

Agenda Including Addeds

London Advisory Committee on Heritage

The 2nd Meeting of the London Advisory Committee on Heritage

February 10, 2021, 5:30 PM

Advisory Committee Virtual Meeting - during the COVID-19 Emergency

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	Pages
1. Call to Order	
1.1. Disclosures of Pecuniary Interest	
2. Scheduled Items	
2.1. Demolition Request for Heritage Designated Property located at 93-95 Dufferin Avenue by Old Oak Properties	
a. Staff Report	3
b. Delegation - H. Garrett, Zelinka Priamo Ltd.	
c. Communication - K. McKeating, Architectural Conservancy Ontario (ACO)	59
3. Consent	
3.1. 1st Report of the London Advisory Committee on Heritage	62
3.2. Municipal Council Resolution - 1st Report of the London Advisory Committee on Heritage	65
3.3. Notice of Planning Application - Zoning By-law Amendment - 1634-1656 Hyde Park Road and Other Properties	68
3.4. Wharncliffe Road South Improvements - 100 Stanley Street Update	74
3.5. 2020 Heritage Planning Program	80
3.6. Heritage Planners' Report	88
4. Sub-Committees and Working Groups	
4.1. Stewardship Sub-Committee Report	90
5. Items for Discussion	
5.1. Heritage Alteration Permit Application for the property located at 330 St. James Street, Bishop Hellmuth Heritage Conservation District, by Philip Brown	92
5.2. Heritage Alteration Permit Application for the property located at 179 Dundas Street, Downtown Heritage Conservation District, by 2162538 Ontario Inc.	109

5.3.	Request for Heritage Designation - 1424 Clarke Road - R. Boyd	117
5.4.	Service Area Work Plan for 2021	
5.5.	Respectful Workplace Policy	119
5.6.	LACH Terms of Reference	136
5.7.	Advisory Committee Review	
6.	<i>Deferred Matters/Additional Business</i>	
6.1.	<i>Revised Notice of Planning Application - Draft Plan of Vacant Land Condominium, Official Plan and Zoning By-law Amendments - 101 Meadowlily Road South</i>	138
7.	Adjournment	

Report to London Advisory Committee on Heritage

To: Chair and Members
London Advisory Committee on Heritage
From: Paul Yeoman
Director, Development Services
Subject: Demolition Request for Heritage Designated Property at 93-95
Dufferin Avenue by Old Oak Properties
Date: February 10, 2021

Recommendation

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Old Oak Properties relating to the property located at 93-95 Dufferin Avenue:

- (a) The request to demolish the buildings on the heritage designated property at 93-95 Dufferin Avenue, **BE REFUSED** for the following reasons:
- i) Demolition runs contrary to the *PPS-2020* and is inconsistent with policies of *The London Plan*.
 - ii) The property continues to demonstrate significant cultural heritage value.
 - iii) The condition of the building does not sufficiently warrant the demolition of this heritage designated property.
 - iv) Demolition will contribute to the continual loss of significant heritage buildings designed by Samuel Peters.
 - v) Demolition does not support previous commitments and confirm public expectations through an approved bonus zone that conserved the properties at 93-95 Dufferin Avenue.
- (b) The Chief Building Official **BE ADVISED** of Municipal Council's intention in this matter.

Executive Summary

Summary of Request

93-95 Dufferin Avenue is a heritage property, designated pursuant to Part IV of the *Ontario Heritage Act*. The property owner has requested consent of Municipal Council to demolish the buildings on the property in accordance with Section 34(1) of the *Ontario Heritage Act*.

Purpose and the Effect of Recommended Action

The purpose of the recommended action is to refuse the demolition request. The effect of the recommended action is to uphold the heritage designating by-law (By-law No. L.S.P.-3469-18) and retain the buildings on the property at 93-95 Dufferin Avenue for integration into the new, mixed-use development, as previously approved by Council (By-law No.Z.1-162518).

Rationale of Recommended Action

The request for demolition of 93-95 Dufferin Avenue is recommended for refusal for the following reasons:

- Demolition of heritage designated properties is contrary to provincial direction (PPS-2020) and inconsistent with policies of *The London Plan*.
- The property continues to demonstrate significant cultural heritage value.
- The condition of the building does not sufficiently warrant the demolition of this heritage designated property; aging and deterioration of masonry and mortar has

not resulted in the loss of heritage integrity of the buildings as a whole form, or the integrity of individual heritage attributes.

- Demolition of 93-95 Dufferin Avenue will contribute to the continual loss of significant heritage buildings designed by Samuel Peters.
- Demolition does not support previous commitments and confirm public expectations through an approved bonus zone that conserved the properties at 93-95 Dufferin Avenue.

Linkage to the Corporate Strategic Plan

Refusal of the requested demolition of 93-95 Dufferin Avenue contributes to implementing the City's 2019-2023 Strategic Plan through 'Strengthening Our Community', by continuing to conserve London's heritage properties and archaeological resources. (p11)

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

September 21, 2015 — Report to Planning and Environment Committee – 11th Report of the London Advisory Committee on Heritage (LACH).

September 6, 2016 — Report to Planning & Environment Committee – 100 Fullarton Street, 475-501 Talbot Street & 93-95 Dufferin Avenue PPM (Z-8617).

July 17, 2017—Report to Planning & Environment Committee – Request for Designation, Heritage Listed Property at 93-95 Dufferin Avenue.

1.2 Property Location

93-95 Dufferin Avenue is located on the south side of Dufferin Avenue (formerly Maple Street/Hitchcock Street), between Talbot and Ridout Streets in London, Ontario (Appendix A). It is part of a larger property that also includes 100 Fullarton Street and 475-501 Talbot Street (Camden Terrace) This property was consolidated to facilitate a commercial-residential point tower development type with a 9-storey podium and two towers of 29 and 38 storeys. Presently, 93-95 Dufferin Avenue is vacant (operating with commercial uses up until 2019), and the remaining property is now partially under construction.

The property is bordered to the south and east by the Downtown Heritage Conservation District. It is also located within an area – colloquially known as 'North Talbot' – which is associated with very early urban development in London. North Talbot has been identified in *Heritage Places 2.0* as a potential, future heritage conservation district, and is currently being inventoried as a precursor to a heritage study required for district designation.

1.3 Cultural Heritage Status

The double house at 93-95 Dufferin Avenue was primarily constructed in two phases but maintains cohesion across its two parts. The first, 93 Dufferin Avenue, was constructed circa 1864, as the home of Samuel Peters, and 95 Dufferin Avenue was added in 1894 (Appendix B). The cultural heritage value of 93-95 Dufferin Avenue has long been recognized and celebrated by Londoners. The property has been a feature of the 1988 and 2010 Architectural Conservancy of Ontario – London Region Geranium Walk heritage educational tours.

93-95 Dufferin Avenue was designated in 2017 under Part IV of the *Ontario Heritage Act* by By-law No. L.S.P.-3469-18; the designation was part of a bonus zone outlined in zoning by-law amendment By-law No.Z.1-162518.

1.4 Description

93-95 Dufferin Avenue is believed to have been designed by London architect, surveyor and engineer — Samuel Peters (1822-1882). He was a notable Londoner for his contributions to the early development of the City particularly through his role as Town, then City Engineer, and for significant City landmarks attributed to his design.

This property consists of a semi-detached residential structure, constructed from buff brick, with a wide, single-leave primary entryway. A gradual stylistic evolution is evident across the façade from 93 to 95 Dufferin Avenue; from the Italianate style — depicted in 93 Dufferin's shallow hipped roof, supported by paired brackets, and the balanced architectural proportions in the three bays of the street-facing façade — to the Classical Revival style of 95 Dufferin expressed as a 'temple front' form an oval window in the gable pediment on the main façade, and laurel wreath detail. 93-95 Dufferin Avenue contributes to the history of the Talbot North area which quickly became London's first suburban area outside of the City-proper. The form and style of 93-95 Dufferin Avenue reflects the social status afforded to individuals who chose to settle in the Talbot North area.

2.0 Discussion and Considerations

2.1 Legislative and Policy Framework

2.1.1 Provincial Policy Statement

Heritage conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement (PPS-2020)* promotes the wise use and management of cultural heritage resources and directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved." (Section 2.6.1)

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

Additionally, 'conserved' means, "[t]he identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. To 'conserve' may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. [...] Mitigative measures and/or alternative development approaches can be included in these plans and assessments." (pp41-42)

2.1.2 Ontario Heritage Act

Revisions to the *Ontario Heritage Act* strengthened its protection of Ontario's cultural heritage resources. While the pre-2005 *Ontario Heritage Act* could only delay the demolition of a building located on a heritage designated property for 180 days, revisions to the *Ontario Heritage Act* in 2005 enabled municipalities to refuse demolition requests of buildings located on heritage designated properties.

Section 34 of the *Ontario Heritage Act (OHA)* directs that no owner of a property individually designated under Section 29 (i.e. Part IV) is permitted to demolish a building on the property unless a permit is obtained from the municipality to do so.

In requests for demolition of a building located on a heritage designated property, the *Ontario Heritage Act* (Section 34(2)) enables municipalities to give the applicant:

- a) the permit applied for;
- b) notice that the council is refusing the application for the permit; or
- c) the permit applied for, with terms and conditions attached.

Municipal Council must respond within 90-days after receipt of a demolition request. Consultation with the municipality's municipal heritage committee (the London Advisory Committee on Heritage) is required. Non-decision within 90-days, the refusal, or terms

and conditions on the approval of a demolition request may be appealed to the Local Planning Appeals Tribunal (LPAT). (Section 34 (4))

2.1.3 The London Plan

The Cultural Heritage chapter of *The London Plan* recognizes that cultural heritage resources define the City's unique identity and contribute to its continuing prosperity. *The London Plan* states that, "the quality and diversity of these resources are important in distinguishing London from other cities and make London a place that is more attractive for people to visit, live or invest in." Importantly, "our heritage resources are assets that cannot be easily replicated, and they provide a unique living environment and quality of life. Further, "by conserving them for future generations, and incorporating, adapting, and managing them, London's cultural heritage resources define London's legacy and its future." (552_)

The cultural heritage policies of *The London Plan* are to:

1. Promote, celebrate, and raise awareness and appreciation of London's cultural heritage resources.
2. Conserve London's cultural heritage resources so they can be passed onto our future generations.
3. Ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources. Generally, the policies of *The London Plan* support the conservation and retention of significant cultural heritage resources." (554_)

The policies of *The London Plan* support the conservation, maintenance, retention, and protection of London's cultural heritage resources [...] and Council approval for a demolition application is required as pursuant to the *Ontario Heritage Act* (Policy 590_).

The conservation of whole buildings in-situ is encouraged, while the reasons for designation and identified attributes of the property shall not be adversely affected.

- Policy 566_: Relocation of cultural heritage resources is discouraged. All options for on-site retention must be exhausted before relocation may be considered.
- Policy 568_: Conservation of whole buildings on properties identified on the Register is encouraged and the retention of facades alone is discouraged. The portion of a cultural heritage resource to be conserved should reflect its significant attributes including its mass and volume.
- Policy 587_: Where a property of cultural heritage value or interest is designated under Part IV of the Ontario Heritage Act, no alteration, removal or demolition shall be undertaken that would adversely affect the reasons for designation except in accordance with the Ontario Heritage Act.

Where demolition or irrevocable damage has occurred, documentation may be required as well as interpretive techniques are encouraged where appropriate.

- Policy 567_: In the event that demolition, salvage, dismantling, relocation or irrevocable damage to a cultural heritage resource is found necessary, as determined by City Council, archival documentation may be required to be undertaken by the proponent and made available for archival purposes.
- Policy 569_: Where, through the process established in the Specific Policies for the Protection, Conservation and Stewardship of Cultural Heritage Resources section of this chapter and in accordance with the *Ontario Heritage Act*, it is determined that a building may be removed, the retention of architectural or landscape features and the use of other interpretive techniques will be encouraged where appropriate.
- Policy 591_: Where a heritage designated property or a property listed on the Register is to be demolished or removed, the City will ensure the owner undertakes mitigation measures including a detailed documentation of the cultural heritage features to be lost and may require the salvage of materials exhibiting cultural heritage value for the purpose of re-use or incorporation into the proposed development.

2.1.4 Designating By-Law – 93-95 Dufferin Avenue (No. L.S.P.-3469-18)

93-95 Dufferin Avenue was designated in 2017 under Part IV of the *Ontario Heritage Act* by By-law No. L.S.P.-3469-18. The by-law outlines the cultural heritage value or interest of the property and reasons for its designation (Appendix C). 93-95 Dufferin Avenue is of cultural heritage value or interest because of its physical or design values, historical or associative values, and its contextual values. Heritage attributes which support and contribute to the cultural heritage value or interest of 93-95 Dufferin Avenue include (Appendix D):

- form and scale of a significant portion of the double house, including the northerly and westerly facades
- buff brick
- demonstration of the Italianate style in 93 Dufferin Avenue
- double storey bay window
- demonstration of the Classical Revival style in 95 Dufferin Avenue

2.2 Current Zoning By-Law Amendment (Z-9250)

2.2.1 Planning History

In 2016, By-law No.Z.1-1625-18 was approved to allow the rezoning of a consolidated property – including 100 Fullarton Street, 475-501 Talbot Street & 93-95 Dufferin Avenue – for the development of a mixed-use building. Stipulations of a bonus zone outlined in Sections 3 and 4 of the by-law included the conservation of 93-95 Dufferin Avenue and the commemoration of 479-489 Talbot Street (Camden Terrace). Demolition of Camden Terrace at 475-501 Talbot Street was predicated on these sections of the bonus zone agreement. These agreements were a form of public compensation in return for certain commitments by the then-owner of this property when permission was granted to demolish Camden Terrace and when site plan approval was granted.

