.)
101	101		MILLWORK (SEE INTERIOR ELEVATIONS & MILLWORK DETAILS IN SPECIFICATIONS)
AX.XX	AX.XX		INTERIOR WALL ELEVATION IDENTIFICATION NUMBER
X	X		GRID LINE
XX.X	XX.X		CONSTRUCTION ASSEMBLY TYPE (SEE ASSEMBLY LEGENDS ON DRAWING A0.01)
W	W		WINDOW ASSEMBLY TYPE (SEE EXTERIOR ELEVATIONS & WINDOW SCHEDULE)
Ref	A101		SECTION / DETAIL NUMBER DRAWING SHEET NUMBER LOCATION
			0 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS) 45 MIN FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS) 1 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS) 2 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)

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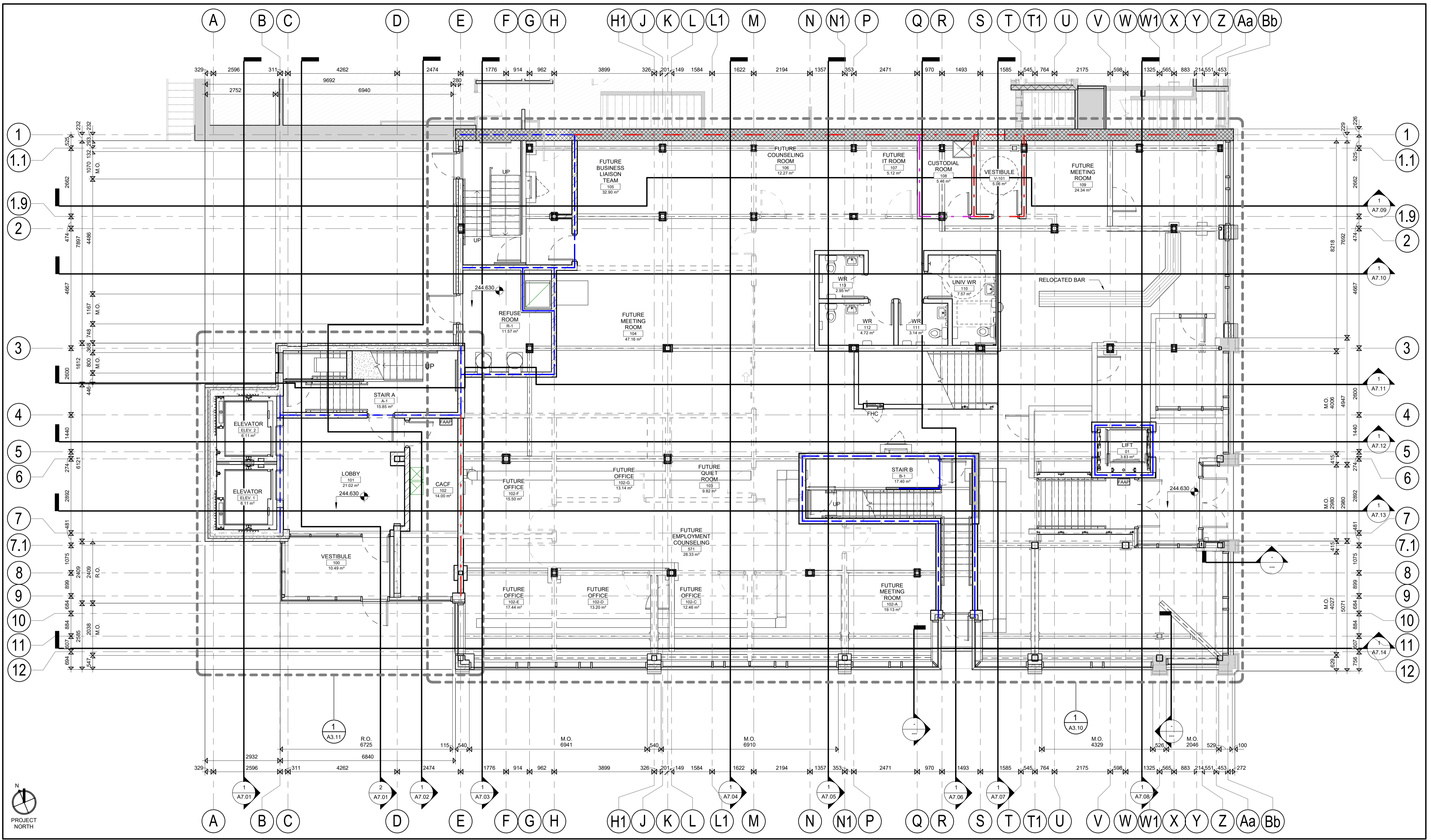
YOUTH OPPORTUNITIES UNLIMITED

Youth Opportunities Unlimited
328 & 331 Richmond Street, London, Ontario

Youth Opportunities Unlimited
OVERALL LOWER FLOOR PLAN

Project No.: 828
Drawn By: JNL
Pkg Date: 2018-08-30

A3.01



1 OVERALL GROUND LEVEL FLOOR PLAN
 0 1 2.5 5 7.5 m
 1:75
 A3.02

ABBREVIATIONS

ABBREVIATIONS ARE APPLICABLE TO ALL DRAWINGS	
A.F.F.	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ARCH	ARCHITECTURAL
ACT	ACOUSTIC CEILING TILE
AV	AIR/VAPOUR BARRIER
BF	BARRIER FREE
BLKHD	BULKHEAD
CB	CONCRETE BLOCK
CCH	COLLAPSIBLE COAT HOOK, 1200 A.F.F.
CJ	CONTROL JOINT
CONC	CONCRETE
CONT	CONTINUOUS
cw	COMPLETE WITH
CT	CERAMIC TILE
D	DRYER
DIA	DIAMETER
DW	DISH WASHER
DWG	DRAWING
ECB	EMERGENCY CALL BUTTON
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EP	ELECTRICAL PANEL
EW	EYE WAS STATION
FAAP	FIRE ALARM ANNUCIATOR PANEL
FASA	FIRE ALARM STATUS ANNUCIATOR
FEX	FIRE EXTINGUISHER
FD	FLOOR DRAIN (SLOPE FLOORS 1.5% TO DRAINS, REFER TO MECH. DWGS.)
FIN	FINISH
GB.1	GRAB BAR - 600mm LONG
GB.2	GRAB BAR - 760x760mm L-SHAPED
GB.3	GRAB BAR - 760mm LONG
GB.4	GRAB BAR - 900mm LONG
GB.5	GRAB BAR - 760mm FOLD DOWN
GI	GREASE INTERCEPTOR
GMWB	GLASS MATT GYPSUM BOARD
GYP BD	GYPSUM BOARD
HB	HOSE BIB
HM	HOLLOW METAL
INSUL	INSULATION
MECH	MECHANICAL
MICRO	MICROWAVE (N.I.C.)
MIR.1	MIRROR (400x600mm)
MIR.2	TILT MIRROR (400x600mm)
MIR.3	FRAMELESS MIRROR (975x2100mm)
MIR.4	MIRROR (610x1830mm)
mm	MILLIMETRES
MOP	MOP SINK
MR	MOISTURE RESISTANT
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTRE
PDO	POWER DOOR OPERATOR
PREFIN	PREFINISHED
PTD	PAPER TOWEL DISPENSER
PT	PAINTED
RNG	RANGE/STOVE
RECEP	ELEC. RECEPTACLE (REFER TO ELEC. DWGS.)
REF	REFRIGERATOR
REFEX	RECESSED FIRE EXTINGUISHER
RD	ROOF DRAIN
RTU	ROOF TOP UNIT
RWL	RAIN WATER LEADER
SCHED	SCHEDULE
SD	SOAP DISPENSER
SHL	STAINLESS STEEL SHELF, MOUNTED 1200mm A.F.F.
SHH	SHOWER HEAD
SND	SANITARY NAPKIN DISPENSER
SPEC	SPECIFICATIONS
STRUC	STRUCTURAL
TB.1	TACK BOARD (1) 1220x2440mm
TB.2	TACK BOARD (1) 1220x1830mm
TB.3	TACK BOARD (1) 900x2440mm
TB.4	TACK BOARD (1) 900x1830mm
TB.5	TACK BOARD (1) 900x900mm
TG	TRANSFER GRILLE
T/O	TOP OF
TTD	TOILET TISSUE DISPENSER
TV	TELEVISION (OWNER SUPPLIED)
TV	THROUGH WALL FLASHING
TYP	TYPICAL
UIS	UNDERSIDE
U.N.O.	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITE TILE
W	WASHING MACHINE
w	WITH
WB.1	WHITE BOARD (1) 1220x2440mm
WB.2	WHITE BOARD (1) 1220x1830mm
WB.3	WHITE BOARD (1) 1220x1220mm
WT	WEEPING TILE

GENERAL NOTES

- NOTES ARE APPLICABLE TO ALL DRAWINGS
- CONTRACTOR TO VERIFY DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING.
 - REFER TO FLOOR PLANS FOR FIRE SEPARATION LOCATIONS CARRY ALL PARTITIONS TO UNDERSIDE OF STRUCTURAL.
 - PRECAST SLABS OR METAL DECK UNLESS NOTED OR DETAILED OTHERWISE.
 - FIRE STOP ALL JOINTS AND PENETRATIONS IN FIRE SEPARATIONS.
 - INTERIOR DIMENSIONS ARE FROM FACE OF CONCRETE BLOCK TO FACE OF CONCRETE BLOCK OR FACE OF GYP. WALL BOARD.
 - TO FACE OF GYP. WALL BOARD.
 - SLOPE NEW FLOORS 1.5% TO DRAINS.
 - ALL CONCRETE BLOCK TO BE LIGHT WEIGHT.
 - PROVIDE SOLID WOOD BLOCKING BEHIND ALL WASHROOM ACCESSORIES & DOOR HARDWARE IN METAL STUD PARTITIONS.
 - USE MOISTURE RESISTANT GAMB IN ALL WASHROOMS, SHOWER ROOMS, AND KITCHEN AREAS.
 - ALL INTERIOR CONCRETE BLOCK TO HAVE BULLNOSE CORNERS, TYPICAL IN ALL LOCATIONS UNLESS NOTED OTHERWISE.
 - ALL WALLS TO BE CONSTRUCTED AS 0-HOUR FIRE SEPARATIONS UNLESS NOTED OTHERWISE.
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 - ALL APPLIANCES N.I.C. TO BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR.

SYMBOL LEGEND

SYMBOL LEGEND		APPLICABLE TO ALL DRAWINGS	
ROOM NAME	ROOM NAME/NUMBER (SEE ROOM FINISH SCHEDULE)	PDO	BARRIER FREE POWER DOOR OPERATOR (1000mm A.F.F.)
101	101		MILLWORK (SEE INTERIOR ELEVATIONS & MILLWORK DETAILS IN SPECIFICATIONS)
101	DOOR/SCREEN NUMBER (SEE DOOR & FRAME SCHEDULE)		WATER CLOSET (REFER TO MECHANICAL DRAWINGS)
AX.XX	INTERIOR WALL ELEVATION IDENTIFICATION NUMBER	FAAP	FIRE ALARM ANNUCIATOR PANEL (REFER TO ELECTRICAL DRAWINGS)
X	GRID LINE	FHC	RECESSED FIRE EXTINGUISHER IN CABINET (SEE FIRE PROTECTION)
XX.X	CONSTRUCTION ASSEMBLY TYPE (SEE ASSEMBLY LEGENDS ON DRAWING A0.01)	EP	RECESSED ELECTRICAL PANEL (SEE ELEC. DWGS.)
WA	WINDOW ASSEMBLY TYPE (SEE EXTERIOR ELEVATIONS & WINDOW SCHEDULE)		0 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)
Ref	SECTION / DETAIL NUMBER		45 MIN FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)
A101	DRAWING SHEET NUMBER LOCATION		1 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)
			2 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)

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ISSUED FOR PERMIT: 2020-04-16
 REISSUED FOR SITE PLAN APPROVAL: 2020-04-20
 REISSUED FOR SITE PLAN APPROVAL: 2020-07-24

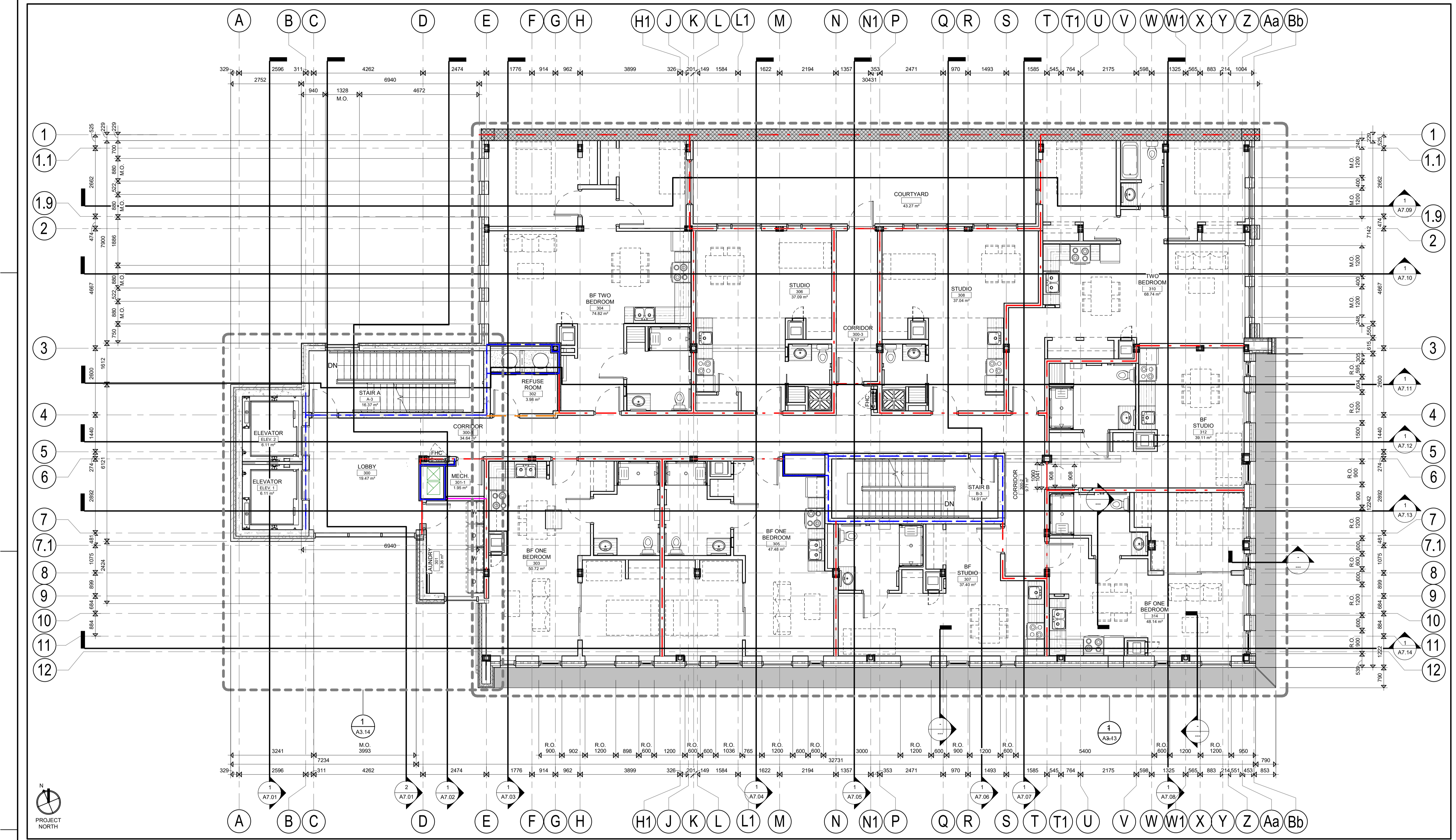
YOUTH OPPORTUNITIES UNLIMITED

Project No.: 828
 Drawn By: JNL
 Plot Date: 2018-08-30

Youth Opportunities Unlimited
 Youth Opportunities Unlimited
 328 & 331 Richmond Street, London, Ontario

OVERALL GROUND FLOOR PLAN

A3.02



1 OVERALL THIRD LEVEL FLOOR PLAN
A3.04

ABBREVIATIONS

ABBREVIATIONS ARE APPLICABLE TO ALL DRAWINGS	
A.F.F.	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ARCH	ARCHITECTURAL
ACT	ACOUSTIC CEILING TILE
AV	AIR/VAPOUR BARRIER
BF	BARRIER FREE
BLKHD	BULKHEAD
CB	CONCRETE BLOCK
CH	COLLAPSIBLE COAT HOOK, 1200 A.F.F.
CJ	CONTROL JOINT
CONC	CONCRETE
CONT	CONTINUOUS
CW	COMPLETE WITH
CT	CERAMIC TILE
D	DRYER
DIA	DIAMETER
DW	DISH WASHER
DWG	DRAWING
ECB	EMERGENCY CALL BUTTON
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EP	ELECTRICAL PANEL
EWS	EYE WAS STATION
FAAP	FIRE ALARM ANNIUNCIATOR PANEL
FAFA	FIRE ALARM STATUS ANNIUNCIATOR
FEX	FIRE EXTINGUISHER
FD	FLOOR DRAIN (SLOPE FLOORS 1.5% TO DRAINS, REFER TO MECH. DWGS.)
FIN	FINISH
GB.1	GRAB BAR - 600mm LONG
GB.2	GRAB BAR - 760x760mm L' SHAPED
GB.3	GRAB BAR - 760mm LONG
GB.4	GRAB BAR - 900mm LONG
GB.5	GRAB BAR - 760mm FOLD DOWN
GI	GREASE INTERCEPTOR
GMWB	GLASS MATT GYPSUM BOARD
GYP BD	GYPSUM BOARD
HB	HOSE BIB
HM	HOLLOW METAL
INSUL	INSULATION
MECH	MECHANICAL
MICRO	MICROWAVE (N.I.C.)
MIR.1	MIRROR (400x600mm)
MIR.2	TILT MIRROR (400x600mm)
MIR.3	FRAMELESS MIRROR (975x2100mm)
MIR.4	MIRROR (610x1830mm) MOUNTED 200mm A.F.F.
mm	MILLIMETRES
MOP	MOP SINK
MIR	MOISTURE RESISTANT
N.I.C.	NOT IN CONTRACT
TWF	THROUGH WALL FLASHING
O.C.	ON CENTRE
PDO	POWER DOOR OPERATOR
PREFIN	PREFINISHED
PTD	PAPER TOWEL DISPENSER
PT	PAINTED
RNG	RANGE/STOVE
RECEP	ELEC. RECEPTACLE (REFER TO ELEC. DWGS.)
REF	REFRIGERATOR
REFEX	RECESSED FIRE EXTINGUISHER
RD	ROOF DRAIN
RTU	ROOF TOP UNIT
RWL	RAIN WATER LEADER
SCHED	SCHEDULE
SD	SOAP DISPENSER
SHL	SHOWER HEAD
SHH	SANITARY NAPKIN DISPENSER
SND	SPECIFICATIONS
STRUC	STRUCTURAL
TACK BOARD (1)	1220x2440mm
TB.1	TACK BOARD (1) 1220x1830mm
TB.2	TACK BOARD (1) 900x2440mm
TB.3	TACK BOARD (1) 900x1830mm
TB.4	TACK BOARD (1) 900x900mm
TB.5	TACK BOARD (1) 900x900mm
TG	TRANSFER GRILLE
T/O	TOP OF
TTD	TOILET TISSUE DISPENSER
TV	TELEVISION (OWNER SUPPLIED)
TWF	THROUGH WALL FLASHING
TYP	TYPICAL
UIS	UNDERSIDE
U.N.O.	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITE TILE
W	WASHING MACHINE
WB.1	WHITE BOARD (1) 1220x2440mm
WB.2	WHITE BOARD (1) 1220x1830mm
WB.3	WHITE BOARD (1) 1220x1220mm
WT	WEAVING TILE

GENERAL NOTES

- NOTES ARE APPLICABLE TO ALL DRAWINGS
- CONTRACTOR TO VERIFY DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING.
 - REFER TO FLOOR PLANS FOR FIRE SEPARATION LOCATIONS CARRY ALL PARTITIONS TO UNDERSIDE OF STRUCTURAL PRECAST SLABS OR METAL DECK UNLESS NOTED OR DETAILED OTHERWISE.
 - FIRE STOP ALL JOINTS AND PENETRATIONS IN FIRE SEPARATIONS.
 - INTERIOR DIMENSIONS ARE FROM FACE OF CONCRETE BLOCK TO FACE OF CONCRETE BLOCK OR FACE OF GYP. WALL BOARD TO FACE OF GYP. WALL BOARD.
 - SLOPE NEW FLOORS 1.5% TO DRAINS.
 - ALL CONCRETE BLOCK TO BE LIGHT WEIGHT.
 - PROVIDE SOLID WOOD BLOCKING BEHIND ALL WASHROOM ACCESSORIES & DOOR HARDWARE IN METAL STUD PARTITIONS.
 - USE MOISTURE RESISTANT GYMB IN ALL WASHROOMS, SHOWER ROOMS, AND KITCHEN AREAS.
 - ALL INTERIOR CONCRETE BLOCK TO HAVE BULLNOSE CORNERS. TYPICAL IN ALL LOCATIONS UNLESS NOTED OTHERWISE.
 - ALL WALLS TO BE CONSTRUCTED AS 0-HOUR FIRE SEPARATIONS UNLESS NOTED OTHERWISE.
 - ALL PARTITIONS TO CARRY OVER OPENINGS UNLESS NOTED OTHERWISE.
 - ALL APPLIANCES N.I.C. TO BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR.

SYMBOL LEGEND

APPLICABLE TO ALL DRAWINGS

ROOM NAME	ROOM NAME/NUMBER (SEE ROOM FINISH SCHEDULE)	SYMBOL	DESCRIPTION
101	101		BARRIER FREE POWER DOOR OPERATOR (100mm A.F.F.)
101	101		MILLWORK (SEE INTERIOR ELEVATIONS & MILLWORK DETAILS IN SPECIFICATIONS)
AX.XX	AX.XX		WATER CLOSET (REFER TO MECHANICAL DRAWINGS)
X	X		FIRE ALARM ANNIUNCIATOR PANEL (REFER TO ELECTRICAL DRAWINGS)
XX.X	XX.X		RECESSED FIRE EXTINGUISHER IN CABINET (SEE FIRE PROTECTION)
WA	WA		RECESSED ELECTRICAL PANEL (SEE ELEC. DWGS.)
Ref	Ref		0 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)
A101	A101		45 MIN FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)
			1 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)
			2 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)

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REISSUED FOR SITE PLAN APPROVAL: 2020-04-20
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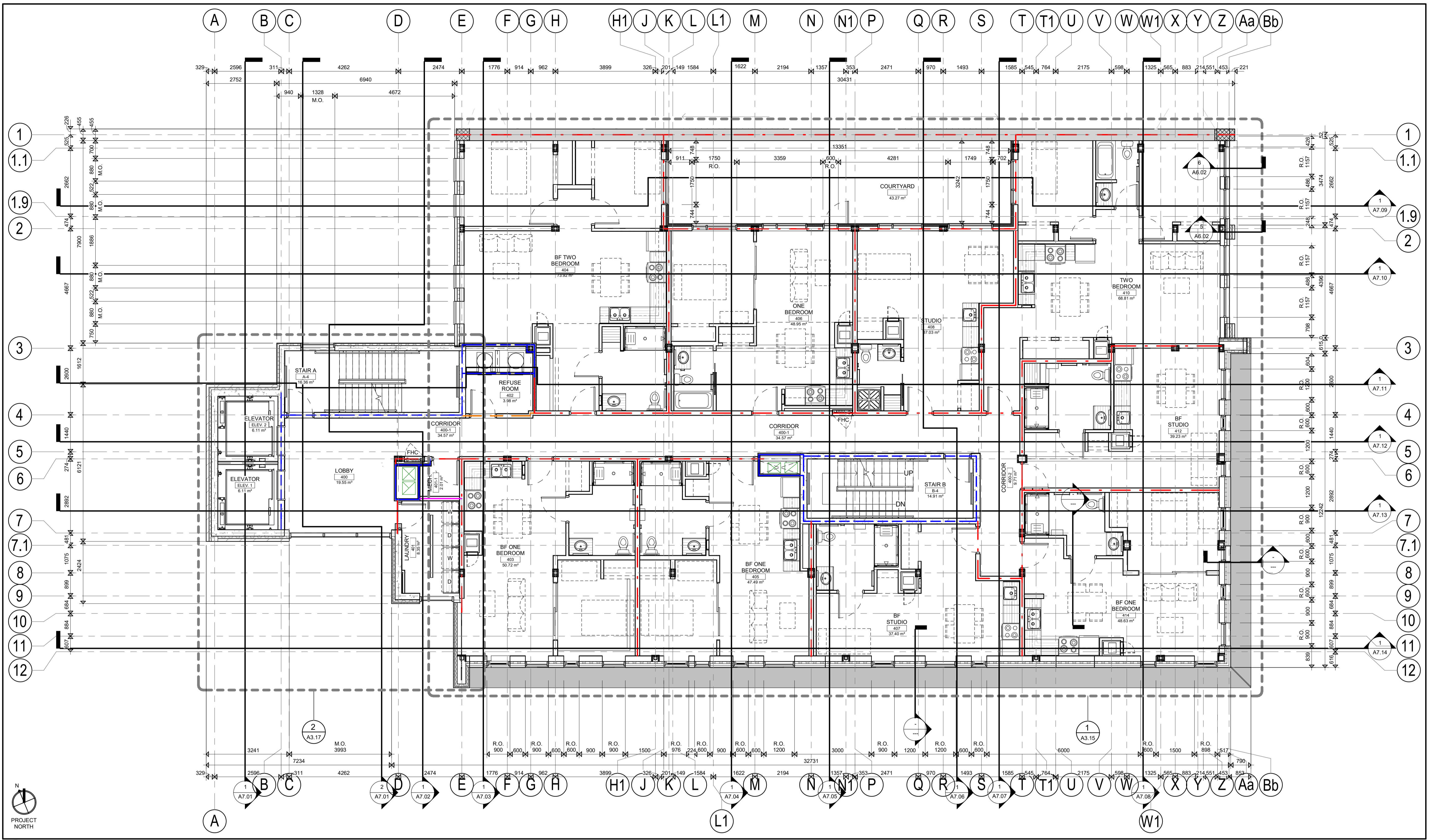
YOUTH OPPORTUNITIES UNLIMITED

Project No.: 828
Drawn By: JNL
Pkg Date: 06/29/18

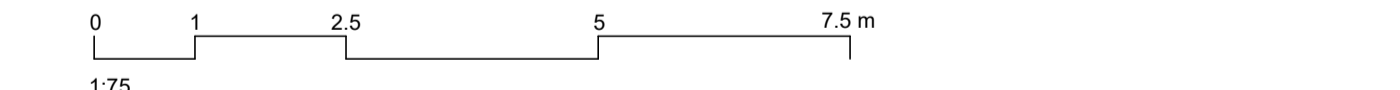
Youth Opportunities Unlimited
Youth Opportunities Unlimited
328 & 331 Richmond Street, London, Ontario

OVERALL THIRD FLOOR PLAN

A3.04



1 OVERALL FOURTH LEVEL FLOOR PLAN
A3.05



ABBREVIATIONS

ABBREVIATIONS ARE APPLICABLE TO ALL DRAWINGS	
A.F.F.	ABOVE FINISHED FLOOR
ALUM.	ALUMINUM
ARCH.	ARCHITECTURAL
ACT	ACOUSTIC CEILING TILE
AV	AIR/VAPOUR BARRIER
BF	BARRIER FREE
BLKHD	BULKHEAD
CB	CONCRETE BLOCK
CH	COLLAPSIBLE COAT HOOK, 1200 A.F.F.
CJ	CONTROL JOINT
CONC	CONCRETE
CONT	CONTINUOUS
CW	COMPLETE WITH
CT	CERAMIC TILE
D	DRYER
DIA	DIAMETER
DW	DISH WASHER
DWG	DRAWING
ECB	EMERGENCY CALL BUTTON
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EP	ELECTRICAL PANEL
EWS	EYE WAS STATION
FAAP	FIRE ALARM ANNCIATOR PANEL
FASA	FIRE ALARM STATUS ANNCIATOR
FEX	FIRE EXTINGUISHER
FD	FLOOR DRAIN (SLOPE FLOORS 1.5% TO DRAINS, REFER TO MECH. DWGS.)
FIN	FINISH
GB.1	GRAB BAR - 600mm LONG
GB.2	GRAB BAR - 760x760mm L-SHAPED
GB.3	GRAB BAR - 760mm LONG
GB.4	GRAB BAR - 900mm LONG
GB.5	GRAB BAR - 760mm FOLD DOWN
GI	GREASE INTERCEPTOR
GMWB	GLASS MATT GYPSUM BOARD
GYP BD	GYPSUM BOARD
HB	HOSE BIB
HM	HOLLOW METAL
INSUL	INSULATION
MECH	MECHANICAL
MICRO	MICROWAVE (N.I.C.)
MIR.1	MIRROR (400x600mm)
MIR.2	TILT MIRROR (400x600mm)
MIR.3	FRAMELESS MIRROR (975x2100mm)
MIR.4	MIRROR (610x1830mm) MOUNTED 200mm A.F.F.
mm	MILLIMETRES
MOP	MOP SINK
MIR	MOISTURE RESISTANT
N.I.C.	NOT IN CONTRACT
TWF	THROUGH WALL FLASHING
O.C.	ON CENTRE
PDO	POWER DOOR OPERATOR
PREFIN	PREFINISHED
PTD	PAPER TOWEL DISPENSER
PT	PAINTED
RNG	RANGE/STOVE
RECEP	ELEC. RECEPTACLE (REFER TO ELEC. DWGS.)
REF	REFRIGERATOR
REFEX	RECESSED FIRE EXTINGUISHER
RD	ROOF DRAIN
RTU	ROOF TOP UNIT
RWL	RAIN WATER LEADER
SCHED	SCHEDULE
SD	SOAP DISPENSER
SHL	SHOWER HEAD
SHH	SANITARY NAPKIN DISPENSER
SND	SPECIFICATIONS
STRUC	STRUCTURAL
TB.1	TACK BOARD (1) 1220x2440mm
TB.2	TACK BOARD (1) 1220x1830mm
TB.3	TACK BOARD (1) 900x2440mm
TB.4	TACK BOARD (1) 900x1830mm
TB.5	TACK BOARD (1) 900x900mm
TG	TRANSFER GRILLE
T/O	TOP OF
TTD	TOILET TISSUE DISPENSER
TV	TELEVISION (OWNER SUPPLIED)
TWF	THROUGH WALL FLASHING
TYP	TYPICAL
UIS	UNDERSIDE
U.N.O.	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITE TILE
W	WASHING MACHINE
WB.1	WHITE BOARD (1) 1220x2440mm
WB.2	WHITE BOARD (1) 1220x1830mm
WB.3	WHITE BOARD (1) 1220x1220mm
WT	WEAVING TILE

GENERAL NOTES

- NOTES ARE APPLICABLE TO ALL DRAWINGS
- CONTRACTOR TO VERIFY DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING.
 - REFER TO FLOOR PLANS FOR FIRE SEPARATION LOCATIONS CARRY ALL PARTITIONS TO UNDERSIDE OF STRUCTURAL PRECAST SLAB OR METAL DECK UNLESS NOTED OR DETAILED OTHERWISE.
 - FIRE STOP ALL JOINTS AND PENETRATIONS IN FIRE SEPARATIONS.
 - INTERIOR DIMENSIONS ARE FROM FACE OF CONCRETE BLOCK TO FACE OF CONCRETE BLOCK OR FACE OF GYP. WALL BOARD TO FACE OF GYP. WALL BOARD.
 - SLOPE NEW FLOORS 1.5% TO DRAINS.
 - ALL CONCRETE BLOCK TO BE LIGHT WEIGHT.
 - PROVIDE SOLID WOOD BLOCKING BEHIND ALL WASHROOM ACCESSORIES & DOOR HARDWARE IN METAL STUD PARTITIONS.
 - USE MOISTURE RESISTANT GIMBS IN ALL WASHROOMS, SHOWER ROOMS, AND KITCHEN AREAS.
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 - ALL PARTITIONS TO CARRY OVER OPENINGS UNLESS NOTED OTHERWISE.
 - ALL APPLIANCES N.I.C. TO BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR.