This demolition request is one component of a current zoning by-law amendment (Z-9250) which seeks to revise Sections 3 and 4 of the By-law No.Z.1-162518; revisions to Section 3 specifically impact 93-95 Dufferin Avenue by allowing demolition and reconstruction of the façade of 93-95 Dufferin Avenue rather than retention in-situ.

The 2016 by-law specified the designation and conservation of 93-95 Dufferin Avenue: “Heritage conservation through designation under Part IV of the *Ontario Heritage Act*, and the retention and incorporation of a significant portion of the listed heritage property at 93-95 Dufferin Avenue into Phase 3 of the proposed development, including the incorporation of the existing northerly and westerly facades into the development design.” (Municipal Council Meeting, September 13, 2016, 14.a)ii; PEC Meeting, September 6, 2016, (a)ii).

The proposed demolition request is required to support the proposed Zoning By-law Amendment which seeks to revise designation and conservation of 93-95 Dufferin Avenue to what is being termed ‘commemoration’, through the re-use of salvaged materials (from the existing buildings) in the construction of new facades in their place.

2.2.2 Demolition Request

A request to demolish the existing building at 93-95 Dufferin Avenue was submitted by Zelinka Priamo Ltd. on behalf of the current property owner. The request was formally received by heritage planning staff on January 11, 2021, when a heritage impact assessment (dated Jan 11, 2021) was submitted to the City as a supporting report for the demolition request. Under the *Ontario Heritage Act* (Section 34), Municipal Council must pass a decision on the demolition request within 90-days of formal receipt of the request, or the request is deemed consented. The statutory deadline for decision is April 11, 2021. In accordance with Section 34(2) of the *Ontario Heritage Act*, the London Advisory Committee on Heritage (LACH) is being consulted at its meeting on February 10, 2021, and it is anticipated that LACH will have a recommendation available to present at the March 1, 2021 meeting of the Planning & Environment Committee. A

decision by Municipal Council is expected at the March 23, 2021 meeting. The 90-day statutory time frame for council decision will have been satisfied.

2.2.3 Consultation

Pursuant to Council Policy for demolition on heritage designated properties, notification of the demolition request will be sent to 310 residents and property owners within 120m of the subject property, as well as community stakeholders including the Architectural Conservancy Ontario – London Region, London & Middlesex Historical Society, and the Urban League. Notice will also be published in *The Londoner* on February 11, 2021. It is a policy and practice of Municipal Council that the demolition of heritage designated properties shall be considered at a public participation meeting before the Planning and Environment Committee. This item will be heard at the March 1, 2020 PPM of the Planning and Environment Committee.

2.2.3.1 Stewardship Sub-Committee (London Advisory Committee on Heritage)

At its meeting on January 27, 2021, the Stewardship Sub-Committee of the LACH, recommended that the demolition request for the double house on the heritage designated property at 93-95 Dufferin Avenue be refused for the following reasons:

- a) Retaining the double house in-situ is important to conserving its cultural heritage value.
- b) The property is significant because of its physical and design values, historical and associative values, and its contextual values.
- c) The property was designated pursuant to Part IV of the *Ontario Heritage Act* to protect its cultural heritage value and heritage attributes.
- d) The property continues to retain its cultural heritage value and heritage attributes, despite any repair or maintenance required.
- e) Other significant cultural heritage resources have been successfully incorporated into developments, without requiring demolition and facsimile replication, like the Armouries (325 Dundas Street) or the limestone façade of Kingmill's (130 Dundas Street).

2.2.3.2 Architectural Conservancy of Ontario – London Region Branch

A letter on behalf of the London Region branch of Architectural Conservancy Ontario (ACO London), was received in November 2020 by the site development planner. The letter expressed opposition to the requested zoning by-law amendment (Z-9250) for 100 Fullarton Street which will impact 93-95 Dufferin Street and 475-501 Talbot Street (the former Camden Terrace). Reasons cited for opposition – specifically of the demolition of 93-95 Dufferin Avenue – refer to sections of the *PPS-2020* which this decision would run contrary to: 1) supporting economic prosperity by conserving features that help define character, including built heritage resources; 2) conservation of significant built heritage resources and heritage attributes; and, 3) the protection of heritage properties/attributes when development occurs on or adjacent to protected properties (1.7.1(e), 2.6.1 and 2.6.3). Further, conservation of at least the northern and western façades of 93-95 Dufferin Street, in situ (as required by the bonus by-law), is stressed in the letter as enhancing the proposed development and an opportunity for design excellence rather than an inconvenience. Finally, the letter stressed that bonusing was negotiated by the city as a trade-off in return for certain commitments by the then-owner of this property when permission was granted to demolish Camden Terrace and when site plan approval was granted.

2.2.4 Heritage Impact Assessment

A heritage impact assessment (HIA prepared by Zelinka Priamo, dated January 11, 2021) was submitted to the City as a supporting report for the demolition request and as per policies of *The London Plan* (586_) [Appendix E]. The primary purpose of this HIA was to provide a rationale for the demolition request, assess the impacts of the proposed demolition on the heritage designated property, and to make recommendations to mitigate any adverse impacts that may arise.

The primary reason for the demolition request by the applicant is that the buildings on the property at 93-95 Dufferin Avenue show signs of aging and deterioration. Economic reasons related to construction costs and maintenance and long-term sustainability have also been mentioned. A Building Masonry Assessment completed in February 2020 by EXP Services Inc., concluded “the proposed method of retention has high potential for failure” due to “weathering and mortar loss and prior sandblasting of the exterior masonry and deterioration of the perimeter bricks of the foundation.” Based on these observations, Jablonsky, AST and Partners (consulting engineers) recommended to “dismantle the old, deteriorated façade and relace it with ‘new masonry’ matching the original architectural appearance.” Based on the results of the Building Masonry Assessment, the HIA concluded that demolition of the double house was the safest alternative.

Impacts were identified in the HIA which include destruction of the heritage resource in its entirety and potential loss of significant heritage attributes or features, and alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance. The HIA included a commemorative plan prepared by Stantec (July 2020) which proposed mitigative measures to address the above-mentioned impacts. What is being termed a ‘commemorative monument’ is being proposed, which uses salvaged material such as exterior brick, masonry work and heritage features (i.e. brackets, cornices) in the construction of new facades at the location of 93-95 Dufferin Avenue. The intention would be that the monument would reflect a range of significant heritage attributes of the double house including its form, scale, and style of the northerly and westerly facades. Further, an interpretation plan is also proposed (as part of the commemoration plan) so that the new facades at 93-95 Dufferin Avenue can be better understood by the public. This may include a series of interpretive plaques.

Finally, the HIA notes that further details are required regarding the commemoration strategy as well as the documentation, monitoring, salvage and reassembling of original heritage components (pre-, during and post-demolition). Without having certainty that the demolition application will be approved, conclusions of the HIA recommended that these items be deferred pending the outcome of the application, and be made a condition of the demolition request.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

The demolition of heritage designated properties runs contrary to the very efforts put into conserving these resources. This is particularly true regarding 93-95 Dufferin Avenue which represents a highly significant heritage resource with an extensive list of heritage values and attributes identified. There are several considerations that lend support for the continued retention and conservation of this resource.

Firstly, demolition of 93-95 Dufferin Avenue is contrary to the provincial direction set by the *PPS-2020* in Sections 2.6.1 and 2.6.3 that “[s]ignificant built heritage resources and significant cultural heritage landscapes shall be conserved” and that “[...] heritage attributes of the protected heritage property will be conserved”. The significance of the buildings at 93-95 Dufferin Avenue is confirmed by its very designation in 2017. Demolition is also inconsistent with policies of *The London Plan* that support the conservation and retention of significant cultural heritage resources” (554_). Most notably, “[w]here a property of cultural heritage value or interest is designated under Part IV of the *Ontario Heritage Act*, no alteration, removal or demolition shall be undertaken that would adversely affect the reasons for designation except in accordance with the *Ontario Heritage Act*” (587_).

Secondly, the property continues to demonstrate significant cultural heritage value. Although the buildings show signs of aging and deterioration – evident in weathering and mortar loss and deterioration of the perimeter bricks of the foundation – this has not compromised the heritage value and integrity of the overall building form and scale of the double house, and rhythm and patterning of the north façade and west elevation.

Many of the original built elements listed in the designating by-law – that reflect the Italianate and Classical styling of the buildings – remain in visibly sound condition. [Appendix B].

Further, condition of a building is not sufficient to warrant the demolition of a heritage designated property, particularly when repairs to masonry and mortar are common.

“A property may be in an altered or deteriorated condition, but this may not be affecting its cultural heritage value or interest.” (OMC, Heritage property evaluation, p13)

The deterioration identified in the Building Masonry Assessment does not represent wholesale structural failure, nor does it compromise the reasons for designation. The recommendation for dismantling and rebuilding new facades utilizing salvaged material, was the opinion of an engineer and may not have taken into consideration the heritage significance of the building. There are many examples in Toronto and Montreal where heritage buildings are conserved in-situ, in their entirety, within large-scale, new developments. Although the retention of facades alone is not encouraged in *The London Plan* (Section 568_), examples here in London – such as the integration of the original limestone facade of Kingsmill’s (130 Dundas St) with new development – have been successful in marrying the old with the new. Drawings circulated in advance of gaining heritage alteration permit approval for retention of the very buildings at 93-95 Dufferin Avenue, have already indicated the likelihood to be able to reinforce and retain the north and west facades in a similar fashion.

Demolition of 93-95 Dufferin Avenue will also contribute to the continual loss of significant heritage buildings designed by Samuel Peters. The *Biographical Index of Architects in Canada 1800-1850* notes Peters as an “early and important architect in western Ontario, credited with nearly 100 designs for commercial, residential, ecclesiastical and institutional building throughout London and southwestern Ontario.” The designating By-law (No. L.S.P.-3469-18) for 93-95 Dufferin Avenue contains an extensive description of his historical significance:

Samuel Peters was a Surveyor, Architect, and Engineer. He was appointed as Town Engineer in 1852, became the first City Engineer in 1855. Samuel Peter is responsible for surveying the first City of London map in 1855. He is a noted architect in London having designed several prominent buildings, including Grosvenor Lodge (1853), first Covent Garden Market building (1853-1854, now demolished), and the Edge Block (1875, southeast corner of Richmond Street and Dundas Street). He oversaw the construction of the city sewer system, surveyed and designed the Mount Pleasant Cemetery, and other undertakings in the rapidly growing City of London. Samuel Peters and his family lived at 93 Dufferin Avenue from its construction in 1868 until immediately prior to his death in 1882. Samuel Peters decision to settle in Talbot North reflects the status he had achieved in London.

Over half of Samuel Peters’ known works were completed in London, with now nearly three-quarters of designated buildings in London – attributed to Samuel Peters – having been demolished (Gonyou w/Huten, Working list).

Finally, demolition does not support previous commitments and confirm public expectations secured through an approved bonus zone that conserved the properties at 93-95 Dufferin Avenue (By-law No.Z.1-1625-18). Bonusing was granted subject to conditions set out by the City, and commitments made by the then property-owner; these included the “complete retention, in situ, of 93-95 Dufferin until such time as partial removal is necessary to facilitate Phase 3 of the proposed redevelopment” and the “incorporation of significant heritage attributes of the original building, including the northern and western facades, in situ, into the overall design of Phase 3 of the new development.” (2016, Sept 6, Report to PEC). With demolition of 93-95 Dufferin Avenue, there is potential for a loss of confidence by the public in the planning process, and in the City’s commitment to conservation of its heritage resources.

Conclusion

Our cultural heritage resources are non-renewable. Once demolished, they are gone forever. Decisions to approve demolition are irreversible. It is recommended by staff that

the request to demolish the buildings at 93-95 Dufferin Avenue be refused based on the reasons previously outlined.

- Demolition of heritage designated properties is contrary to provincial direction (PPS-2020) and inconsistent with policies of *The London Plan*.
- The property continues to demonstrate significant cultural heritage value.
- The condition of the building does not sufficiently warrant the demolition of this heritage designated property; aging and deterioration of masonry and mortar has not resulted in the loss of heritage integrity of the buildings as a whole form, or the integrity individual heritage attributes.
- Demolition of 93-95 Dufferin Avenue will contribute to the continual loss of significant heritage buildings designed by Samuel Peters.
- Demolition does not support previous commitments and confirm public expectations through an approved bonus zone that conserved the properties at 93-95 Dufferin Avenue.

Moving forward, it important to consider what could be lost with the possible demolition of 93-95 Dufferin Avenue, but more importantly, what could be gained with its retention. There is great potential to create a unique development by integrating the existing northern and western façades of 93-95 Dufferin Avenue, in situ, that would enhance the proposed development; this should be viewed as an opportunity for design excellence.

Based on the above, the request to demolish 93-95 Dufferin Avenue should be refused.

Prepared by:

**Laura E. Dent, M.Arch PhD MCIP RPP
Heritage Planner, Development Services**

Submitted by:

**Michael Tomazincic, MCIP, RPP
Manager, Current Planning**

Recommended by:

**Paul Yeoman, RPP PLE
Director, Development Services**

February 2, 2021
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Appendices

Appendix A Maps
Appendix B Images

- Appendix C Heritage Designating By-law (93-95 Dufferin Avenue)
- Appendix D Reasons for Designation – Heritage Attributes
- Appendix F Heritage Impact Assessment (Zelinka Priamo and Stantec, 2021)

Sources

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- Stantec Consulting Inc. (2016, January 4). *Heritage overview report – 93/95 Dufferin Avenue and 479-489 Talbot Street, City of London, Ontario*. Rygar Properties Inc.
- Stantec Consulting Inc. "Memo – Commemorative plan for 93-95 Dufferin Avenue," in Zelinka Priamo Ltd. and Stantec (2021, January 11). *Heritage impact assessment, demolition request – 93-95 Dufferin Avenue (100 Fullarton Street)*. Old Oak Properties.
- Timmins Martelle Heritage Consultants Inc. (2020, October). *Cultural Heritage Inventory, North Talbot, London, Ontario*. London, ON: Author.
- Zelinka Priamo Ltd. and Stantec (2021, January 11). *Heritage impact assessment, demolition request – 93-95 Dufferin Avenue (100 Fullarton Street)*. Old Oak Properties.