SYMBOL LEGEND

APPLICABLE TO ALL DRAWINGS

ROOM NAME	ROOM NAME/NUMBER (SEE ROOM FINISH SCHEDULE)	SYMBOL	DESCRIPTION
101	101		BARRIER FREE POWER DOOR OPERATOR (1000mm A.F.F.)
101	101		DOOR/SCREEN NUMBER (SEE DOOR & FRAME SCHEDULE)
AX.XX	AX.XX		INTERIOR WALL ELEVATION IDENTIFICATION NUMBER
X	X		GRID LINE
XX.X	XX.X		CONSTRUCTION ASSEMBLY TYPE (SEE ASSEMBLY LEGENDS ON DRAWING A0.01)
W.X	W.X		WINDOW ASSEMBLY TYPE (SEE EXTERIOR ELEVATIONS & WINDOW SCHEDULE)
Ref	Ref		SECTION / DETAIL NUMBER DRAWING SHEET NUMBER LOCATION
			PDD BARRIER FREE POWER DOOR OPERATOR (1000mm A.F.F.)
			MILLWORK (SEE INTERIOR ELEVATIONS & MILLWORK DETAILS IN SPECIFICATIONS)
			WATER CLOSET (REFER TO MECHANICAL DRAWINGS)
			FIRE ALARM ANNCIATOR PANEL (REFER TO ELECTRICAL DRAWINGS)
			RECESSED FIRE EXTINGUISHER IN CABINET (SEE FIRE PROTECTION)
			RECESSED ELECTRICAL PANEL (SEE ELEC. DWGS.)
			0 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)
			45 MIN FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)
			1 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)
			2 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)

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ISSUED FOR SITE PLAN APPROVAL: 2020-04-20
REISSUED FOR SITE PLAN APPROVAL: 2020-07-24

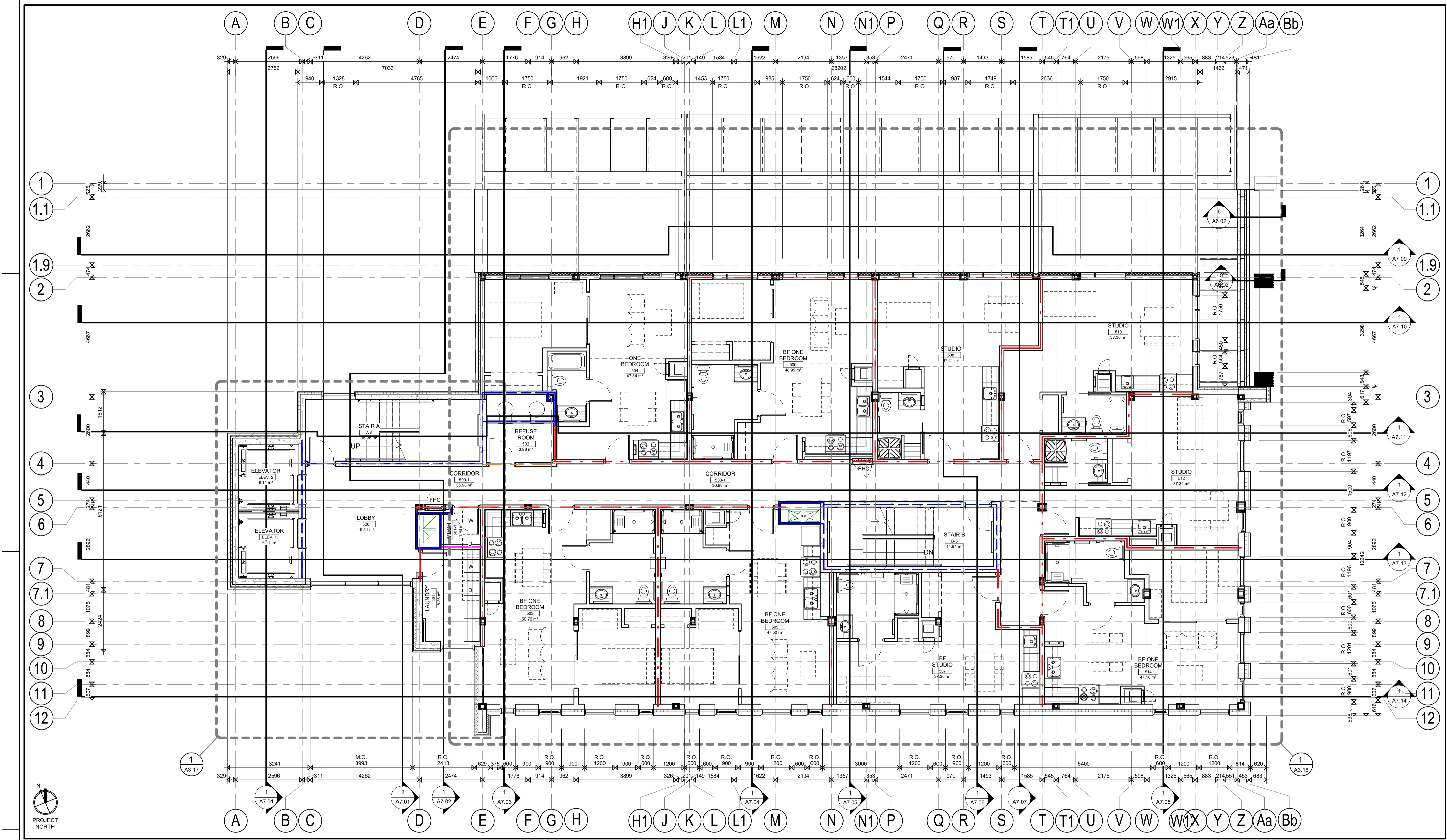
YOUTH OPPORTUNITIES UNLIMITED

Youth Opportunities Unlimited
328 & 331 Richmond Street, London, Ontario

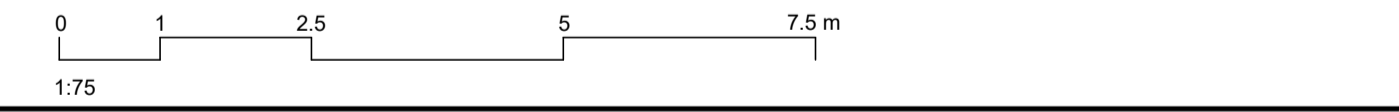
Project No.: 828
Drawn By: JNL
Pig Date: 06/29/18

OVERALL FOURTH FLOOR PLAN

A3.05



1 OVERALL FIFTH LEVEL FLOOR PLAN
A3.06



ABBREVIATIONS

ABBREVIATIONS ARE APPLICABLE TO ALL DRAWINGS	
A.F.F.	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ARCH	ARCHITECTURAL
ACT	ACOUSTIC CEILING TILE
AV	AIR/VAPOUR BARRIER
BF	BARRIER FREE
BLKHD	BULKHEAD
CB	CONCRETE BLOCK
CH	COLLAPSIBLE COAT HOOK, 1200 A.F.F.
CJ	CONTROL JOINT
CONC	CONCRETE
CONT	CONTINUOUS
cw	COMPLETE WITH
CT	CERAMIC TILE
D	DRYER
DIA	DIAMETER
DW	DISH WASHER
DWG	DRAWING
ECB	EMERGENCY CALL BUTTON
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EP	ELECTRICAL PANEL
EWS	EYE WAS STATION
FAAP	FIRE ALARM ANNUCIATOR PANEL
FASA	FIRE ALARM STATUS ANNUCIATOR
FEK	FIRE EXTINGUISHER
FD	FLOOR DRAIN (SLOPE FLOORS 1.5% TO DRAINS, REFER TO MECH. DWGS.)
FIN	FINISH
GB.1	GRAB BAR - 600mm LONG
GB.2	GRAB BAR - 760x760mm L ¹ SHAPED
GB.3	GRAB BAR - 760mm LONG
GB.4	GRAB BAR - 900mm LONG
GB.5	GRAB BAR - 760mm FOLD DOWN
GI	GREASE INTERCEPTOR
GMWB	GLASS MATTI GYPSUM BOARD
GYP BD	GYPSUM BOARD
HB	HOSE BIB
HM	HOLLOW METAL
INSUL	INSULATION
MECH	MECHANICAL
MICRO	MICROWAVE (N.I.C.)
MIR.1	MIRROR (400x600mm)
MIR.2	MIRROR (400x600mm)
MIR.3	FRAMELESS MIRROR (975x2100mm)
MIR.4	MIRROR (610x1530mm)
mm	MILLIMETRES
MOP	MOP SINK
MR	MOISTURE RESISTANT
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTRE
PDO	POWER DOOR OPERATOR
PREFIN	PREFINISHED
PTD	PAPER TOWEL DISPENSER
PT	PAINTED
RNG	RANGE/ STOVE
RECEP	ELEC. RECEPTACLE (REFER TO ELEC. DWGS.)
REF	REFRIGERATOR
REFEX	RECESSED FIRE EXTINGUISHER
RD	ROOF DRAIN
RTU	ROOF TOP UNIT
RWL	RAIN WATER LEADER
SCHED	SCHEDULE
SD	SOAP DISPENSER
SHL	STAINLESS STEEL SHELF, MOUNTED 1200mm A.F.F.
SHH	SHOWER HEAD
SND	SANITARY NAPKIN DISPENSER
SPEC	SPECIFICATIONS
STRUC	STRUCTURAL
TB.1	TACK BOARD (1) 1220x2440mm
TB.2	TACK BOARD (1) 1220x1830mm
TB.3	TACK BOARD (1) 900x2440mm
TB.4	TACK BOARD (1) 900x1830mm
TB.5	TACK BOARD (1) 900x900mm
TG	TRANSFER GRILLE
TIO	TOP OF
TTD	TOILET TISSUE DISPENSER
TV	TELEVISION (OWNER SUPPLIED)
TWF	THROUGH WALL FLASHING
TYP	TYPICAL
UIS	UNDERSIDE
U.N.O.	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITE TILE
W	WASHING MACHINE
w	WITH
WB.1	WHITE BOARD (1) 1220x2440mm
WB.2	WHITE BOARD (1) 1220x1830mm
WB.3	WHITE BOARD (1) 1220x1220mm
WT	WEEPING TILE

GENERAL NOTES

- NOTES ARE APPLICABLE TO ALL DRAWINGS
- CONTRACTOR TO VERIFY DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING.
 - REFER TO FLOOR PLANS FOR FIRE SEPARATION LOCATIONS. CARRY ALL PARTITIONS TO UNDERSIDE OF STRUCTURAL.
 - PRECAST SLABS OR METAL DECK UNLESS NOTED OR DETAILED OTHERWISE.
 - FIRE STOP ALL JOINTS AND PENETRATIONS IN FIRE SEPARATIONS.
 - INTERIOR DIMENSIONS ARE FROM FACE OF CONCRETE BLOCK TO FACE OF CONCRETE BLOCK OR FACE OF GYP. WALL BOARD.
 - TO FACE OF GYP. WALL BOARD.
 - SLOPE NEW FLOORS 1.5% TO DRAINS.
 - ALL CONCRETE BLOCK TO BE LIGHT WEIGHT.
 - PROVIDE SOLID WOOD BLOCKING BEHIND ALL WASHROOM ACCESSORIES & DOOR HARDWARE IN METAL STUD PARTITIONS.
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 - ALL PARTITIONS TO CARRY OVER OPENINGS UNLESS NOTED OTHERWISE.
 - ALL APPLIANCES N.I.C. TO BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR.

SYMBOL LEGEND

APPLICABLE TO ALL DRAWINGS

ROOM NAME	ROOM NAME/NUMBER (SEE ROOM FINISH SCHEDULE)	SYMBOL	DESCRIPTION
101	101	101	BARRIER FREE POWER DOOR OPERATOR (1000mm A.F.F.)
101	DOOR/SCREEN NUMBER (SEE DOOR & FRAME SCHEDULE)	101	MILLWORK (SEE INTERIOR ELEVATIONS & MILLWORK DETAILS IN SPECIFICATIONS)
AX.XX	INTERIOR WALL ELEVATION IDENTIFICATION NUMBER	AX.XX	WATER CLOSET (REFER TO MECHANICAL DRAWINGS)
X	GRID LINE	X	FIRE ALARM ANNUCIATOR PANEL (REFER TO ELECTRICAL DRAWINGS)
XX.X	CONSTRUCTION ASSEMBLY TYPE (SEE ASSEMBLY LEGENDS ON DRAWING A0.01)	XX.X	RECESSED FIRE EXTINGUISHER IN CABINET (SEE FIRE PROTECTION)
WX	WINDOW ASSEMBLY TYPE (SEE EXTERIOR ELEVATIONS & WINDOW SCHEDULE)	WX	RECESSED ELECTRICAL PANEL (SEE ELEC. DWGS.)
Ref	SECTION / DETAIL NUMBER	Ref	0 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)
A101	DRAWING SHEET NUMBER LOCATION	A101	45 MIN FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)
			1 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)
			2 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)

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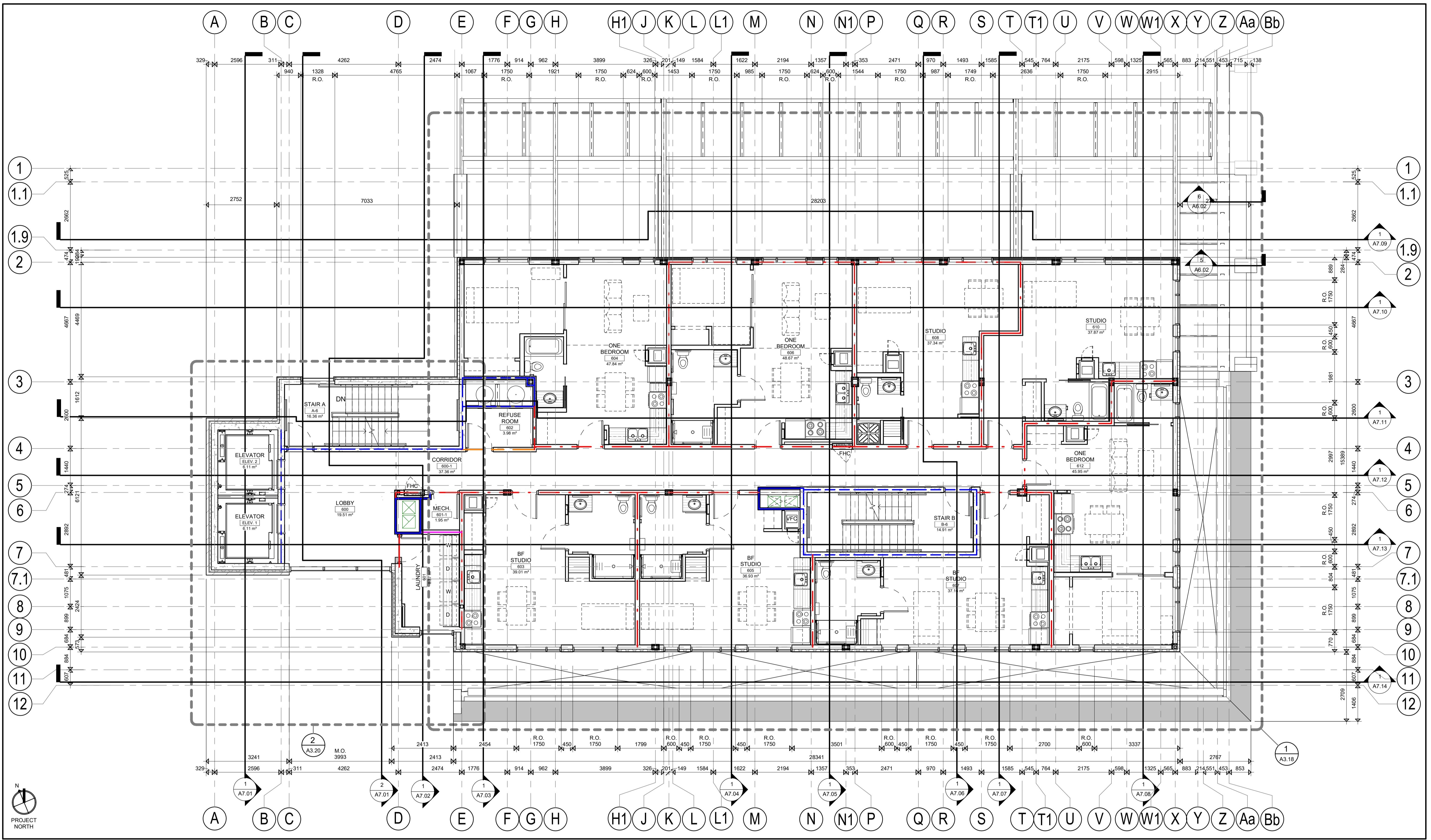
YOUTH OPPORTUNITIES UNLIMITED

Project No.: 828
Drawn By: JNL
Pkg Date: 01/10/20

Youth Opportunities Unlimited
328 & 331 Richmond Street, London, Ontario

OVERALL FIFTH FLOOR PLAN

A3.06



1
A3.07

OVERALL SIXTH FLOOR PLAN

ABBREVIATIONS		ABBREVIATIONS ARE APPLICABLE TO ALL DRAWINGS	
A.F.F.	ABOVE FINISHED FLOOR	GB 2	GRAB BAR - 760x760mm L' SHAPED
ALUM	ALUMINUM	GB 3	GRAB BAR - 760mm LONG
ARCH	ARCHITECTURAL	GB 4	GRAB BAR - 900mm LONG
ACT	ACOUSTIC CEILING TILE	GB 5	GRAB BAR - 760mm FOLD DOWN
AV	AIR/VAPOUR BARRIER	GI	GREASE INTERCEPTOR
BF	BARRIER FREE	GMWB	GLASS MATT GYPSUM BOARD
BLKHD	BULKHEAD	GYP BD	GYPSUM BOARD
CB	CONCRETE BLOCK	HB	HOSE BIB
CCH	COLLAPSIBLE COAT HOOK, 1200 A.F.F.	HM	HOLLOW METAL
CJ	CONTROL JOINT	INSUL	INSULATION
CONC	CONCRETE	MECH	MECHANICAL
CONT	CONTINUOUS	MICRO	MICROWAVE (N.I.C.)
cw	COMPLETE WITH	MIR.1	MIRROR (400x600mm)
CT	CERAMIC TILE	MIR.2	MIRROR (400x600mm)
D	DRYER	MIR.3	FRAMELESS MIRROR (975x2100mm)
DIA	DIAMETER	MIR.4	MIRROR (610x1830mm)
DW	DISH WASHER		MOUNTED 200mm A.F.F.
DWG	DRAWING	mm	MILLIMETRES
ECB	EMERGENCY CALL BUTTON	MOP	MOP SINK
EJ	EXPANSION JOINT	MIR	MOISTURE RESISTANT
ELEC	ELECTRICAL	N.I.C.	NOT IN CONTRACT
ELEV	ELEVATION	O.C.	ON CENTRE
EP	ELECTRICAL PANEL	PDO	POWER DOOR OPERATOR
EWS	EYE WAS STATION	PREFIN	PREFINISHED
FAAP	FIRE ALARM ANNUNCIATOR PANEL	PTD	PAPER TOWEL DISPENSER
FASA	FIRE ALARM STATUS ANNUNCIATOR	PT	PAINTED
FEX	FIRE EXTINGUISHER	RNG	RANGE/STOVE
FD	FLOOR DRAIN (SLOPE FLOORS 1.5% TO DRAINS, REFER TO MECH. DWGS.)	RECEP	ELEC. RECEPTACLE (REFER TO ELEC. DWGS.)
FIN	FINISH	REF	REFRIGERATOR
GB.1	GRAB BAR - 600mm LONG	REFEX	RECESSED FIRE EXTINGUISHER
		RD	ROOF DRAIN
		RTU	ROOF TOP UNIT
		RWL	RAIN WATER LEADER
		SCHED	SCHEDULE
		SD	SAP DISPENSER
		SHL	STAINLESS STEEL SHELF, MOUNTED 1200mm A.F.F.
		SHH	SHOWER HEAD
		SND	SANITARY NAPKIN DISPENSER
		SPEC	SPECIFICATIONS
		STRUC	STRUCTURAL
		TB.1	TACK BOARD (1) 1220x2440mm
		TB.2	TACK BOARD (1) 1220x1830mm
		TB.3	TACK BOARD (1) 900x2440mm
		TB.4	TACK BOARD (1) 900x1830mm
		TB.5	TACK BOARD (1) 900x900mm
		TG	TRANSFER GRILLE
		T/O	TOP OF
		TTD	TOILET TISSUE DISPENSER
		TV	TELEVISION (OWNER SUPPLIED) THROUGH WALL FLASHING
		TYP	TYPICAL
		UIS	UNDERSIDE
		U.N.O.	UNLESS NOTED OTHERWISE
		VCT	VINYL COMPOSITE TILE
		W	WASHING MACHINE
		WB.1	WHITE BOARD (1) 1220x2440mm
		WB.2	WHITE BOARD (1) 1220x1830mm
		WB.3	WHITE BOARD (1) 1220x1220mm
		WT	WEAVING TILE

GENERAL NOTES
NOTES ARE APPLICABLE TO ALL DRAWINGS

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- INTERIOR DIMENSIONS ARE FROM FACE OF CONCRETE BLOCK TO FACE OF CONCRETE BLOCK OR FACE OF GYP. WALL BOARD TO FACE OF GYP. WALL BOARD.
- SLOPE NEW FLOORS 1.5% TO DRAINS.
- ALL CONCRETE BLOCK TO BE LIGHT WEIGHT.
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SYMBOL LEGEND		APPLICABLE TO ALL DRAWINGS	
ROOM NAME	ROOM NAME/NUMBER (SEE ROOM FINISH SCHEDULE)	PDO	BARRIER FREE POWER DOOR OPERATOR (100mm A.F.F.)
101			
101	DOOR/SCREEN NUMBER (SEE DOOR & FRAME SCHEDULE)		MILLWORK (SEE INTERIOR ELEVATIONS & MILLWORK DETAILS IN SPECIFICATIONS)
AX.XX	INTERIOR WALL ELEVATION IDENTIFICATION NUMBER		WATER CLOSET (REFER TO MECHANICAL DRAWINGS)
X	GRID LINE	FAAP	FIRE ALARM ANNUNCIATOR PANEL (REFER TO ELECTRICAL DRAWINGS)
XX.X	CONSTRUCTION ASSEMBLY TYPE (SEE ASSEMBLY LEGENDS ON DRAWING A0.01)	FHC	RECESSED FIRE EXTINGUISHER IN CABINET (SEE FIRE PROTECTION)
WA	WINDOW ASSEMBLY TYPE (SEE EXTERIOR ELEVATIONS & WINDOW SCHEDULE)	EP	RECESSED ELECTRICAL PANEL (SEE ELEC. DWGS.)
Ref	SECTION / DETAIL NUMBER		0 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)
A101	DRAWING SHEET NUMBER LOCATION		45 MIN FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)
			1 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)
			2 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)

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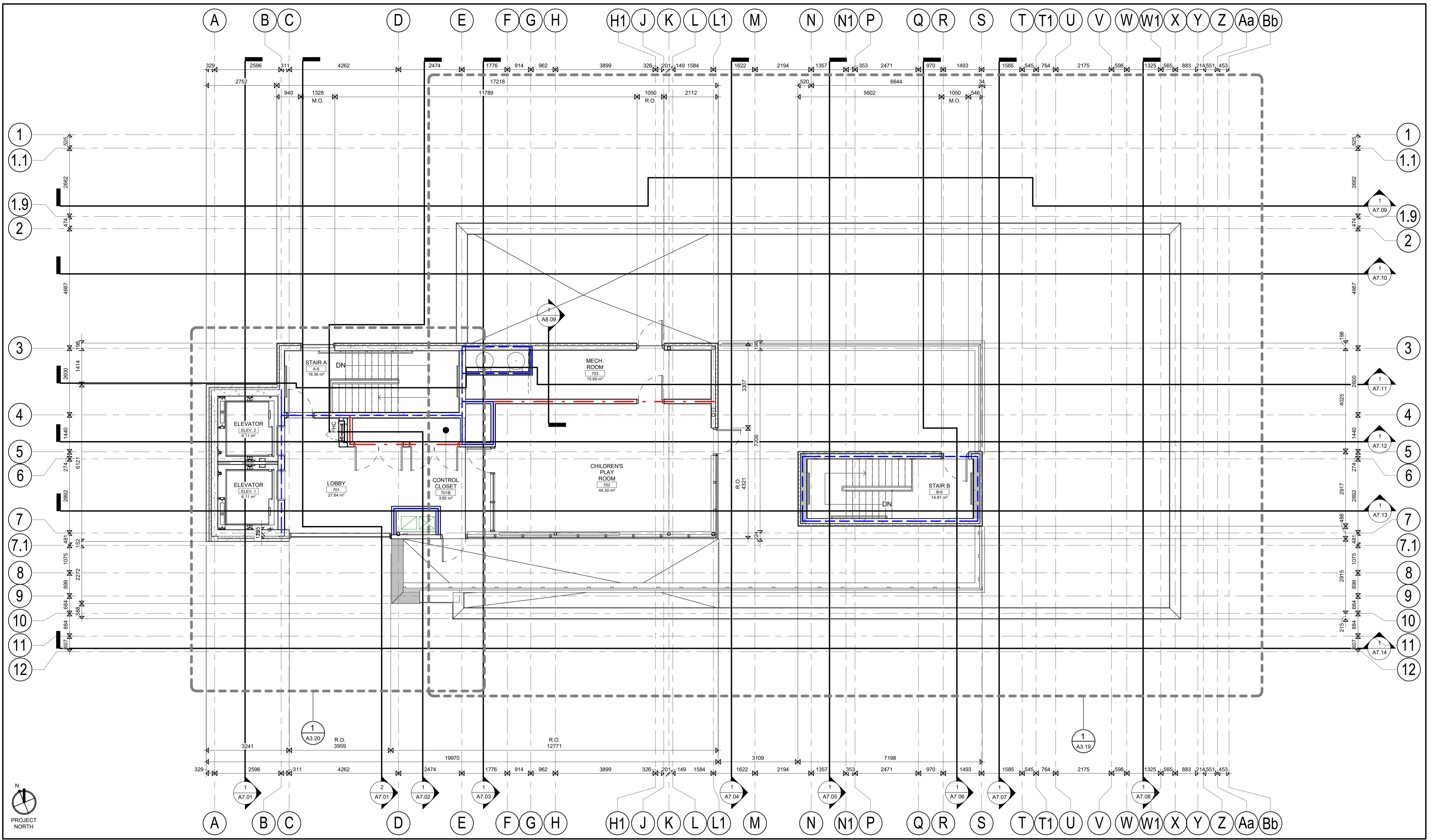
YOUTH OPPORTUNITIES UNLIMITED

Project No.: 828
Drawn By: JNL
Pkg Date: 01/10/20

Youth Opportunities Unlimited
Youth Opportunities Unlimited
328 & 331 Richmond Street, London, Ontario

OVERALL SIXTH FLOOR PLAN

A3.07



1 OVERALL SEVENTH LEVEL FLOOR PLAN
A3.08

ABBREVIATIONS

ABBREVIATIONS ARE APPLICABLE TO ALL DRAWINGS	
A.F.F.	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ARCH	ARCHITECTURAL
ACT	ACOUSTIC CEILING TILE
AV	AIR/VAPOUR BARRIER
BF	BARRIER FREE
BLKHD	BULKHEAD
CB	CONCRETE BLOCK
CH	COLLAPSE COAT HOOK, 1200 A.F.F.
CJ	CONTROL JOINT
CONC	CONCRETE
CONT	CONTINUOUS
CW	COMPLETE WITH
CT	CERAMIC TILE
D	DRYER
DIA	DIAMETER
DW	DISH WASHER
DWG	DRAWING
ECB	EMERGENCY CALL BUTTON
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EP	ELECTRICAL PANEL
EWS	EYE WAS STATION
FAAP	FIRE ALARM ANNUCIATOR PANEL
FASA	FIRE ALARM STATUS ANNUCIATOR
FEX	FIRE EXTINGUISHER
FD	FLOOR DRAIN (SLOPE FLOORS 1.5% TO DRAINS, REFER TO MECH. DWGS.)
FIN	FINISH
GB.1	GRAB BAR - 600mm LONG
GB.2	GRAB BAR - 760x760mm L' SHAPED
GB.3	GRAB BAR - 760mm LONG
GB.4	GRAB BAR - 900mm LONG
GB.5	GRAB BAR - 760mm FOLD DOWN
GI	GREASE INTERCEPTOR
GMWB	GLASS MATT GYPSUM BOARD
GYP BD	GYPSUM BOARD
HB	HOSE BIB
HM	HOLLOW METAL
INSUL	INSULATION
MECH	MECHANICAL
MICRO	MICROWAVE (N.I.C.)
MIR.1	MIRROR (400x600mm)
MIR.2	TILT MIRROR (400x600mm)
MIR.3	FRAMELESS MIRROR (975x2100mm)
MIR.4	MIRROR (610x1830mm) MOUNTED 200mm A.F.F.
mm	MILLIMETRES
MOP	MOP SINK
MIR	MOISTURE RESISTANT
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTRE
PDC	POWER DOOR OPERATOR
PREFIN	PREFINISHED
PTD	PAPER TOWEL DISPENSER
PT	PAINTED
RNG	RANGE/STOVE
RECEP	ELEC. RECEPTACLE (REFER TO ELEC. DWGS.)
REF	REFRIGERATOR
REFEX	RECESSED FIRE EXTINGUISHER
RD	ROOF DRAIN
RTU	ROOF TOP UNIT
RWL	RAIN WATER LEADER
SCHED	SCHEDULE
SD	SOAP DISPENSER
SHL	STAINLESS STEEL SHELF, MOUNTED 1200mm A.F.F.
SHH	SHOWER HEAD
SND	SANITARY NAPKIN DISPENSER
SPEC	SPECIFICATIONS
STRUC	STRUCTURAL
TB.1	TACK BOARD (1) 1220x2440mm
TB.2	TACK BOARD (1) 1220x1830mm
TB.3	TACK BOARD (1) 900x2440mm
TB.4	TACK BOARD (1) 900x1830mm
TB.5	TACK BOARD (1) 900x900mm
TG	TRANSFER GRILLE
T/O	TOP OF
TTD	TOILET TISSUE DISPENSER
TV	TELEVISION (OWNER SUPPLIED)
TWF	THROUGH WALL FLASHING
TYP	TYPICAL
UJS	UNDERSIDE
U.N.O.	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITE TILE
W	WASHING MACHINE
WB.1	WHITE BOARD (1) 1220x2440mm
WB.2	WHITE BOARD (1) 1220x1830mm
WB.3	WHITE BOARD (1) 1220x1220mm
WT	WEAVING TILE

GENERAL NOTES

- NOTES ARE APPLICABLE TO ALL DRAWINGS
- CONTRACTOR TO VERIFY DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING.
 - REFER TO FLOOR PLANS FOR FIRE SEPARATION LOCATIONS. CARRY ALL PARTITIONS TO UNDERSIDE OF STRUCTURAL.
 - PRECAST GLASS OR METAL DECK UNLESS NOTED OR DETAILED OTHERWISE.
 - FIRE STOP ALL JOINTS AND PENETRATIONS IN FIRE SEPARATIONS.
 - INTERIOR DIMENSIONS ARE FROM FACE OF CONCRETE BLOCK TO FACE OF CONCRETE BLOCK OR FACE OF GYP. WALL BOARD TO FACE OF GYP. WALL BOARD.
 - SLOPE NEW FLOORS 1.5% TO DRAINS.
 - ALL CONCRETE BLOCK TO BE LIGHT WEIGHT.
 - PROVIDE SOLID WOOD BLOCKING BEHIND ALL WASHROOM ACCESSORIES & DOOR HARDWARE IN METAL STUD PARTITIONS.
 - USE MOISTURE RESISTANT GYPSUM BOARD IN ALL WASHROOMS, SHOWER ROOMS, AND KITCHEN AREAS.
 - ALL INTERIOR CONCRETE BLOCK TO HAVE BULLNOSE CORNERS, TYPICAL IN ALL LOCATIONS UNLESS NOTED OTHERWISE.
 - ALL WALLS TO BE CONSTRUCTED AS 0-HOUR FIRE SEPARATIONS UNLESS NOTED OTHERWISE.
 - ALL PARTITIONS TO CARRY OVER OPENINGS UNLESS NOTED OTHERWISE.
 - ALL APPLIANCES N.I.C. TO BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR.

SYMBOL LEGEND

SYMBOL LEGEND		APPLICABLE TO ALL DRAWINGS	
ROOM NAME	ROOM NAME/NUMBER (SEE ROOM FINISH SCHEDULE)	PDO	BARRIER FREE POWER DOOR OPERATOR (1000mm A.F.F.)
101	101		MILLWORK (SEE INTERIOR ELEVATIONS & MILLWORK DETAILS IN SPECIFICATIONS)
101	DOOR/SCREEN NUMBER (SEE DOOR & FRAME SCHEDULE)		WATER CLOSET (REFER TO MECHANICAL DRAWINGS)
AX.XX	INTERIOR WALL ELEVATION IDENTIFICATION NUMBER	FAAP	FIRE ALARM ANNUCIATOR PANEL (REFER TO ELECTRICAL DRAWINGS)
X	GRID LINE	FHC	RECESSED FIRE EXTINGUISHER IN CABINET (SEE FIRE PROTECTION)
XX.X	CONSTRUCTION ASSEMBLY TYPE (SEE ASSEMBLY LEGENDS ON DRAWING A0.01)	EP	RECESSED ELECTRICAL PANEL (SEE ELEC. DWGS.)
WX	WINDOW ASSEMBLY TYPE (SEE EXTERIOR ELEVATIONS & WINDOW SCHEDULE)		0 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)
Ref	SECTION / DETAIL NUMBER		45 MIN FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)
A101	DRAWING SHEET NUMBER LOCATION		1 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)
			2 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)

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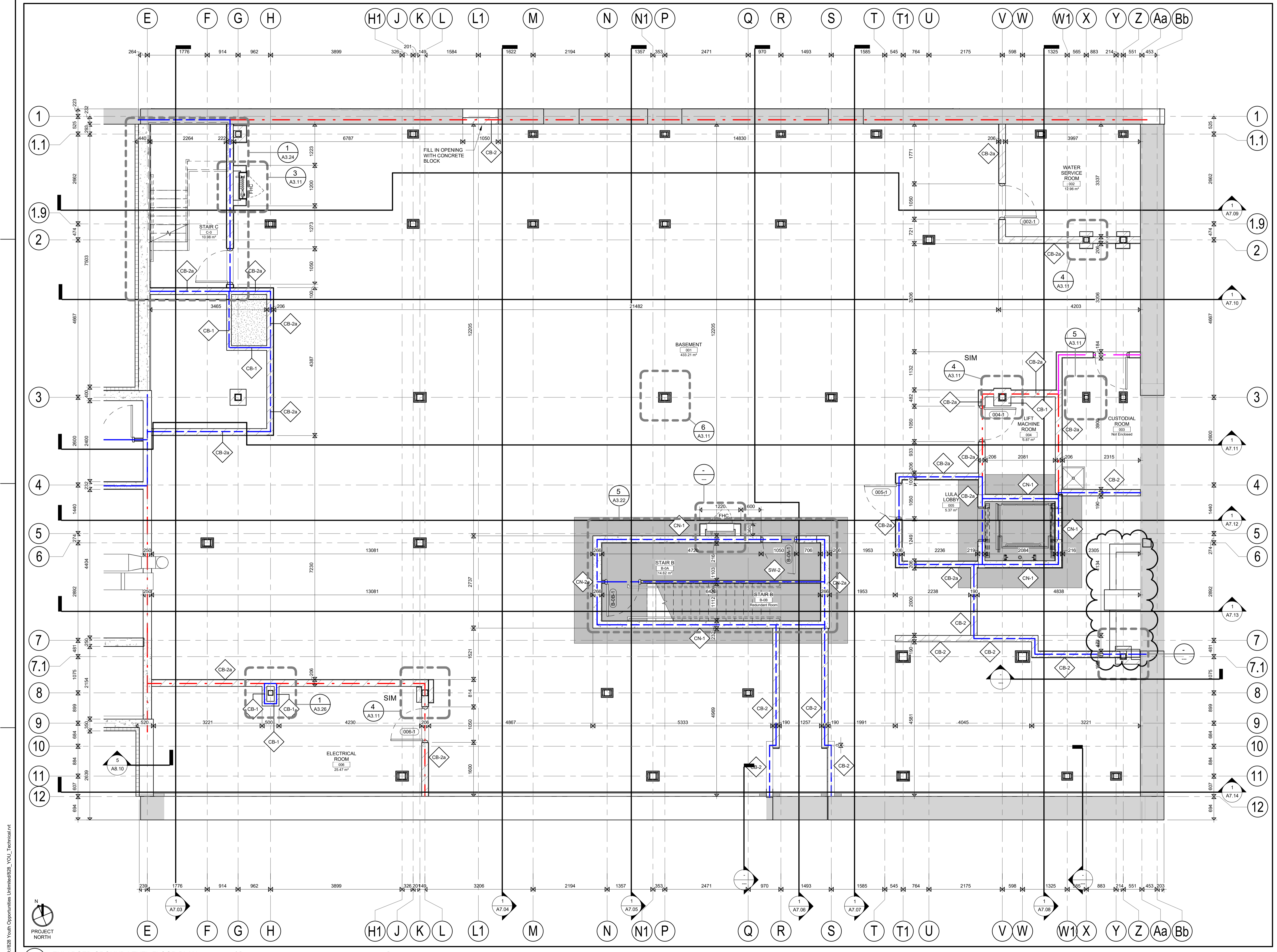
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OVERALL SEVENTH FLOOR PLAN

A3.08



1 A3.09 ENLARGED GROUND LEVEL FLOOR PLAN

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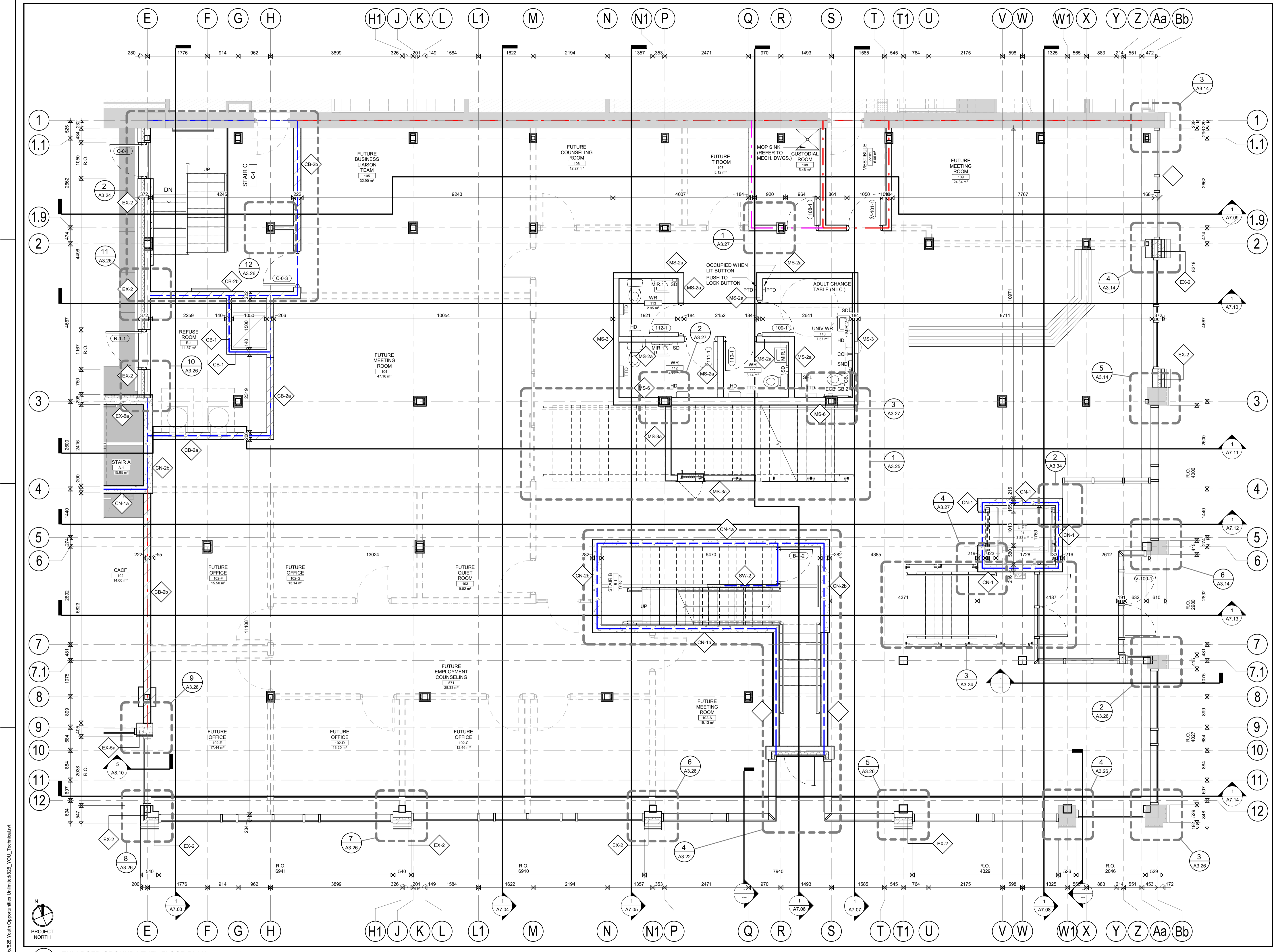
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ENLARGED LOWER FLOOR PLAN