Appendix A – Subject Property

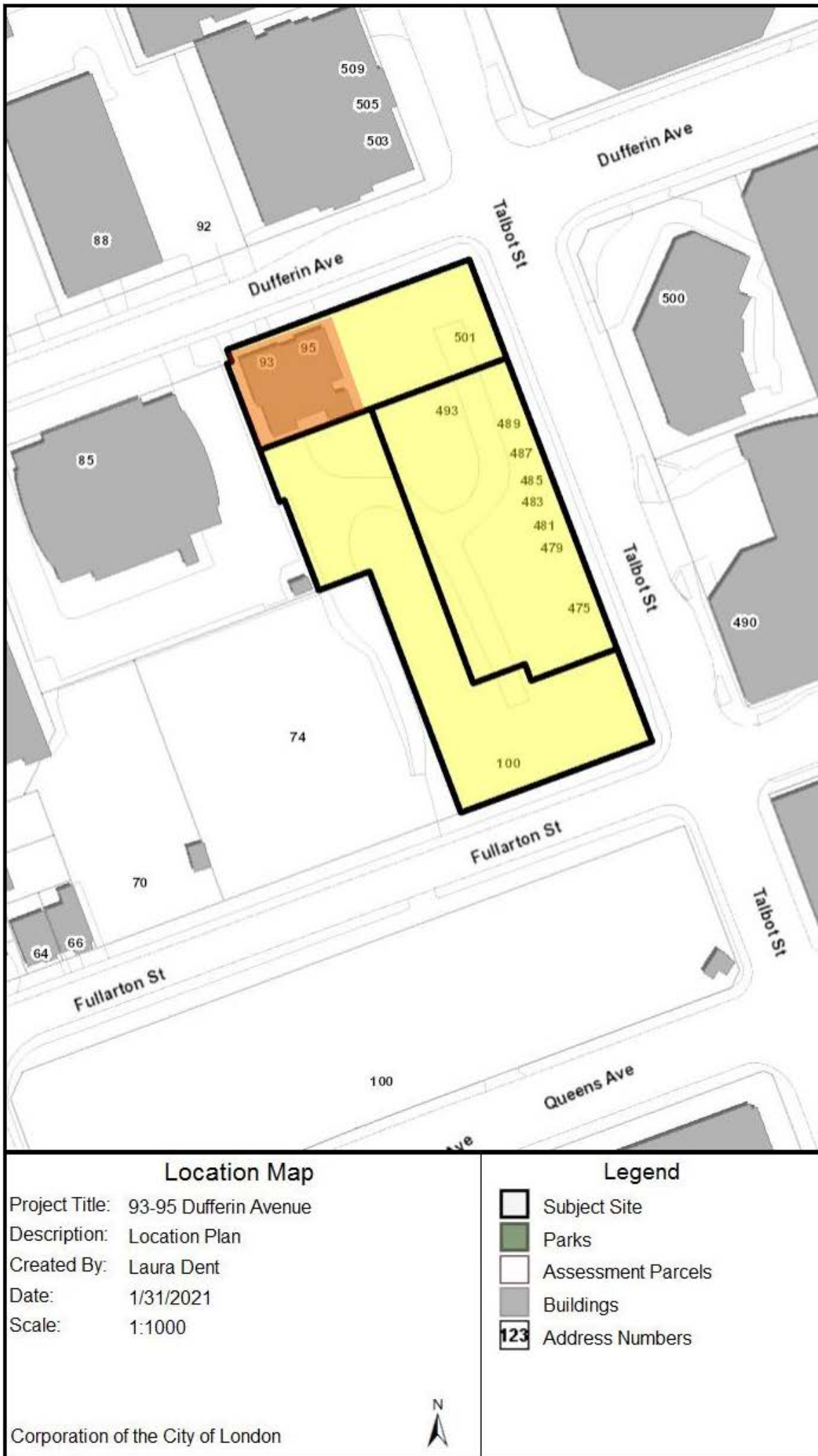


Figure 1: Location Map identifying the subject property at 93-95 Dufferin Avenue

Appendix B – Images



Image 1: Façade of 93-95 Dufferin Avenue, facing north (photo, K. Gonyou)



Image 2: Side elevation of 93 Dufferin Avenue, facing west (photo, Gonyou)

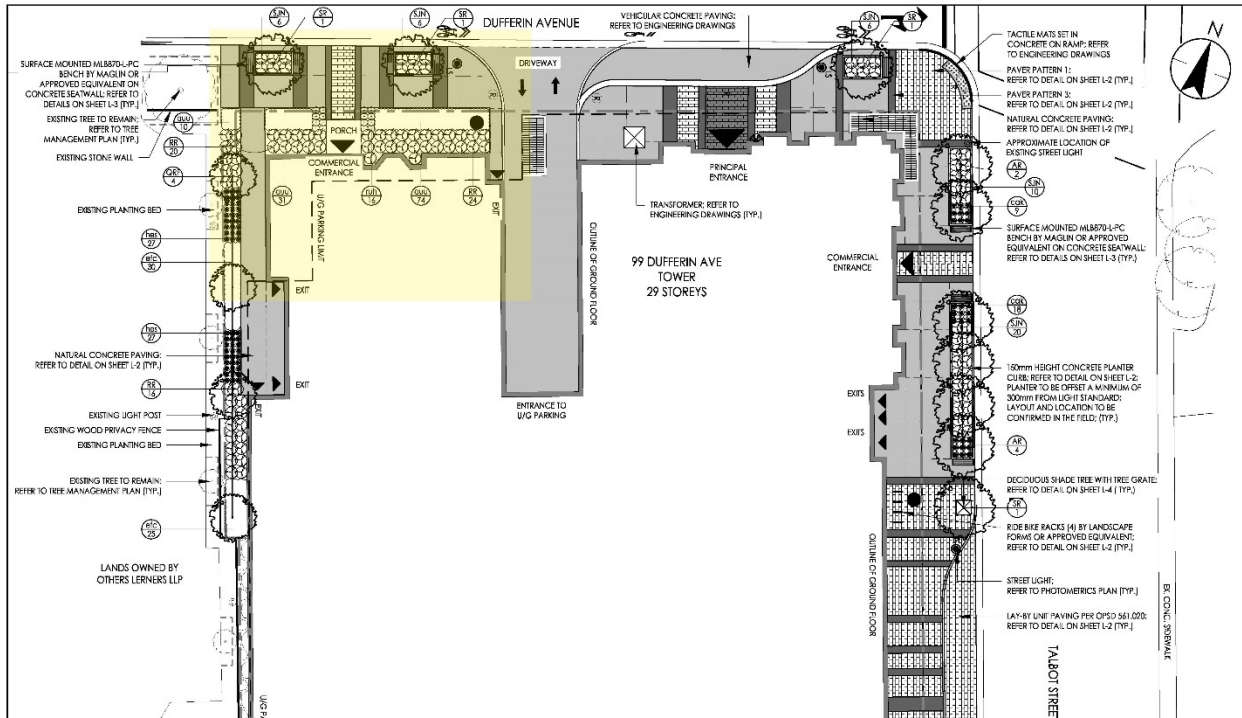


Image 3: Landscape plan with 93-95 Dufferin Avenue interface with new development highlighted (SPA17-035 submission, April 28, 2020)



Image 4: Conceptual rendering of interface between 93-95 Dufferin Avenue and new development (Z-8617 zoning by-law amendment drawings from Heritage Overview Report, January 4, 2016)

Appendix C – Designating By-law for 93-95 Dufferin Avenue

Bill No. 19
2018

By-law No. L.S.P.-3469-18

A by-law to designate 93-95 Dufferin Avenue to be of cultural heritage 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 cultural heritage value or interest;

AND WHEREAS notice of intention to so designate the property known as 93-95 Dufferin Avenue has been duly published and served and no notice of objection to such designation has been received;

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

1. The real property at 93-95 Dufferin Avenue, more particularly described in Schedule "A" attached hereto, is designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached 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 Trust and to cause notice of this by-law to be published once in a newspaper of general circulation in The City of London, to the satisfaction of the City Clerk, and to enter the description of the aforesaid property, the name and address of its registered owner, and designation statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on December 12, 2017.



Matt Brown
Mayor



Catharine Saunders
City Clerk

First Reading – December 12, 2017
Second Reading – December 12, 2017
Third Reading – December 12, 2017

SCHEDULE "A"
To By-law No. L.S.P.- 3469-18

Legal Description

1STLY: PT LTS 3 & 4 S DUFFERIN AV FORMERLY S MAPLE ST PLAN 61(W), PT 1 33R3977;
2NDLY: PT LT 4 S DUFFERIN AV FORMERLY S MAPLE ST PLAN 61(W), PT 1 33R7012;
EXCEPT PT 1 33R7443; T/W 766407;LT 4 S DUFFERIN AV FORMERLY MAPLE ST PLAN
61(W) EXCEPT 594716, 766407, 832209, 802592, 485019, 662276 & 646116; S/T 832209,
766407, 646116, 802592, 485019 & 662276;PT LTS 4 & 5 S DUFFERIN ST FORMERLY S
MAPLE ST PLAN 61(W) AS IN 646116; T/W 646116;PT LTS 4 & 5S DUFFERIN ST FORMERLY
MAPLE ST PLAN 61(W), PT 1 33R2843; T/W 802592;PT LTS 4 & 5 S DUFFERIN ST
FORMERLY MAPLE ST PLAN 61(W) AS IN 485019; T/W 485019 IF ANY;PT LTS 4 & 5 S
DUFFERIN ST FORMERLY MAPLE ST & PT LTS 4 & 5 N FULLARTON ST PLAN 61(W), PT 1
33R5367; T/W 662276 IF ANY;PT LTS 4 & 5 N FULLARTON ST PLAN 61(W) AS IN 683997 PT
LTS 4 & 5 N FULLARTON ST PLAN 61(W) & PT LT 4 S DUFFERIN AV FORMERLY MAPLE ST
PLAN 61(W), PT 1 33R7443 & AS IN 832209; T/W 832209;"DESCRIPTION IN 832209 MAY NOT
BE ACCEPTABLE IN FUTURE RE: LOCATION OF T/W ROW";PT LTS 4 & 5 N FULLARTON ST
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SIDE OF DUFFERIN AVE., PLAN 61(W) DESIGNATED AS PT 7 PL 33R-15874, (DESCRIPITON
AMENDED TO ADD PLAN 61(W) 2015/01/26 - PKF);; CITY OF LONDON

SCHEDULE "B"
To By-law No. L.S.P.- 3469-18

Roll Number

93-95 Dufferin Avenue: 010030049000000

Description of Property

93-95 Dufferin Avenue is located on the south side of Dufferin Avenue (formerly Maple Street/Hitchcock Street) between Talbot Street and Ridout Street in London, Ontario. The double house located on the property was primarily constructed in two phases, but maintains cohesion across its two parts. The first, 93 Dufferin Avenue, was constructed circa 1864, as the home of Samuel Peters. 95 Dufferin Avenue was added in 1894.

Statement of Cultural Heritage Value or Interest

93-95 Dufferin Avenue is of cultural heritage value or interest because of its physical or design values, historical or associative values, and its contextual values.

Physical/Design Values

The physical or design value of 93-95 Dufferin Avenue is derived from the particular stylistic evolution seen across its façade.

Believed to have been designed by Samuel Peters of S. Peters and Sons in circa 1864, 93 Dufferin Avenue demonstrates the Italianate style in its shallow hipped roof, paired eave brackets, and balanced horizontal proportions, as well as robust lugsills and lintels with a gentle peak. Brickwork detailing, including quoining, the plain frieze, and stringcourse, complement the appearance. The wide, single leaf entry door in the east bay of the lower storey features a rounded arch fan light articulated by wooden fluted pilasters and trim detail. A flat roof porch supported by square columns on plinths covers the doorway. A double-storey bay window is located between 93 and 95 Dufferin Avenue, acting as a bridge between the two units.

Added in 1894, 95 Dufferin Avenue replicates many of the architectural details of 93 Dufferin Avenue however it takes a stronger Classical Revival influence, particularly in its temple front form. Additional Classical Revival elements include the oval window with a robust architrave, keystone and blocks located above the entry doorway, as well as the round window set in the pediment that is surrounded by a laurel wreath. Brickwork detailing, window sills and lintels with a gentle peak, as well as paired brackets are maintained from 93 Dufferin Avenue.

Historical/Associative Values

93-95 Dufferin Avenue has several significant historical associations. Firstly, it is believed to have been designed by London architect/surveyor/engineer Samuel Peters (1822-1882). Samuel Peters was a Surveyor, Architect, and Engineer. He was appointed as Town Engineer in 1852, and became the first City Engineer in 1855. Samuel Peter is responsible for surveying the first City of London map in 1855. He is a noted architect in London having designed several prominent buildings, including Grosvenor Lodge (1853), first Covent Garden Market building (1853-1854, now demolished), and the Edge Block (1875, southeast corner of Richmond Street and Dundas Street). He oversaw the construction of the city sewer system, surveyed and designed the Mount Pleasant Cemetery, and other undertakings in the rapidly growing City of London. Samuel Peters

and his family lived at 93 Dufferin Avenue from its construction in 1868 until immediately prior to his death in 1882. Samuel Peters decision to settle in Talbot North reflects the status he had achieved in London.

Secondly, Colonel John Walker (1832-1889) lived at 93 Dufferin Avenue, then known as "Shirra." Colonel Walker was a Scottish-born industrialist and London's Liberal Member of Parliament in the Canadian House of Commons in 1874. He was also a Vice-President of Canadian Pacific Railway, a director of the Mutual Oil Refining Company, and the Middlesex County Registrar. Mrs Laura (Hespler) Walker, his wife, was the wealthy heiress of Jacob Hespler of Waterloo County. Mrs Laura Walker purchased 93 Dufferin Avenue in 1881 and sold it in 1891.

Contextual Values

The historical and contextual values of 93-95 Dufferin Avenue are rooted in its location in London and the Londoners who chose to live there. 93-95 Dufferin Avenue contributes to the history of the Talbot North area. Residential and industrial uses were mixed throughout the area north of the City of London proper until the mid-1860s when the area began to transition to a primarily residential area. It quickly became London's first suburb. Many of the buildings that date from this period of early suburban development are constructed of the characteristic London buff brick, including 93-95 Dufferin Avenue. The form and style of 93-95 Dufferin Avenue reflect the social status afforded to individuals who chose to settle in this area in the later-half of the nineteenth century.

Heritage Attributes

Heritage attributes which support and contribute to the cultural heritage value or interest of 93-95 Dufferin Avenue include:

- Form and scale of a significant portion of the double house, including the northerly and westerly facades;
- Buff brick;
- Demonstration of the Italianate style in 93 Dufferin Avenue: shallow hipped roof; paired wooden eave brackets; balanced proportions of street-face façade in three bays in the upper and lower storey; window and door openings, including robust lugsills and lintels with a gentle peak; wide, six panel single leaf door with rounded arch fan light transom above, and framed with wooden fluted pilasters and trim; a flat-roofed front porch supported by a cornice containing an entablature with modillions and plain frieze, itself supported on square columns set on masonry plinths; brickwork detailing on street-facing and westerly facades including quoining, a plain frieze, and stringcourse; window openings with robust lugsills and capped with vertical-laid brick flat-arches on original building westerly façade;
- Double storey bay window, acting as a bridge between 93 and 95 Dufferin Avenue;
- Demonstration of the Classical Revival style in 95 Dufferin Avenue: temple front façade and peaked roof form; round window with laurel wreath surround, set in gable pediment with scalloped siding and wood dentilled trim; oval window with keystone frame; paired wooden eave brackets; brickwork detailing, including quoining, a plain frieze, and stringcourse; window sills and lintels with a gentle peak; blocks above entry doorway; and
- Historical associations with Samuel Peters, Colonel John Walker and Mrs. Laura (Hespler) Walker.

Appendix D – Reasons for Designation — Heritage Attributes

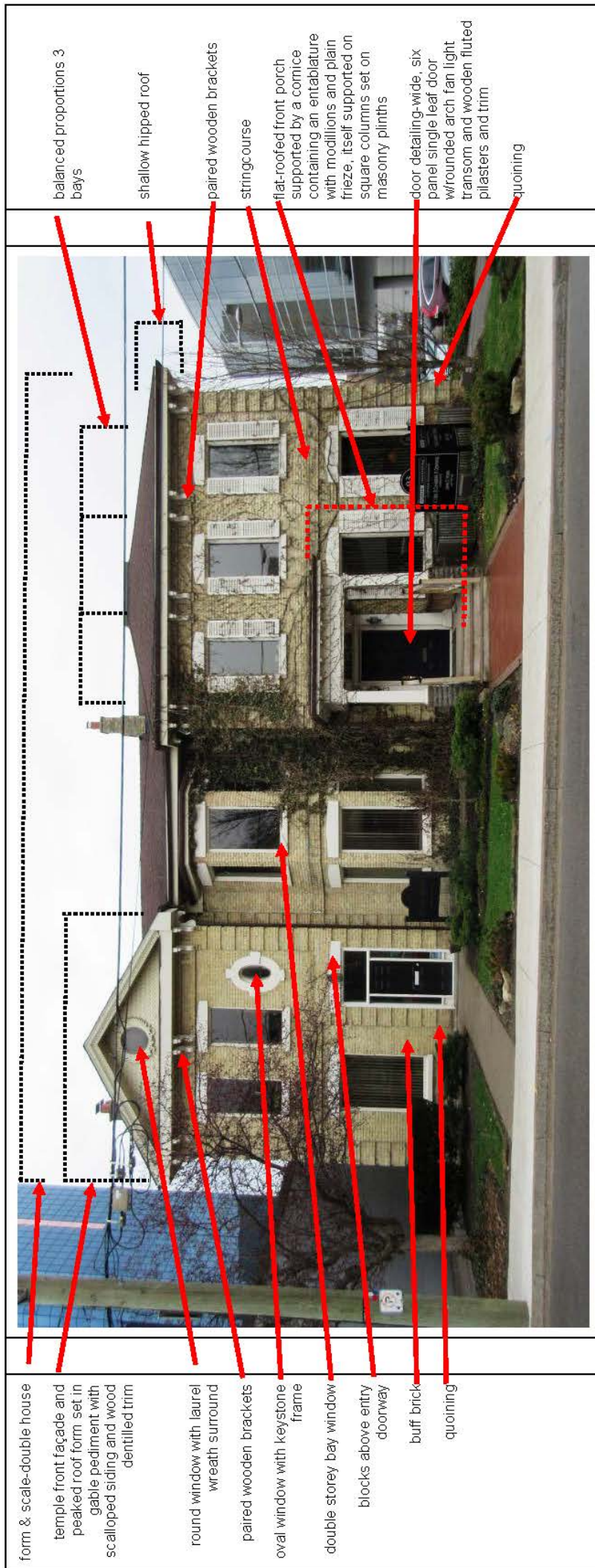


Figure 2: North Façade, 93-95 Dufferin Avenue

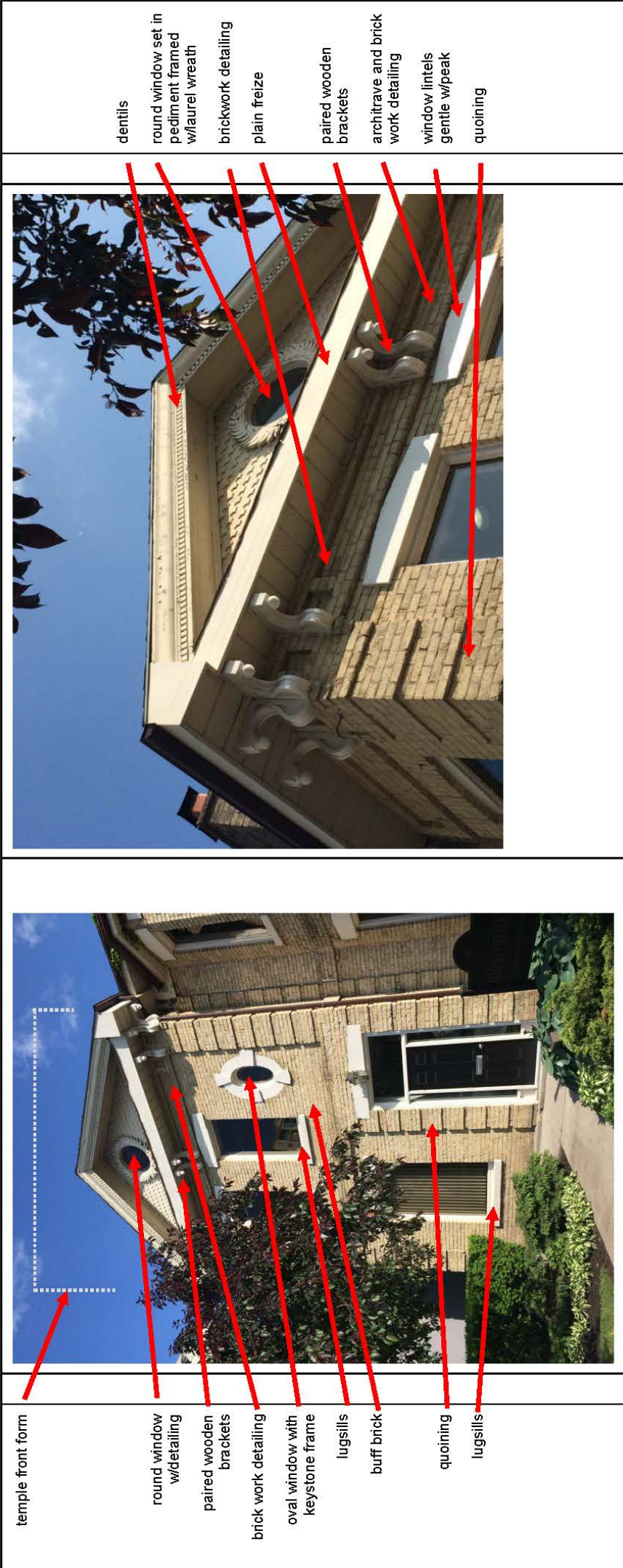


Figure 3: North Façade Details, 95 Dufferin Avenue



Figure 4: West Façade, 93 Dufferin Avenue

Appendix E – Heritage Impact Assessment

Zelinka Priamo Ltd. and Stantec (2011, January 11). *Heritage impact assessment, demolition request – 93-95 Dufferin Avenue (100 Fullarton Street)*. Old Oak Properties.

Heritage Impact Assessment Demolition Request

93 – 95 Dufferin Avenue (100 Fullarton Street)

Old Oak Properties



January 11, 2021



TABLE OF CONTENTS

SECTION 1 – INTRODUCTION

- 1.1 Purpose of Heritage Impact Assessment

SECTION 2 – SUBJECT SITE

- 2.1 The Subject Lands
- 2.2 Proposed Demolition Request

SECTION 3 – POLICY REVIEW

- 3.1 Provincial Policy Statement 2020
- 3.2 The London Plan
- 3.3 City of London 1989 Official Plan
- 3.4 Ontario Heritage Tool Kit

SECTION 4 – POLICY ANALYSIS

- 4.1 Provincial Policy Statement 2020
- 4.2 The London Plan
- 4.3 City of London 1989 Official Plan
- 4.4 Ontario Heritage Tool Kit

SECTION 5 – MITIGATION

APPENDIX

- 1 Designation By-law 93-95 Dufferin Avenue
- 2 Building Masonry Assessment, EXP Services Inc., February 28, 2020
- 3 Commemorative Plan for 93-95 Dufferin Avenue, Stantec Consulting Ltd., July 21, 2020

IMAGES

- 1 As-Built Drawings 93-95 Dufferin Avenue – Basis of proposed Commemorative Monument.
- 2 Site Plan and Elevations

CURRICULUM VITAE

- 1 Heather Garrett, Zelinka Priamo Ltd.

SECTION 1 - INTRODUCTION

1.1 Purpose of Heritage Impact Assessment

The lands located at 100 Fullarton Street are designated under part IV of the Ontario Heritage Act and are adjacent to the Downtown Heritage Conservation District.

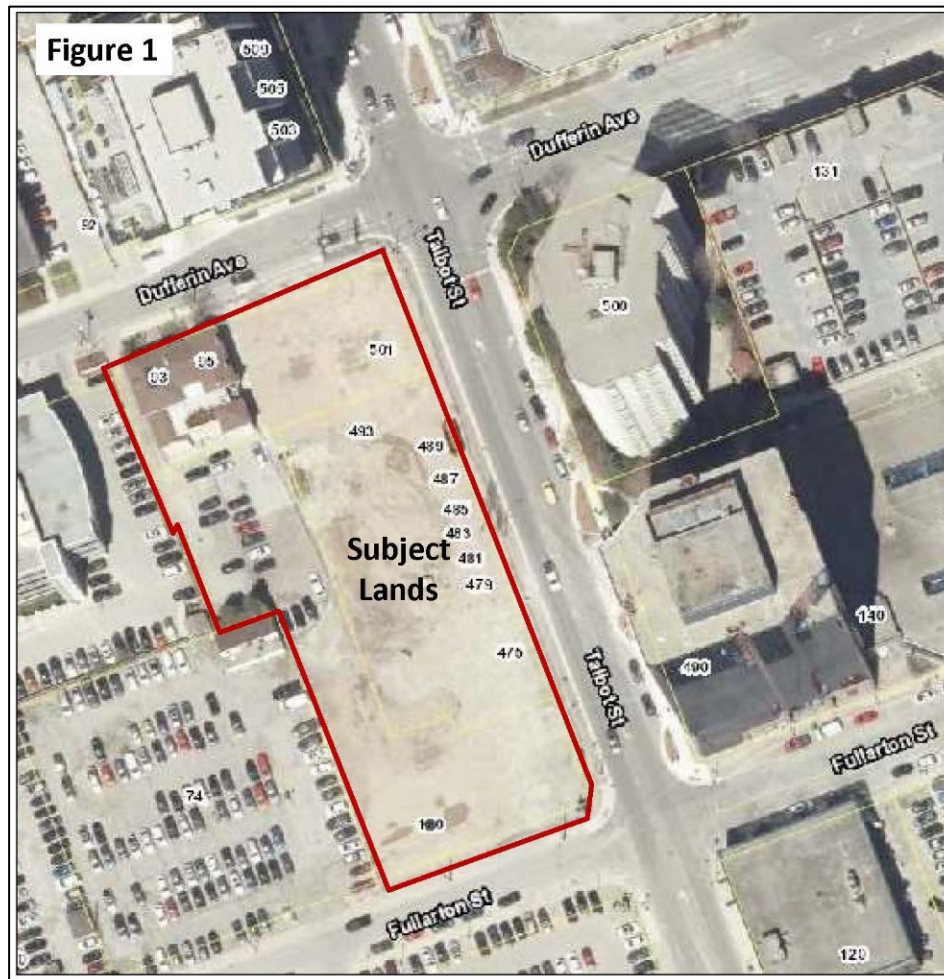
A Heritage Impact Assessment is required for the proposed demolition request.