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A3.09



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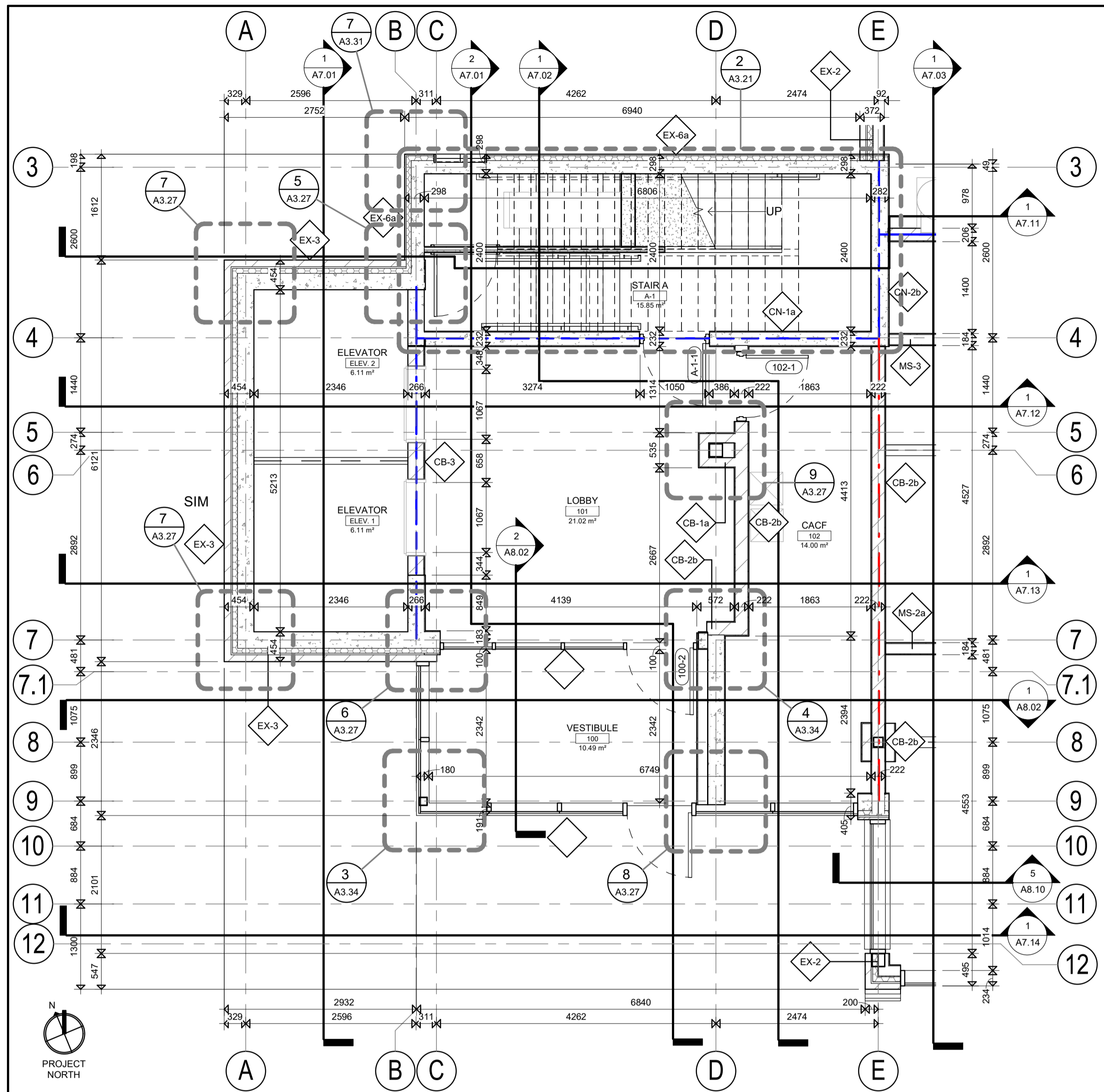
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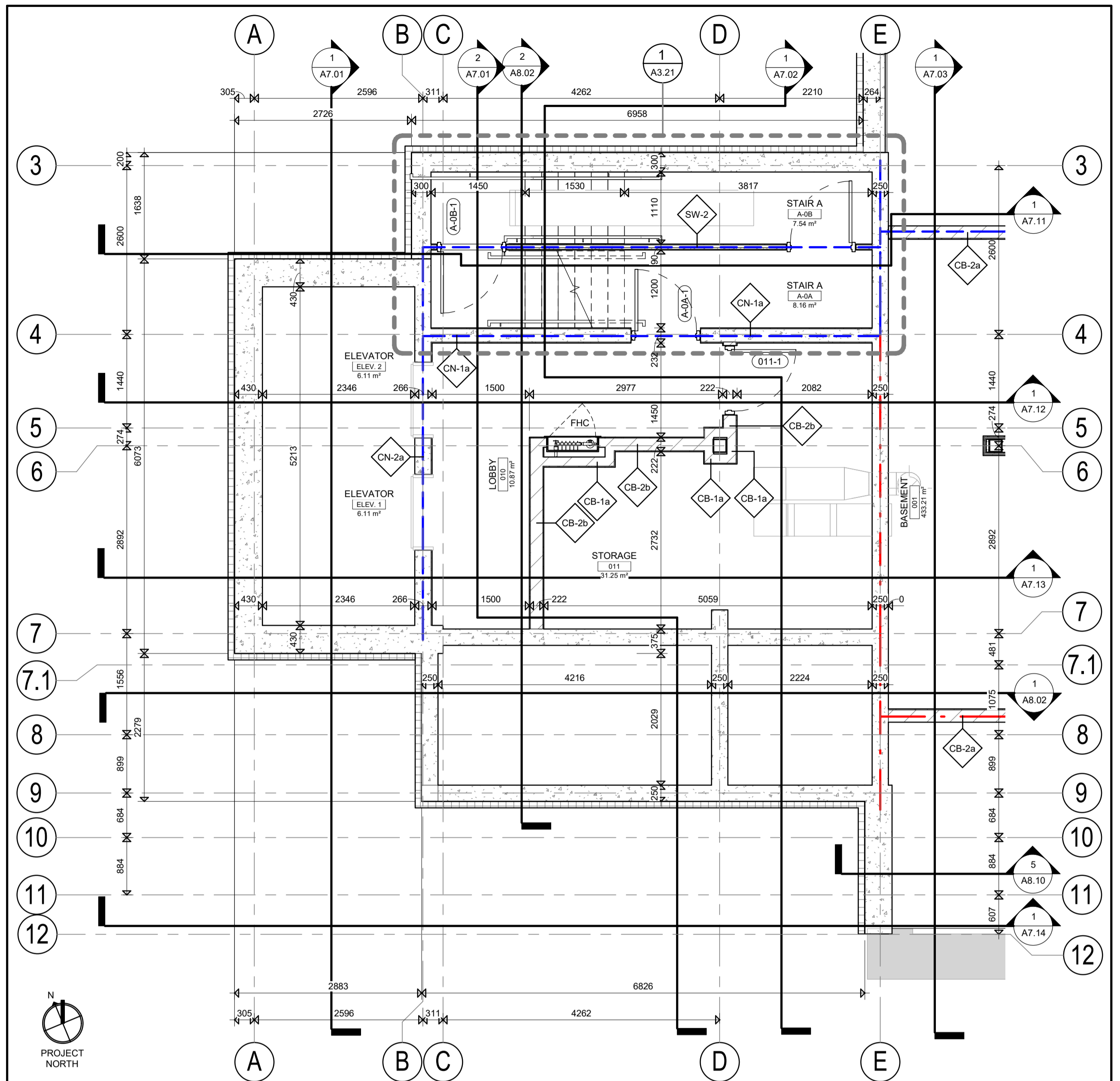
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 ENLARGED GROUND FLOOR PLAN

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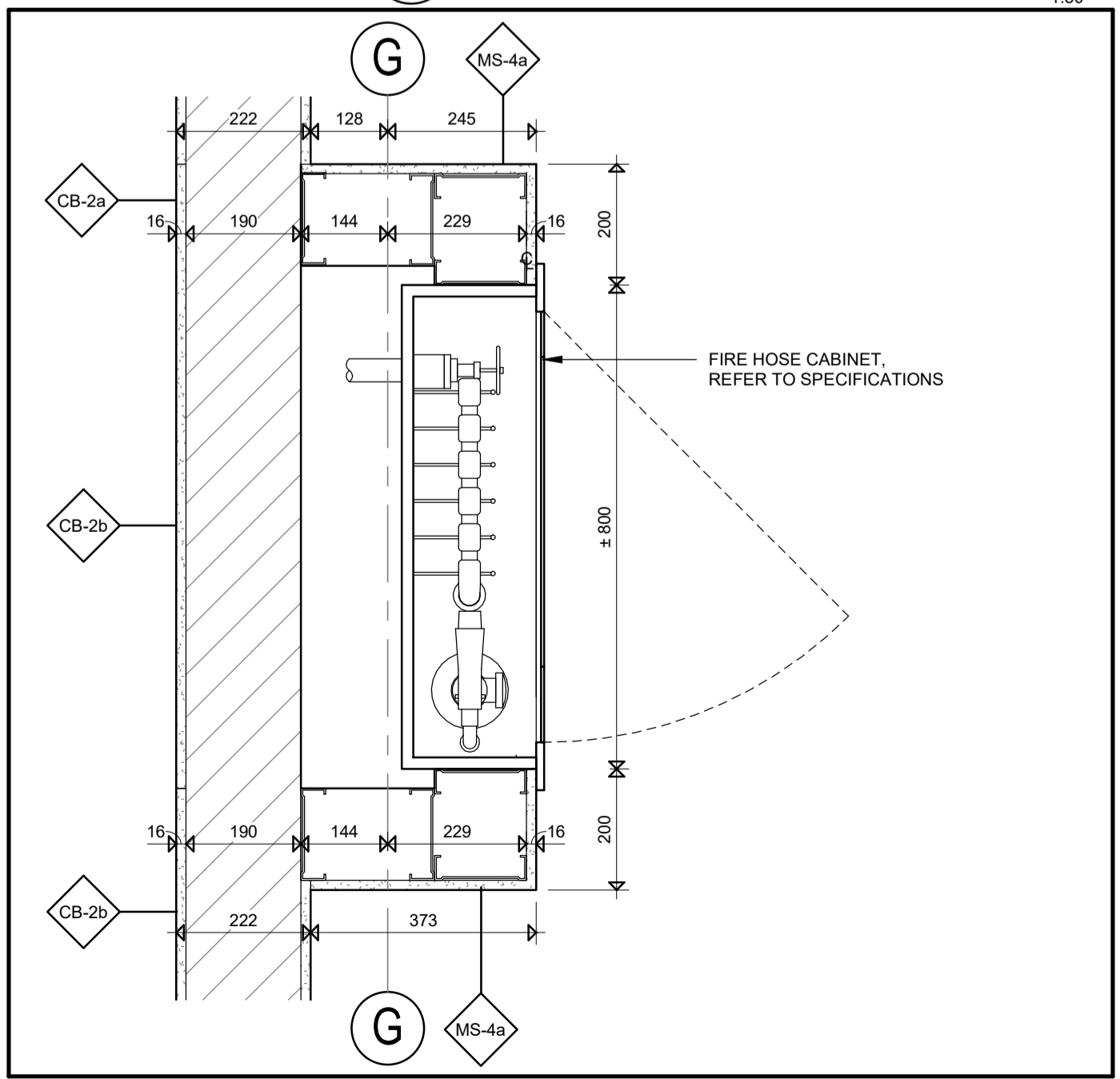
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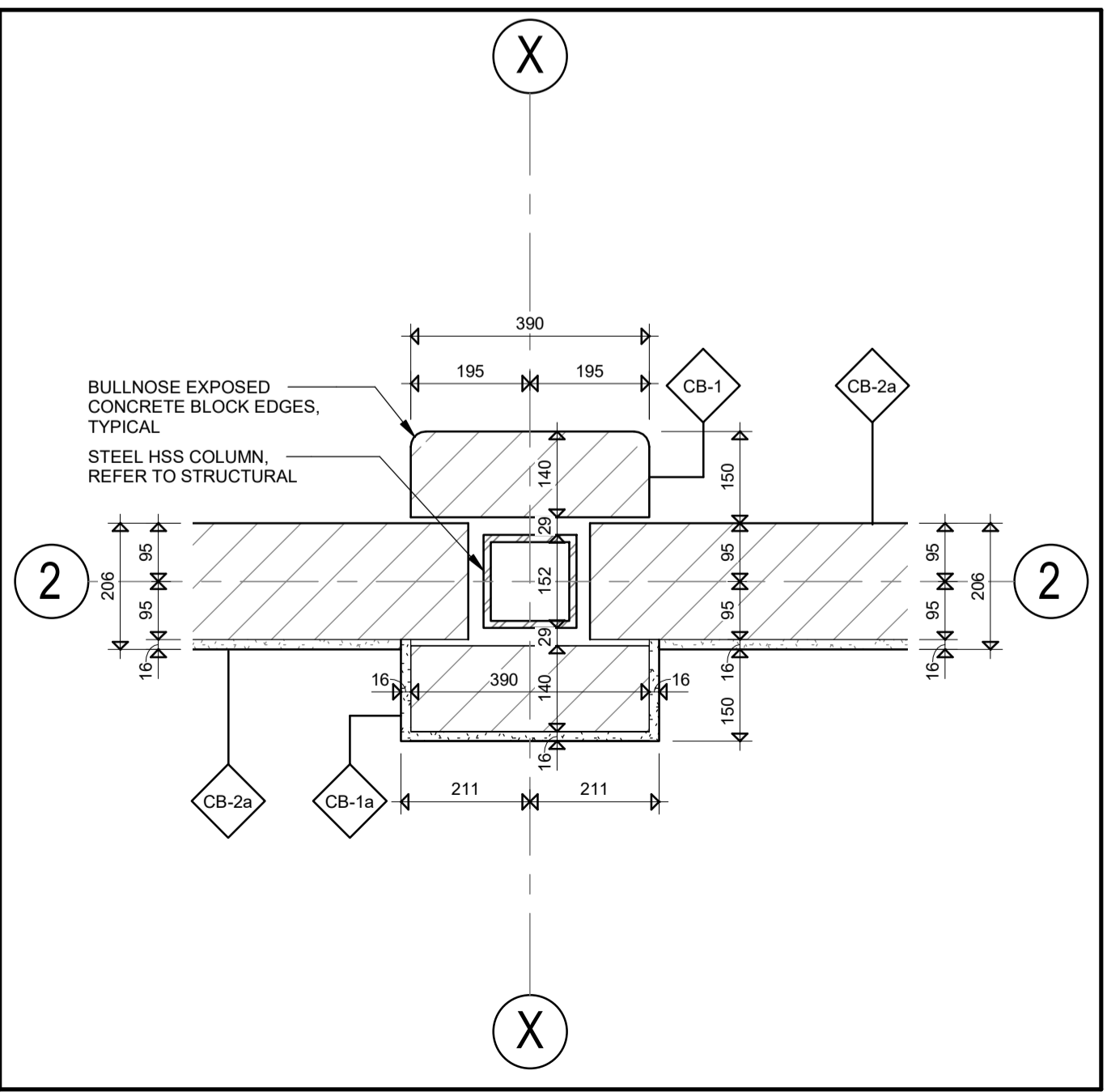
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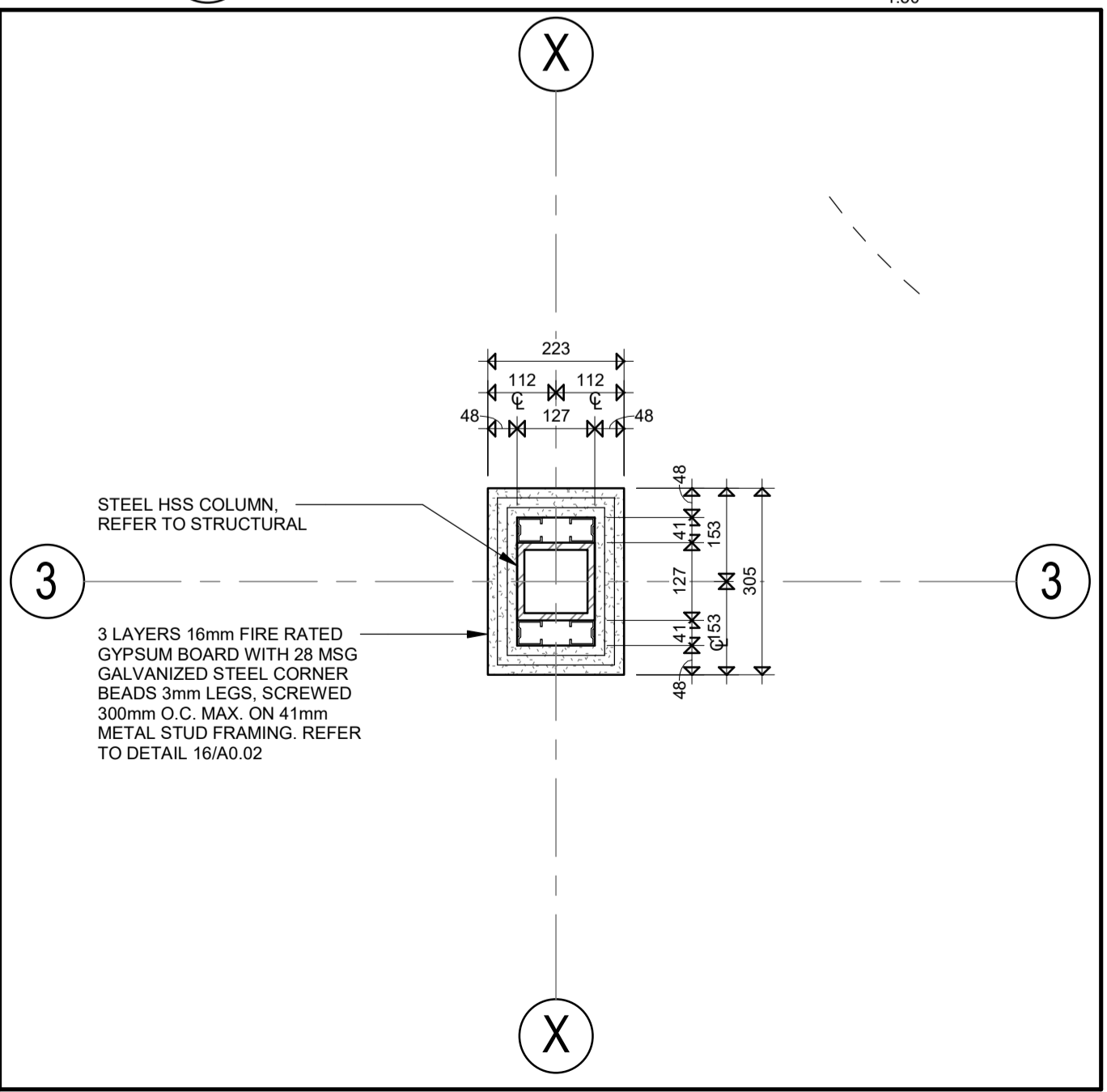
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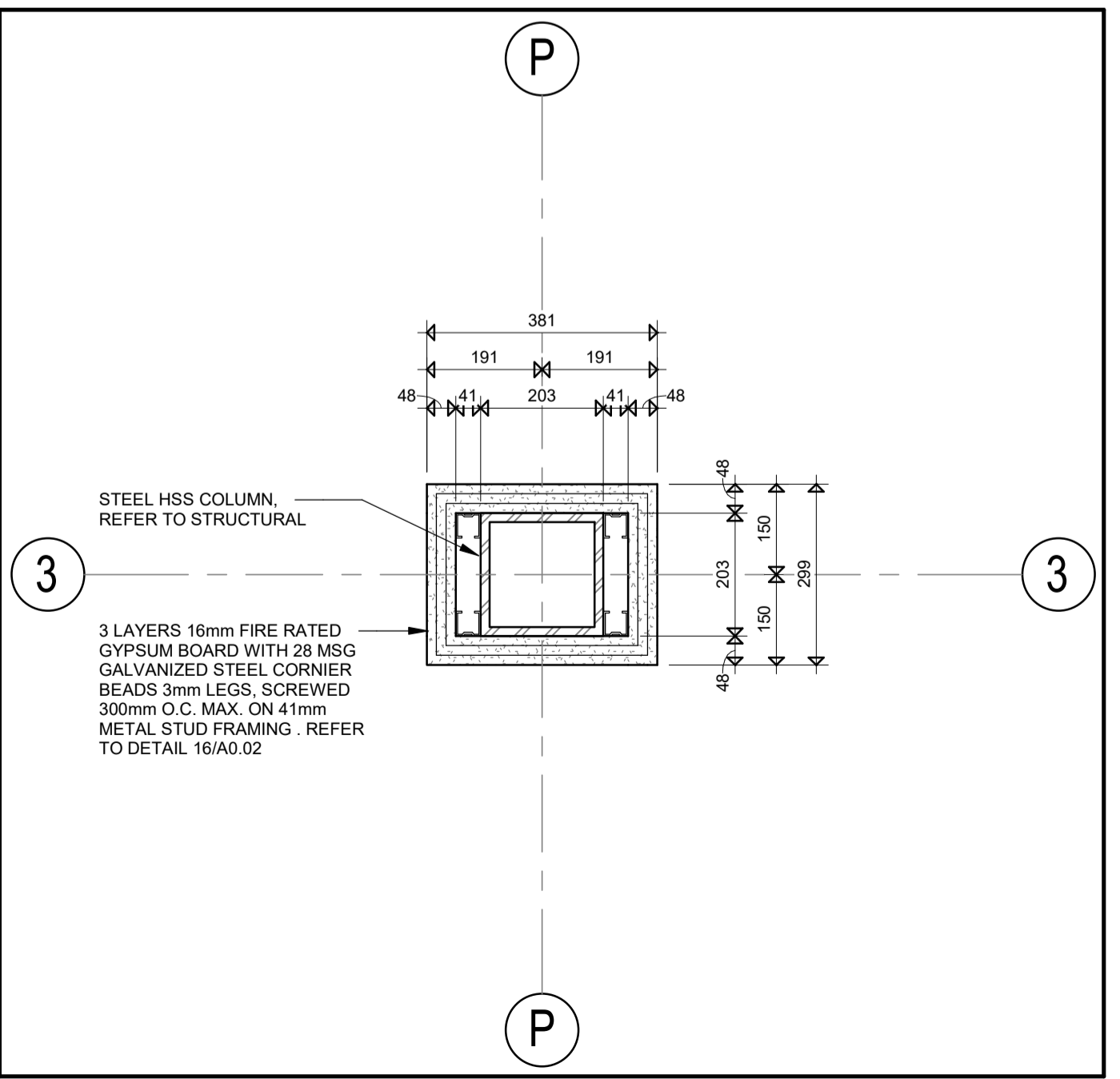
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A3.11
1:10



4 PLAN DETAIL
A3.11
1:10



5 PLAN DETAIL
A3.11
1:10



6 PLAN DETAIL
A3.11
1:10

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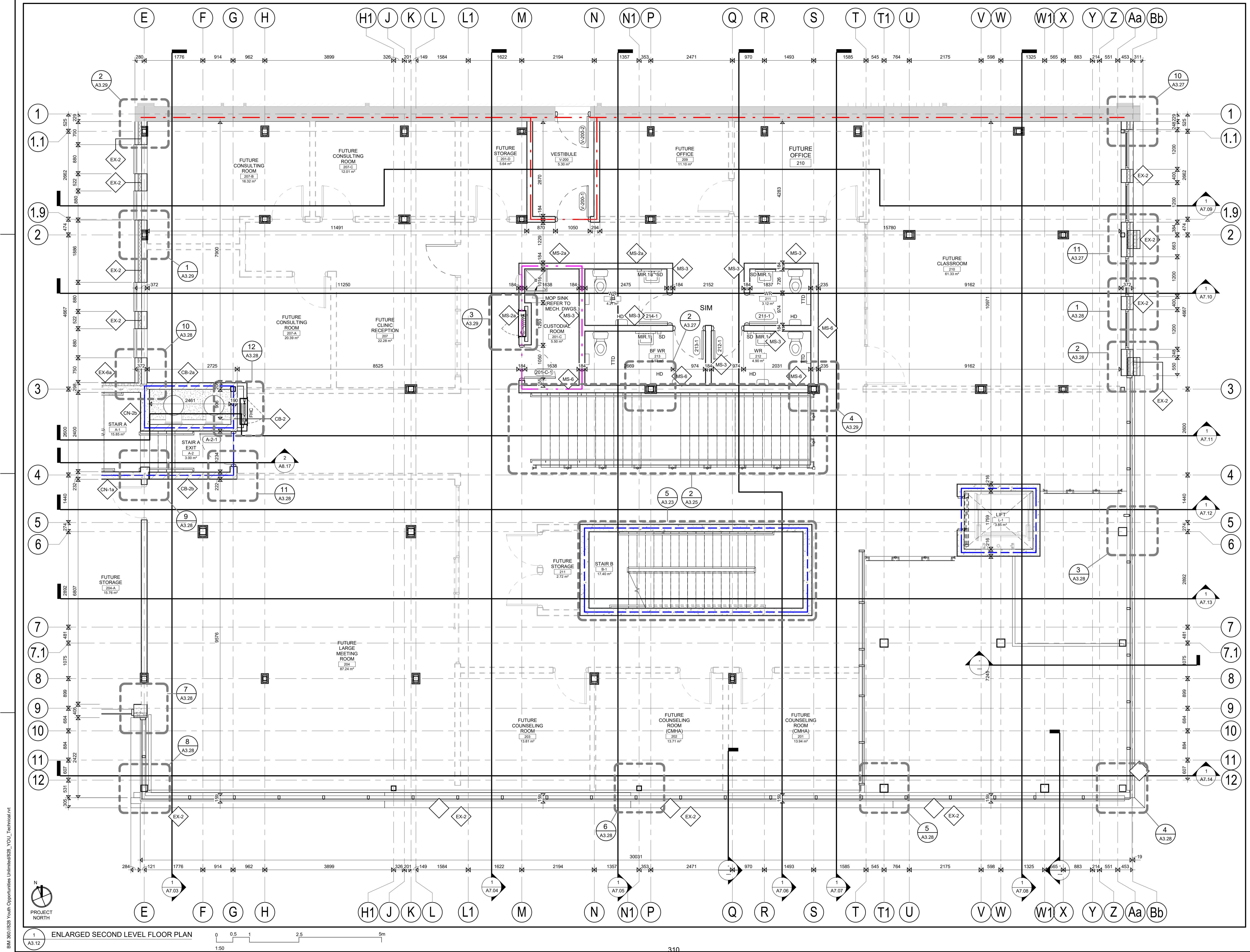
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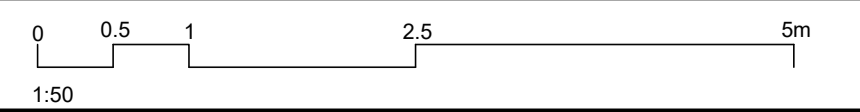
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1 A3.12 ENLARGED SECOND LEVEL FLOOR PLAN



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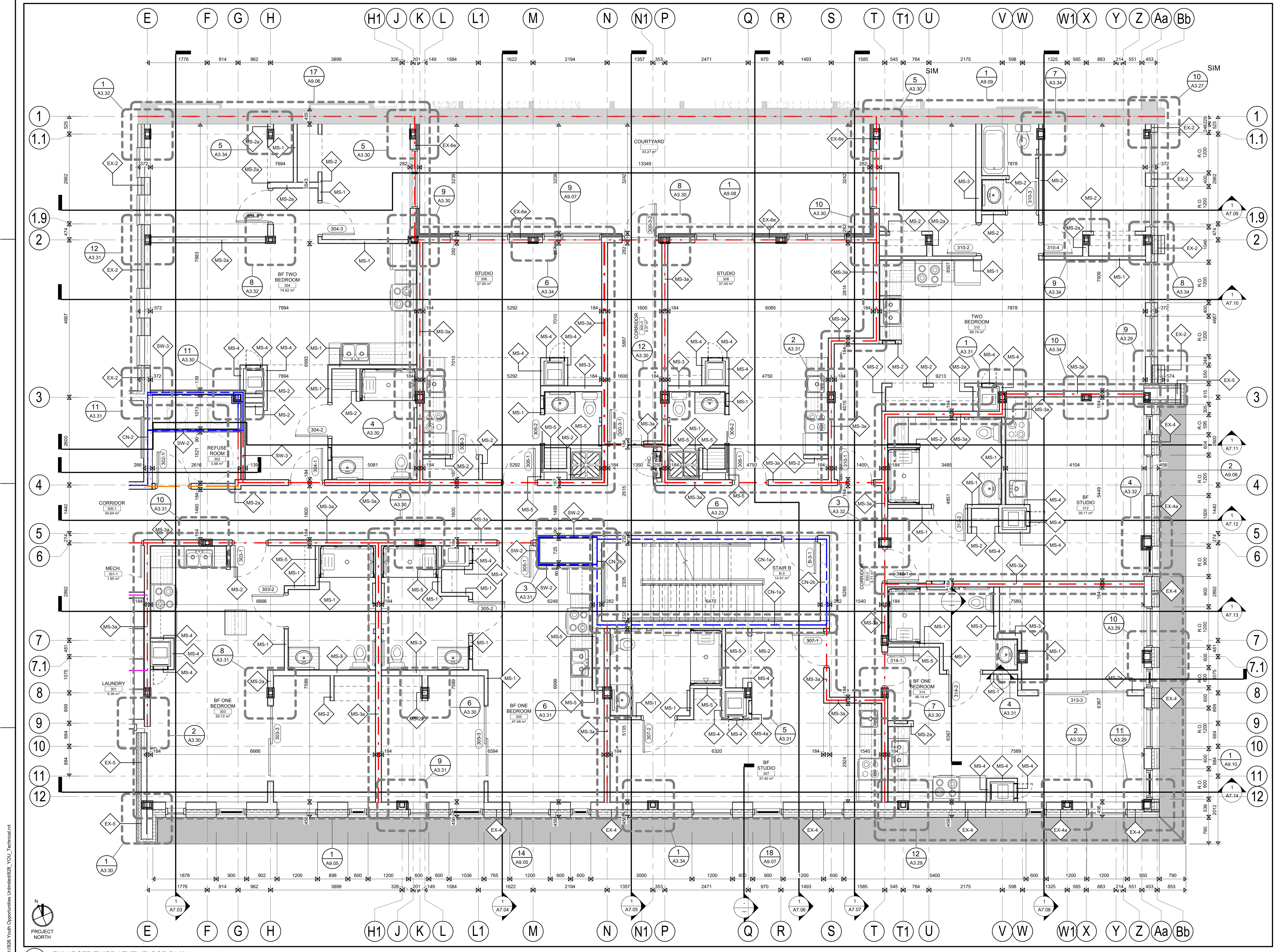