SECTION 2 – SUBJECT LANDS

2.1 Subject Lands

The lands that are the subject of the proposed applications (the “subject lands”) are located on the west side of Talbot Street between Dufferin Avenue and Fullarton Street in London.

The subject lands are currently vacant and partially under construction except for the 19th century double house (Figure 1).



The subject lands were subject to a Zoning By-law Amendment in 2016 to allow for the development of a mixed-use building which included the conservation of 93-95 Dufferin Avenue and the commemoration of 479-489 Talbot Street (Camden Terrace).

The property was designated under Part IV of the Ontario Heritage Act on December 12, 2017 for the double house located at the former 93-95 Dufferin Avenue address (Figure 2). A copy of the designating By-law is in Appendix 1.

The Heritage Places 2.0: A Description of Potential Heritage Conservation Areas in the City of London also identifies the subject lands within a potential heritage conservation district.

The “North Talbot” area includes properties on Talbot Street between Fullarton Street and Oxford Street. Richmond Street is the east boundary, and the Thames River is the west.

A district plan study has not been completed for this area and it is unknown when one will be completed.



2.2 Proposed Demolition Request

The proposed demolition request is required to support the proposed Zoning By-law Amendment that is seeking to amend Sections 3 of By-law No.Z.1-162518 as it relates to the conservation of 93-95 Dufferin Avenue.

The proposed amendment to Section 3 of the By-law is seeking to change Heritage Conservation of 93-95 Dufferin Avenue to Heritage Commemoration of 93-95 Dufferin Avenue.

It is understood the retention and incorporation of the northern and western facades of 93-95 Dufferin Avenue was a response to the demolition of Camden Terrace. The problem that has arisen is that the previous owner and the City committed to a concept that may not be achievable.

When the property was re-zoned in 2016 the proposed concept of the partial retention of the structure at 93-95 Dufferin Avenue was proposed without the benefit of a detailed investigation of structural and exterior features including masonry. Such analysis was completed to inform the heritage conservation efforts and it has become clear that there are a number of factors which pose serious obstacles to the intended effective partial retention, and its long-term sustainability.

A Building Masonry Assessment completed in February 2020 by EXP Services Inc., concludes “the proposed method of retention has high potential for failure”.

Due to aging and deterioration of the existing masonry walls, attempts to brace the walls are likely to cause additional damage and if it were successful, the wall would be comprised with deteriorated material leading to long term sustainability concerns.

Please see Appendix 2 for the full report.

Based on the results of the Building Masonry Assessment it has been determined the demolition of the double house is the safest alternative. Mitigative measures are proposed in the form of a commemorative monument and the salvage of material such as exterior brick and masonry work. The monument would interpret a range of the significant heritage attributes of the double house including its form, scale, and style of the northerly and westerly facades.

SECTION 3 – POLICY REVIEW

3.1 Provincial Policy Statement 2020 (PPS)

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

Policies in the 2020 PPS relevant to the subject lands are as follows:

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

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

3.2 The London Plan

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

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

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

3.3 City of London 1989 Official Plan

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

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

The following policy in the Section 13 applies:

Section 13.2.3. – Alteration, Removal or Demolition

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

3.4 Ontario Heritage Tool Kit

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

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

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

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

SECTION 4 – POLICY ANALYSIS

4.1 Provincial Policy Statement 2020 (PPS)

The proposed zoning by-law amendment is not consistent with Section 2.6.1 of the 2020 Provincial Policy Statement.

The proposed ZBL Amendment is not considered conservation as all the cultural heritage value and interest of 93-95 Dufferin Avenue will not be retained in in-situ. Due to the current condition of the double house, the proposed method of incorporating the northern and western facades in-situ into the new building has high potential for failure.

Mitigative measures will be made to salvage some heritage attributes, including the bricks and lintels to be used in a commemorative monument which will interpret the form, scale and style of the double house facades.

As per Section 2.6.6, the adjacent properties located in the Downtown Heritage Conservation District will not be adversely affected as there is no proposed change to the façade on the Fullarton Streetscape. The adjacent lands policy was evaluated and considered during previous application processes.

4.2 The London Plan

The adjacent properties located in the Downtown Heritage Conservation District will not be adversely affected as they are along the Fullarton streetscape and are opposite to where the façade changes are being proposed.

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

4.3 City of London 1989 Official Plan

The proposed Zoning By-law amendment would require the complete removal of the double house and would adversely affect the reasons for designation.

Mitigative measures are proposed through commemoration including, a monument which will interpret the form, scale and style of the double house facades.

4.4 Ontario Heritage Tool Kit

An impact assessment as outlined in the Ontario Heritage Tool Kit, Info sheet #5 Heritage Impact Assessments and Conservation Plans (2006) is provided as follows:

Impact	Double House (93-95 Dufferin Avenue)
Destruction of any, or part of any, significant heritage attributes or features.	Anticipated – the proposed ZBA is proposing commemoration which will result in the removal of all heritage attributes associated with heritage resource.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	Anticipated – alteration will require the complete removal of all heritage attributes.
Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.	Not applicable – no natural features or plantings were identified in the designating By-law.
Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship.	Not anticipated – all heritage attributes will be removed, and no contextual value or significant relationships were identified in the designating By-law.
Direct or indirect obstruction of significant views or vistas within, from, or built and natural features.	Not anticipated – no significant views or vistas were identified within the designating By-law.
A change in land use where the change in use negates the property's cultural heritage value.	Not applicable – there is no proposed change in land-use.
Land disturbances such as change in grade that alters soils and drainage patterns that adversely affect cultural heritage resources.	Not applicable – complete removal will involve extensive ground disturbance; however, there has already been land disturbances.

SECTION 5 – MITIGATION

5.1 Proposed Mitigation

Given the results of the Building Masonry Assessment and the numerous physical and economic challenges, it has been concluded that partial retention of 93-95 Dufferin Avenue is not achievable in the context of the current zoning.

In general, the recommended commemoration strategy involves the construction of a commemorative monument which will be reflective of the heritage elements of the double house. The commemoration could also involve the provision of plaques and/or interpretive signage dealing with the history of double house, its historical associations, and an explanation of the purpose of new monument.

A commemoration strategy approach has been prepared by Stantec Consulting Ltd that outlines possible means of commemorating the cultural heritage value and interest of 93-95 Dufferin Avenue (Appendix 3).

The commemoration strategy approach is proposed to be reflected in the site-specific zoning like how the commemoration of Camden Terrace was done. The following is a rough draft of the proposed wording:

“The construction of a commemorative monument which interprets a range of the significant heritage attributes of 93-95 Dufferin Avenue northern and western facades in the manner documented in the designation By-law and as described in the accompanying “Commemorative Plan for 93-95 Dufferin Avenue” prepared by Stantec Consulting Ltd., July 21, 2020 which generally includes the following attributes:

- *Form and scale of a significant portion of the double house, including the northerly and westerly facades;*
- *The use of original building materials salvaged during the demolition of 93-95 Dufferin Avenue including original yellow (London) brick.*
- *Other details such as quoining, a plain frieze, and stringcourse; window openings with robust lugsills and capped with vertical-laid brick flat-arches to be incorporated.*

The provision of plaques, interpretive signage and/or other commemorative items which relates to the heritage attribute of the site and includes the following subject matter: site history with an emphasis on 19th century character of the Talbot Street Corridor, the origins and construction of 93-95 Dufferin Avenue.”

It is understood methods for dismantling, monitoring, documenting, and reassembling is required but without having certainty that the application will be approved, we request that this item be deferred pending the outcome of the application.

It is requested a detailed Commemoration Strategy be made a condition of the demolition request.

5.2 Documentation and Salvage

In order to mitigate the loss of the heritage attributes identified, it is recommended that documentation and salvage take place for 93-95 Dufferin Avenue. The document should be completed by a heritage professional in good standing with Canadian Association of Heritage Professionals.

It is recommended that the salvage should be completed by a reputable salvage company and completed in consultation with the heritage professional retained to undertake the documentation.

The salvaged material is to be stored at Ferrel Brick and Stone in London.

APPENDIX 1

Bill No.
2018

By-law No. L.S.P.- _____

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of cultural heritage value or interest.

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PASSED in Open Council on December 12, 2017.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – December 12, 2017
Second Reading – December 12, 2017
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SCHEDULE "B"
To By-law No. L.S.P.-_____

Roll Number

93-95 Dufferin Avenue: 010030049000000

Description of Property

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Physical/Design Values

The physical or design value of 93-95 Dufferin Avenue is derived from the particular stylistic evolution seen across its façade.

Believed to have been designed by Samuel Peters of S. Peters and Sons in circa 1864, 93 Dufferin Avenue demonstrates the Italianate style in its shallow hipped roof, paired eave brackets, and balanced horizontal proportions, as well as robust lugsills and lintels with a gentle peak. Brickwork detailing, including quoining, the plain frieze, and stringcourse, complement the appearance. The wide, single leaf entry door in the east bay of the lower storey features a rounded arch fan light articulated by wooden fluted pilasters and trim detail. A flat roof porch supported by square columns on plinths covers the doorway. A double-storey bay window is located between 93 and 95 Dufferin Avenue, acting as a bridge between the two units.

Added in 1894, 95 Dufferin Avenue replicates many of the architectural details of 93 Dufferin Avenue however it takes a stronger Classical Revival influence, particularly in its temple front form. Additional Classical Revival elements include the oval window with a robust architrave, keystone and blocks located above the entry doorway, as well as the round window set in the pediment that is surrounded by a laurel wreath. Brickwork detailing, window sills and lintels with a gentle peak, as well as paired brackets are maintained from 93 Dufferin Avenue.

Historical/Associative Values

93-95 Dufferin Avenue has several significant historical associations. Firstly, it is believed to have been designed by London architect/surveyor/engineer Samuel Peters (1822-1882). Samuel Peters was a Surveyor, Architect, and Engineer. He was appointed as Town Engineer in 1852, and became the first City Engineer in 1855. Samuel Peter is responsible for surveying the first City of London map in 1855. He is a noted architect in London having designed several prominent buildings, including Grosvenor Lodge (1853), first Covent Garden Market building (1853-1854, now demolished), and the Edge Block (1875, southeast corner of Richmond Street and Dundas Street). He oversaw the construction of the city sewer system, surveyed and designed the Mount Pleasant Cemetery, and other undertakings in the rapidly growing City of London. Samuel Peters

and his family lived at 93 Dufferin Avenue from its construction in 1868 until immediately prior to his death in 1882. Samuel Peters decision to settle in Talbot North reflects the status he had achieved in London.

Secondly, Colonel John Walker (1832-1889) lived at 93 Dufferin Avenue, then known as “Shirra.” Colonel Walker was a Scottish-born industrialist and London’s Liberal Member of Parliament in the Canadian House of Commons in 1874. He was also a Vice-President of Canadian Pacific Railway, a director of the Mutual Oil Refining Company, and the Middlesex County Registrar. Mrs Laura (Hespler) Walker, his wife, was the wealthy heiress of Jacob Hespler of Waterloo County. Mrs Laura Walker purchased 93 Dufferin Avenue in 1881 and sold it in 1891.

Contextual Values

The historical and contextual values of 93-95 Dufferin Avenue are rooted in its location in London and the Londoners who chose to live there. 93-95 Dufferin Avenue contributes to the history of the Talbot North area. Residential and industrial uses were mixed throughout the area north of the City of London proper until the mid-1860s when the area began to transition to a primarily residential area. It quickly became London’s first suburb. Many of the buildings that date from this period of early suburban development are constructed of the characteristic London buff brick, including 93-95 Dufferin Avenue. The form and style of 93-95 Dufferin Avenue reflect the social status afforded to individuals who chose to settle in this area in the later-half of the nineteenth century.

Heritage Attributes

Heritage attributes which support and contribute to the cultural heritage value or interest of 93-95 Dufferin Avenue include:

- Form and scale of a significant portion of the double house, including the northerly and westerly facades;
- Buff brick;
- Demonstration of the Italianate style in 93 Dufferin Avenue: shallow hipped roof; paired wooden eave brackets; balanced proportions of street-face façade in three bays in the upper and lower storey; window and door openings, including robust lugsills and lintels with a gentle peak; wide, six panel single leaf door with rounded arch fan light transom above, and framed with wooden fluted pilasters and trim; a flat-roofed front porch supported by a cornice containing an entablature with modillions and plain frieze, itself supported on square columns set on masonry plinths; brickwork detailing on street-facing and westerly facades including quoining, a plain frieze, and stringcourse; window openings with robust lugsills and capped with vertical-laid brick flat-arches on original building westerly façade;
- Double storey bay window, acting as a bridge between 93 and 95 Dufferin Avenue;
- Demonstration of the Classical Revival style in 95 Dufferin Avenue: temple front façade and peaked roof form; round window with laurel wreath surround, set in gable pediment with scalloped siding and wood dentilled trim; oval window with keystone frame; paired wooden eave brackets; brickwork detailing, including quoining, a plain frieze, and stringcourse; window sills and lintels with a gentle peak; blocks above entry doorway; and
- Historical associations with Samuel Peters, Colonel John Walker and Mrs. Laura (Hespler) Walker.

APPENDIX 2



JABLONSKY, AST AND PARTNERS
Consulting Engineers

400 - 3 Concorde Gate
Toronto, ON M3C 3N7
Telephone (416) 447-7405
Fax (416) 447-2771
www.astint.on.ca
Email jap@astint.on.ca

February 28, 2020

Old Oak Properties
200 – 150 Dufferin Avenue
London, ON N6A 5N6

Attn: Mr. Ryan Peel
Chief Construction Office

Re: 100 Fullarton Street
Heritage Façade at 93-95 Dufferin Avenue
Our File No. 19169, 19170

Dear Sir,

We are in receipt of Exp Services Inc. report dated February 12, 2020 on the “Structural Integrity” of building façade which is to be saved and integrated to the new development.

The following is a summary of Exp observations:

1. Exterior masonry is significantly weather with substantial mortar loss.
2. Prior sandblasting will cause rapid deterioration of brick.
3. The foundation of both sides of perimeter bricks is of “brick and rubble” in advance state of deterioration.

In a view of above findings, we will strongly recommend to dismantle the old deteriorated façade and replace it with “new masonry” matching the original architectural appearance.

Trusting that above is of use.

Yours very truly,

JABLONSKY, AST AND PARTNERS
CONSULTING ENGINEERS

P.F.Ast, P. Eng.

cc: S. Vitiello
A. Heilbrunn



P.F. Ast, P.ENG D. Tari, P.ENG M. Shiu, P.ENG R. Asman, P.ENG
J.N. Vivian, P.ENG R.J. Watson, P.ENG C.J. Slama, P.ENG R. Martinez, P.ENG G. Minski, CET

Associated Office: Fertta Engineering Consultants Ltd., #165, 1209 - 59 Avenue S.E., Calgary, Alberta T2H 2P6
Tel: (403) 259-5325 Fax: (403) 255-5549 Email: fruch.pagnotta@fertta.ca



EXP Services Inc.
15701 Robin's Hill Road
London, ON N5V 0A5
Telephone: (519) 963-3000
Facsimile: (519) 453-1551

February 12, 2020

LON-00017412-BS

Ryan Peel,
Chief Construction Officer,
Old Oak Properties,
200-150 Dufferin Avenue,
London, Ontario
N6A 5N6

**Building Masonry Assessment
93-95 Dufferin Avenue,
London, Ontario**

Introduction

This letter summarizes the results of an assessment of the structure at 93-95 Dufferin Avenue. The purpose of the assessment was to evaluate the structural integrity of the portion of the building to be retained for historical purposes. It is proposed to demolish the structure and retain the exterior facades for incorporation into the new development. This essentially consists of retaining the exterior structural brick walls on the north and west sides of the building.

The assessment consisted of an examination of the building by a structural engineer familiar with preservation of heritage buildings, and included a test cut through the exterior brick wall.

The assessment was undertaken on February 10, 2020.

Observations

EXTERIOR

The building is in excess of 150 years old. An original structure comprises the northwest section of the building. Two subsequent additions of different construction comprise the east and southeast sections of the building. In general, the original portion is of more robust construction than the additions.

The exterior masonry is significantly weathered with substantial mortar loss. There are areas where the original masonry has been replaced with different brick and mortar. The repaired areas do not match the original construction. It is suspected that parts of

the building were sandblasted in the past to improve the exterior appearance. Sandblasting clay brick removes the original exterior fused face of the brick which exposes the softer interior of the unit and contributes to accelerated weathering. In addition, modern mortar is usually much harder than the old soft lime mortars used in the nineteenth century and can cause accelerated deterioration of the older brick through differential seasonal movement of the original and repaired areas of the wall.

INTERIOR

The original building has a brick foundation. The brick was found to be very soft and could be crumbled with hand pressure. In general, clay brick is known to perform poorly below grade and is subject to deterioration from moisture and freeze/thaw cycles. Over time, the brick weakens from weathering and will eventually crumble.

The north foundation wall at the addition has masonry on rubble foundation as well as benched brick. There are areas of missing mortar and cracked or crumbling brick. There are areas of previous repairs which can contribute to accelerated deterioration as discussed previously.

TEST CUT

A section of brick was removed from the east wall near the front of the building. In this area, the wall has two wythes of brick. The exterior brick was found to be very soft during the cutting process. The mortar bond between the bricks was poor and there was essentially no mortar bond between the brick wythes.

The two layers of brick are joined by header bricks in every sixth course, generally spaced two bricks apart.

Over time, the two wythes move differently as the inner layer is subject to relatively consistent moisture and temperature, while the outer layer is subjected to much greater temperature and moisture variation. The differential movement of the two layers of brick weakens the bond between the walls and can break the header bricks, the effect being more pronounced higher up the wall. Walls with three wythes such as the original part of the building, would have the same issue.

Discussion

The building in its current condition shows signs of aging and deterioration. The existing masonry walls are deteriorated due to age and exposure, as well as original construction techniques and workmanship. The exterior facade has also been altered through repairs. Due to the existing conditions of the foundations and the walls above extensive restoration and structural bracing would be needed if the walls were expected to remain in place during the planned construction at the site. Due to the condition of the brick coupled with the noted poor mortar to brick bond, attempts to brace the wall are likely to cause additional damage to the wall.

If the wall was successfully braced, and subsequently a major restoration was performed you would still be left with a wall comprised of deteriorated elements that would require ongoing restorative maintenance.

The prospect of successfully bracing these walls is seen as a very expensive exercise with a high potential for failure. A more durable and sustainable solution would be to scan and catalogue the existing structure and to systematically dismantle it for reconstruction. This would result in a structurally sound exterior that can be reconstructed to match the original building reutilizing the best of the original elements, or new architecturally matching materials. The reconstructed walls would be constructed on a proper foundation. The rebuilt structure would aesthetically match the original structure and be more stable and durable into the future.

Conclusion

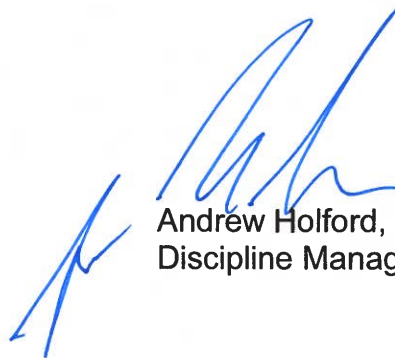
We trust this meets your current requirements. Should you have any questions regarding this report, please feel free to contact this office.

Yours truly,

EXP Services Inc.



Barry Webster, P.Eng.
Senior Project Engineer



Andrew Holford, P.Eng.
Discipline Manager, Building Science



Interior Face of Masonry Wall



Test Cut showing Mortar between Wythes



Exterior View of East Wall and Test Cut



Test Cut showing Interior Brick Wythe

APPENDIX 3

To:	Ryan Peel	From:	Meaghan Rivard
	Old Oak Properties Inc.		Stantec Consulting Ltd.
File:	161413841	Date:	July 21, 2020

Reference: Commemoration Plan for 93-95 Dufferin Avenue**INTRODUCTION**

Old Oak Properties Inc. (the Proponent) is preparing a zoning bylaw amendment (ZBA) for the property at 100 Fullarton Street. The development plan proposes a high density residential complex with frontage on Talbot and Fullarton Streets and Dufferin Avenue. The design includes a 40 storey tower and 31 storey tower connected by an 11 storey hyphen along Talbot Street. At the Talbot Street and Fullarton Street frontages, there will be two to three storey podiums.

The application includes the properties at 93-95 Dufferin Avenue, which were designated under Part IV of the *Ontario Heritage Act* in December 2017. Initial plans for development of a high-rise tower at 100 Fullarton included the retention of the north and west façades of 93-95 Dufferin Avenue. In the current ZBA, the Proponent is proposing demolition of the buildings based on the results of a structural assessment recently completed. As a result, the City of London (the City) has required the preparation of a Commemoration Plan to address the recommended commemorative and interpretive strategies for the properties at 93-95 Dufferin Avenue. The preparation of this Commemoration Plan follows a similar plan prepared in 2016 for 479-489 Talbot Street, known as “Camden Terrace”, which also forms part of the 100 Fullarton development application.

The property at 93-95 Dufferin Avenue was designated for its Cultural Heritage Value or Interest (CHVI) because of its stylistic evolution featuring both Italianate and Classical Revival architectural styles. It is believed to have been designed by noted London architect Samuel Peter, who was responsible for surveying the first London map in 1855. The property is also associated with local industrialist, Member of Parliament, and Vice President of Canadian Pacific Railway, Colonel John Walker, who lived at 93 Dufferin Avenue between 1881 and 1889. The property’s contextual value relates to its historical presence in the Talbot Street area that was once one of London’s first suburbs and reflected the social status of the area inhabitants in the later half of the 19th century.

The heritage attributes of 93-95 Dufferin Avenue described in the Designating By-law are as follows:

- Form and scale of a significant portion of the double house, including the northerly and westerly facades;
- Buff brick;
- Demonstration of the Italianate style in 93 Dufferin Avenue: shallow hipped roof; paired wooden eave brackets; balanced proportions of street-face façade in three bays in the upper and lower storey; window and door openings, including robust lugsills and lintels with a gentle peak; wide, six panel single leaf door with rounded arch fan light transom above, and framed with wooden fluted pilasters and trim; a flat-roofed front porch supported by a cornice containing an entablature with modillions and plain frieze, itself supported on square columns set on masonry plinths; brickwork detailing on street-facing and westerly facades including quoining, a plain frieze, and stringcourse; window openings with robust lugsills and capped with vertical-laid brick flat-arches on original building westerly façade;
- Double storey bay window, acting as a bridge between 93 and 95 Dufferin Avenue;

Reference: Commemoration Plan for 93-95 Dufferin Avenue

- Demonstration of the Classical Revival style in 95 Dufferin Avenue: temple front façade and peaked roof form; round window with laurel wreath surround, set in gable pediment with scalloped siding and wood dentilled trim; oval window with keystone frame; paired wooden eave brackets; brickwork detailing, including quoining, a plain frieze, and stringcourse; window sills and lintels with a gentle peak; blocks above entry doorway; and
- Historical associations with Samuel Peters, Colonel John Walker and Mrs. Laura (Hespler) Walker.

(City of London 2017)

COMMEMORATION STRATEGY APPROACH

APPROACH

When considering an appropriate level of commemoration for a heritage resources it is important to base the decision making process on both the CHVI identified and community interest in the resource. Given this, the level of commemoration completed is highly variable and undertaking some form of commemoration often allows for community involvement and the creation of a record of activities. It facilitates a link between the heritage resource and the new development through interpreting the history of the site in a modern context.

Possible means of commemorating a heritage resource include, but are not limited to:

- Interpretative signage including, but not limited to, plaques, posters, and various forms of creative installations
- Public art project including historical elements
- Incorporation into development design including, but not limited to, the building footprint created on lobby floor, permanent or rotating exhibits, and naming aspects of the development after families associated with the original buildings
- Lecture, book, or historical research series
- Salvaged material reuse or exhibition

Due to community interest and its subsequent designation, original plans called for the retention of 93-95 Dufferin Avenue. Given the results of the structural assessment, the Proponent is proposing instead to commemorate 93-95 Dufferin Avenue in the built form through demolition and reconstruction of the north and west façades of the building as a monument. Demolition will consist of a controlled demolition in which materials from the building will be salvaged in order to retain or represent many of the heritage attributes in the reconstructed monument in a different context. This allows for the structure to be commemorated for the public. While commemoration should be distinguished from conservation in a heritage context, the former does offer a series of opportunities to emphasize the significance of the built form and juxtapose it against a modern backdrop.

LOCATION

The location of reconstructed façades is proposed to be in the same location of the existing building, with frontage on Dufferin Avenue.

Reference: Commemoration Plan for 93-95 Dufferin Avenue

MATERIALS TO BE REUSED

It is anticipated that the reconstructed façades will be constructed entirely with materials reused from the original structures with the exception of the roof. The bricks will be salvaged during demolition and stored offsite until such a time that reconstruction begins, as described in the Heritage Impact Assessment completed by Zelinka Priamo. The lintels, sills, and decorative elements will be salvaged as well and are anticipated to be in a condition conducive for inclusion in the façades. The roofing materials will not be salvaged, as partial rooflines will be reconstructed with new materials in order to connect it to the building podium.

As depicted in the attached drawings, salvaged materials will be reused in the reconstruction of the façades. These materials are anticipated to include:

93 Dufferin Avenue

- Buff brick
- Paired wooden eave brackets
- Lugsills and lintels with a gentle peak
- Wide, six panel single leaf door with rounded arch fan light transom above, and framed with wooden fluted pilasters and trim
- Flat-roofed front porch supported by a cornice containing an entablature with modillions and plain frieze, square columns set on masonry plinths
- Plain frieze

95 Dufferin Avenue

- Buff Brick
- Round window with laurel wreath surround
- Scalloped siding and wood dentilled trim from gable pediment
- Oval window with keystone frame
- Paired wooden eave brackets
- Windowsills and lintels with a gentle peak
- Blocks above entry doorway

Following demolition of the building, storage of the materials is to follow the recommendations of the HIA.

INTERPRETATION

In order for the reconstructed monument of 93-95 Dufferin Avenue to be understood by the public, including residents of the proposed new development and the public at large, an interpretation plan will be developed prior to site plan approval. It is anticipated that this will include, at minimum, two interpretive plaques. The Proponent, in consultation with Stantec and Richmond Architects, will work with City staff to develop an interpretation approach that can be integrated into the proposed design in a sensitive and historically minded way. Locations for the plaques will be determined as part of the site plan process but must, at a minimum, be visible to and accessible by residents and interested members of the general public. This may include locations outside of the reconstructed monument, in a nearby atrium or common space, or in landscaped areas outside of the building within close proximity to the monument.