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A3.12



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 1 A3.13

ENLARGED THIRD LEVEL FLOOR PLAN

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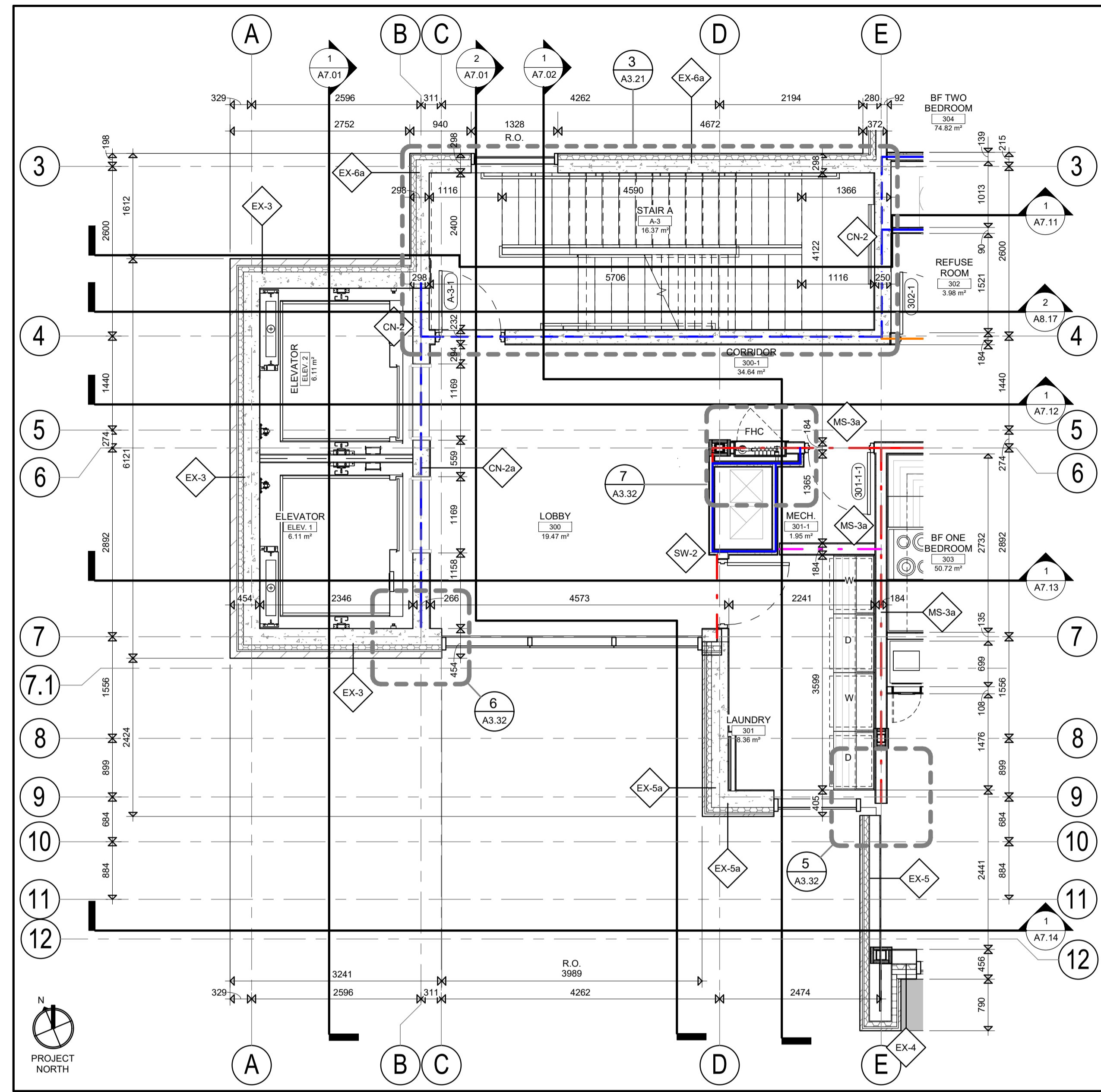
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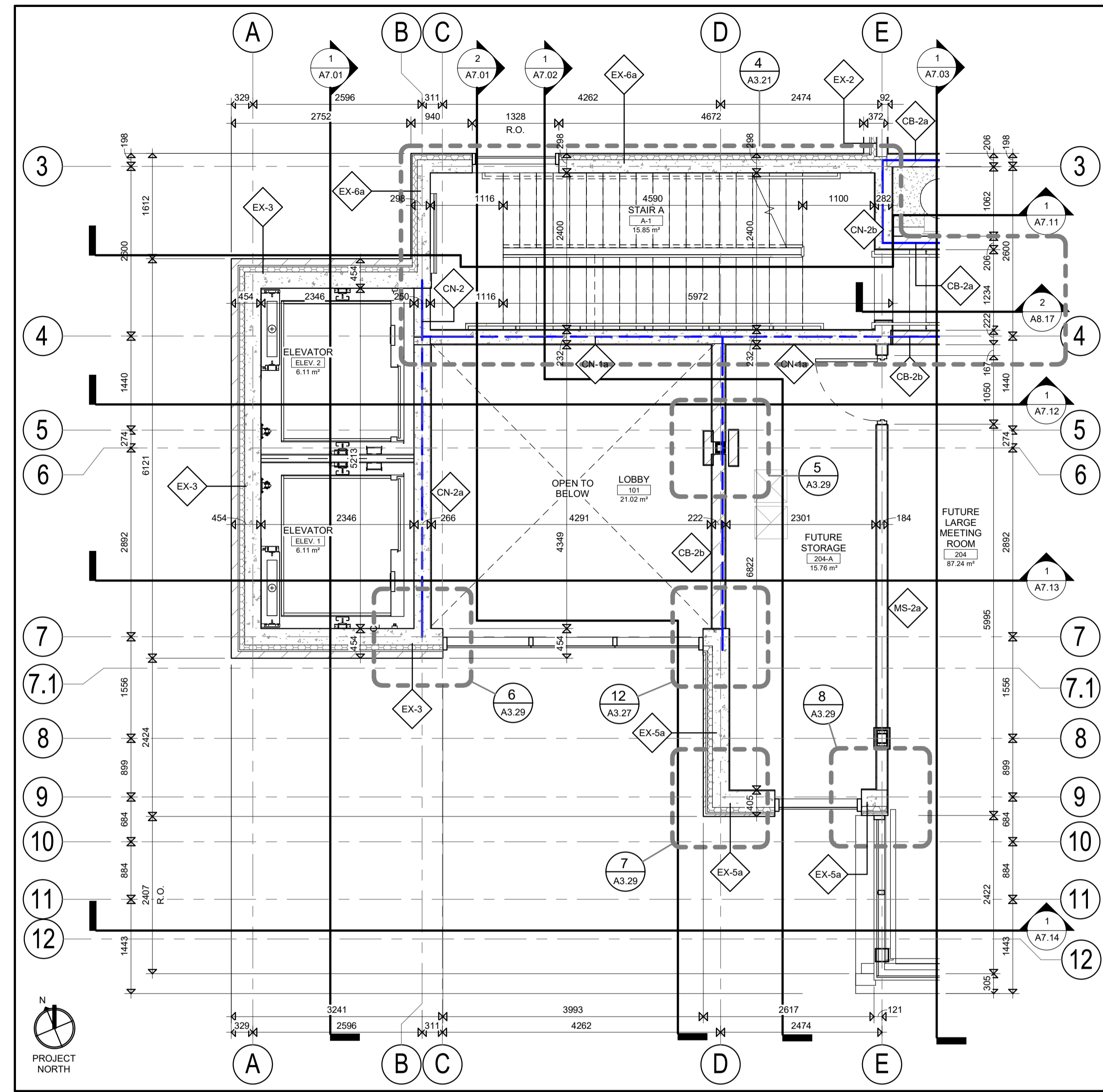
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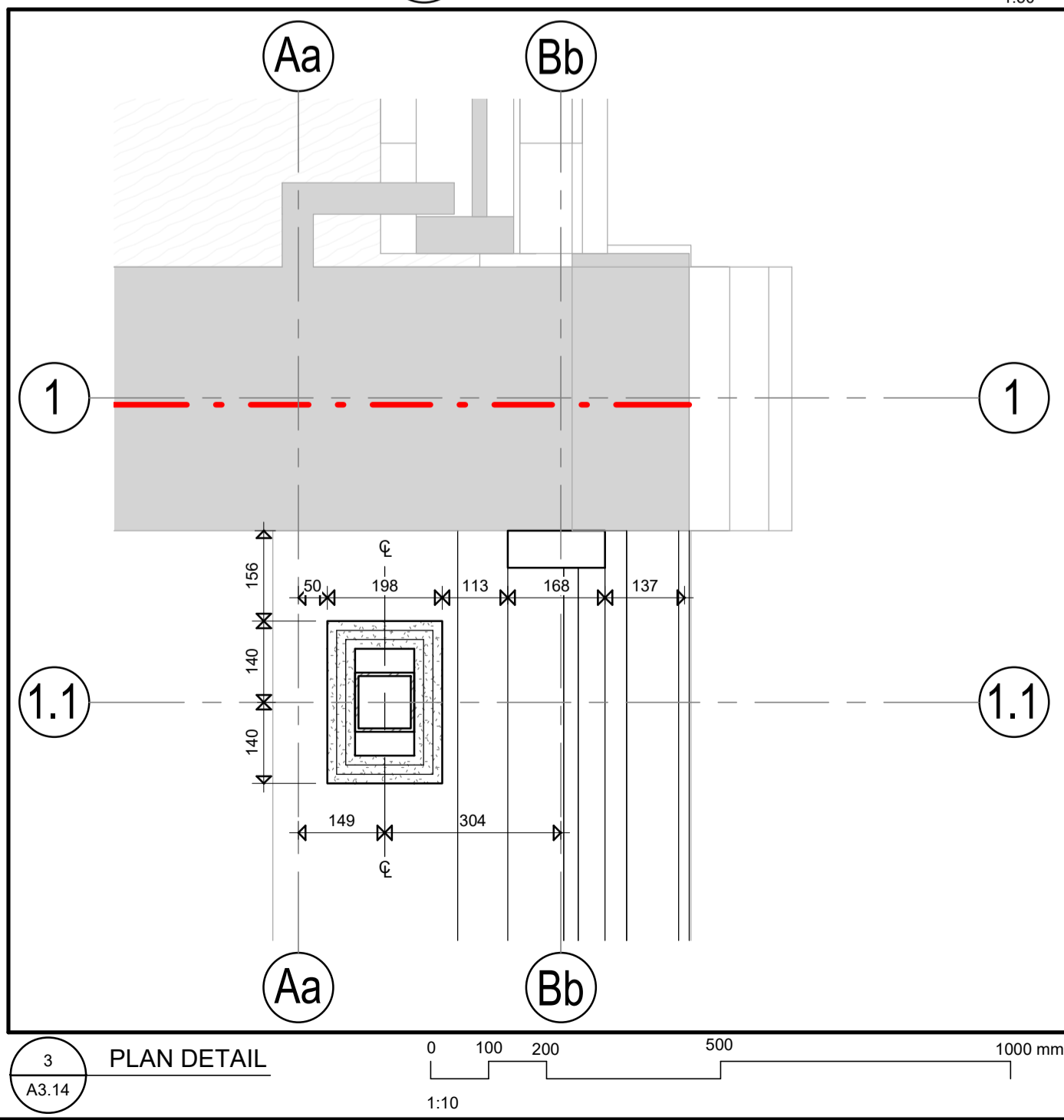
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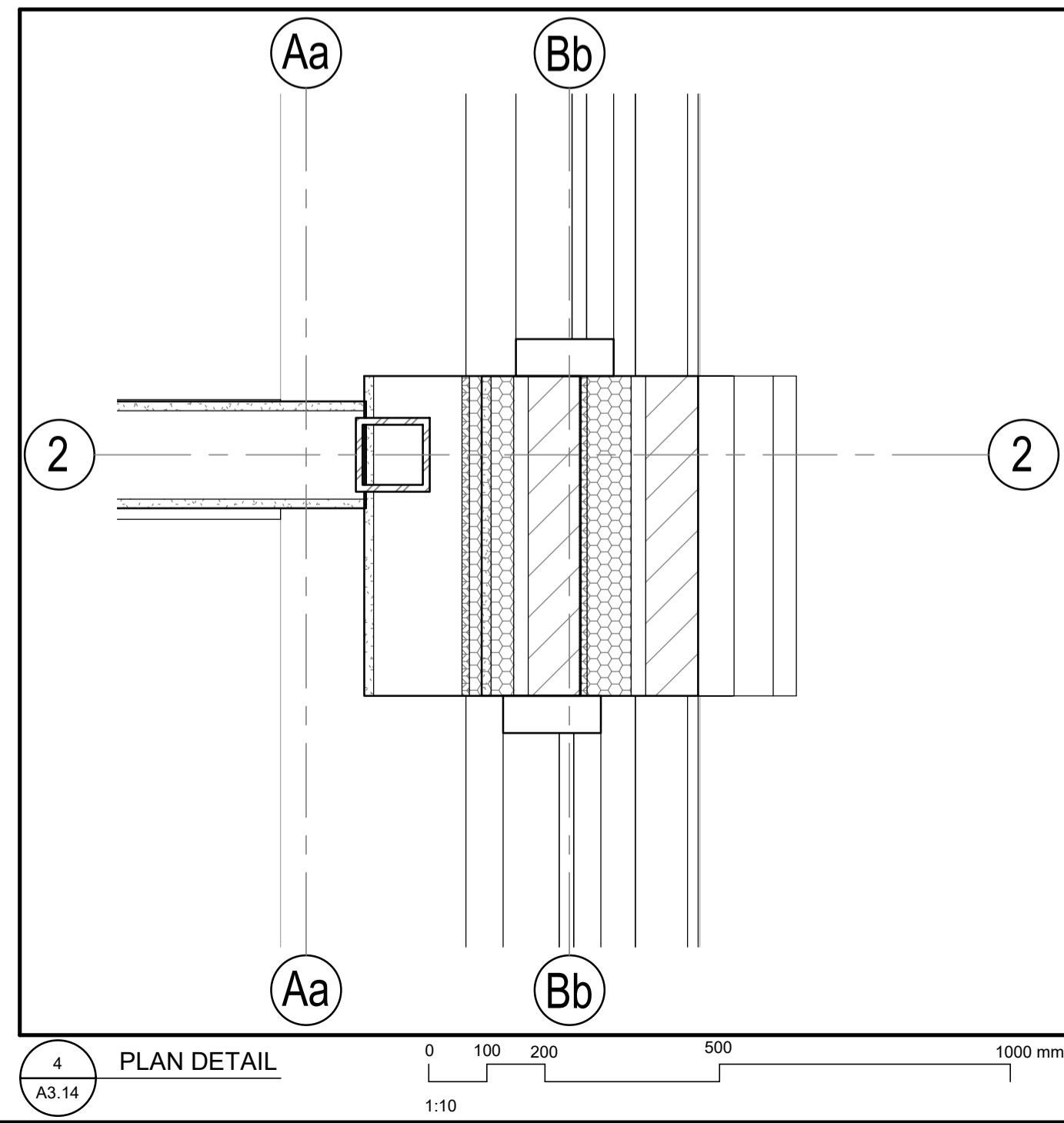
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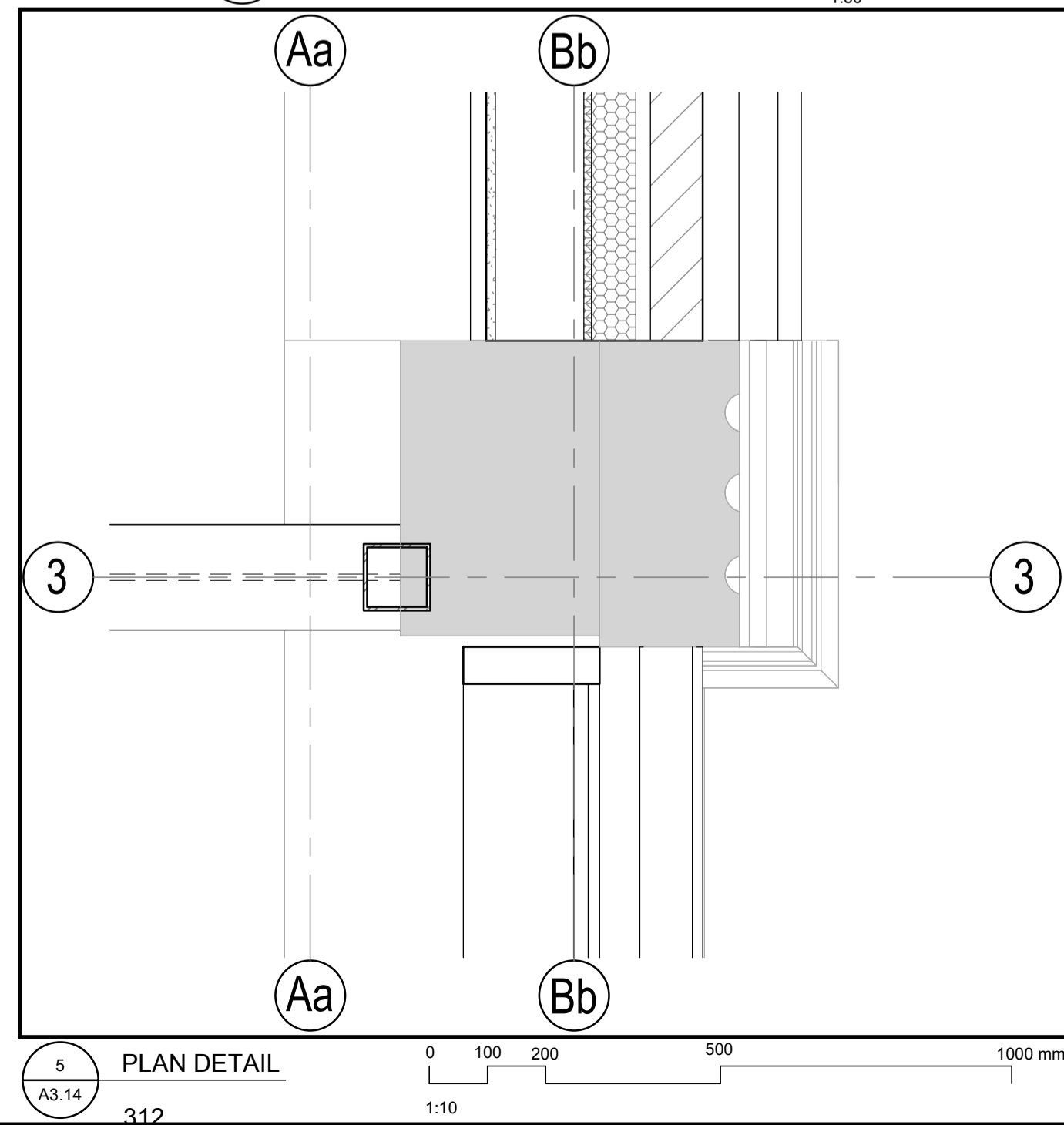
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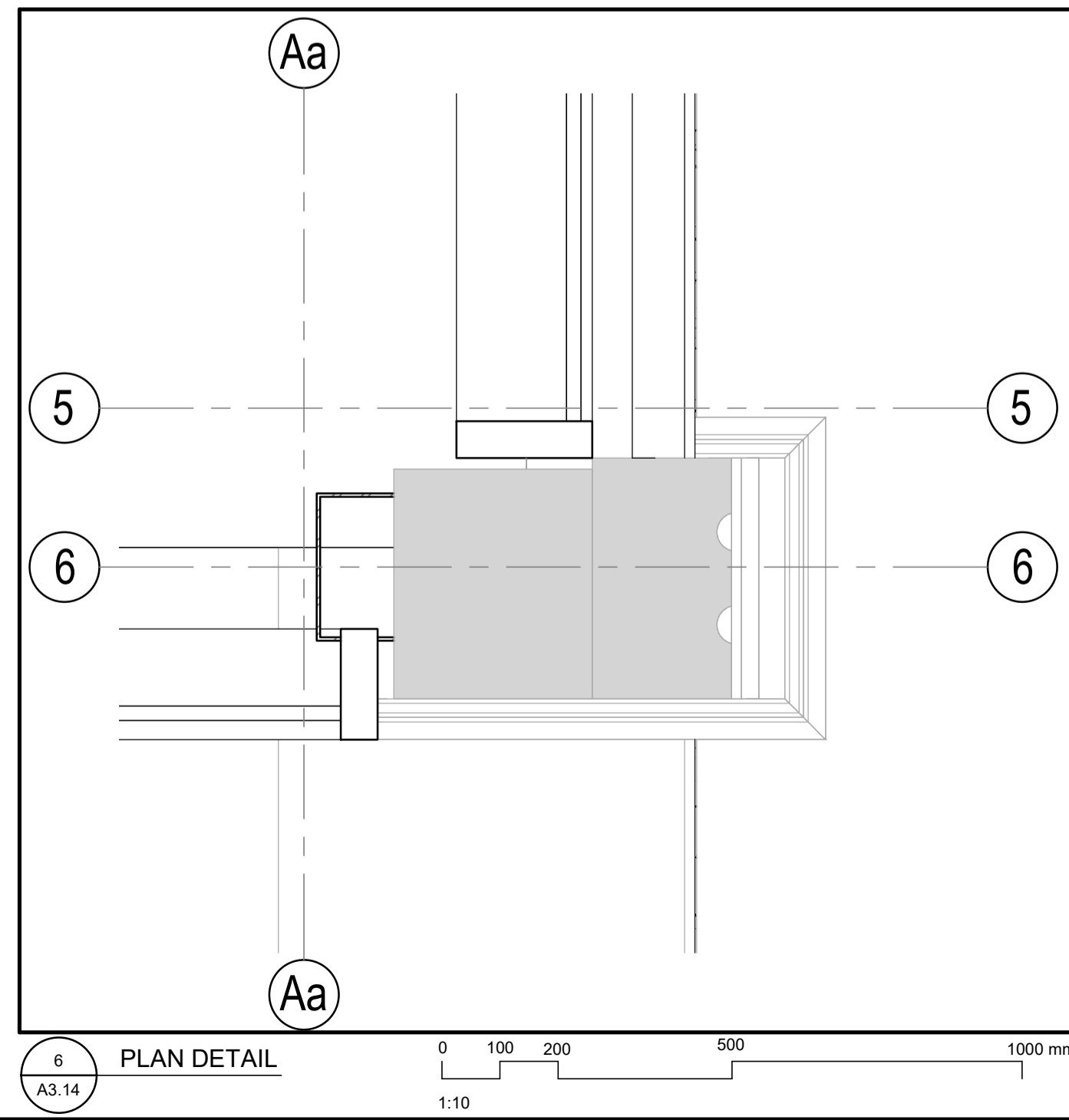
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A3.14 0 100 200 500 1000mm 1:10



4 PLAN DETAIL
A3.14 0 100 200 500 1000mm 1:10



5 PLAN DETAIL
A3.14 0 100 200 500 1000mm 1:10



6 PLAN DETAIL
A3.14 0 100 200 500 1000mm 1:10

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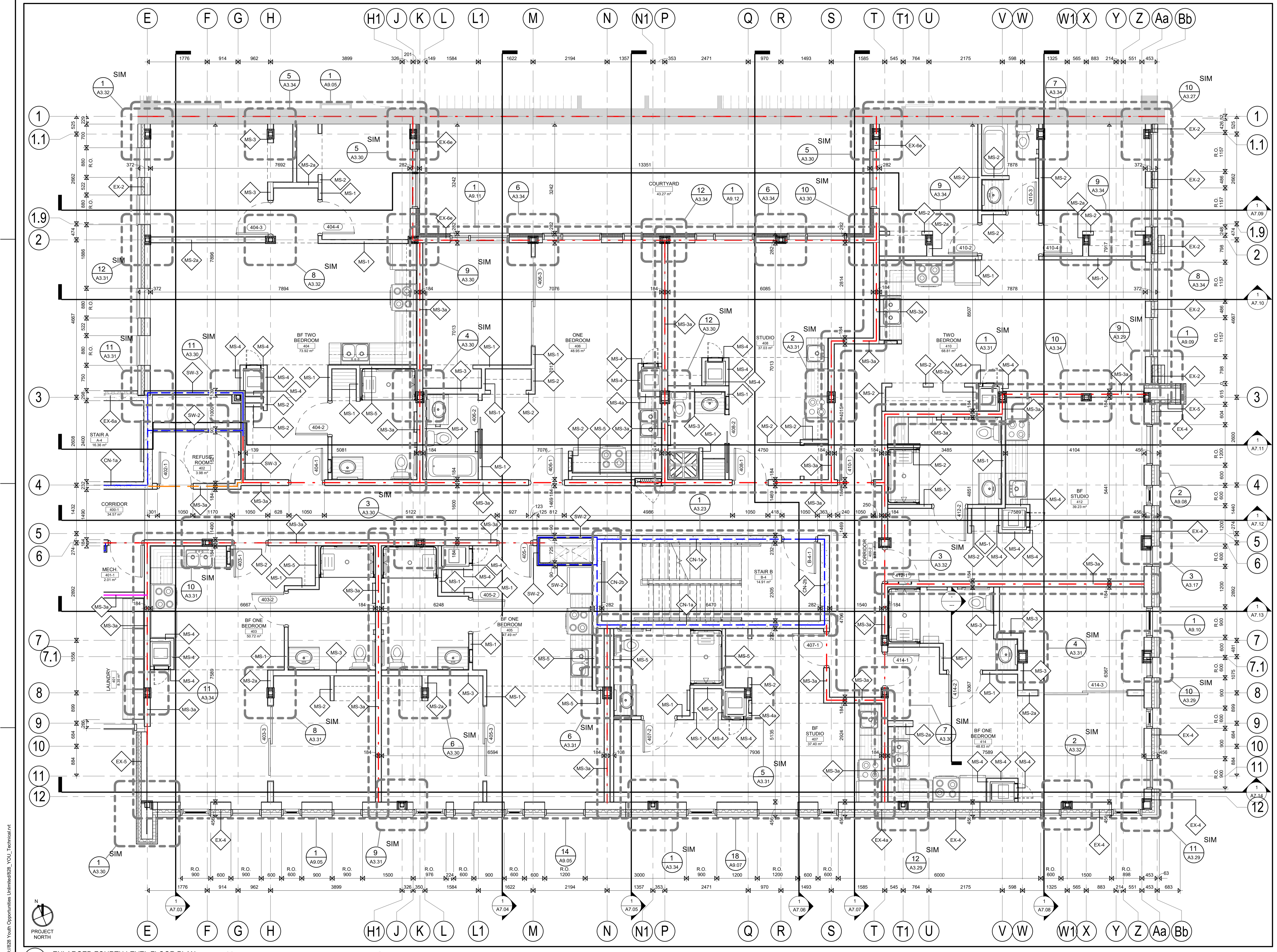


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ENLARGED FLOOR PLANS

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A3.14



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 1 A3.15

ENLARGED FOURTH LEVEL FLOOR PLAN

0 0.5 1 2.5 5m
1:50

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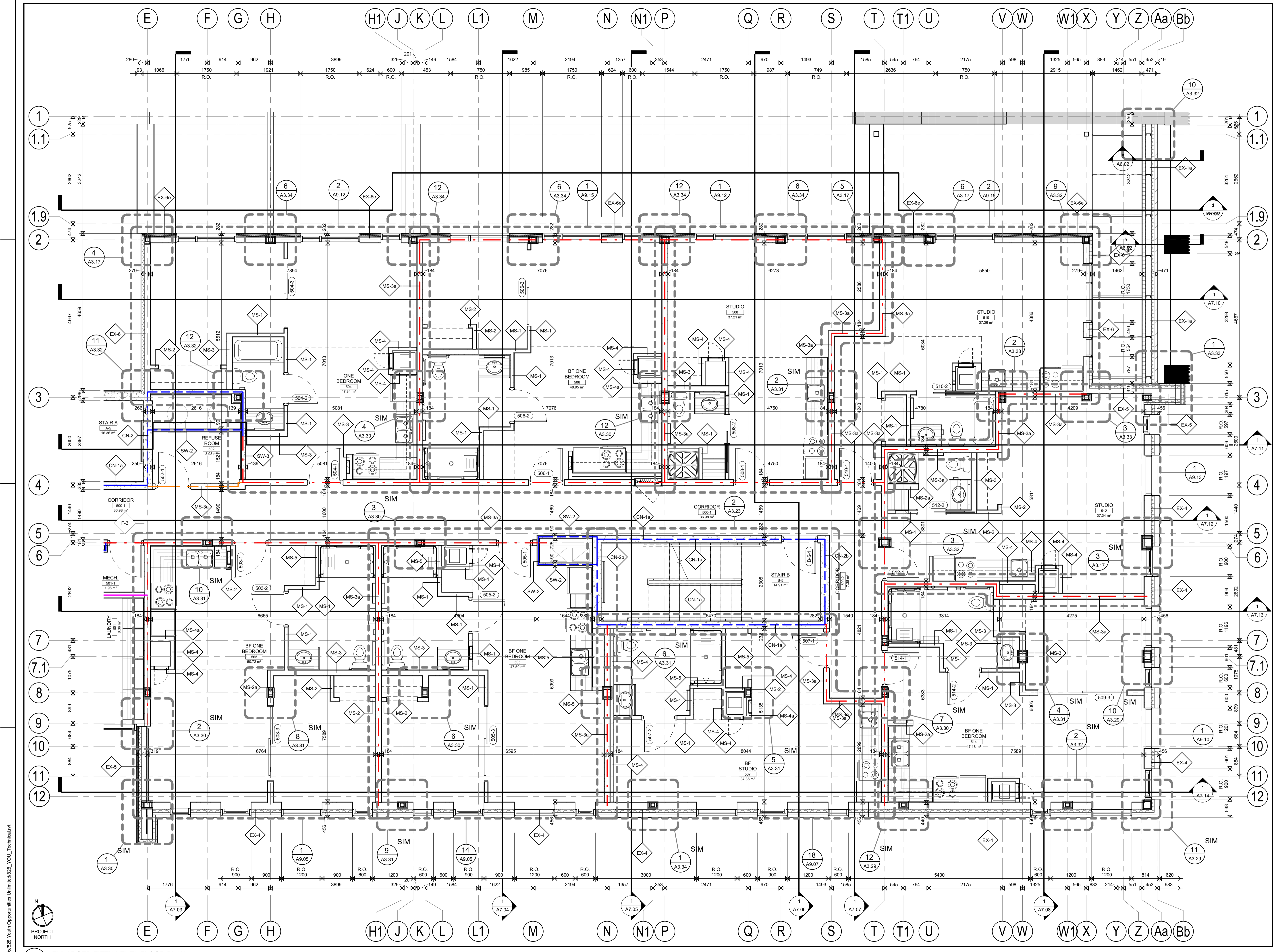
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A3.15



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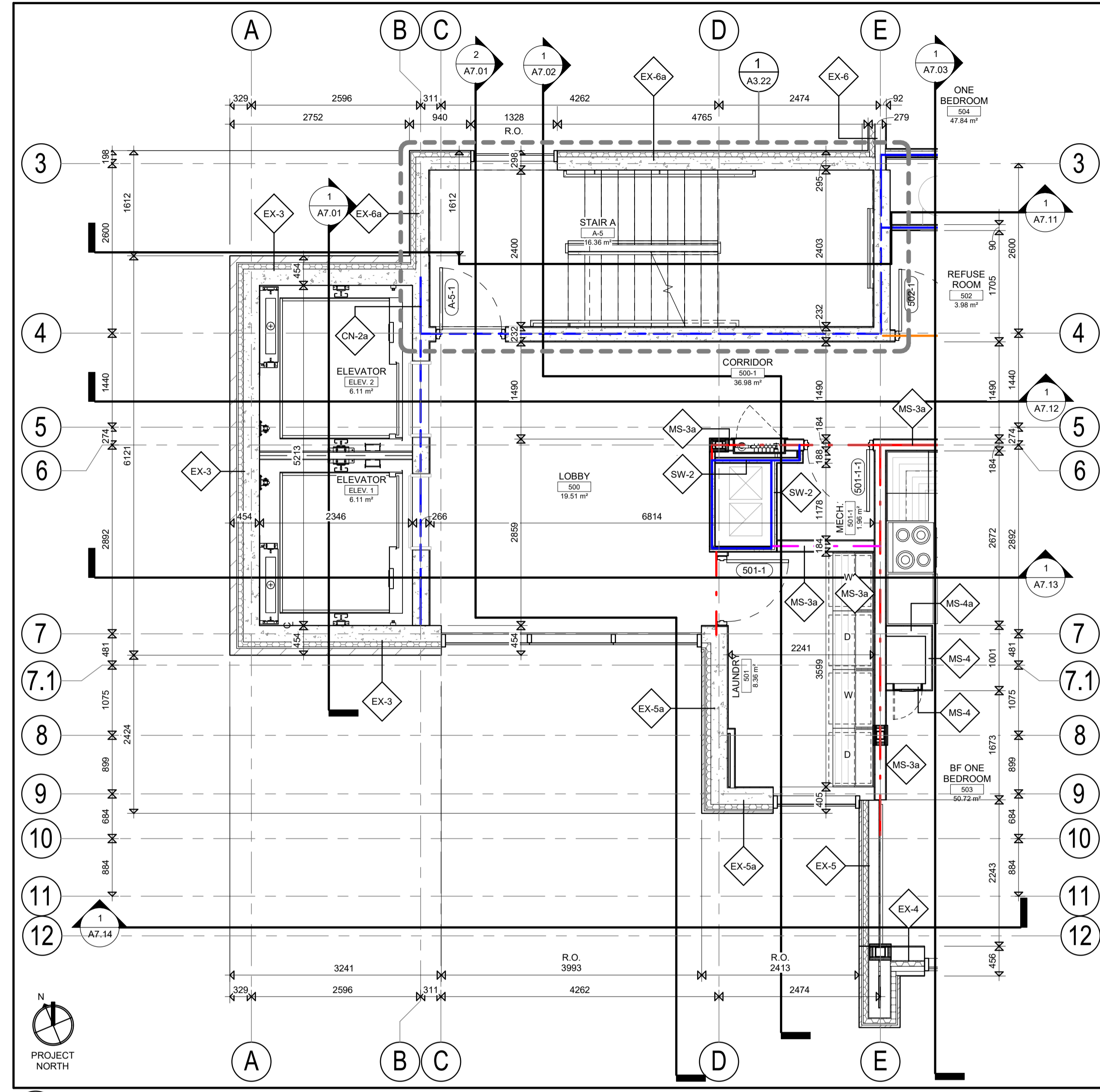
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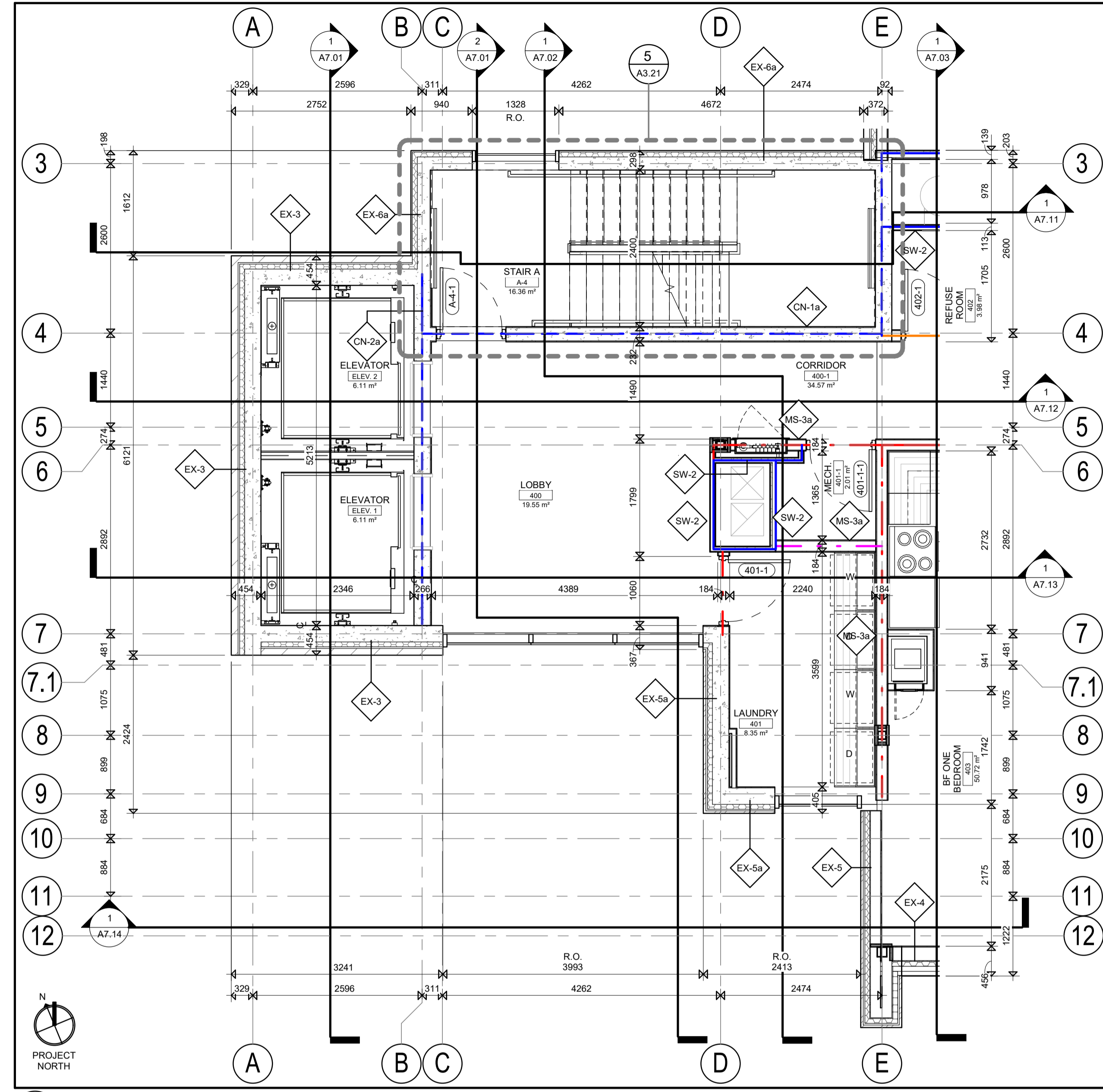
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 ENLARGED FIFTH FLOOR PLAN
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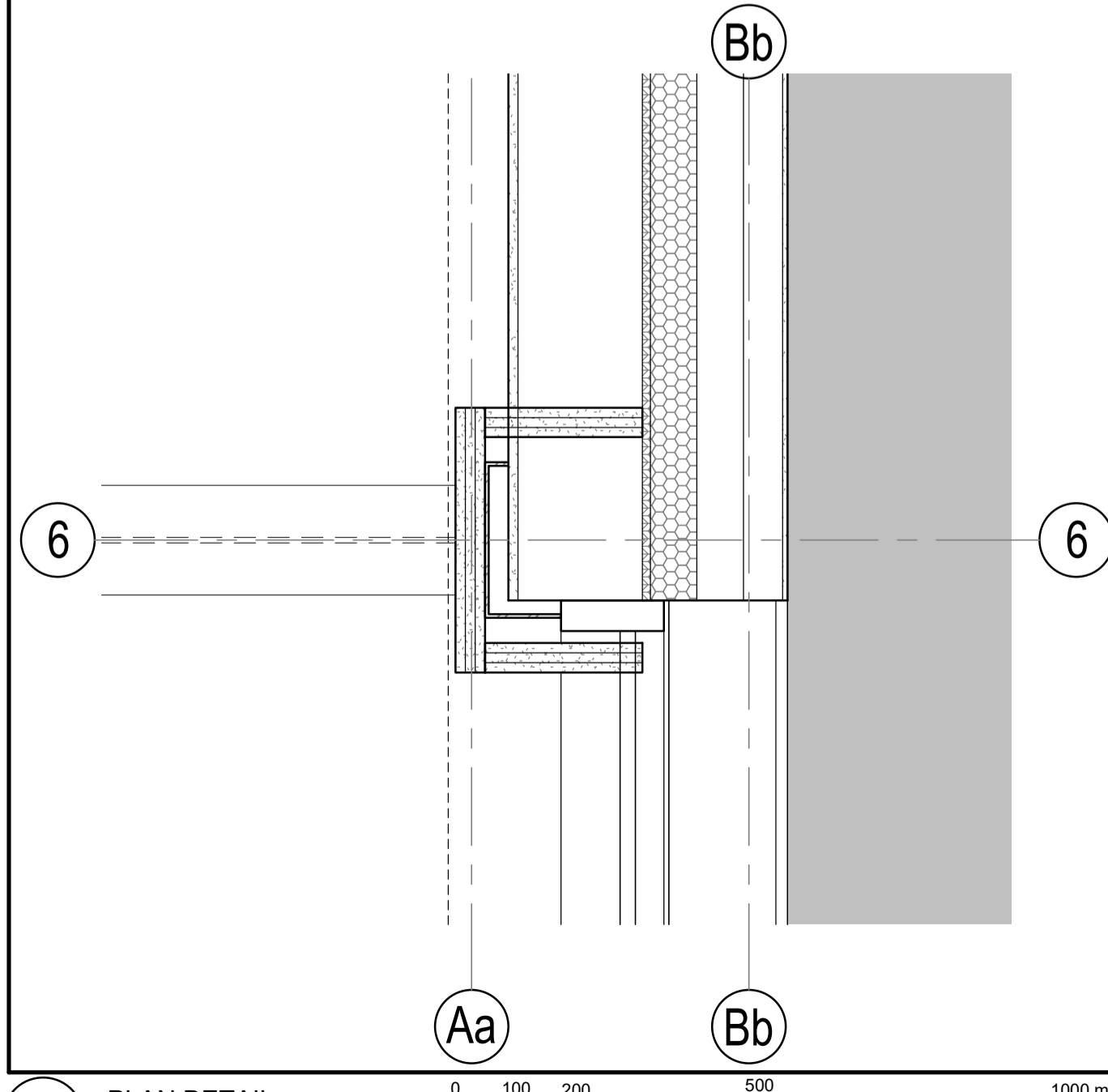
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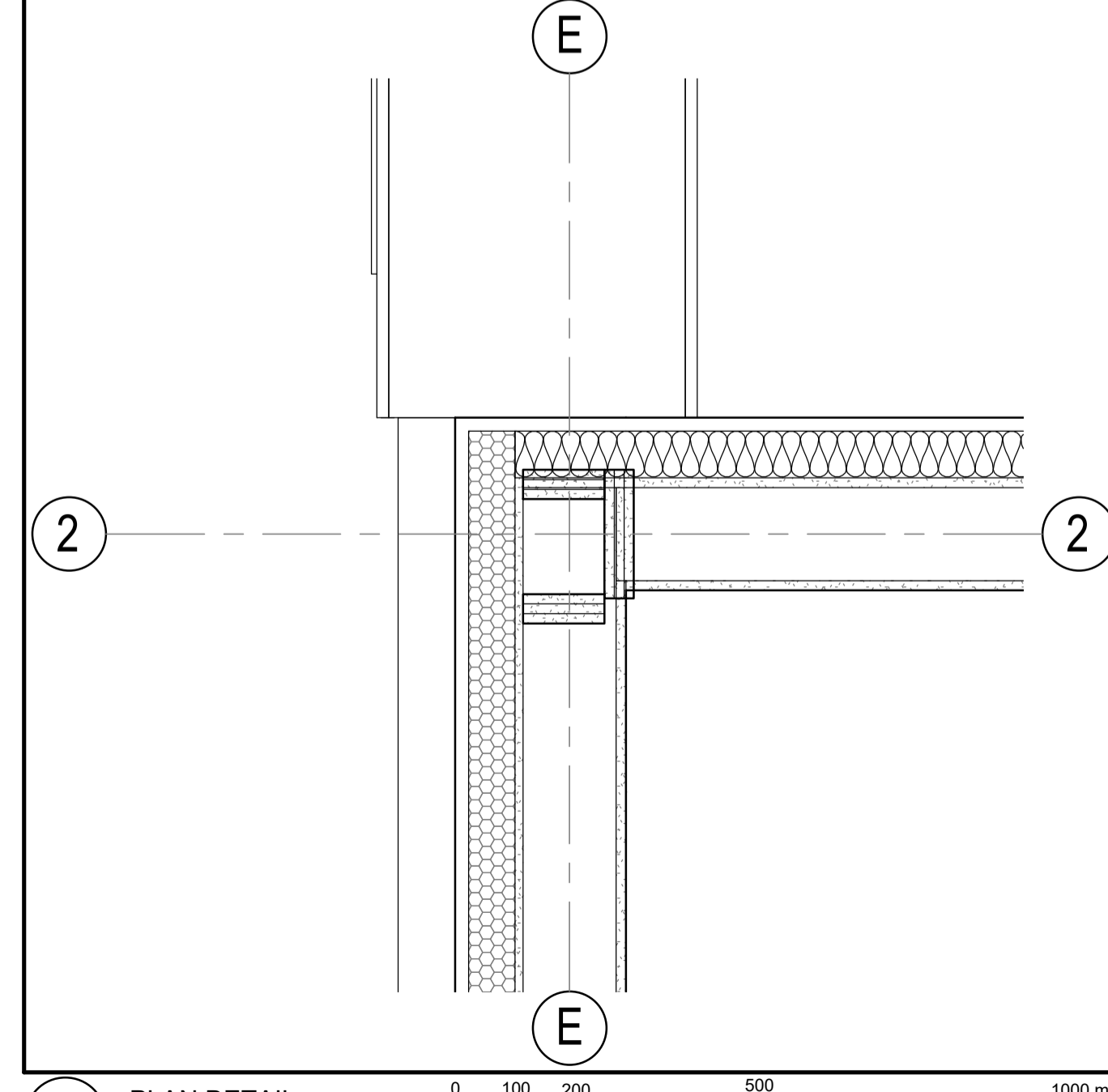
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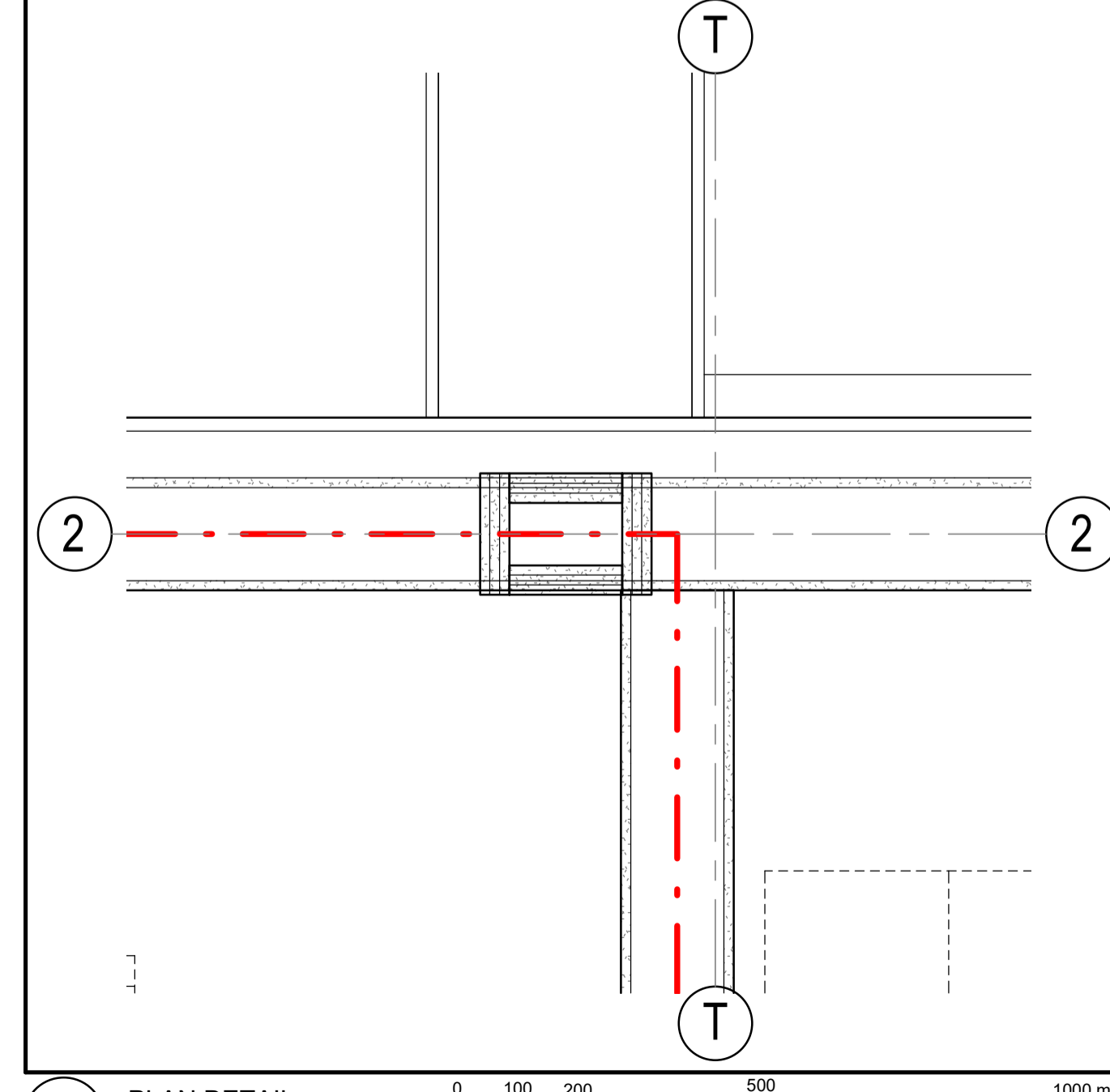
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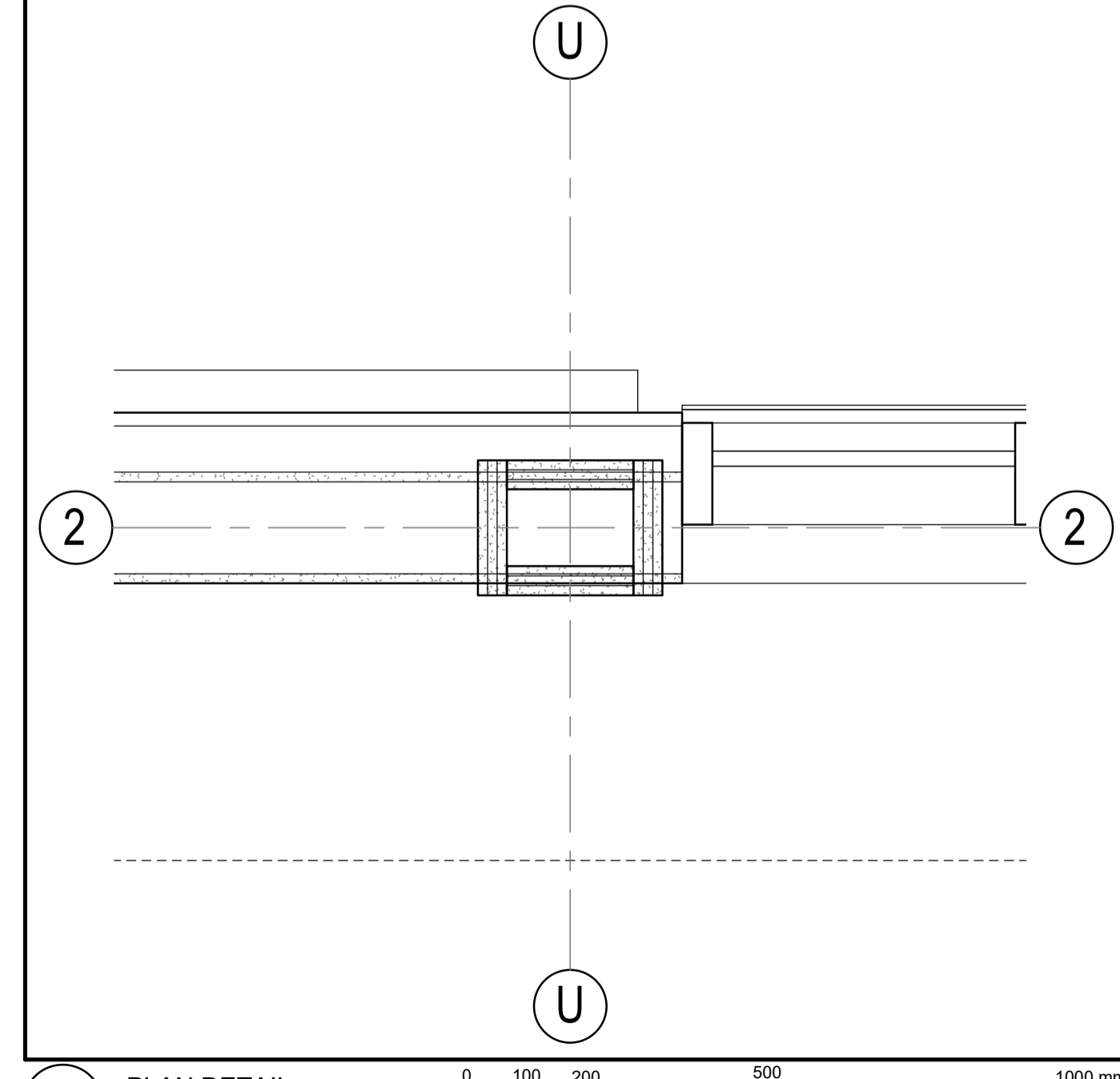
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4 PLAN DETAIL
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5 PLAN DETAIL
A3.17



6 PLAN DETAIL
A3.17

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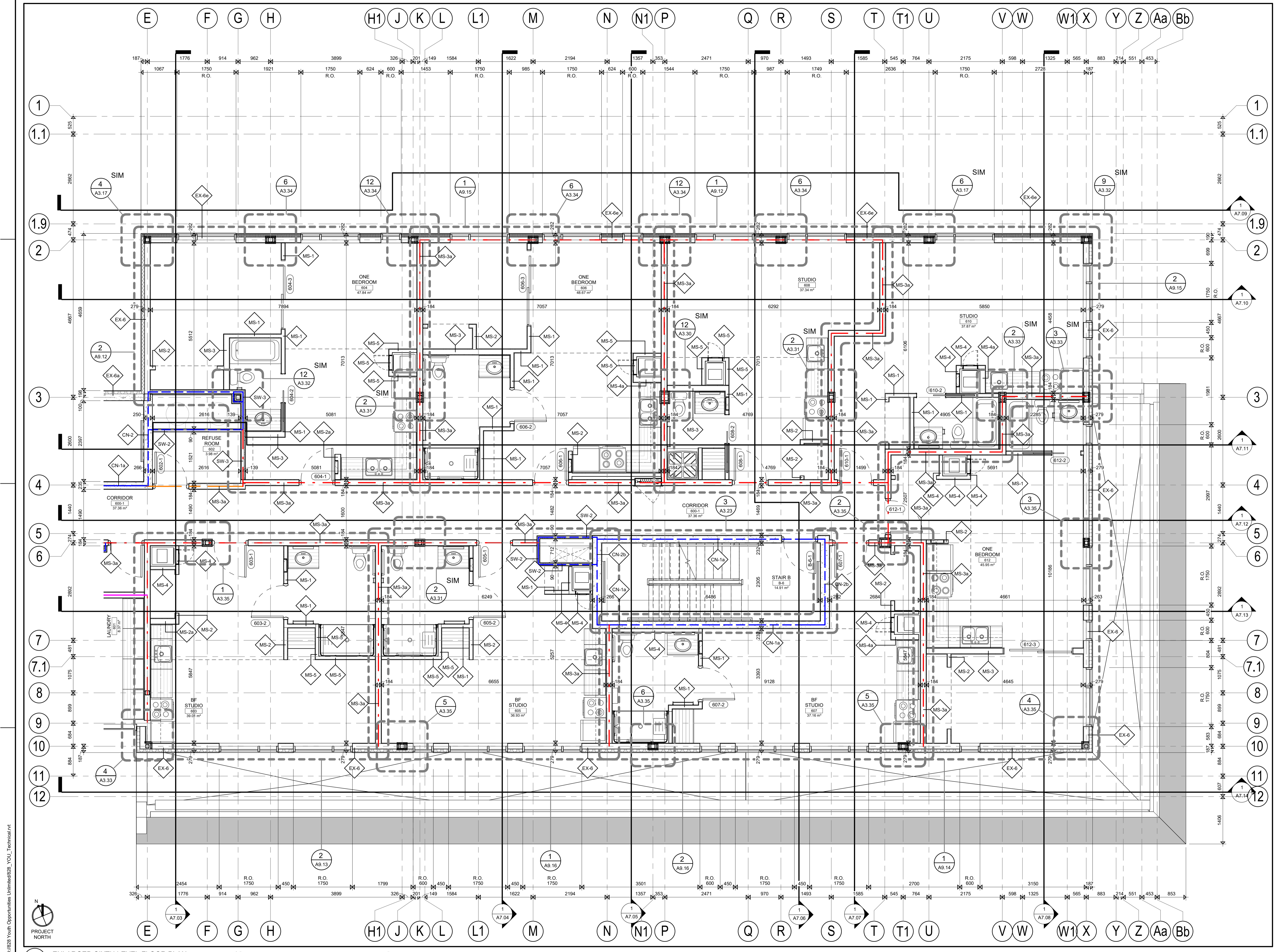


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ENLARGED FLOOR PLANS

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A3.17



ENLARGED SIXTH LEVEL FLOOR PLAN

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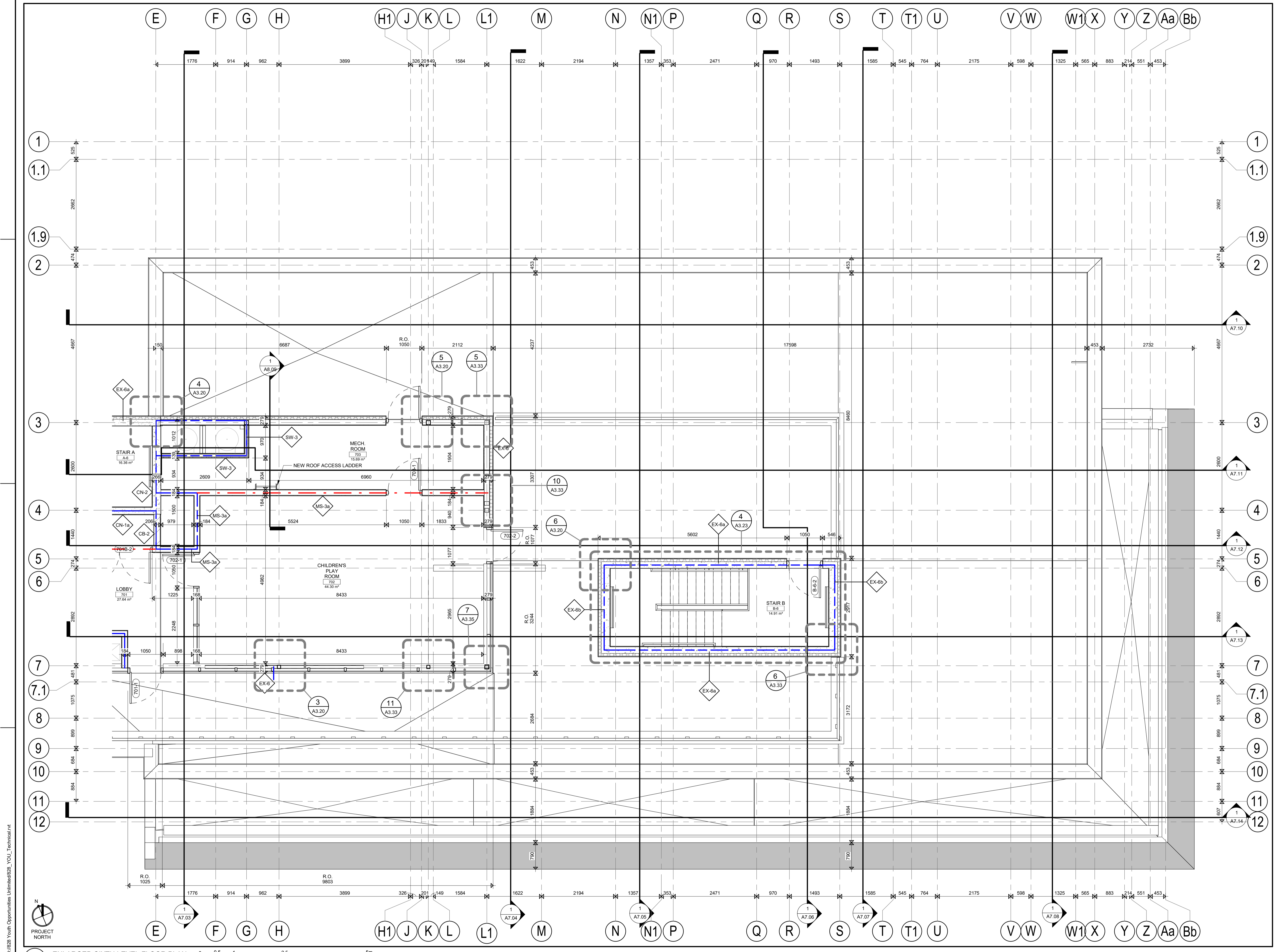
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A3.18

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 1 A3.19

1 A3.19 ENLARGED SEVENTH LEVEL FLOOR PLAN
 0 0.5 1 2.5 5m
 1:50

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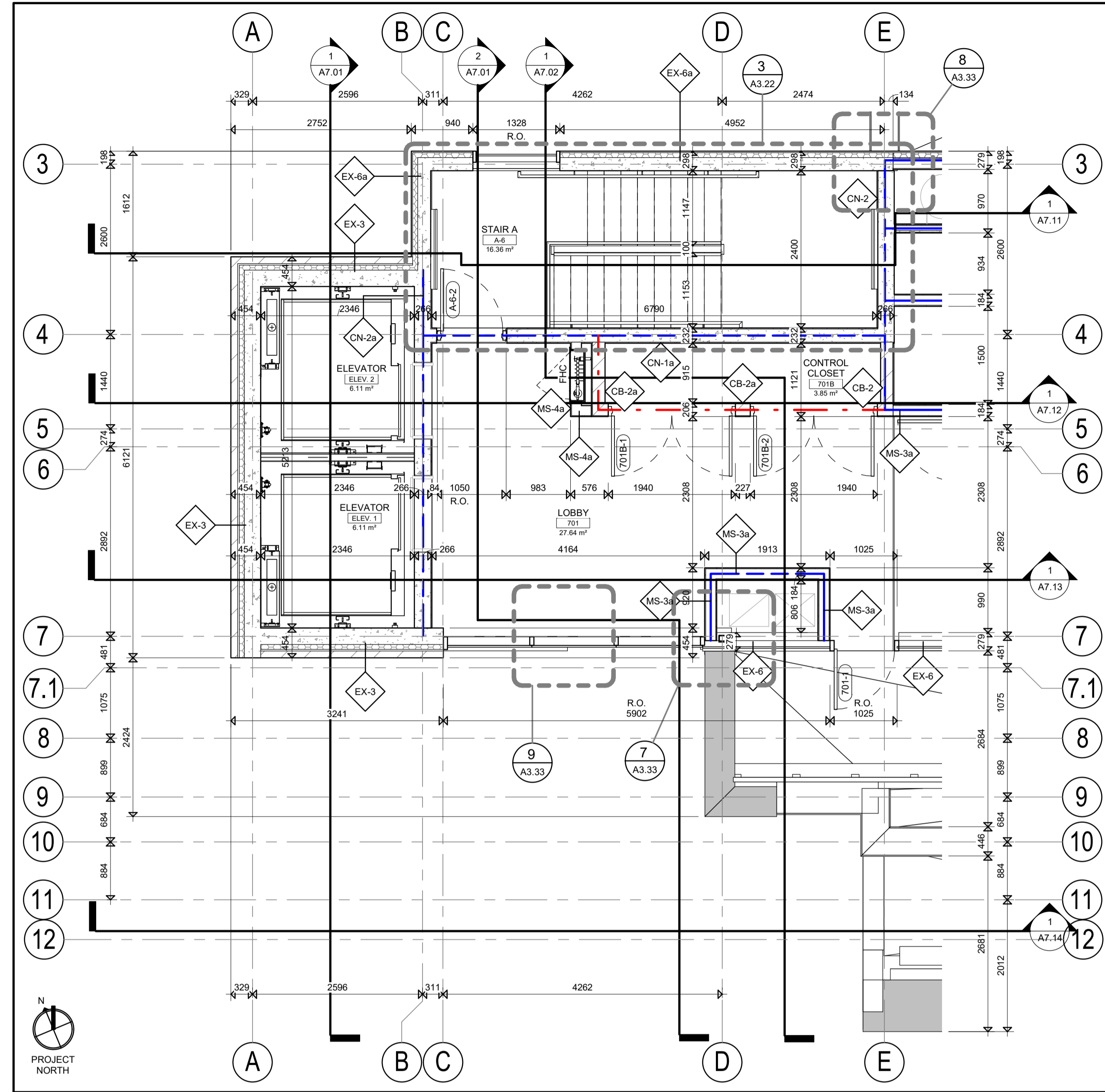


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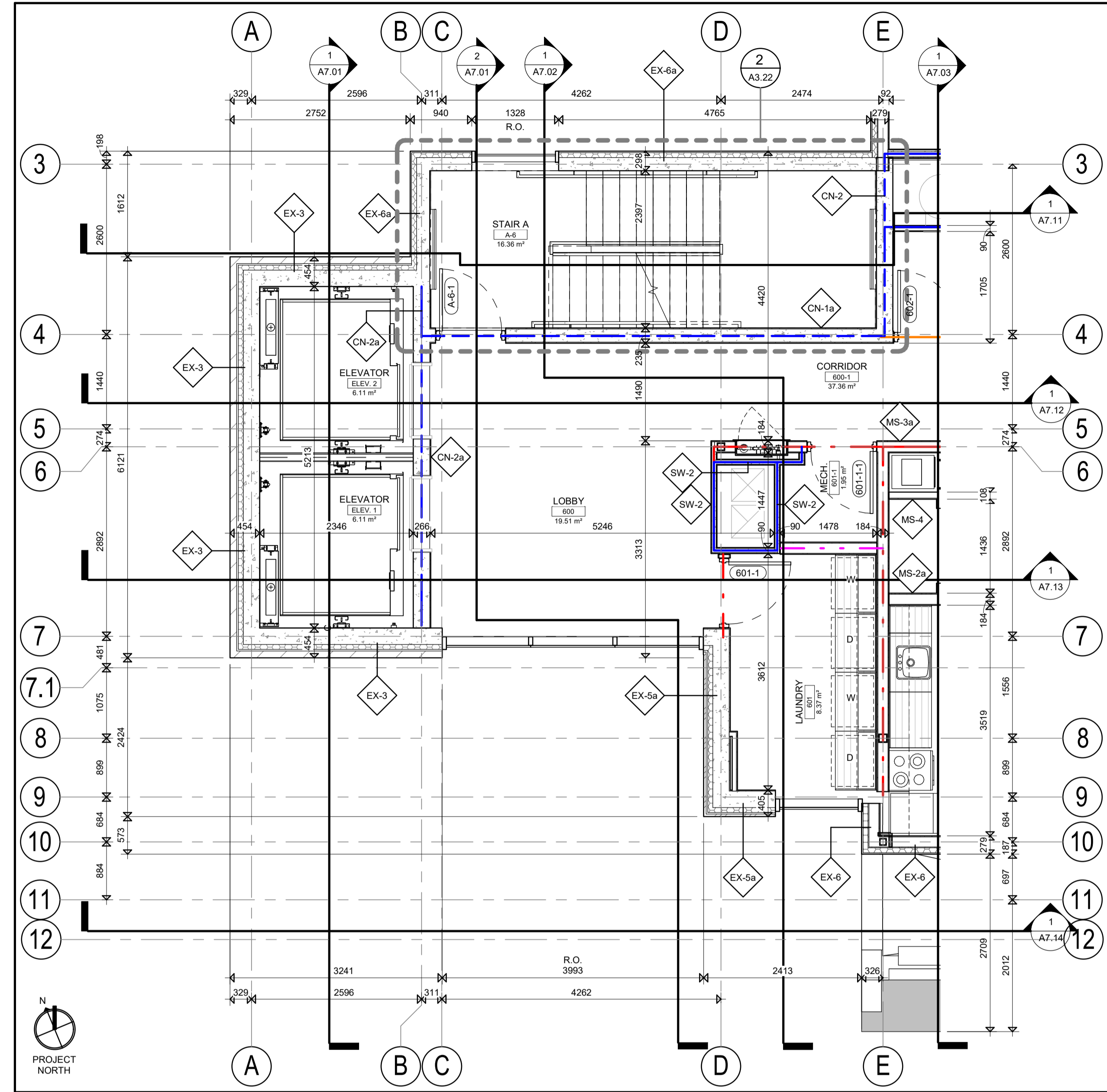
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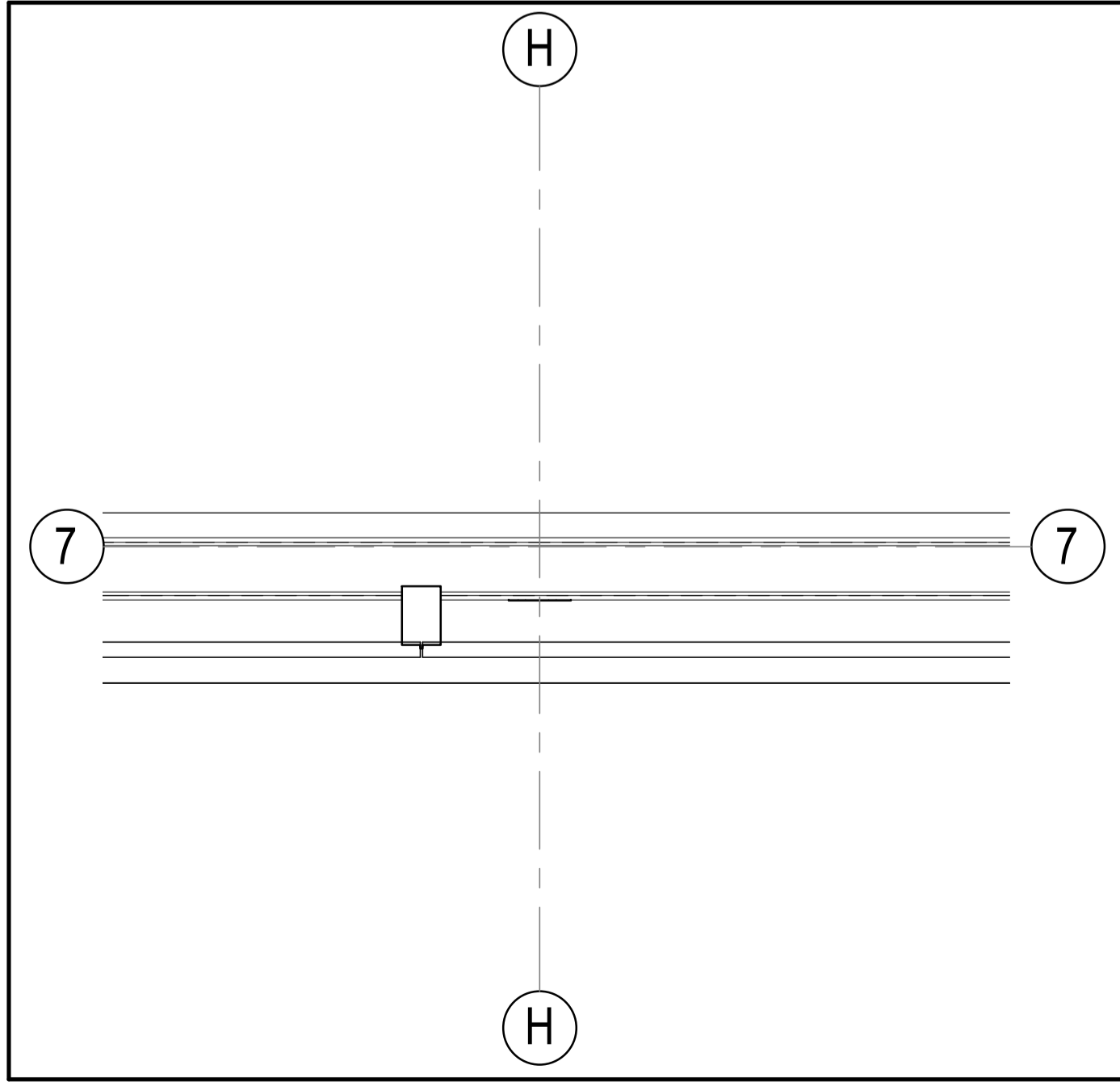
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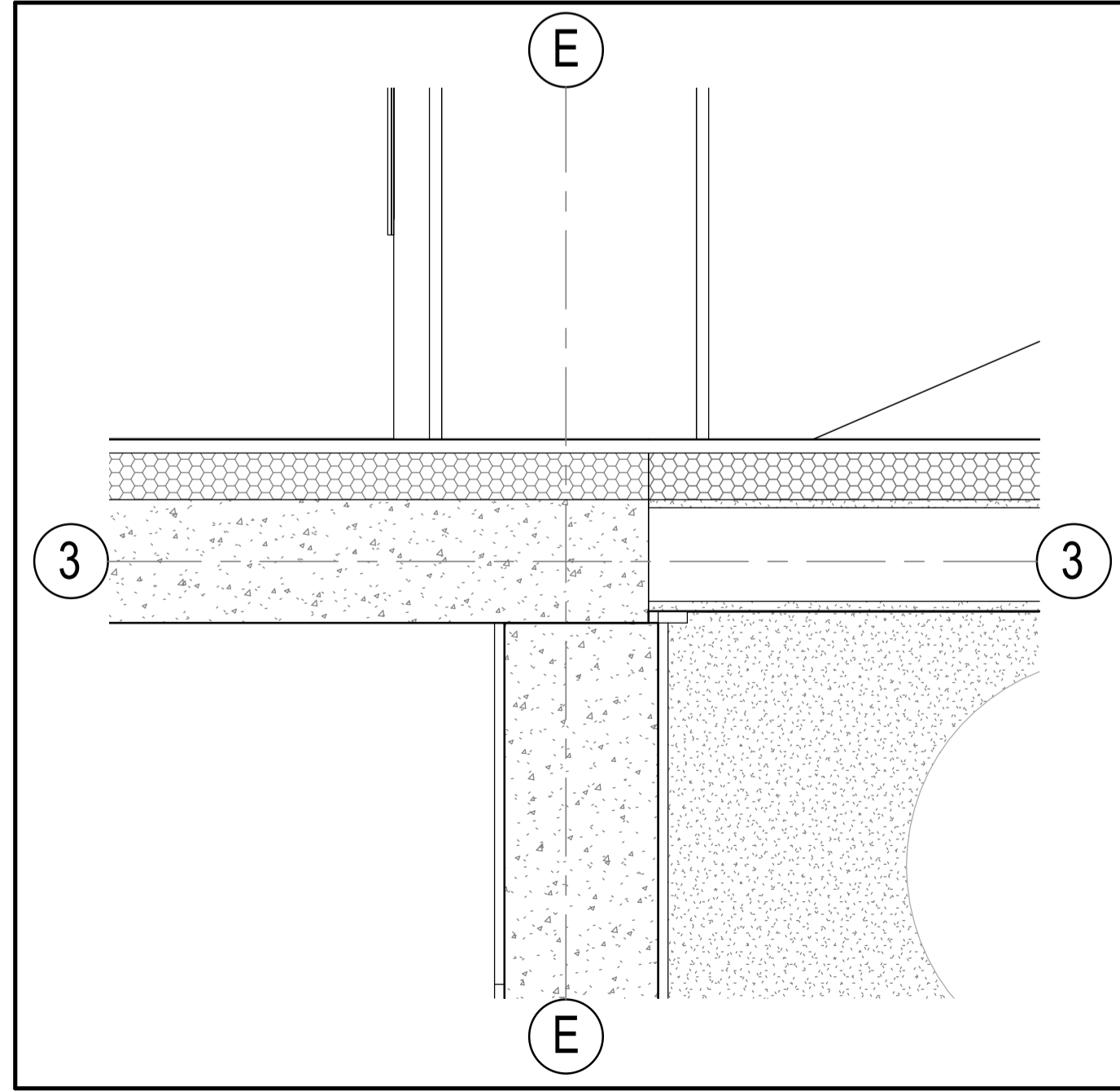
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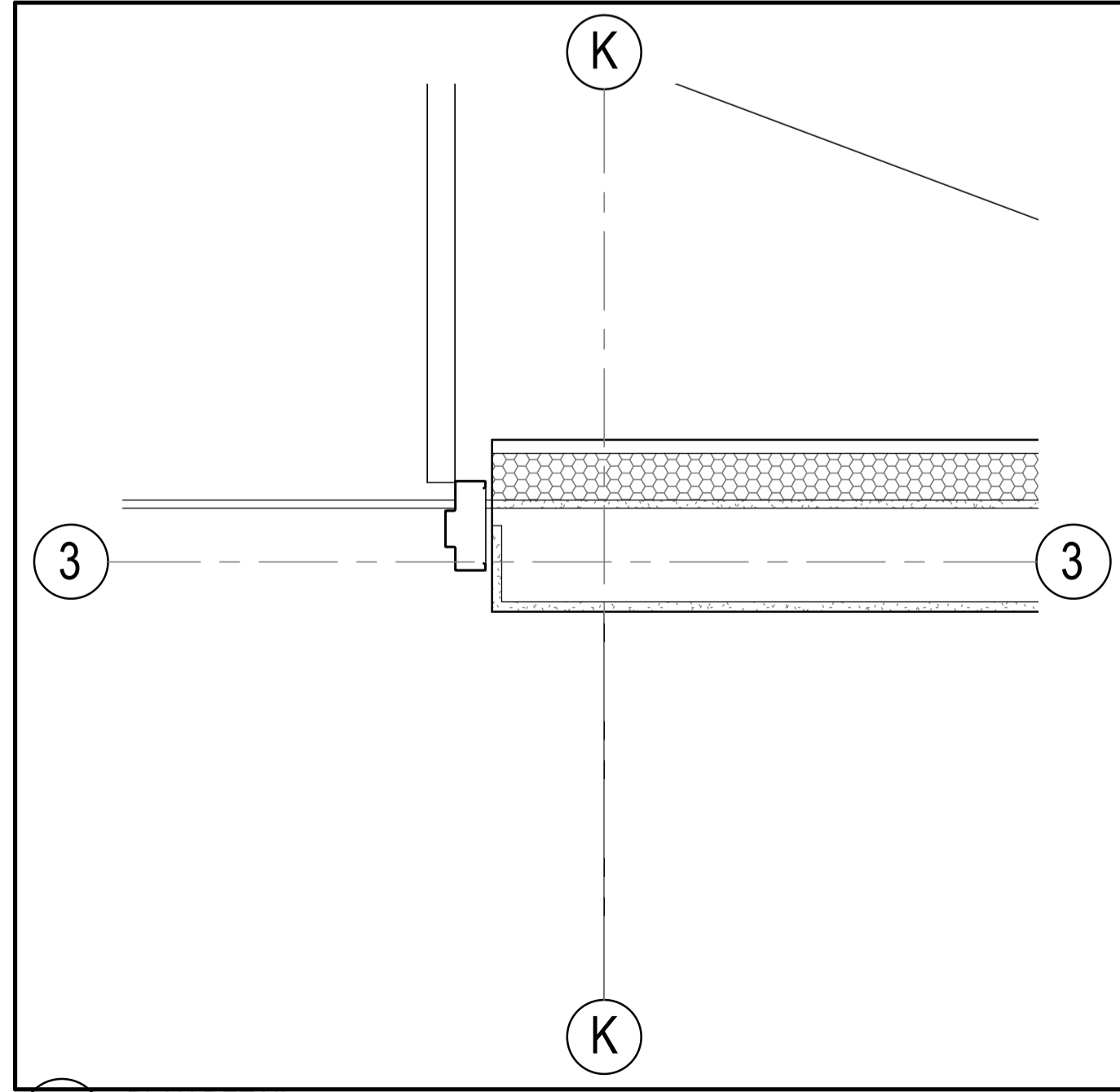
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A3.20 1:50