Reference: Commemoration Plan for 93-95 Dufferin Avenue

For 93-95 Dufferin Avenue, the subject matter of these plaques is anticipated to include:

- The origins and construction of 93-95 Dufferin Avenue
- Deconstruction and reconstruction of the commemorative monument
- The “Talbot Area” (this plaque was recommended for the Camden Terrace Commemoration Plan, but has been included in this Commemoration Plan as well for reference).

The following examples are samples of text that may be considered for future interpretive plaques at the 93-95 Dufferin Avenue monument. Sample plaque text has been drawn from the 2017 designating by-law for the property. Any plaque text should be subject to discussion and agreement with City Heritage Planning Staff.

SAMPLE TEXT FOR COMMEMORATIVE SIGN 1: SITE HISTORY

The building façade located here was once part of a 19th century dwelling known as “Shirrah” (93-95 Dufferin Avenue). The double house was constructed in two phases but maintained cohesion across its two parts. The first, 93 Dufferin Avenue was constructed circa 1864 as the home of Samuel Peters. The second, 95 Dufferin Avenue was added in 1894. Both phases were constructed of the characteristic London buff brick and reflect the social status afforded to individuals who chose to settle in London’s first suburb, the Talbot North Area, in the later-half of the nineteenth century. Two of the significant inhabitants of this property include Samuel Peters, the surveyor, architect, and engineer, and Colonel John Walkers, a Member of Parliament in the 1874, and his wife Laura (Heslper) Walker.

Samuel Peters, the architect of 93-95 Dufferin Avenue and original property owner of the nearby “Camden Terrace”, was a noted local architect having designed or contributed to such buildings as Grosvenor Lodge, the first Covent Garden Market, the 1854 City Hall, Hellmuth Ladies College, and numerous banks, hotels, churches, and private residences.

SAMPLE TEXT FOR COMMEMORATIVE SIGN 2: DEMOLITION AND RECONSTRUCTION

The monument you see before you is a reconstruction of buildings that were designed in a once popular, if increasingly rare, building styles known as Italianate architecture and Classical Revival Architecture that dated back to the mid to late 19th century. The physical features of these buildings, including their London buff brick construction, and decorative elements such as brackets, dentils, round windows, and brickwork reflected the affluence of the property owners and the context of the Talbot Area suburb.

In 2020, the residences, in use as office space at the time, were removed as part of the development you see before you. During demolition, bricks, and architectural details were salvaged and stored for use in this monument. The façade was reconstructed in 20##, as a monument to the architecture of the previous building. It is a reconstruction of the Dufferin Avenue façade using the bricks, lintels, sills, brackets, round and oval windows salvaged from the original structure.

Sample text for a plaque outlining the history and character of the “Talbot area” has been proposed in a Commemoration Plan for the former “Camden Terrace” buildings that are also to be reconstructed and integrated into the proposed development. It is provided below for reference.

July 21, 2020

Ryan Peel
Page 5 of 5

Reference: Commemoration Plan for 93-95 Dufferin Avenue

SAMPLE TEXT FOR COMMEMORATIVE SIGN 3: TALBOT STREET CHARACTER

This property is located within an area known historically as the “Talbot Area”. At the time of the original district town survey in 1826, the Talbot Area was situated just west of the town boundaries formed by Wellington Street to the east, Queens Avenue and Carling Street to the north, and the Thames River to the south and the west. John Kent, originally from Staffordshire, England, purchased the Talbot Area lands as part of a 200 acre plot in 1824, the year after he arrived in Canada.



As London developed, wealthy merchants sought the opportunity to acquire land for development purposes outside of the town survey limits. Subdivision of the Kent farm began as early as 1830. Subdivision of Kent’s land continued throughout the 19th century as London grew and developed into the centre of administrative, commercial, manufacturing, and social activities for Middlesex County. As the core area expanded, more land was needed for businesses and residences.

By the 1880s and 1890s, the Talbot Area was well developed with large and expensive residences along the eastern bank of the Thames River on Ridout Street North, an industrial area along Ann Street, and a business area that developed along Richmond Street. The variety of land uses throughout the Talbot area contributed to the mixed-use nature of the downtown core during this era where residential, industrial, and commercial activity were located within close proximity to one another.

Photographic Portrait of John Kent (by John Cooper), date unknown.

CLOSING

We trust this letter 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 letter.

Regards,

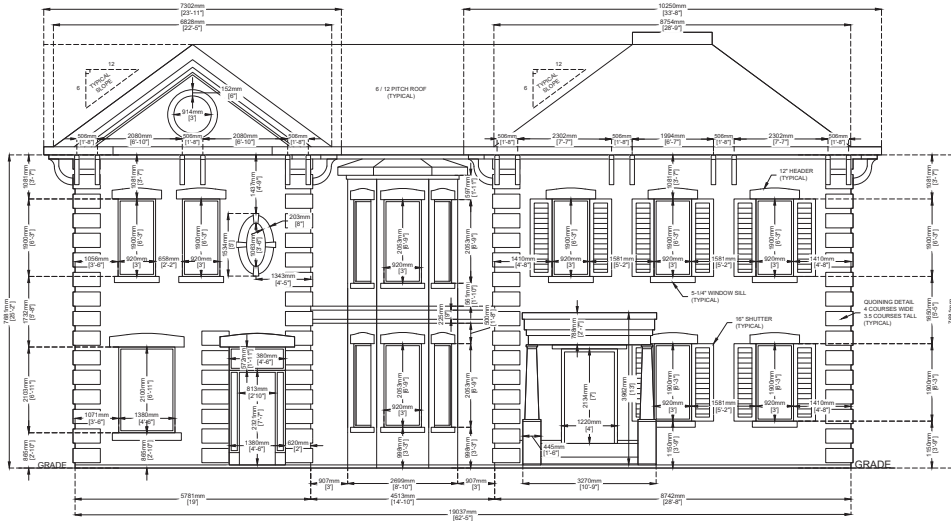
STANTEC CONSULTING LTD.

Meaghan Rivard, MA, CAHP
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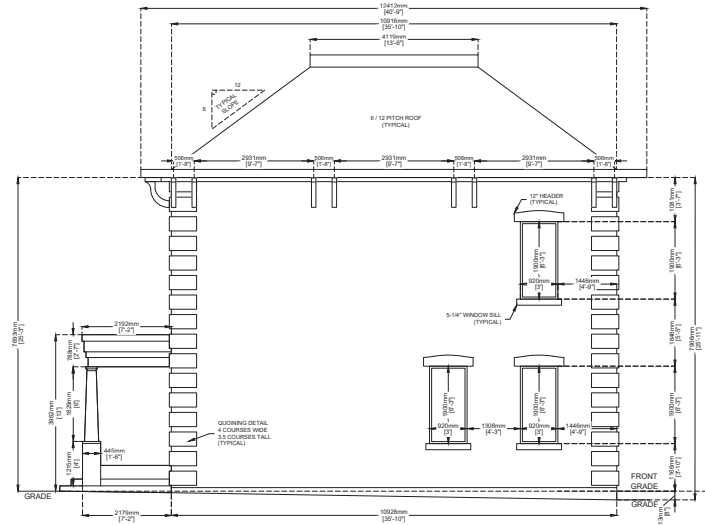
Attachment: SPA17-035_100 Fullarton St Site Plan 2020.07.07.pdf

IMAGES



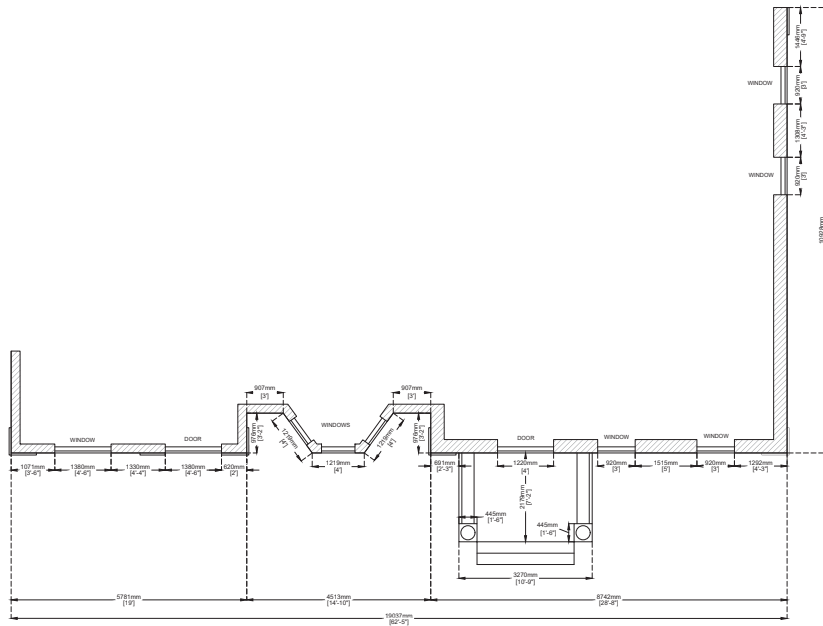
NORTH ELEVATION

1:60



WEST ELEVATION

1:60



PLAN VIEW

1:60

- NOTES:
- BUILDING DESIGN AND DIMENSIONS BASED OFF:
 - CALLON DRETZ DRAWING FILE # 14-19255, DECEMBER 10, 2019.
 - FACADE GROUP FACADE RETENTION PLANS, PROJECT #201922, DECEMBER 20, 2019.
 - OLD OAK FIELD MEASUREMENTS

DO NOT SCALE DRAWINGS.
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGN BEFORE PROCEEDING WITH THE WORK.

1:60 2021.03 - 100% CONSTRUCTION ISSUE

ISSUED



200 - 150 DUFFERIN AVE
LONDON, ONTARIO
519-661-0215

PROJECT: AS SHOWN
PROJECT LOCATION: 93-95 DUFFERIN AVENUE, LONDON, ONTARIO

DRAWING TITLE: NORTH ELEVATION, WEST ELEVATION, AND PLAN VIEW AS-BUILT DRAWINGS

PLOTTED: NOVEMBER 21, 2020
DRAWN BY: DP

Stantec
600-171 Queens Avenue
London ON N6A 5J7
Tel. 519-445-0007
www.stantec.com

Liability Note:
The Contractor shall verify and be responsible for all dimensions. DO NOT take the drawing as any errors or omissions shall be reported to Stantec without delay.

Design Data:

Zone:	DA2 DSSD 8-38
Proposed Use:	High Density Residential (552 Unit Apartment Building)
Site Area (m ²):	6,013.0 m ² (3,601 ha)
Gross Floor Area (m ²):	38,677 m ²
Regulation:	Requirement As Shown on Plan
Lot Fronting Minimum (m):	33.0 m (108 ft 6 in) (Minimum 21)
Lot Depth Minimum (m):	53.7 m
Landscaped Open Space (%):	0.0
Minimum:	11.4%
Lot Coverage Maximum (%):	93%
Height Requirement (m):	120.0 m
Minimum:	120.0 m
Density - Units per hectare:	1,200 units
Maximum:	1,264.9 units
Floor Area Ratio for Non-Residential Uses:	6:1
Maximum:	6:1
Gross Floor Area Ratio Maximum (m ²):	The lesser of 20% of 5,000
Maximum:	1,000 m ²
Location of Residential Uses:	Restricted to the 2nd Floor of 2nd Floor and up higher
Location of Retail Uses:	Restricted to the 1st and 2nd Floor
On-Street Parking:	0
Off-Street Parking:	230 Parking 324 Underground 873 Total parking
Parking in Lot provided for all new development or redevelopment of any parking spaces per 48 square metres (517m ²) parking spaces and 1 existing square metres of uses shall be subtracted from the total new or redevelopment parking spaces when calculating the required number of parking spaces.	
Barrier Free Parking Requirements:	2 + 2% of total parking + 15 spaces
Minimum:	15 spaces
Long-term Bicycle Parking:	0.75 per unit = 489
Minimum:	489

*The Existing By-law Amendment (The above table is for ground floor only, based on city decision)

5. AS PER CITY COMMENTS	AB	BB	20.07.27
4. AS PER CITY COMMENTS	AB	BB	20.04.27
3. AS PER CITY COMMENTS	AB	BB	19.09.23
2. AS PER CITY COMMENTS & BUILDING UPDATE	AB	BB	19.06.11
1. AS PER CITY COMMENTS	AB	BB	17.08.31

Revision			
	By	Appr.	YYMMDD
6. FOR SITE PLAN APPROVAL - SUBMISSION 6	AB	BB	20.07.27
5. FOR SITE PLAN APPROVAL - SUBMISSION 5	AB	BB	20.04.27
4. FOR SITE PLAN APPROVAL - SUBMISSION 4	AB	BB	19.09.23
3. FOR SITE PLAN APPROVAL - SUBMISSION 3	AB	BB	19.06.11
2. FOR SITE PLAN APPROVAL	AB	BB	17.03.31
1. FOR SITE PLAN APPROVAL	AB	BB	17.05.11

Issued				
	By	Appr.	YYMMDD	
File Name: 161413841.dwg	AB	BB	17.05.11	
	Dwn.	Chk.	Drgn.	YYMMDD

Permit-Seal



Client/Project

Old Oak
Centro - SPA17-035

100 Fullarton Street - 110 Fullarton Street,
495 Talbot Street & 99 Dufferin Avenue
London, ON Canada

Title

Site Plan

Project No.

161413841

Drawing No.