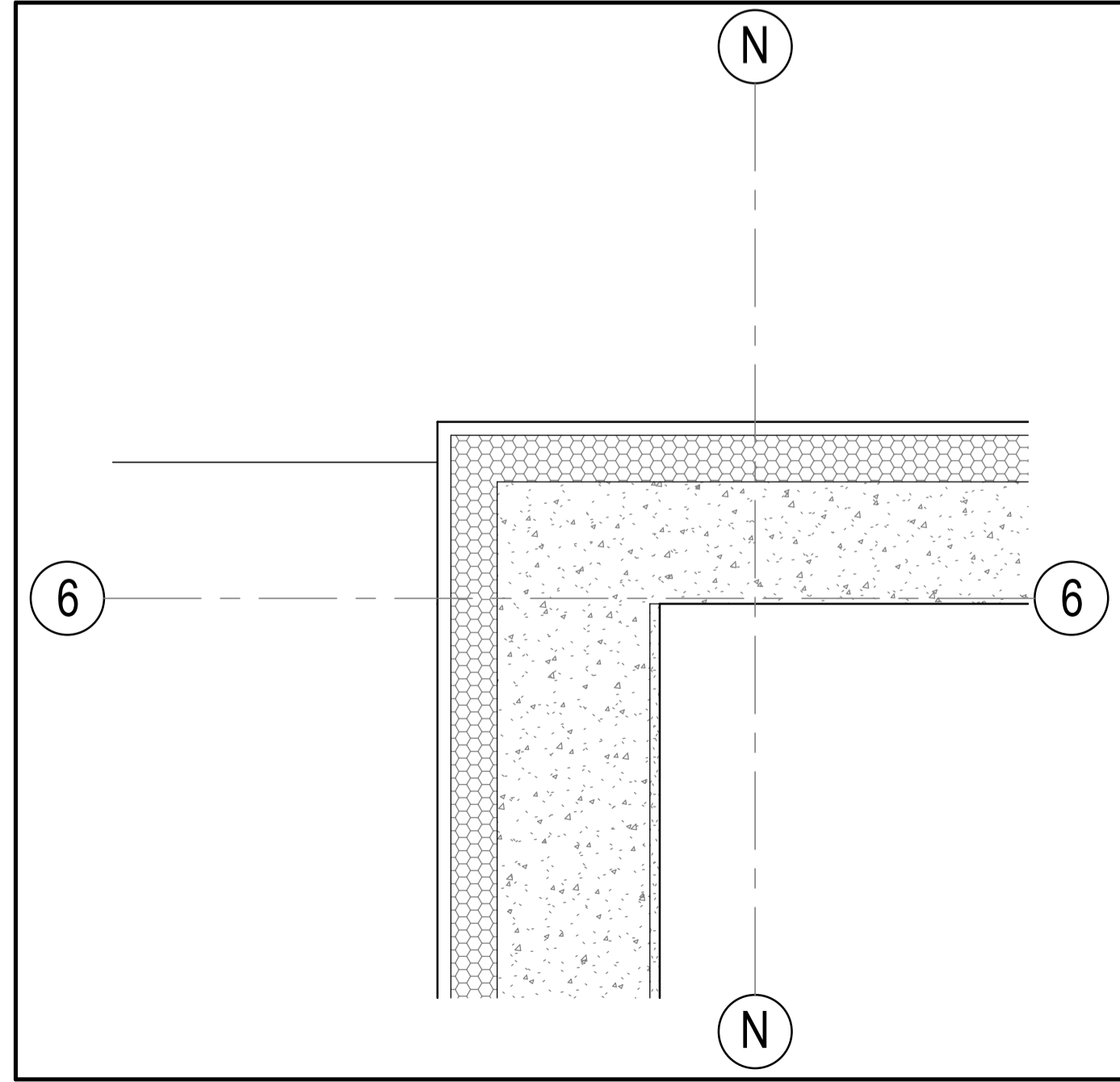
3 PLAN DETAIL
A3.20 1:10



4 PLAN DETAIL
A3.20 1:10



5 PLAN DETAIL
A3.20 1:10



6 PLAN DETAIL
A3.20 1:10

BM 350/828 Youth Opportunities Unlimited/828_YOU_Technical.rvt

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Youth Opportunities Unlimited
328 & 331 Richmond Street, London, Ontario

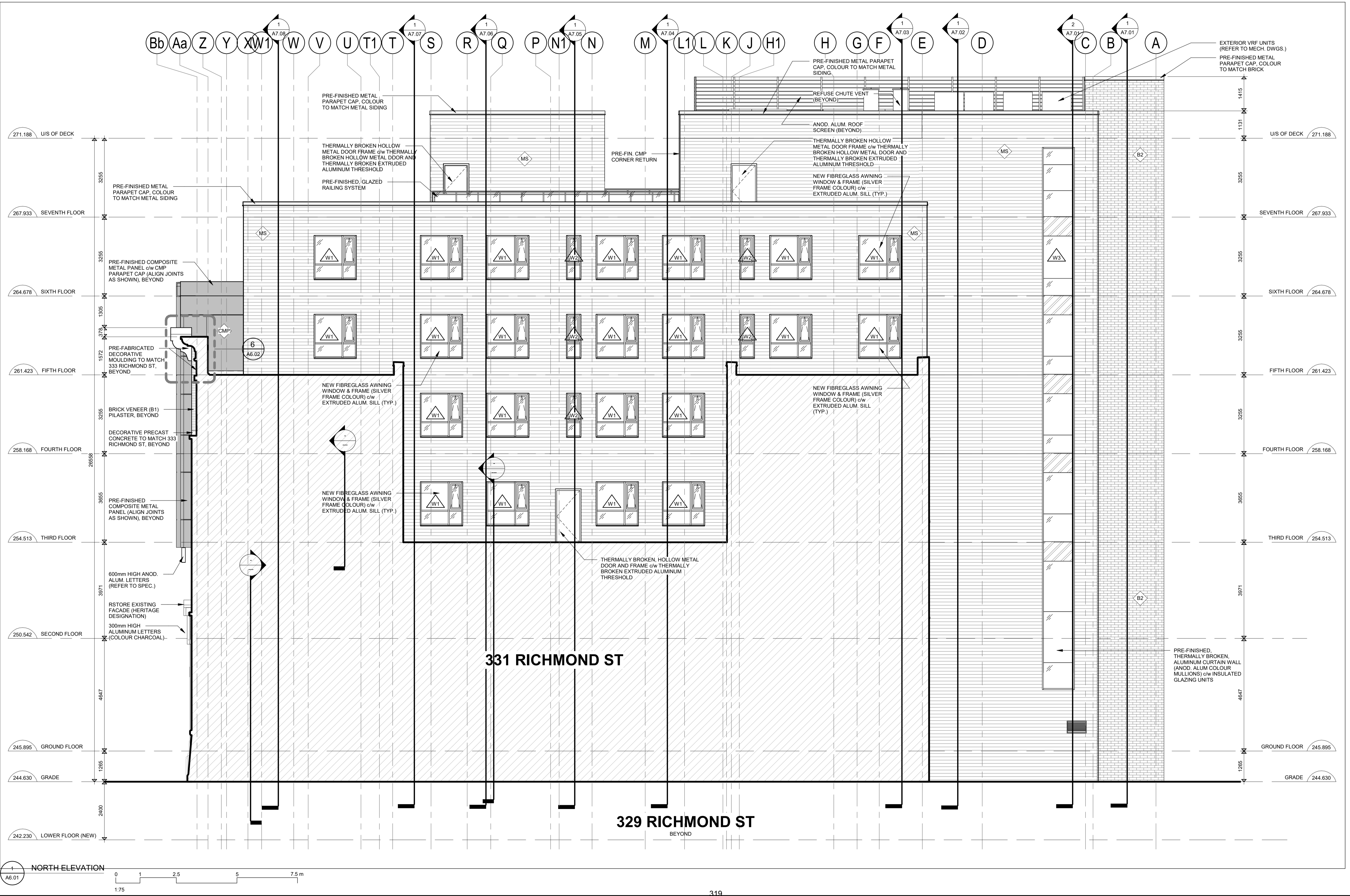
ENLARGED FLOOR PLANS

Project No.:	828
Drawn By:	JNL
Plot Date:	02/27/20

A3.20

EXTERIOR ELEVATION LEGEND

	B1	MERIDIAN BRICK VENEER - COLOUR VARSITY SMOOTH IRONSPOT, PAINTED		MS	VICWEST PRE-FIN 7/8" CORRUGATED HORIZONTAL METAL SIDING - COLOUR METALLIC SILVER		VISION GLASS		LV	MECHANICAL LOUVRE, REFER TO MECH. DWGS.
	B2	ARRISCRAFT BRICK VENEER - COLOUR CHARCOAL		FCP1	EQUITONE NATURA FIBRE CEMENT PANEL, ALIGN JOINTS AS SHOWN - COLOUR N154		SPANDREL PANEL, COLOUR MATCH TO VISION GLASS		CJ	BRICK VENEER CONTROL JOINT
	AB	ARRISCRAFT RENAISSANCE ARCHITECTURAL BLOCK, ROCKED - COLOUR WHITE		FCP2	EQUITONE NATURA FIBRE CEMENT PANEL, ALIGN JOINTS AS SHOWN - COLOUR N163		WINDOW NUMBER, REFER TO WINDOW ELEVATIONS			PRECAST CONCRETE LINTEL PAINTED
	S	ARRISCRAFT LIMESTONE VENEER, MEDIUM DRESSED c/w CHAMFERED EDGE TO MATCH 333 RICHMOND ST. - COLOUR SEPIA		CMP	ALPOLIC COMPOSITE METAL PANEL, ALIGN JOINTS AS SHOWN - COLOUR SILVER		EXTERIOR WALL SCONCE 3700mm A.F.F., REFER TO ELEC. DWGS.			



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YOUTH OPPORTUNITIES UNLIMITED

Youth Opportunities Unlimited
 328 & 331 Richmond Street, London, Ontario

NORTH ELEVATION

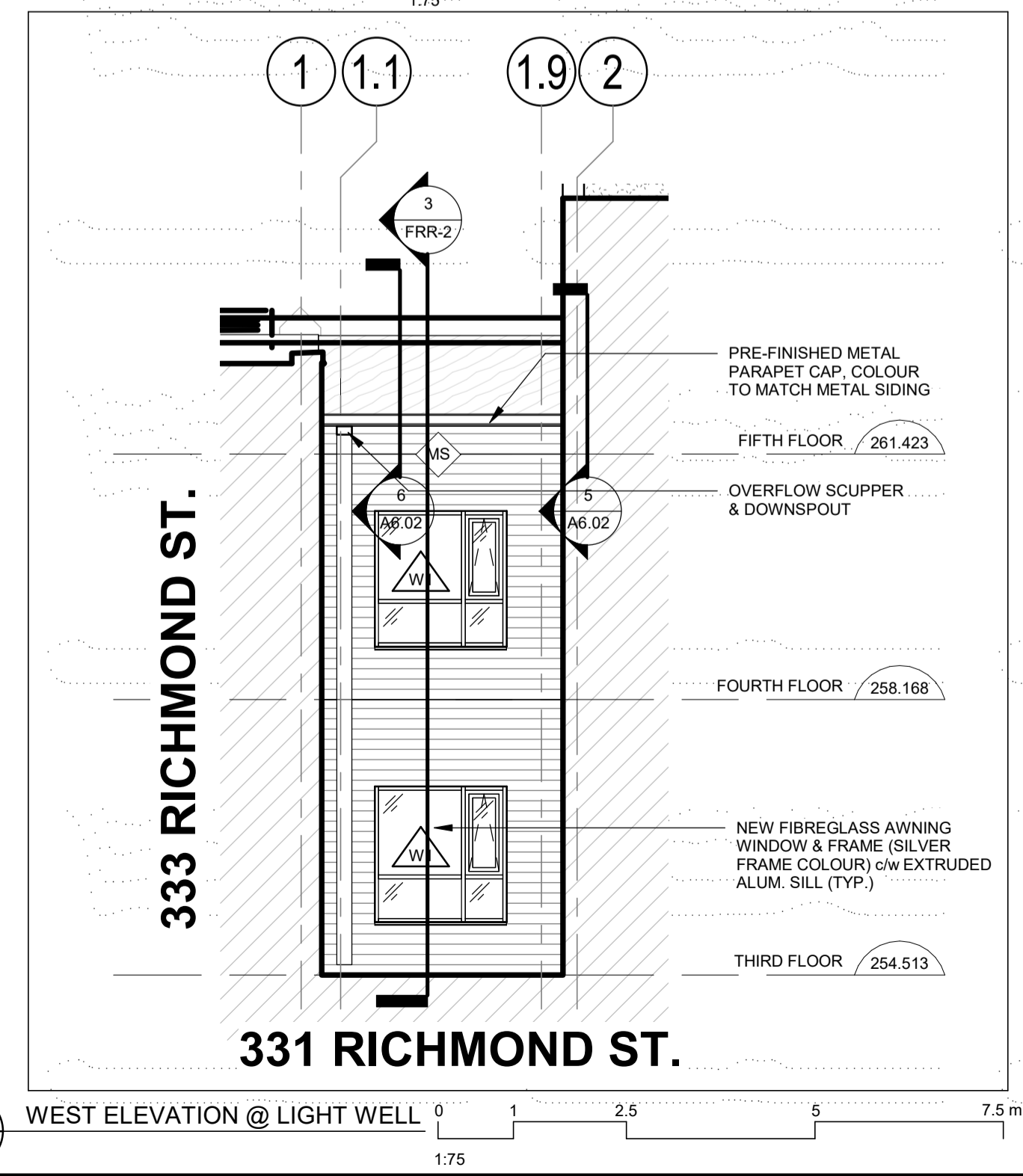
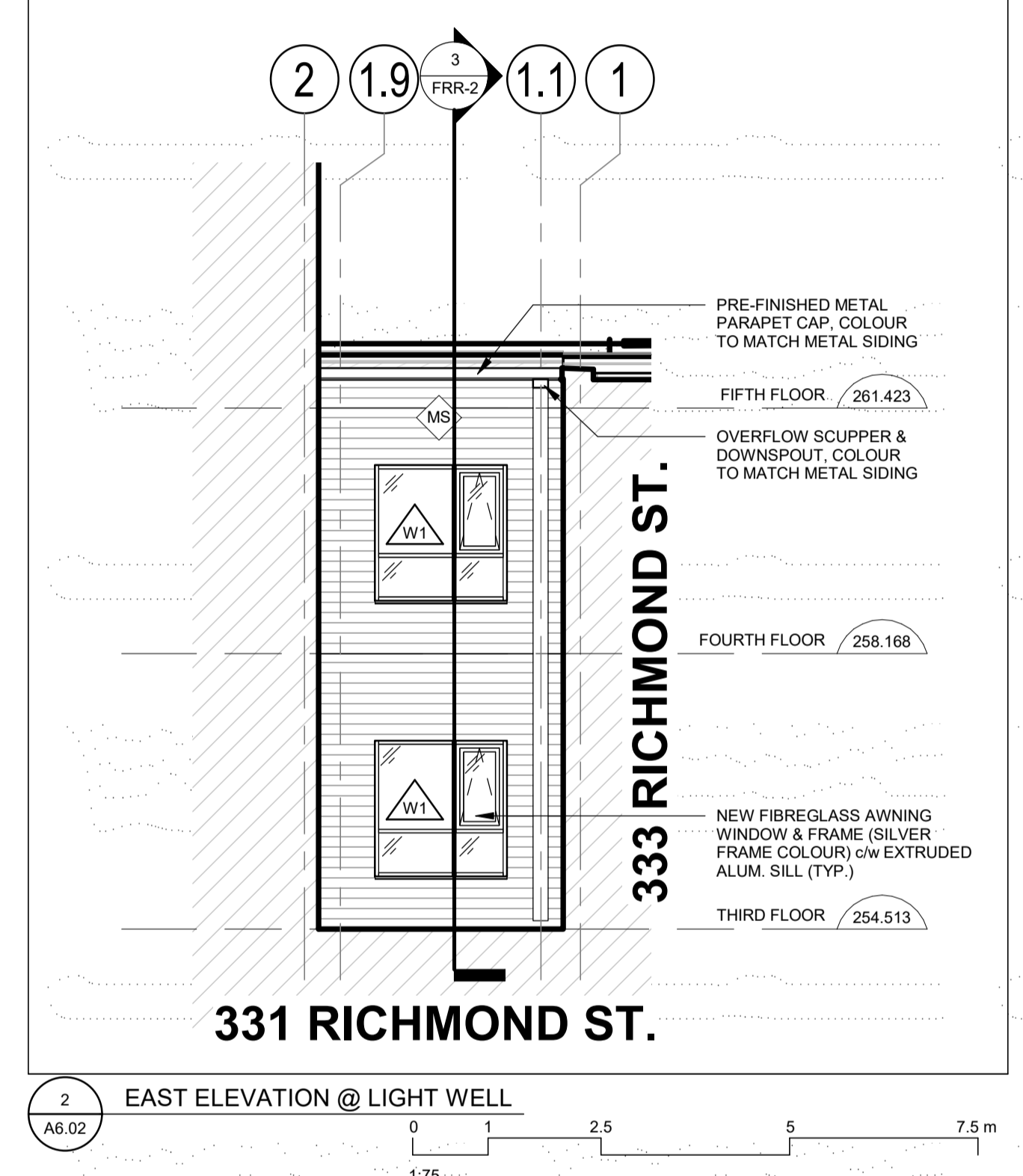
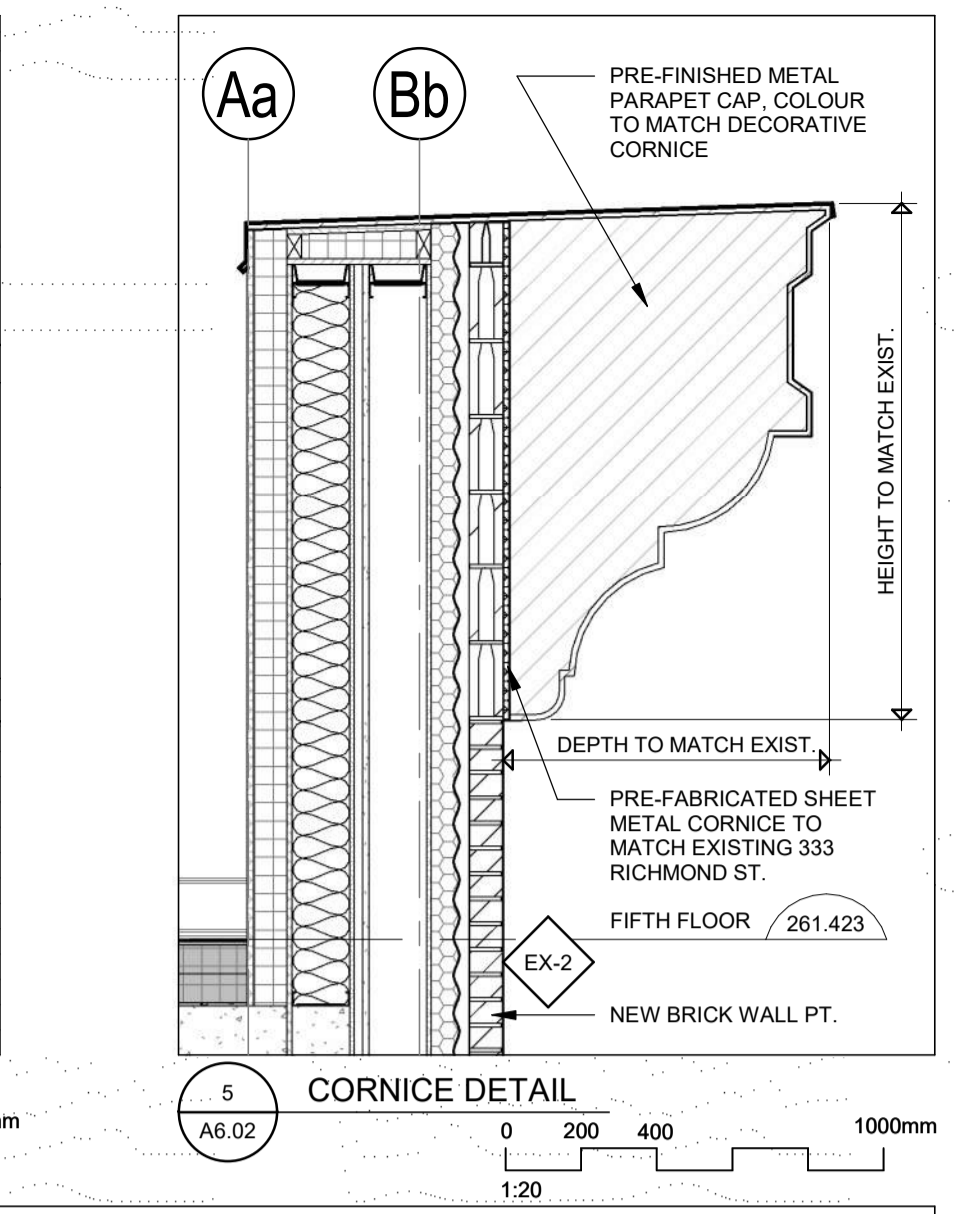
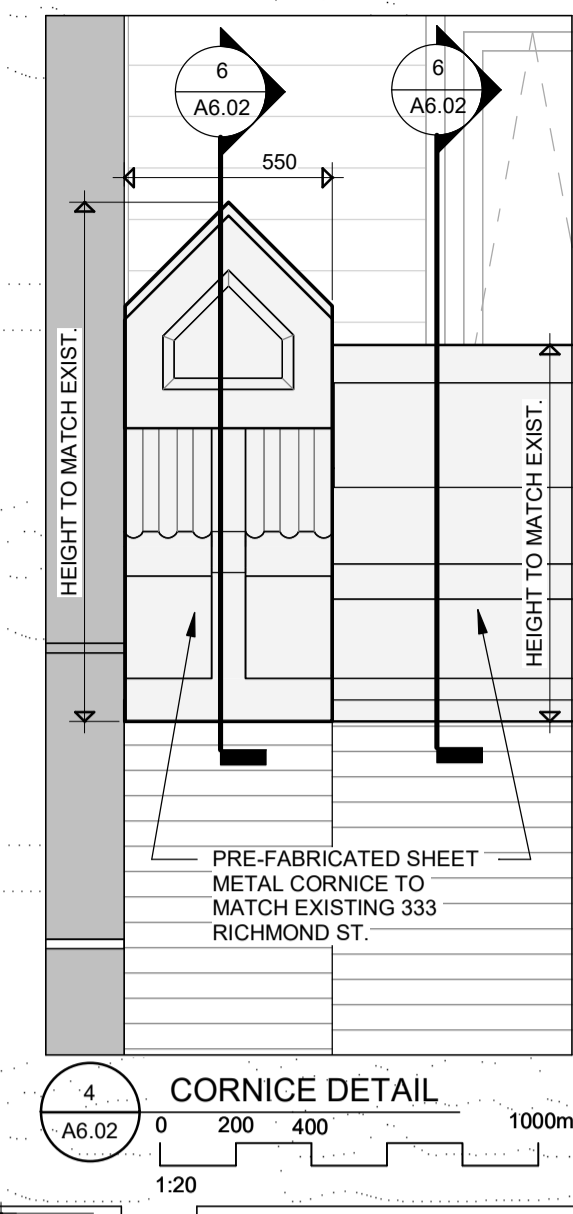
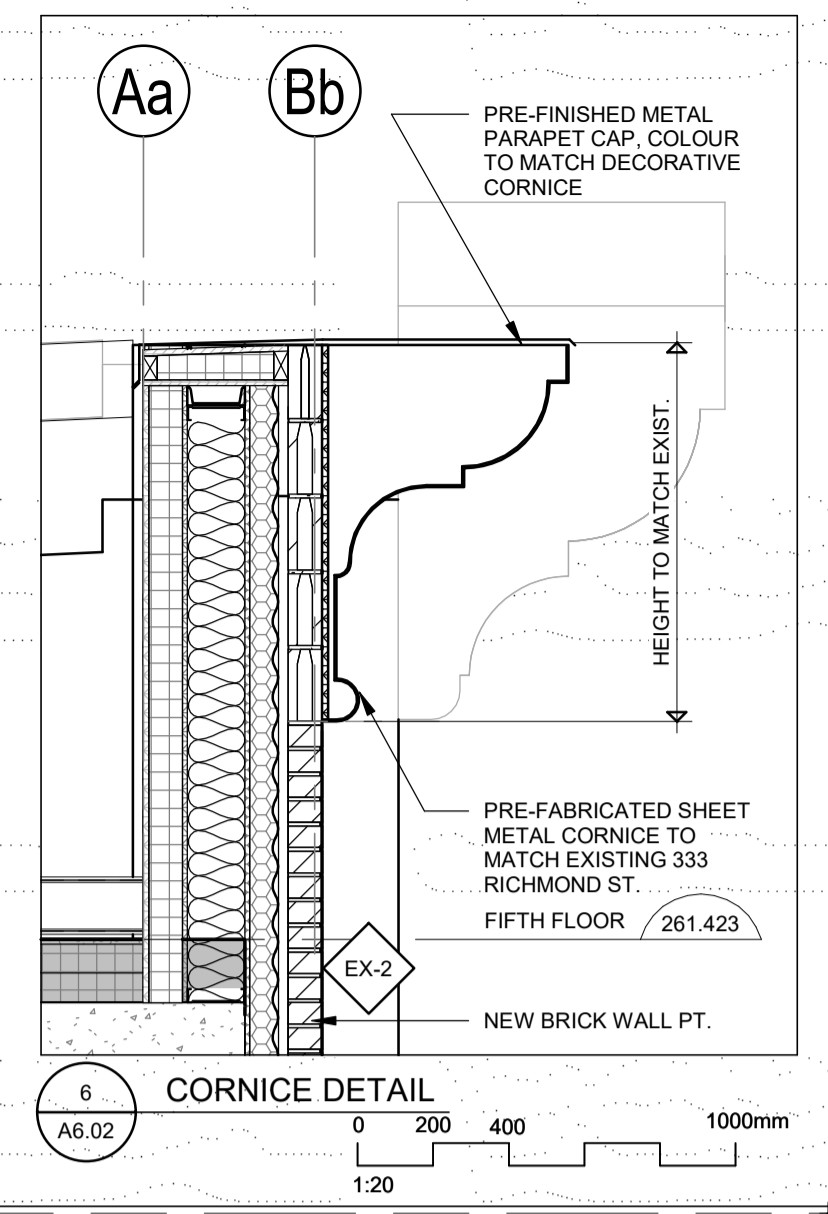
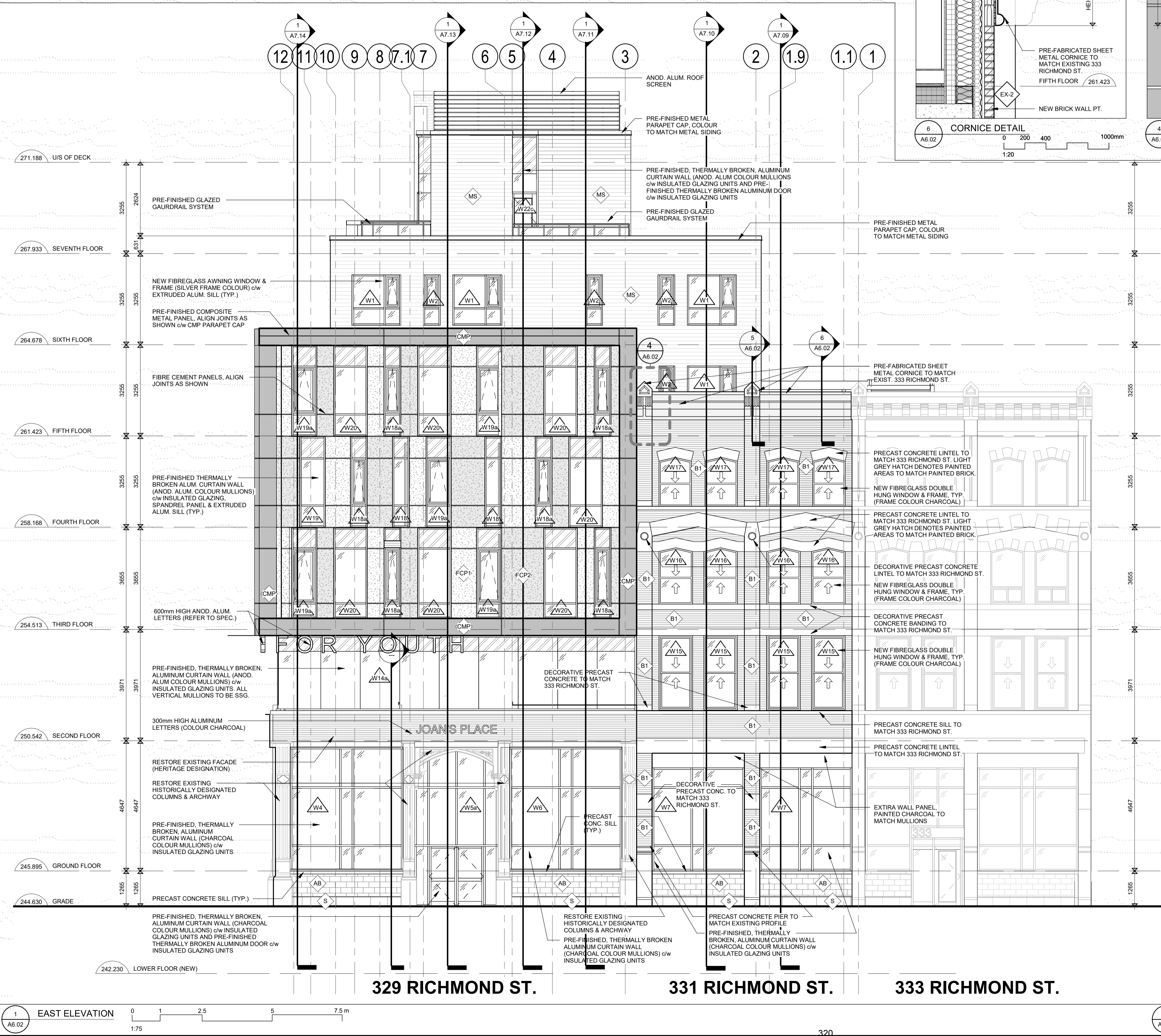
Project No.: 828
 Drawn By: JNL
 Plot Date: 01/14/20

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EXTERIOR ELEVATION LEGEND

	B1 MERIDIAN BRICK VENEER - COLOUR VARSITY SMOOTH IRONSPOT, PAINTED		MS VICWEST PRE-FIN 7/8" CORRUGATED HORIZONTAL METAL SIDING - COLOUR METALLIC SILVER		VISION GLASS		LV MECHANICAL LOUVRE, REFER TO MECH. DWGS.
	B2 ARRISCRRAFT BRICK VENEER - COLOUR CHARCOAL		FCP1 EQUITONE NATURA FIBRE CEMENT PANEL, ALIGN JOINTS AS SHOWN - COLOUR N154		SPANDREL PANEL, COLOUR MATCH TO VISION GLASS		CJ BRICK VENEER CONTROL JOINT
	AB ARRISCRRAFT RENAISSANCE ARCHITECTURAL BLOCK, ROCKED - COLOUR WHITE		FCP2 EQUITONE NATURA FIBRE CEMENT PANEL, ALIGN JOINTS AS SHOWN - COLOUR N163		WINDOW NUMBER, REFER TO WINDOW ELEVATIONS		PCIL PRECAST CONCRETE LINTEL PAINTED
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YOUTH OPPORTUNITIES UNLIMITED

Youth Opportunities Unlimited
329 & 331 Richmond Street, London, Ontario

Youth Opportunities Unlimited

Project No.: 828
Drawn By: JNL
Pig Date: 08/17/16

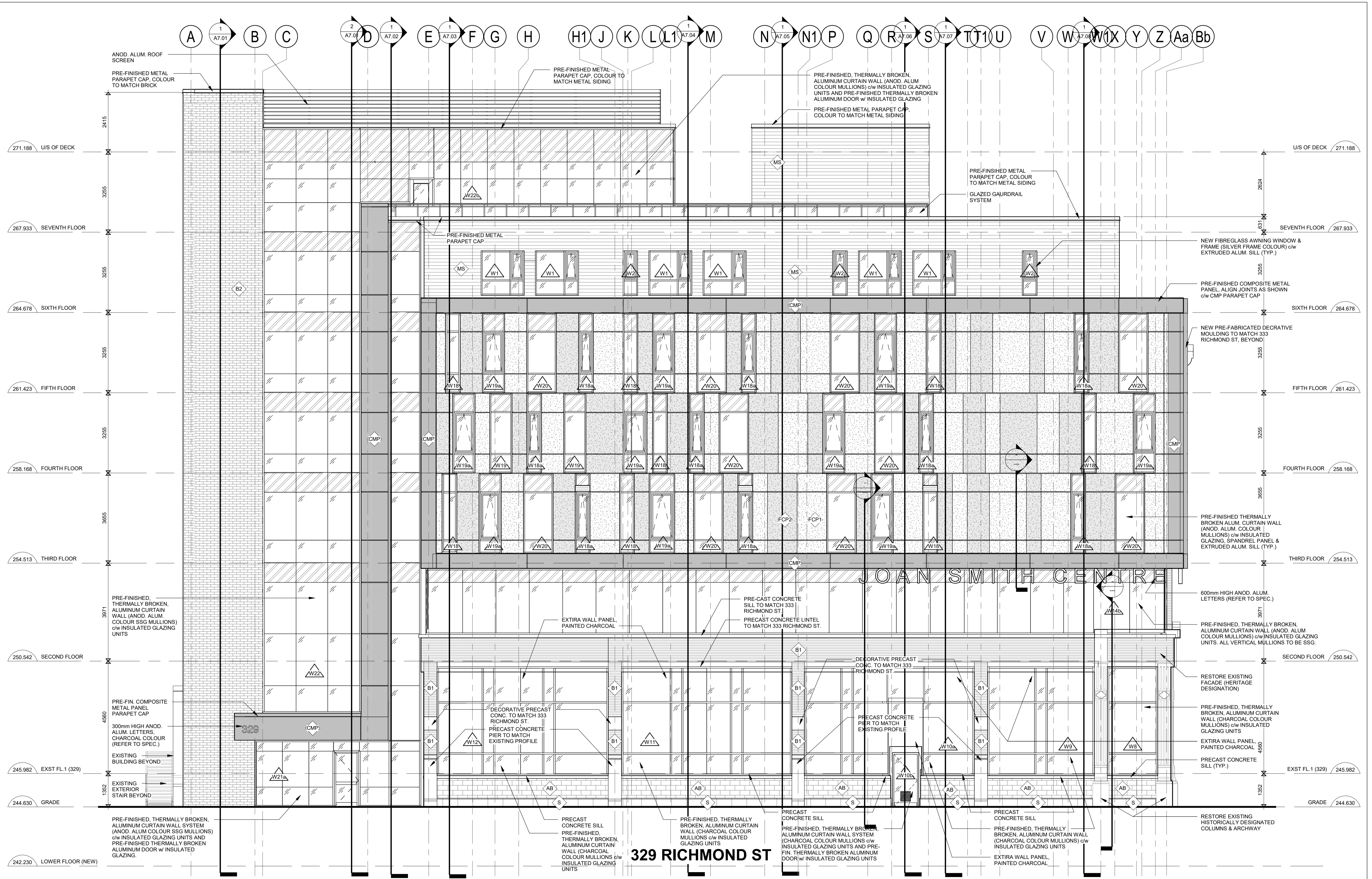
EAST ELEVATION

A6.02

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EXTERIOR ELEVATION LEGEND

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	ARRISCRAFT BRICK VENEER - COLOUR CHARCOAL		EQUITONE NATURA FIBRE CEMENT PANEL, ALIGN JOINTS AS SHOWN - COLOUR N154		SPANDREL PANEL, COLOUR MATCH TO VISION GLASS		BRICK VENEER CONTROL JOINT
	ARRISCRAFT RENAISSANCE ARCHITECTURAL BLOCK, ROCKED - COLOUR WHITE		EQUITONE NATURA FIBRE CEMENT PANEL, ALIGN JOINTS AS SHOWN - COLOUR N163		WINDOW NUMBER, REFER TO WINDOW ELEVATIONS		PRECAST CONCRETE LINTEL PAINTED
	ARRISCRAFT LIMESTONE VENEER, MEDIUM DRESSED c/w CHAMFERED EDGE TO MATCH 333 RICHMOND ST. - COLOUR SEPIA		ALPOLIC COMPOSITE METAL PANEL, ALIGN JOINTS AS SHOWN - COLOUR SILVER		EXTERIOR WALL SCONCE 3700mm A.F.F. - REFER TO ELEC. DWGS.		



1 SOUTH ELEVATION 0 1 2.5 5 7.5 m 1:75

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YOUTH OPPORTUNITIES UNLIMITED

Youth Opportunities Unlimited
 329 & 331 Richmond Street, London, Ontario

Project No.: 828
 Drawn By: JNL
 Pkg. Date: 01/14/20

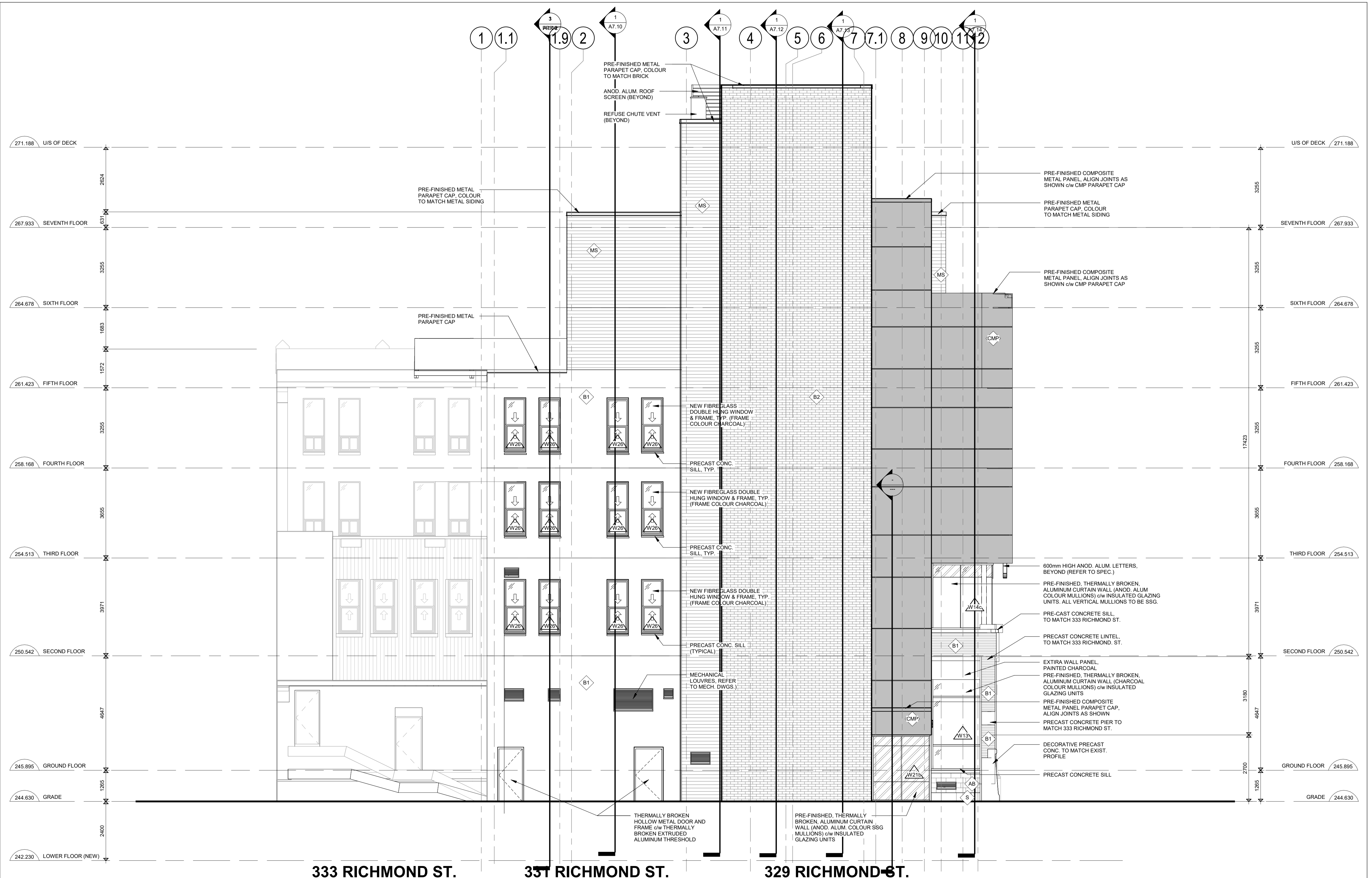
SOUTH ELEVATION

A6.03

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EXTERIOR ELEVATION LEGEND

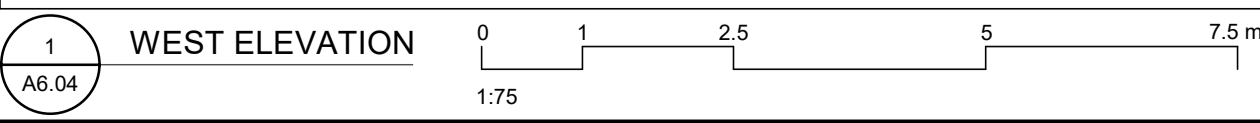
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	ARRISCRAFT BRICK VENEER - COLOUR CHARCOAL		EQUITONE NATURA FIBRE CEMENT PANEL, ALIGN JOINTS AS SHOWN - COLOUR N154		SPANDREL PANEL, COLOUR MATCH TO VISION GLASS		BRICK VENEER CONTROL JOINT
	ARRISCRAFT RENAISSANCE ARCHITECTURAL BLOCK, ROCKED - COLOUR WHITE		EQUITONE NATURA FIBRE CEMENT PANEL, ALIGN JOINTS AS SHOWN - COLOUR N163		WINDOW NUMBER, REFER TO WINDOW ELEVATIONS		PRECAST CONCRETE LINTEL PAINTED
	ARRISCRAFT LIMESTONE VENEER, MEDIUM DRESSED c/w CHAMFERED EDGE TO MATCH 333 RICHMOND ST. - COLOUR SEPIA		ALPOLIC COMPOSITE METAL PANEL, ALIGN JOINTS AS SHOWN - COLOUR SILVER		EXTERIOR WALL SCONCE 3700mm A.F.F., REFER TO ELEC. DWGS.		



333 RICHMOND ST.

357 RICHMOND ST.

329 RICHMOND ST.



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YOUTH OPPORTUNITIES UNLIMITED

Youth Opportunities Unlimited
 328 & 331 Richmond Street, London, Ontario
 WEST ELEVATION

Project No.:	628
Drawn By:	JNL
Plot Date:	01/14/20

A6.04

3.2.2 HISTORICAL DOCUMENTATION





3.2.2 : Historical Photos

1980's



**View from Richmond Street Looking North*



**View from Richmond Street Looking Southwest*

1900's



**View of 329 Richmond Street from Southeast*

1910



**View from Richmond Street Looking North*

**Photo obtained from the holdings of Western Archives at Western University*



3.2.2 : Historical Photos

1920's



**View from Richmond Street Looking North*

1930



**View from Richmond Street Looking North*

1942



**View of 329 & 331 Richmond Street from East*

**Photo obtained from the holdings of Western Archives at Western University*



3.2.2 : Historical Photos

1959



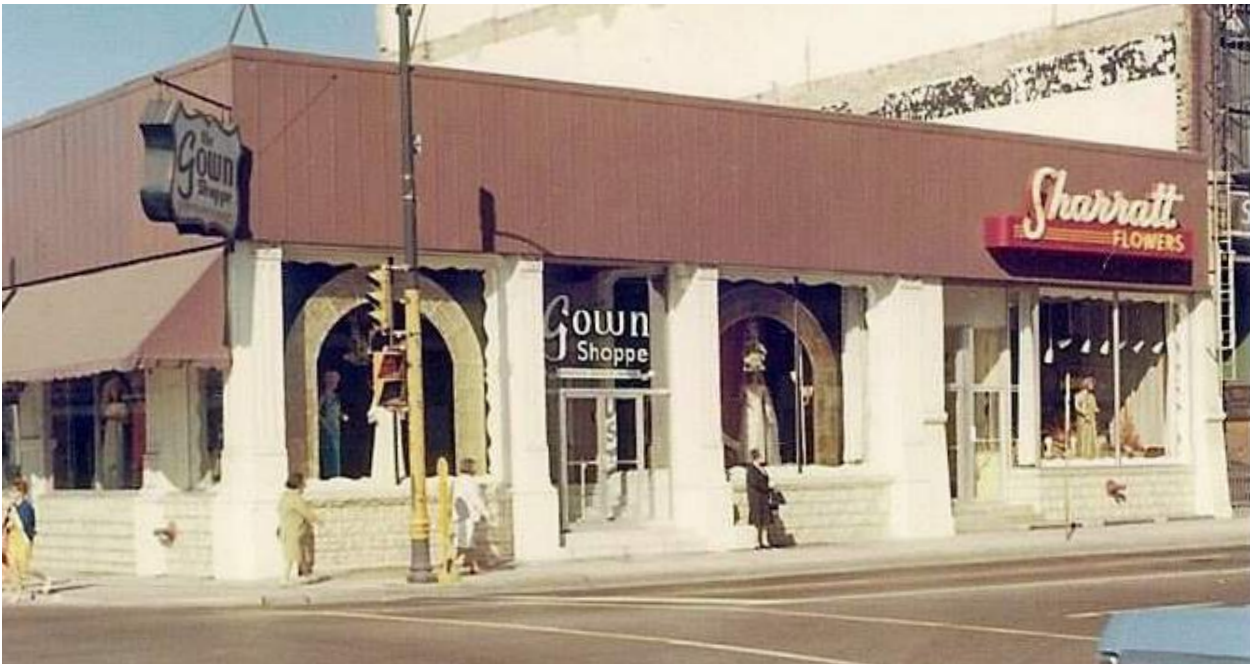
**View from Richmond Street Looking North*

1960's



**View of 329 Richmond Street from East*

1960's



**View of 329 Richmond Street from East*

**Photo obtained from the holdings of Western Archives at Western University*



3.2.3 HERITAGE IMPACT ASSESSMENT

329 & 331 Richmond Street, London Ontario
Youth Opportunities Unlimited

HERITAGE IMPACT STATEMENT



Date
17 August 2017

Prepared By
Cornerstone Architecture Incorporated
Alison Hannay OAA MRAIC LEED AP BD+C
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TABLE OF CONTENTS

1	Introduction	02
2	Site Location and Description	02
3	Historic Background	04
4	Proposed Design	06
5	Assessment of Potential Impacts to Cultural Heritage Resources	08
6	Summary Statement	09



1 Introduction

The properties at 329 & 331 Richmond Street, as well as 333 Richmond Street have been recently purchased by Youth Opportunities Unlimited (YOU), who engaged Cornerstone Architecture Incorporated to assist in redeveloping these properties to facilitate a new YOU mixed use and residential facility.

The project consists of the renovation and five storey addition to the existing one storey structures at 329 & 331 Richmond Street, as well as the minor renovation of and exterior restoration to the existing four storey structure at 333 Richmond Street. Due to the limited scope of work at 333 Richmond St, this property it is not included in the site plan application. However, the impact that the exterior restoration will have on re-establishing the historic and aesthetic appearance of the exterior facade at 333 Richmond Street, is further described in this heritage impact statement.

The renovation and addition project at 329-331 Richmond Street was submitted for Site Plan Consultation at the City of London on October 19, 2016 and an Internal Review Meeting was held on October 27, 2016. After the proposal was reviewed, a Record of Pre-Application Consultation was distributed by Mike Corby of the City of London on November 1, 2016, which outlined a list of additional material submissions required to complete the application. Due to the sites location within the Downtown Conservation District, it was indicated that a Heritage Impact Statement, followed by a Heritage Alteration Permit was required for this application.

This Heritage Impact Report was prepared by Cornerstone Architecture Incorporated to outline the specific ways in which the cultural heritage of the existing buildings at 329-333 Richmond Street will be conserved throughout the Youth Opportunities Unlimited addition and renovation project.

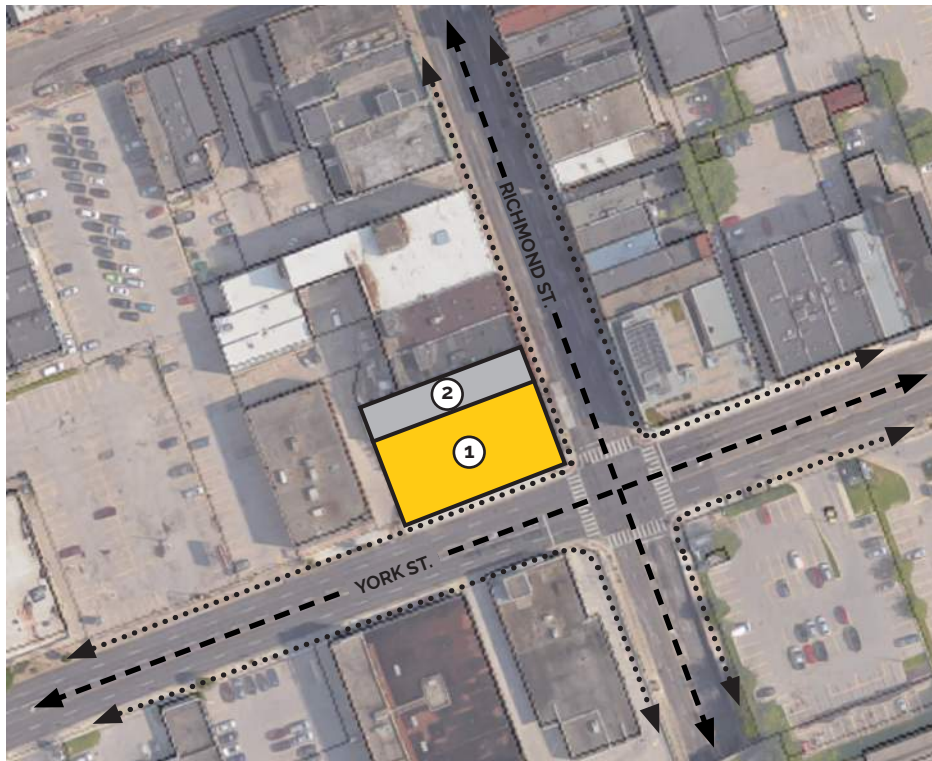
2 Site Location and Description

The site is located on the northwest corner of Richmond and York Street, at a prominent intersection of two main thoroughfares in downtown London. The existing buildings at 329 & 331 Richmond St. are both currently unoccupied, contain an existing footprint that covers most of the site and consist of the following:

- The existing building at 329 Richmond St. is a 4,100 sq.ft. single storey structure with a full basement level. The main floor structure has been largely maintained, however the roof has been removed as the building was previously used as an open air patio. The structure contains historically designated stone elements on the east and south façade that will be preserved and integrated into the new construction.
- The existing building at 331 Richmond St. is a 2,600 sq.ft. single storey enclosed structure with a full basement level. The main access to the property is on the east façade off Richmond Street with a secondary exit off the west façade onto an elevated wooden patio. The east façade has been renovated to serve its previous commercial use and contains little resemblance to the vertical rhythm or materiality of its historic exterior façade.

The existing building at 333 Richmond St is currently occupied by commercial and residential use, contains a zero lot line on Richmond St. and consists of the following:

- The existing building at 333 Richmond St. is a 3,000 sq.ft. four storey brick structure with a full basement level. The building currently contains commercial space on the basement, ground and second floor with four (4) two storey residential apartments occupying the third and fourth floor.



Legend

- 1 329 & 331 Richmond St.
- 2 333 Richmond Street
- ← - - Denotes Vehicular Circulation
- ← ···· Denotes Pedestrian Circulation

Site Plan - 329, 331 & 333 Richmond Street



Current Site Photo - View looking northwest from York Street



Current Site Photo - View looking northeast from York Street



3 Historic Background

The properties at 329-333 Richmond Street are all designated under Part V of the Ontario Heritage Act due to their location within the Downtown Heritage Conservation District. The *Downtown London Heritage Conservation District Plan* further identifies the existing buildings at 329 & 331 Richmond Street as H (Historic) with a Category C ranking, noting that the remaining historic elements at 329 Richmond St. are the 'vertical stone elements along both street elevations each with a decorative panel and an arch over the main entryway on Richmond.' Category C indicates that while the structure contains historical significance, the building has been renovated using inappropriate material or design and requires that restorations should be considered using traditional materials.

The *Downtown London Heritage Conservation District Plan* identifies 333 Richmond Street as H (Historic) with a Category A ranking, which indicates that most of the building's facade elements are intact and all elements should be retained. However, through referencing the historic photos of this property, it is apparent that the current ground floor storefront at 333 Richmond St. is not original and renovations will be done to restore the style and materiality of the ground floor facade to reflect the original architecture.

According to the *Downtown London Heritage Conservation District Plan*, the original structure located at 329 Richmond Street was constructed in 1890 as a four storey red brick building with decorative windows and an ornamental stone archway on the east façade. The structures at 331 & 333 Richmond Street were constructed in 1880, also as a four storey buildings and continued the architectural language of the adjacent buildings. The historic site photos on the following page capture the existing streetscape from the 1890's to 1942, illustrating the massing of the original buildings as well as the architectural treatment of the existing facades. The photos show that while the 4 storey structure at 331 Richmond St. continued the building height and architectural language of the streetscape, the façade of 329 Richmond St. was historically distinct and the cornice line was raised almost half a storey higher than the adjacent buildings to highlight the corner property.

Evidently the buildings at 329 & 331 Richmond Street have drastically transformed throughout the years, not only in height, but also in exterior appearance. Originally existing as commercial establishments, the ground floor storefronts of both properties have undergone multiple renovations to house numerous commercial tenants. It is suspected that a fire in the 1960's is what destroyed the upper three floors of both properties, leaving the ground floor structures that we see today as the only remains.

Through the design of the new YOU facility, it will be important to preserve the remaining historic architectural features and seamlessly integrate them into the new construction while simultaneously respecting the history of the original streetscape. Referencing the historic site photos to reinterpret the original massing and historic architectural language using modern construction and materials will allow the design to stand as a contemporary interpretation of the past.



Historic Site Photos



1890's - View looking southwest from Richmond Street*



1920's - View looking north from Richmond Street*



1942 - View looking northwest from York Street*

*Photo obtained from the holdings of Western Archives at Western University



4 Proposed Design

The proposed six storey Youth Opportunities Unlimited facility at 329 & 331 Richmond Street will contain two major occupancies:

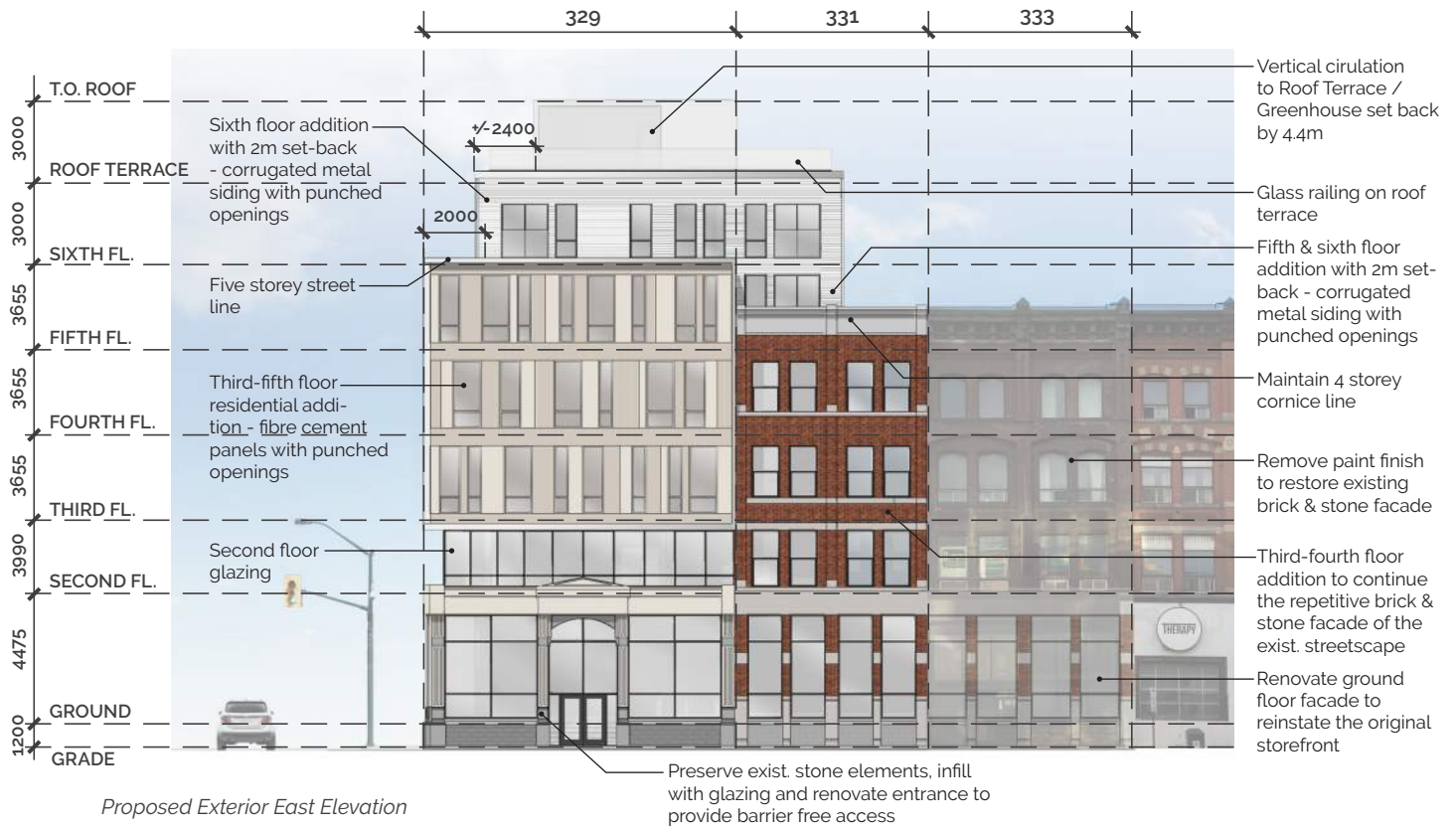
1. A mixed-use commercial facility on the basement, ground and second floor to accommodate community and administrative space for YOU.
2. Residential apartments on the third to sixth floor providing 36 new apartment units including a range of studio, one bedroom, two bedroom and barrier free units that are designed to accommodate young mothers, as well as seniors and students.

As the selected sites are adjacent to a block of existing four storey structures, the new facility will read as a continuation of the existing historic streetscape. The proposed design for the renovation and addition to 329, 331 & 333 Richmond Street will preserve and reference the history of the existing structures and conform to the guidelines outlined in the *Downtown London Heritage District Plan*, specifically section 6.1.4 New Construction and section 6.2.2 Commercial. The massing of the proposed design aims to reference the original massing of the existing buildings, highlight the corner property at this high traffic downtown intersection and optimize the site to maximize the number of residential units provided for young mothers. The massing of the new addition maintains the following objectives:

- Renovate the ground floor storefront along the east facade at 331 & 333 Richmond St. to reinstate the architectural style based on historic documentation obtained from the holdings of Western Archives at Western University. The design will re-establish the vertical rhythm and materiality of the original building including red brick piers infilled with curtain wall glazing.
- Remove the existing paint finish from the east facade of 333 Richmond Street, restoring the original brick and stone on the second to fourth floor to match the existing streetscape.
- A five storey addition above the existing ground floor structure at 331 Richmond Street. The addition will continue the 4 storey cornice line and architectural language of the existing streetscape, maintaining all existing horizontal and vertical proportions from the ground to fourth floor. Matching the new brick and stone as close as possible with the existing and continuing the stone pattern of the existing facade will allow the 4 storey structure at 331 Richmond St. to blend into the existing streetscape, leaving the corner property to stand as the contemporary architectural feature and visual focal point at the intersection.
- The fifth and sixth storey addition at 331 Richmond St. will have a reduced floor to floor height and be set back from the east property line by 2 meters allowing the building to read as 4 storeys from the street. The volume will be clad with corrugated metal siding and contain punched openings with juliet balconies.
- The heritage designated stone archway and pilasters along the east and south building face of 329 Richmond St. will be preserved and infilled with curtain wall glazing and the archway will serve as the main entrance to the commercial occupancy of the new facility. The rhythm of the existing brick piers along the York Street facade will remain, however the brick will be replaced and the solid infill walls will be removed and substituted with curtain wall glazing to visually open up the building to the street.
- A five storey addition above the existing ground floor structure at 329 Richmond Street. From the street, the building will appear as a five stories, raising the street line by one storey to reference the massing of the original building and highlight the corner property at this prominent downtown intersection. The residential component from the third to fourth floor will read as a contemporary 'floating' mass separated from the historic ground floor base by a band of curtain wall glazing on the second floor. A composite metal panel exterior shell will surround the 'box' to frame and highlight the south east corner. The inside of the box will consist of an irregular horizontal linear pattern of fibre cement panels and punched openings.
- At 329 Richmond Street, the sixth floor will have a reduced floor to floor height and be set back by 2 meters on both the east and south facades to reduce the scale of the building from the street.
- A 6 storey addition on the west side of the existing structure at 329 Richmond Street, fronting York Street to serve as the main apartment entrance and provide vertical circulation to the residential floors and roof terrace. The volume continues one storey above the roof terrace to accommodate access as well as a greenhouse and has a 4.4m setback from the south property line.



Proposed Exterior Elevations





5 Assessment of Potential Impacts to Cultural Heritage Resources

Based on the impacts outlined in the The Ministry of Culture's *Heritage Resources in the Land Use Planning Process Info Sheet #5 - Heritage Impact Assessments and Conservation Plans*, the following table identifies the positive effect that the design will have on the existing heritage attributes of the proposed site and the adjacent properties.

Potential Impacts	On Site	Adjacent Properties	Downtown HCD
<i>Destruction of any, or part of any significant heritage attribute or A features.</i>	Heritage features at 329 Richmond St. include the vertical stone elements along Richmond & York Street, which will be preserved and integrated into the proposed design. The rhythm of the existing brick piers will remain, but the brick will be replaced and infill walls will be removed. Exterior building elements at 331 Richmond St. that are proposed to be demolished include, the existing entrance and glazed openings which are not historic architectural features.	Exterior building elements at the adjacent 333 Richmond St. that are proposed to be demolished include the existing entrance and glazed openings on the ground floor which are not historic architectural features.	No Impact
<i>Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.A</i>	The five storey addition at 329 Richmond St. will be designed to continue major horizontal facade elements, yet will be distinctively contemporary in appearance compared to the historic language of the adjacent buildings. The exterior elevation of the second to fourth floors of the proposed addition at 331 Richmond St. will mimic the architectural language of the existing streetscape. The fifth & sixth floor will appear more contemporary in design, but will be set back from the property line by two meters, reducing its visibility from the street	The renovation to the ground floor east facade at 333 Richmond St. will be sympathetic to the historic fabric and reinterpret the architectural language of the existing streetscape.	The new development will be sympathetic of the character of the Downtown Heritage Conservation District and will complete the missing corner of the streetscape along Richmond Street.
<i>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural A feature or plantings, such as a garden.A</i>	Shadows are not anticipated to impact historic significant attributes or natural features.	Shadows are not anticipated to impact historic significant attributes or natural features.	Shadows are not anticipated to impact historic significant attributes or natural features.
<i>Isolation of a heritage attribute from its surrounding environment, context or a significant relationship.A</i>	The proposed addition & alterations to 329 & 331 Richmond St. will not isolate heritage attributes. The design will integrate the existing historical features into the new construction to compose a unified building that re-defines the corner of the streetscape.	Removing the paint finish on the east facade of 333 Richmond St. will restore the facade to its existing condition and reintegrate the facade into the rhythm of the existing streetscape.	The addition will rebuild the corner at this prominent downtown intersection, integrating the existing heritage attributes with new construction to create a unified facade along Richmond & York St.
<i>Direct or indirect obstruction of significant views or Aistas within, from, or of build and natural features.A</i>	The proposed addition will enhance views by increasing the height of the building and replacing the solid walls on the south & east facade of the existing ground floor at 329 & 331 Richmond St. with curtain wall glazing.	Renovating the storefront of 333 Richmond St. will increase the amount of glazing on the ground floor and open up the building to the street	The new facility will stand as a prominent visual focal point at the intersection and serve as a gateway for those travelling in and out of the downtown core.
<i>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.A</i>	The proposed design will not change the land use of the site.	The proposed design will not change the land use of the site.	No Impact
<i>Land disturbance such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.</i>	The new addition will not cause land disturbance to alter soils or significantly impact drainage patterns.	No Impact	No Impact



6 Summary Statement

In summary, the proposed renovation and addition to 329, 331 & 333 Richmond Street to accommodate the Youth Opportunities Unlimited multi-purpose and residential facility will serve to rebuild the south corner of the streetscape along Richmond Street and introduce new life into these currently abandoned buildings. The proposed design will preserve existing historic elements, reference the architectural expression of the original buildings and integrate modern architecture through the following techniques:

- Restore the remaining historic architectural elements along York and Richmond Street and integrate them into the renovated ground floor base that maintains the architectural style of the 1880's.
- Restore the original finish of the east facade at 333 Richmond St. and continue the repetitive façade of the four storey street block to fill in the missing piece that was once present at 331 Richmond St.
- Reference the massing of the original building at 329 Richmond St. and highlight the corner property by increasing the building height by one storey and emphasizing the facade using a distinctly contemporary architectural style.

Collectively, these techniques will result in a design that incorporates new construction to both reinterpret the historic style of the original structures and introduce elements of contemporary architecture to contrast and further highlight the existing historic features. The new Youth Opportunities Unlimited facility will merge the old and the new to create a unified design that will evolve the streetscape and stand as a new architectural focal point within London's downtown core.

3.2.4 CONSERVATION PLAN

JOAN SMITH CENTRE

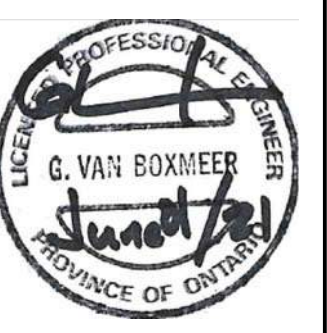
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DO NOT SCALE DRAWING.

NOTES

No.	REMARKS	DATE

REVISIONS



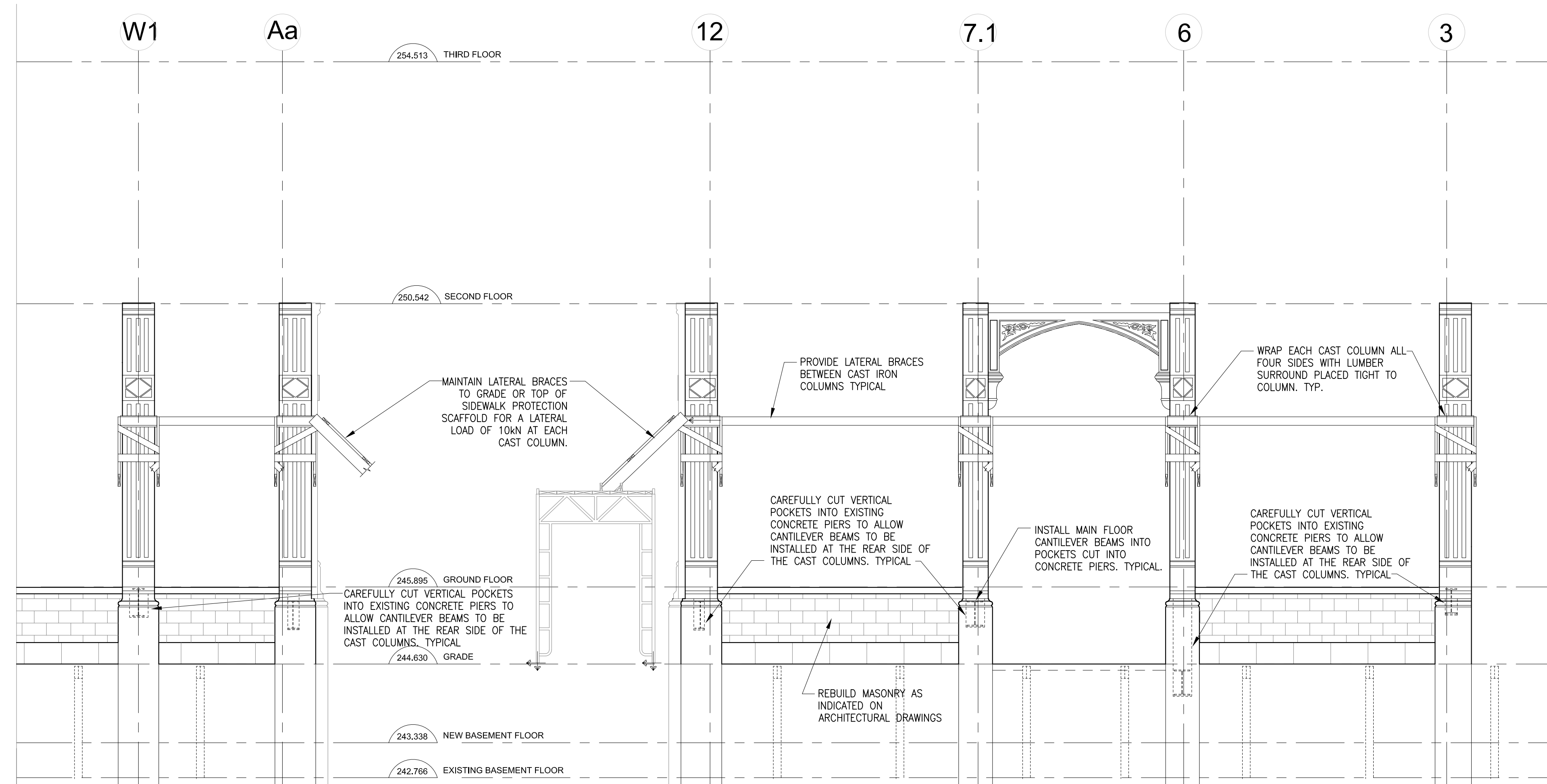
VB & S VanBoxmeer & Stranges Ltd.
STRUCTURAL ENGINEERS
Suite 104, 1108 Dundas St. London, ON, Canada N6B 1X9
tel. (519) 433-4661 www.vbands.com

PROJECT
YOUTH OPPORTUNITIES

London Ontario

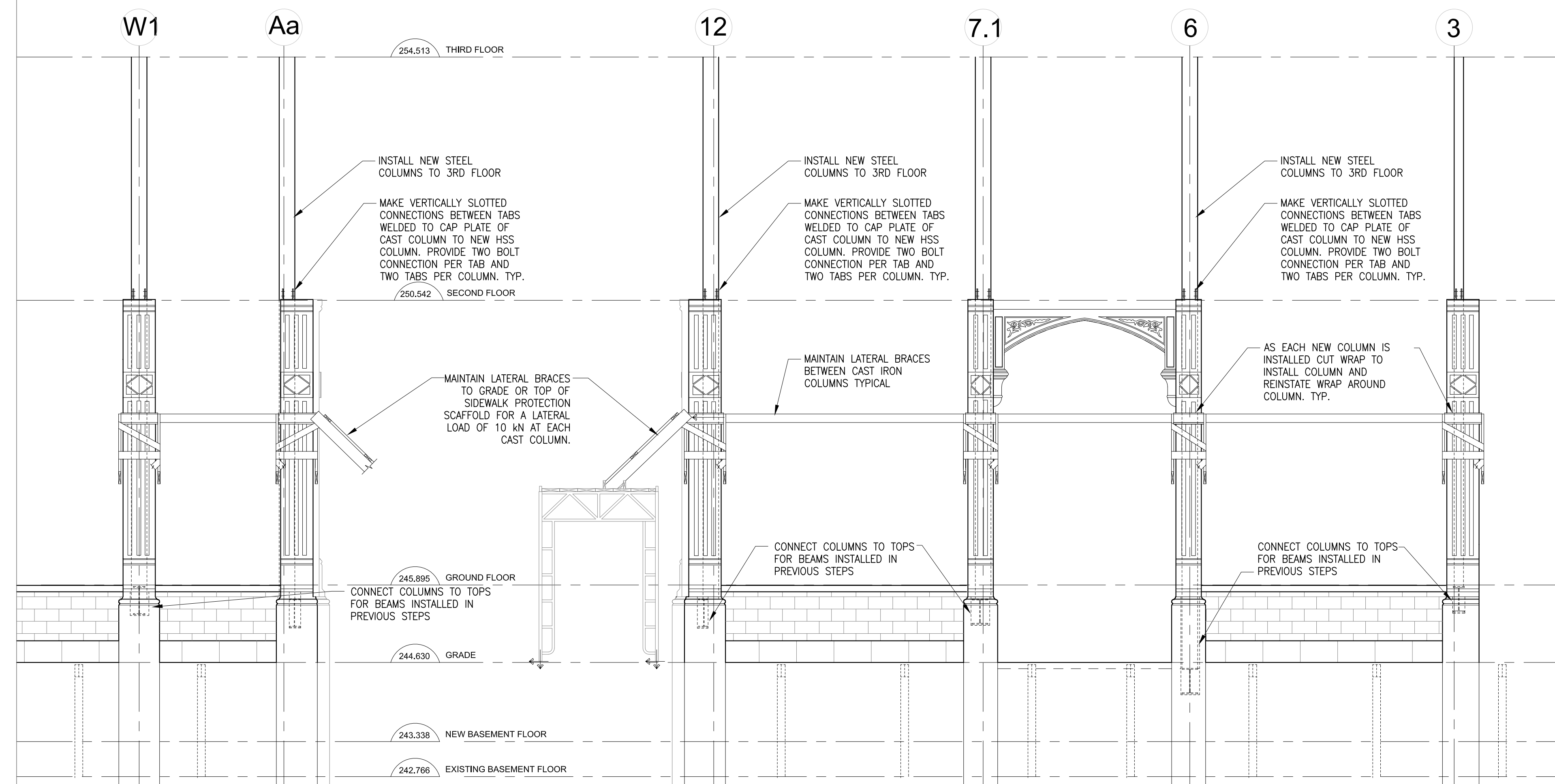
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CAST IRON COLUMN PROTECTION PROCEDURE

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CHECKED BY: CHECKER	SH2
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DATE: June 01/21	
PROJECT No. 16147	



STEP 3 - BUILD NEW EXTERIOR WALLS ABOVE GRADE, CUT BEAM/COLUMN POCKETS AND INSTALL GROUND FLOOR BEAMS

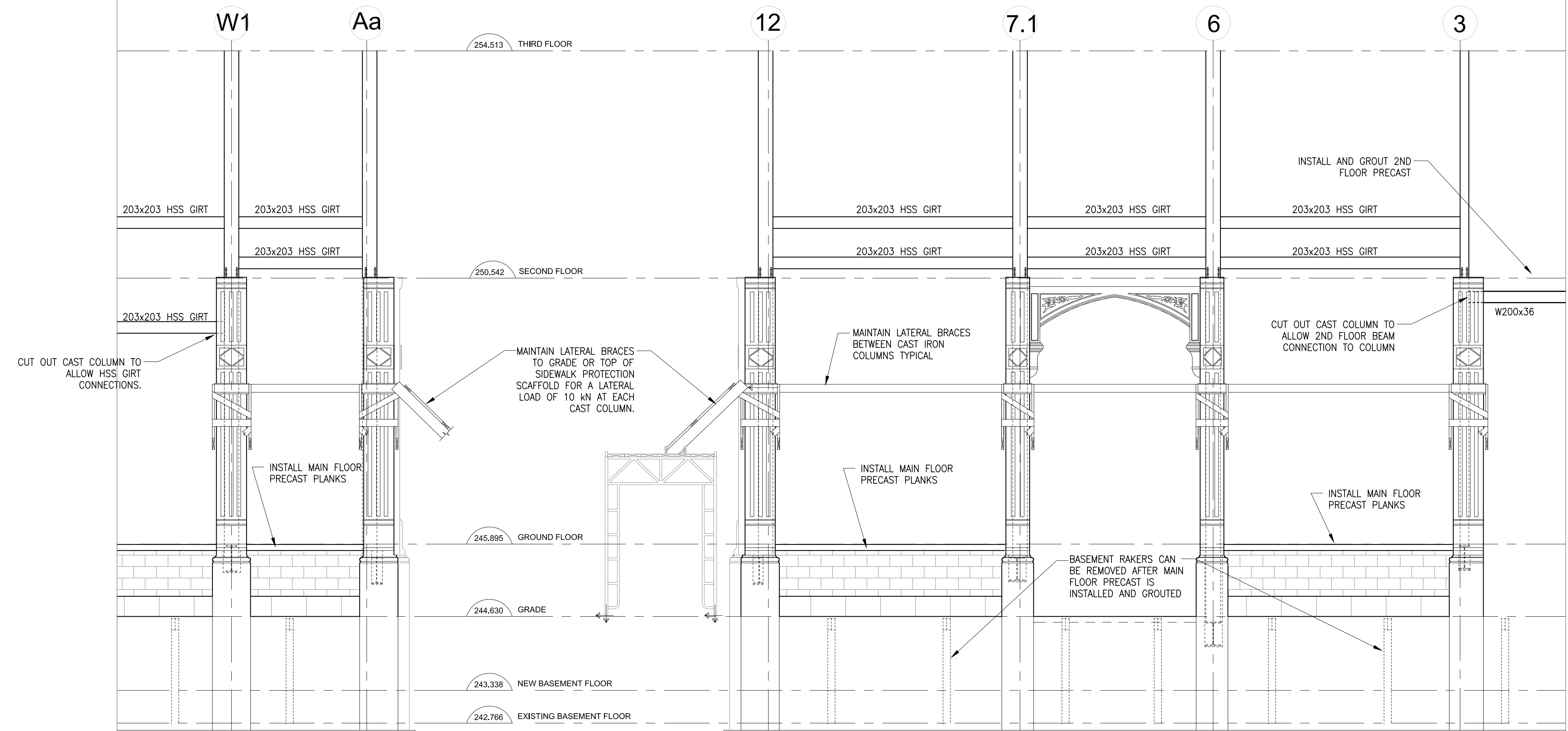
SCALE: 1:50



STEP 4 - INSTALL COLUMNS ONTO BEAMS CANTILEVERED OVER EXISTING FOUNDATION WALL

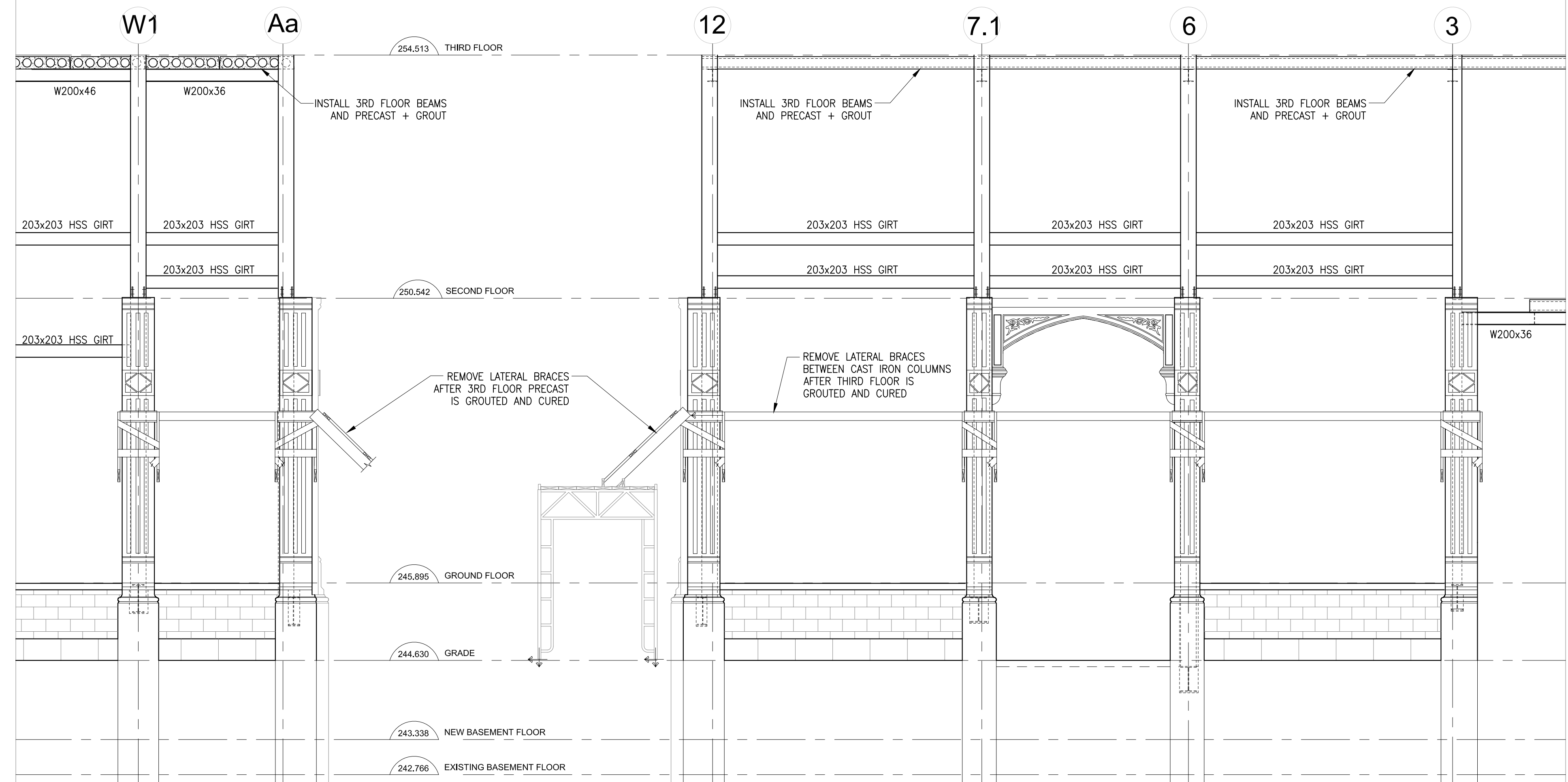
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NOTE:
THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AGAINST ARCHITECTURAL DRAWINGS AND MUST REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
DO NOT SCALE DRAWING.



STEP 5 - INSTALL MAIN FLOOR PRECAST, GIRTS, AND 2ND FLOOR FRAMING

SCALE: 1:50



STEP 6 - INSTALL 2ND & 3RD FLOOR FRAMING AND PRECAST, REMOVE SHORING AROUND CAST COLUMNS

SCALE: 1:50

NOTES

No.	REMARKS	DATE

REVISIONS



VanBoxmeer & Stranges Ltd.
STRUCTURAL ENGINEERS
Suite 104, 1108 Dundas St. London, ON, Canada N6B 1X9
tel. (519) 433-4661 www.vbands.com

PROJECT
YOUTH OPPORTUNITIES

London Ontario

DRAWING
CAST IRON COLUMN PROTECTION PROCEDURE

STATUS: FOR REVIEW	PLDT: PLOTDATE
DRAWN BY: DRAWER	SHEET No.
CHECKED BY: CHECKER	SH3
SCALE: 1:50	
DATE: June 01/21	
PROJECT No. 16147	

THESE ARE A FEW THINGS OUR CLIENTS EXPRESS ABOUT THE
EXPERIENCE OF CREATING THEIR PROJECTS.

**INVOLVED.
RESPECTED.
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Heritage Planners' Report to LACH: July 14, 2021

1. Heritage Alteration Permits processed under Delegated Authority By-law:
 - a) 109 Duchess Avenue (WV-OS HCD): Porch replacement
 - b) 469 Princess Avenue (EW HCD): Porch replacement
 - c) 187 Dundas Street (DT HCD): Signage
 - d) 489 Dufferin Avenue (EW HCD): Porch alteration
 - e) 577 Maitland Street (WW HCD): Dormer siding replacement
 - f) 256 Dundas Street (DT HCD): Storefront alterations
 - g) 550 Dufferin Avenue (EW HCD): Cabana
 - h) 215 Dundas Street (DT HCD): Signage

2. ReThink Zoning <https://getinvolved.london.ca/rethink-zoning>
 - a) Background Papers:
 - i. What is ReThink Zoning?
 - ii. Zoning for Use
 - iii. Zoning for Intensity
 - iv. Zoning for Form
 - v. Review of Ontario Municipalities

Upcoming Heritage Events

- Video: "Heritage 101" presentation by Wayne Morgan, President, Community Heritage Ontario: <https://www.youtube.com/watch?v=EzvVKq2n51U&t=24s>
- Museum London History Walks: July-August. More information: www.museumlondon.ca/programs-events
- Eldon House Summer Tea. July-August 22. Reservations required. More information: www.eldonhouse.ca/events/

New Walking Tours



Dundas St. looking east from Balbot St., about 1875-80. Right foreground, present Bank of Toronto building, northwest corner, Dundas and Balbot Sts. To left foreground - Hotel building, S. G. Mitchell's drug store, established 1848, known

July is here and we want you to walk outside with us and learn about local history! New this year are the [Thursday Evening Culture Walks at the Market](#) which start at Covent Garden Market, take you on a ["Hidden Secrets of Downtown"](#) tour, and end with a drink from London Brewing. The other new tour is ["Digging Dundas"](#) on Saturday where we'll walk down London's oldest street in its new incarnation as Dundas Place to discover hidden sculptures, new murals, and more. Included with each tour is \$10 or \$20 of [Downtown Dollars](#) which offsets the ticket price, so it's essentially a free activity! All tours follow COVID-19 protocols and are led by a tour guide.

Saturdays from 10:30 am to 11:30 am and 1:00 pm to 2:00 pm

July 10, August 21 - Bats, Beans, and Bridges

July 17, August 7 - Cottages to Castles

July 24, August 14 - Digging Dundas *NEW*

July 31 - Heaven to Hell

Cost: \$10 (includes \$10 Downtown Dollars)

Thursdays from 5:30 pm to 6:30 pm

July 15, July 29, August 12, August 26 - Hidden Secrets of Downtown: North Loop *NEW*

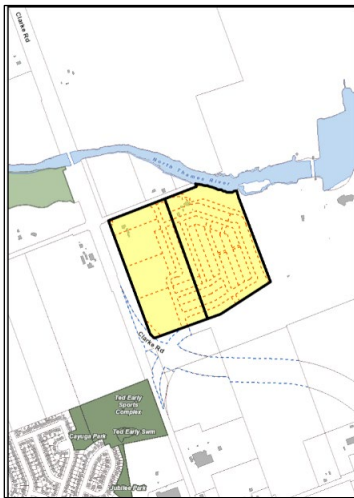
July 22, August 5, August 19 - Hidden Secrets of Downtown: East Loop *NEW*

Cost: \$20 (includes \$20 Downtown Dollars + London Brewing drink ticket)

NOTICE OF PLANNING APPLICATION

Revisions to Application for Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments

2331 Kilally Road and 1588 Clarke Road



File: 39T-20502 / OZ-9244

Applicant: Sifton Properties Limited

What is Proposed?

Draft Plan of Subdivision, Official Plan and Zoning amendments to allow:

- A residential subdivision consisting of low density single detached dwellings, medium density cluster dwellings, street townhouse dwellings, low-rise apartment buildings, parks, open spaces, multi-use pathways and stormwater management facility; served by five (5) local streets.



LEARN MORE & PROVIDE INPUT

Please provide any comments by **July 30, 2021**

Larry Mottram

lmottram@london.ca

519-661-CITY (2489) ext. 4866

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

File: 39T-20502 / OZ-9244

london.ca/planapps

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

Councillor Mohamed Salih

msalih@london.ca

519-661-2489 ext. 4003

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

Application Details

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

Requested Revisions to Draft Plan of Subdivision

A previous notice was given by mail on August 18, 2020 advising of the application for Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments. Revisions to the proposed subdivision design have been submitted by the applicant and are summarized as follows:

- The subdivision's internal road network has been redesigned to shift the location of the southern access further west and outside of the Fanshawe Conservation Area lands;
- The northern entrance has shifted further west to allow for placement of a park block in the northeastern part of the subdivision;
- The low-density residential portions of the subdivision are shown as blocks rather than lots. The actual lots will be created through registration of future phases, or through a future application for exemption from part lot control;
- The proposed Stormwater Management (SWM) block has shifted to the west, with the proposed location generally aligning with the SWM block shown in the Kilally South, East Basin EA;
- The proposed Thames Valley Parkway (TVP) extension has been removed from the ESA buffer area, and now runs along Street C to avoid environmentally sensitive areas;
- The 15 metre parkland access block north of Street C has been removed and absorbed into Block 2; and,
- The proposed TVP extension now exits the subdivision at Clarke Road, rather than continuing onto Fanshawe Conservation Area lands.

Consideration of a Draft Plan of Subdivision consisting of 16 low density residential blocks (Blocks 1-16); five (5) medium density residential blocks (Blocks 17-21); two (2) park blocks (Blocks 22-23); two (2) blocks for Stormwater Management (SWM) Pond and Sanitary Pump Station (Blocks 24-25); two (2) road reserve blocks (Blocks 26-27); one (1) open space buffer block (Block 28); one (1) open space block (Block 29); serviced by five (5) local streets (Streets A, B, C, D, & E). (please refer to attached draft plan)

Requested Official Plan Amendments (please refer to attached map)

Possible Amendments to the (1989) Official Plan:

- Schedule 'A' – Land Use Map to change the land use designations from: "Urban Reserve – Community Growth", "Environmental Review", and "Open Space" to "Low Density Residential", "Multi-Family, Medium Density Residential" and "Open Space";
- Schedule 'B-1' – Natural Heritage Features Map to change the limits of the "Potential ESA" and "Max Hazard Line" delineations to reflect the findings of the Environmental Impact Study and Slope Stability Study; and,
- Schedule 'C' - Transportation Corridors Map to remove the "Proposed Future Arterial Road" delineation that applies to Kilally Road, approximately 200 metres east of Clarke Road.

Possible Amendments to The London Plan:

- Map 5 – Natural Heritage to revise the limits of the ESA to reflect the findings of the Environmental Impact Study (EIS) completed in support of the proposed Draft Plan of Subdivision application.

Requested Zoning By-law Amendment

Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Requested Zoning (Please refer to attached map)

Possible Amendment to Zoning By-law Z.-1 to change the zoning from an Urban Reserve UR4 Zone, an Urban Reserve UR4/Temporary (T-56) Zone, a Holding Urban Reserve (h-2•UR4), and an Open Space OS5 Zone to:

- Residential R1 (R1-3) Zone – to permit single detached dwellings on lots with a minimum lot area of 300 square metres and minimum lot frontage of 10 metres;
- Residential R1 (R1-4) Zone - to permit single detached dwellings on lots with a minimum lot area of 360 square metres and minimum lot frontage of 12 metres;
- Residential R1 Special Provision (R1-4(21)) Zone – to permit single detached dwellings on lots with a minimum lot area of 360 square metres and minimum lot frontage of 12 metres, together with a special provision for a dwelling setback from a high pressure pipeline of 20 metres (minimum);

- Residential R1/Residential R4 Special Provision (R1-1/R4-6(*)) Zone – to permit single detached dwellings on lots with a minimum lot area of 250 square metres and minimum lot frontage of 9 metres, and to permit street townhouses with a minimum lot area of 145 square metres per unit and a minimum lot frontage of 5.5 metres per unit, together with a special provision for a lot coverage of 50 percent (maximum);
- Residential R5/Residential R6/Residential R7/Residential R8 (R5-7/R6-5/R7•H13•D75/R8-4) Zone – to permit such uses as townhouses and stacked townhouses up to a maximum density of 60 units per hectare and maximum height of 12 metres; various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse, and apartment buildings up to a maximum density of 35 units per hectare and maximum height of 12 metres; senior citizen apartment buildings, handicapped persons apartment buildings, nursing homes, retirements lodges, continuum-of-care facilities, and emergency care establishments up to a maximum density of 75 units per hectare and maximum height of 13 metres; apartment buildings, stacked townhouses, and lodging house class 2 up to a maximum density of 75 units per hectare and maximum height of 13 metres.
- Open Space OS1 Zone – to permit such uses as conservation lands, conservation works, golf courses, public and private parks, recreational buildings associated with conservation lands and public parks, campgrounds, and managed forests;
- Open Space OS1(3) Special Provision Zone – to permit conservation lands, conservation works, golf courses, public and private parks, recreational buildings associated with conservation lands and public parks, campgrounds, and managed forests, together with a special provision for no minimum lot frontage or minimum lot area requirement; and,
- Open Space OS5(3) Special Provision Zone – to permit conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots, together with a special provision for no minimum lot frontage or minimum lot area requirement.

An amendment to Subsection 4.21 of the Zoning By-law General Provisions is also requested to amend the street classification of Kilally Road, 200 metres east of Clarke Road, from a 'Proposed Arterial' to 'Local Road', and amend the road allowance limit as measured from the centre line from 18 metres to 10 metres to reflect existing conditions (the steep slopes and vegetation on the north side of Kilally Road will impede any road-widening plans), and to be consistent with the transportation network vision established in The London Plan.

The City may also consider applying holding provisions in the zoning to ensure adequate provision of municipal services, that a subdivision agreement or development agreement is entered into, and to ensure completion of noise assessment reports and implementation of mitigation measures for development in proximity to arterial roads.

An Environmental Impact Study (EIS) report prepared by AECOM, dated March 2020, and an Environmental Impact Study (EIS) Addendum, dated March 2021, were submitted with the application for draft plan of subdivision. The EIS reports are available by contacting the City's Planner listed on the first page of this notice.

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 "Urban Reserve – Community Growth", "Environmental Review" and "Open Space". The land use designations in the (1989) Official Plan are subject to possible amendment, as described above.

The subject lands are in the "Neighbourhoods" Place Type in The London Plan (Council adopted, approved by the Ministry with modifications, and the majority of which is in force and effect) permitting a range of housing including single detached dwellings, townhouses and low rise apartments; and "Green Space", permitting a range of public and private open space, parks, recreation, floodplain and conservation uses.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied for a Draft Plan of Subdivision and to change the Official Plan designation and zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. The ways you can participate in the City's planning review

and decision-making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](#) page at [london.ca](#).

See More Information

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

- contacting the City's Planner listed on the first page of this Notice; or
- viewing the application-specific page at [london.ca/planapps](#).

Reply to this Notice of Application

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

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Draft Plan of Subdivision, Official Plan and zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the *Planning Act*. You will also be invited to provide your comments at this public participation meeting. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting. The Council Decision will inform the decision of the Director, Development Services, who is the Approval Authority for Draft Plans of Subdivision.

What Are Your Legal Rights?

Notification of Council and Approval Authority's Decision

If you wish to be notified of the Approval Authority's decision in respect of the proposed draft plan of subdivision, you must make a written request to the Director, Development Services, City of London, 300 Dufferin Ave., P.O. Box 5035, London ON N6A 4L9, or at developmentsservices@london.ca. You will also be notified if you provide written comments, or make a written request to the City of London for conditions of draft approval to be included in the Decision.

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

Right to Appeal to the Local Planning Appeal Tribunal

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the Director, Development Services to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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.

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

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, or before the zoning by-law amendment 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 add the person or public body as a party.

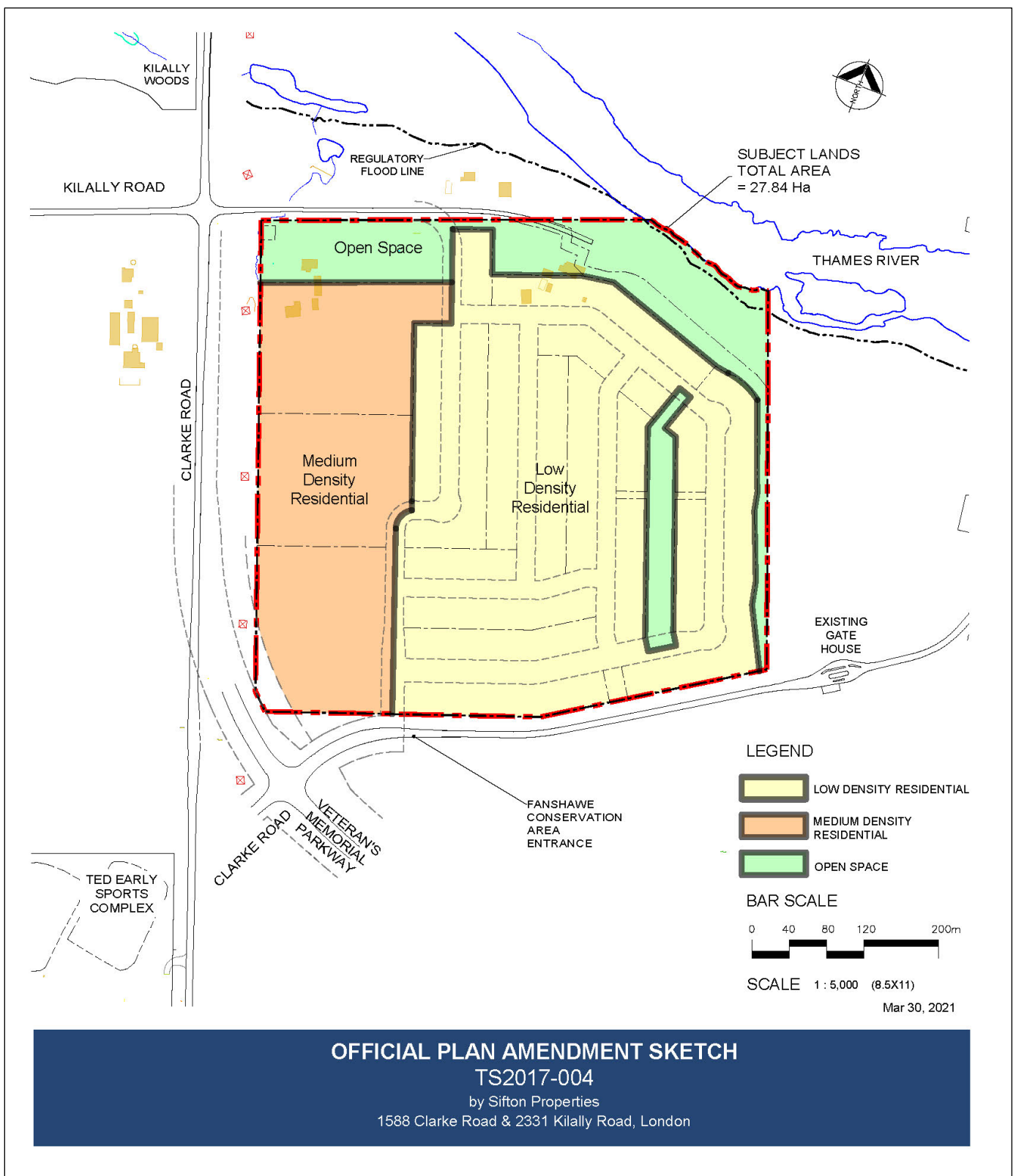
For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

Notice of Collection of Personal Information

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

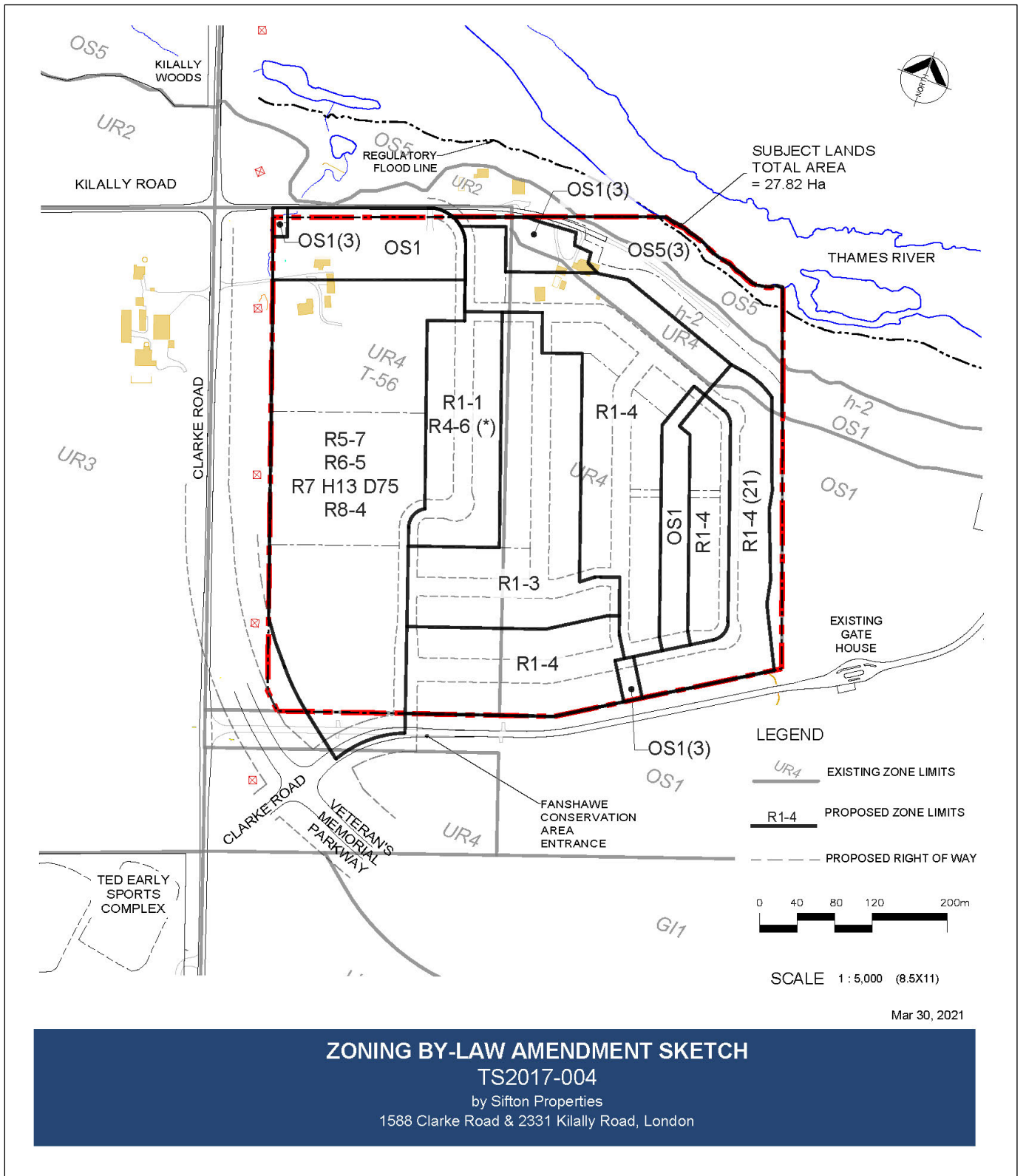
Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact developmentsservices@london.ca for more information.

Requested Official Plan Designations



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

Requested Zoning



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

To: Monteith Brown Planning Consultants

Dear Hannah Shirtliff,

Subject: 1588 Clarke Road

AECOM's Heritage Impact Assessment (HIA) for 1588 Clarke Road was completed in 2018 and assessed the impacts of a subdivision development plan by Sifton that included the property. It is understood that after the HIA was completed, a demolition request was made by Sifton on March 18, 2019 for the demolition of the barn on the property. It was noted at the time of the demolition request that the Stewardship sub-committee of the London Advisory Committee on Heritage (LACH) should conduct more research on the property, specifically regarding its connection to the Underground Railroad. The demolition request from March 18, 2019 included a recommendation from Laura Dent, Heritage Planner with the City of London, stating that the demolition be taken, that the property should be removed from the Register, and the property owner commemorate the historic contributions of the Tackabury family. This commemoration should be incorporated into the future development of the property. Council approved the demolition request for the barn.

A comment on the HIA was received from Maggie Whalley, a member of LACH, who was speaking on behalf of the Tackabury family. The comment suggested the HIA did not sufficiently portray the history of the family associated with the property. It should be noted that it is not common practice to contact previous landowners when developing a property history as part of an HIA. The purpose of an HIA is to evaluate and assess impacts to a heritage property, this is the primary focus of the report.

Having reviewed the HIA, while I agree to the overall conclusion of the HIA that the buildings associated with the property do not need to be retained, we do encourage the property owner to move forward with the recommendation made in the HIA, and made by the Heritage Planner on March 18, 2019, that the design plans for that property need to include a commemorative feature noting the historical contributions of the Tackabury family.

Commemoration can include, but is not limited to:

- Dedicating a location in the Open Space, parkland for an interpretive sign - add to design plans
- Consider naming a street or a public walking trail after the family
- Consider naming the storm water management pond area after the family

At this time, a revision to the HIA is not required; however, the information provided by Ms. Whalley on the family can be utilized in the commemoration of the family and should be included in the planning application or subsequent design plans.

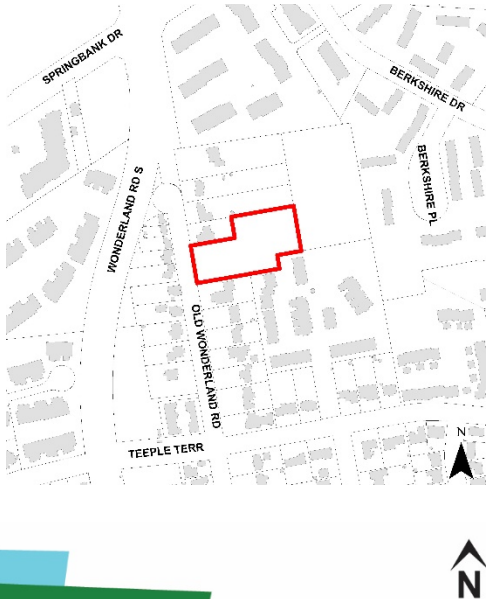
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Sincerely,

Tara Jenkins, MA, CAHP, Cultural Heritage Specialist
AECOM Canada Ltd.

Zoning By-Law Amendment

414-418 Old Wonderland Road



File: Z-9293

Applicant: Dillon Consulting on behalf of Four Fourteen Inc.

What is Proposed?

Zoning amendment to allow:

- To permit a cluster townhouse/stacked townhouse development with 13 cluster townhouses and 8 stacked townhouses(16 units).
- Special Provisions include reduced parking rate for stacked townhouses from 1.5 spaces per unit to 1.0 spaces per unit totalling 8 spaces for these units, reduced rear and interior yard setbacks for decks from 6.0m to 3.0m and a reduced setback from the Open Space (OS5) Zone to 0.0m.

YOU ARE INVITED!

Further to the Notices of Application you received, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, July 26, 2021, no earlier than 4:30 p.m.

Meeting Location: During the COVID-19 emergency, the Planning and Environment Committee meetings are virtual meetings, hosted in City Hall, Council Chambers (See insert)

For more information contact:

Alanna Riley
ariley@london.ca
519-661-CITY (2489) ext. 4579
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: Z-9293

london.ca/planapps

To speak to your Ward Councillor:

Stephen Turner
sturner@london.ca
519-661-CITY (2489) ext. 4011

**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

Requested Zoning By-law Amendment

To change the zoning from a Residential R1 (R1-6) Zone to a Residential R5 Special Provision (R5-4(_)) Zone. Changes to the currently permitted land uses and development regulations are summarized below. The Zoning By-law is available at london.ca.

Current Zoning

Zone: Residential R1 (R1-10) Zone and Urban Reserve (UR1)

Permitted Uses: Single Detached Dwellings

Special Provisions: N/A

Bonus Zone: N/A

Requested Zoning

Zone: Residential R5 Special Provision (R5-7()) Zone

Permitted Uses: Cluster townhouse dwellings and cluster stacked townhouse dwellings

Special Provisions: reduced parking rate for stacked townhouses from 1.5 spaces per unit to 1.0 spaces per unit totalling 8 spaces for these units, reduced rear and interior yard setbacks for decks from 6.0m to 3.0m, and a 0.0m setback from the Open Space (OS5) Zone.

Bonus Zone: N/A.

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 "Multi-Family Medium Density Residential". The primary permitted uses in the Multi-Family, Medium Density Residential designation shall include 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.

The subject lands are located within the Neighbourhood Place Type in the London Plan.

The site is presently within a Residential R1 (R1-10) Zone and an Urban Reserve (UR1) Zone.

How Can You Participate in the Planning Process?

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

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
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

Attend This Public Participation Meeting

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

Attendance is available through telephone or virtual web streaming (computer) application. Pre-registration is required to access these options and can be found in the Public Participation insert.

Please refer to the enclosed Public Participation Meeting Process insert.

What Are Your Legal Rights?

Notification of Council Decision

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

Right to Appeal to the Ontario Land Tribunal

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

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

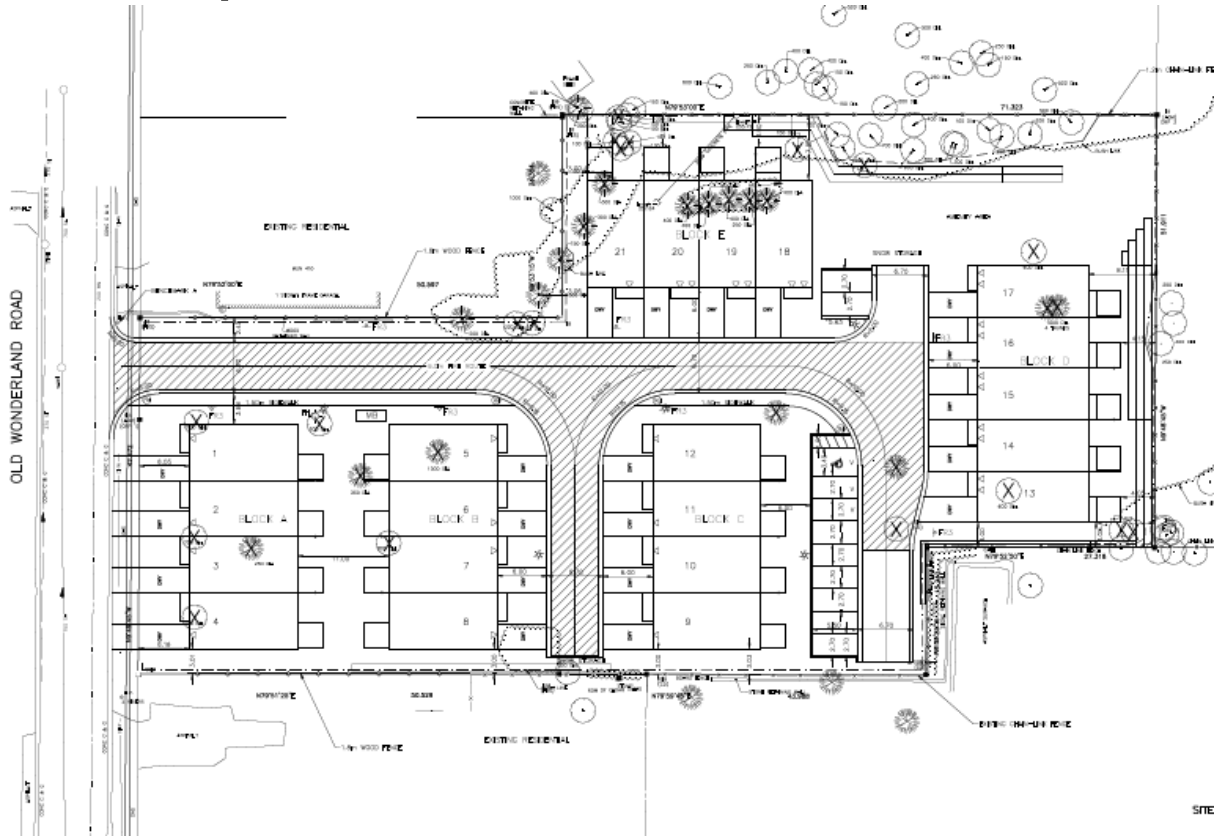
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Accessibility

Alternative accessible formats or communication supports are available upon request. Please contact developmentsservices@london.ca for more information.

Site Concept



Site Concept Plan

Building Renderings



Conceptual Renderings (Front Views)

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



Public Participation Meeting Process

As part of the City's ongoing efforts to slow the spread of COVID-19, and in keeping with the regulations and guidelines provided by the Province of Ontario, the Public Participation Meeting process has been modified. The Public Participation Meeting process has been modified to protect the health and well-being of members of the public and City employees during the pandemic. City Hall is currently closed to in-person meeting participation.

Anyone wishing to speak at a Public Participation Meeting can do so virtually, using Zoom online or by phone. Pre-registration is required.

- Members of the public are required to pre-register to speak at the public participation meeting. To register this must be requested no later than 9:00 a.m. the day of the meeting. Speakers will be limited to five minutes of verbal presentation.
- Registered speakers will be given the information to connect to the Zoom meeting and will also be able to present by phone.
- Pre-register by calling **519-661-2489 ext. 7100** or by **emailing PPMClerks@london.ca**. Please indicate the meeting and item when contacting the Clerk's Office. Directions on how to participate will be provided upon registration.
- Members of the public can also participate by submitting written communications to the committee or to Members of Council prior to the meeting.

Pre-registration is only required for those wishing to speak at a Public Participation Meeting.

¹ Notice of Collection of Personal Information – information is collected under the authority of the *Municipal Act, 2001*, as amended, and the *Planning Act, 1990 RSO 1990, c.P. 13*, and will be used by Members of Council and City of London staff in their consideration of this matter. Please see additional information on the enclosed Public Meeting Notice pages.