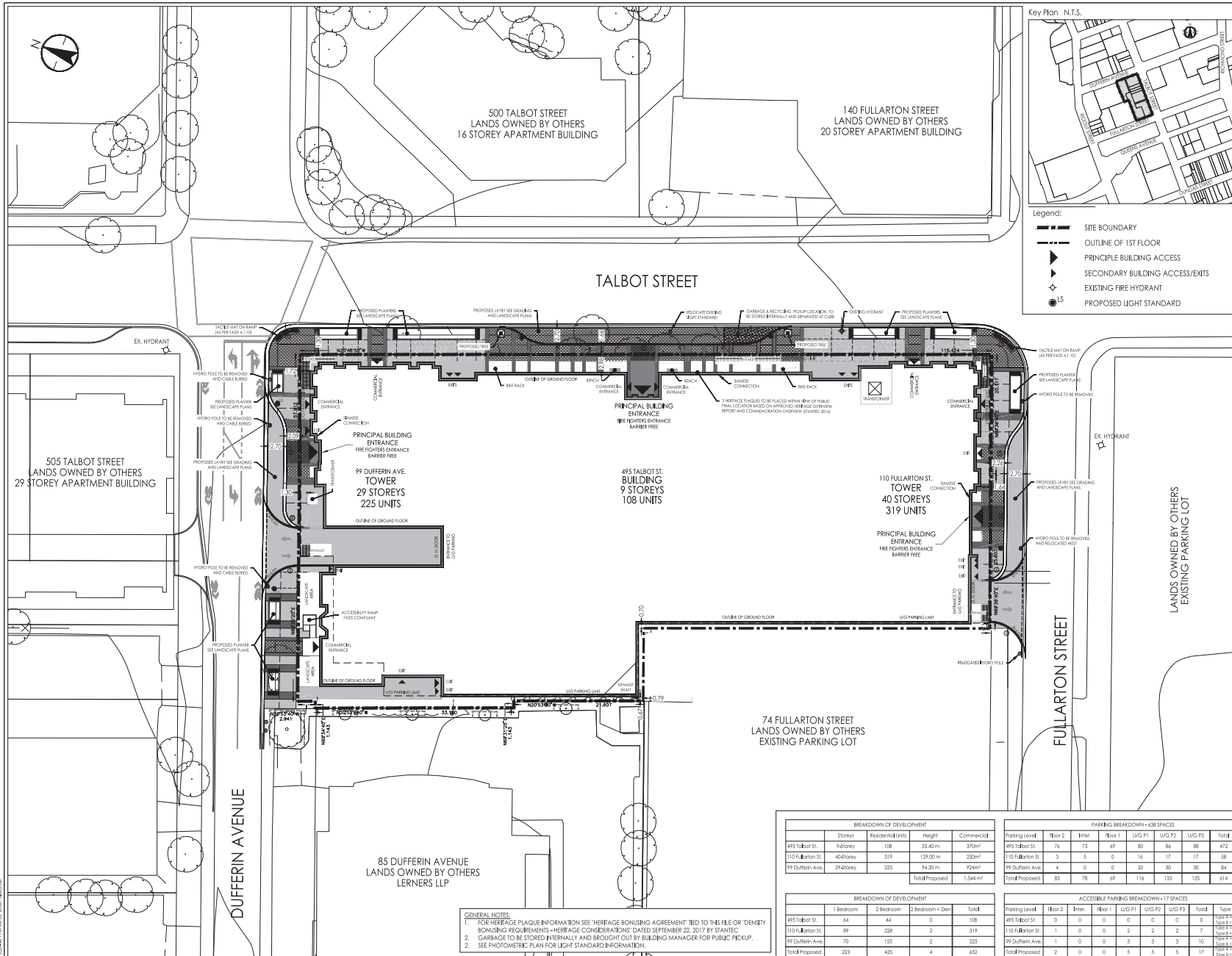
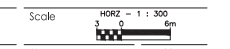
SP-1

Sheet

1 of 2

Revision

5



BREAKDOWN OF DEVELOPMENT

	Storeys	Residential Units	Height	Commercial
495 Talbot St.	9 storeys	108	33.40 m	370m ²
110 Fullarton St.	40 storeys	319	129.00 m	250m ²
99 Dufferin Ave.	29 storeys	225	94.30 m	924m ²
Total Proposed				1,544 m²

PARKING BREAKDOWN - 638 SPACES

Parking Level	Floor 2	Inter.	Floor 1	UG P1	UG P2	UG P3	Total
495 Talbot St.	76	73	49	80	86	88	472
110 Fullarton St.	3	5	0	16	17	17	58
99 Dufferin Ave.	4	0	0	20	30	30	84
Total Proposed	83	78	49	116	133	135	614

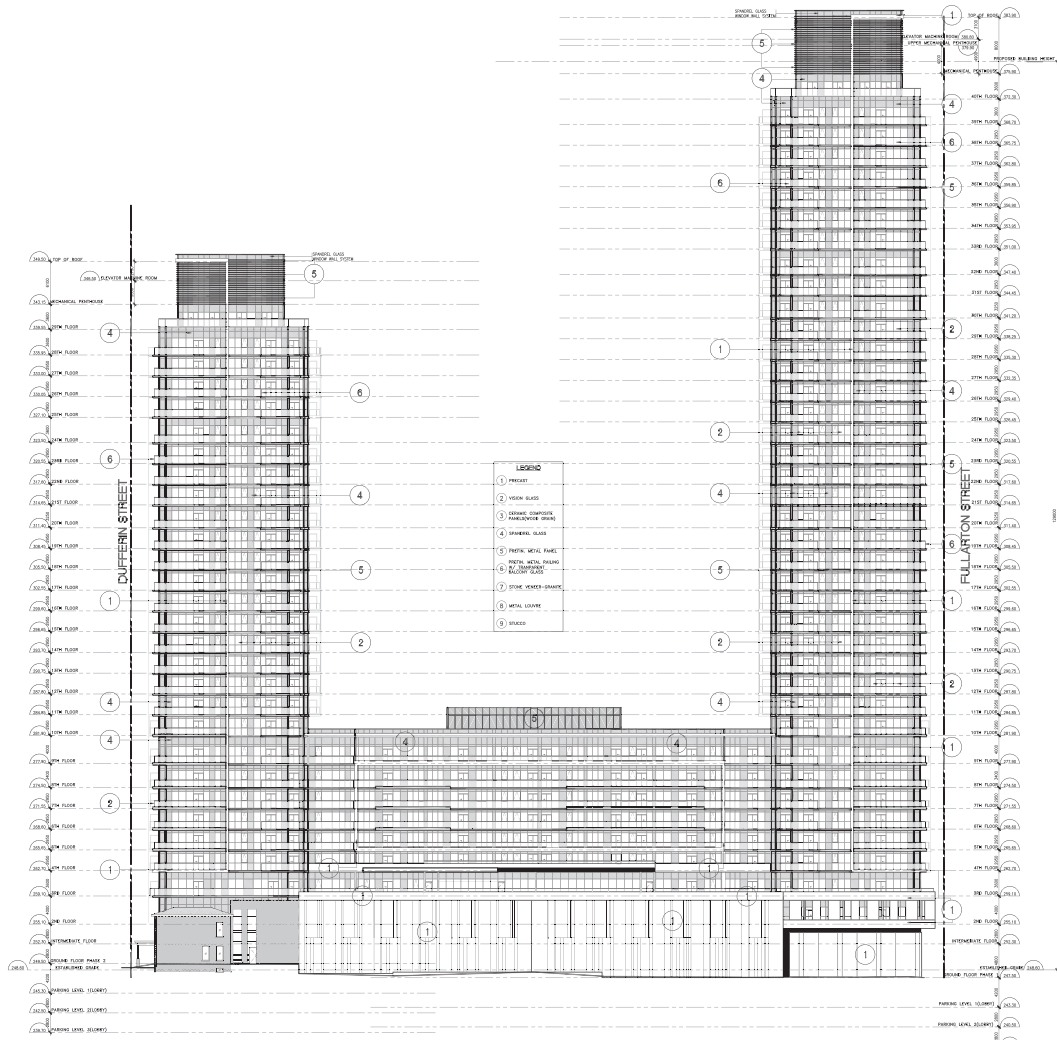
BREAKDOWN OF DEVELOPMENT

	1 Bedroom	2 Bedroom	3 Bedroom + Den	Total
495 Talbot St.	54	44	0	108
110 Fullarton St.	89	228	2	319
99 Dufferin Ave.	70	153	2	325
Total Proposed	223	425	4	652

ACCESSIBLE PARKING BREAKDOWN - 17 SPACES

Parking Level	Floor 2	Inter.	Floor 1	UG P1	UG P2	UG P3	Total	Type
495 Talbot St.	0	0	0	0	0	0	0	100% TYP
110 Fullarton St.	1	0	0	2	2	2	7	100% TYP
99 Dufferin Ave.	1	0	0	3	3	3	10	100% TYP
Total Proposed	2	0	0	5	5	5	17	100% TYP

- GENERAL NOTES:**
- FOR HERITAGE PLAQUE INFORMATION SEE HERITAGE BONUSING AGREEMENT TIED TO THIS FILE OR DENSITY BONUSING REQUIREMENTS - HERITAGE CONSIDERATIONS DATED SEPTEMBER 22, 2017 BY STANTEC.
 - GARBAGE TO BE STORED INTERNALLY AND BROUGHT OUT BY BUILDING MANAGER FOR PUBLIC PICKUP.
 - SEE PHOTO METRIC PLAN FOR LIGHT STANDARD INFORMATION.



GENERAL NOTES

1	1.00.000	PROPOSED FOR PERMIT
2	1.00.000	PROPOSED FOR PERMIT
3	1.00.000	PROPOSED FOR PERMIT
4	1.00.000	PROPOSED FOR PERMIT
5	1.00.000	PROPOSED FOR PERMIT
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8	1.00.000	PROPOSED FOR PERMIT
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10	1.00.000	PROPOSED FOR PERMIT
11	1.00.000	PROPOSED FOR PERMIT
12	1.00.000	PROPOSED FOR PERMIT
13	1.00.000	PROPOSED FOR PERMIT
14	1.00.000	PROPOSED FOR PERMIT
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16	1.00.000	PROPOSED FOR PERMIT
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27	1.00.000	PROPOSED FOR PERMIT
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49	1.00.000	PROPOSED FOR PERMIT
50	1.00.000	PROPOSED FOR PERMIT

RICHMOND Architects Ltd.

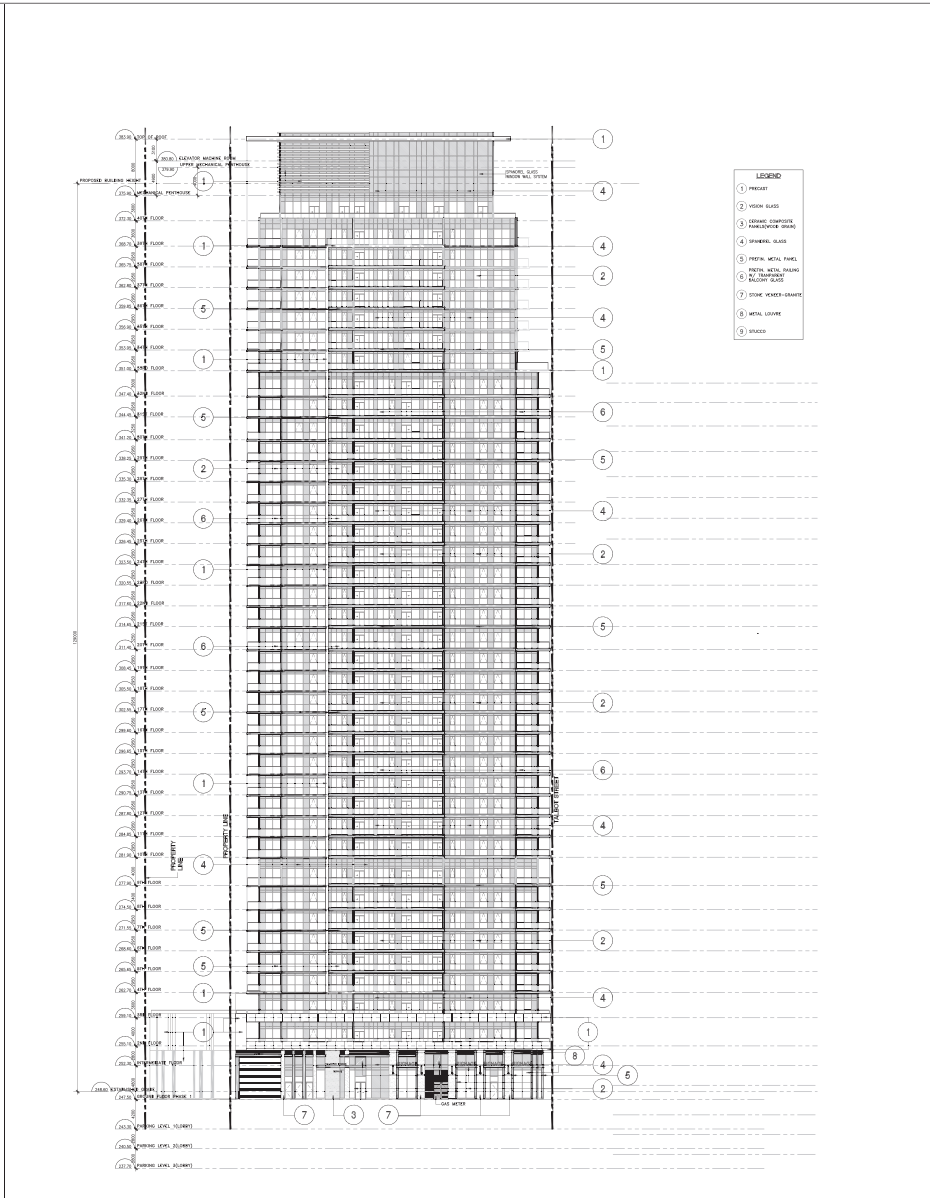
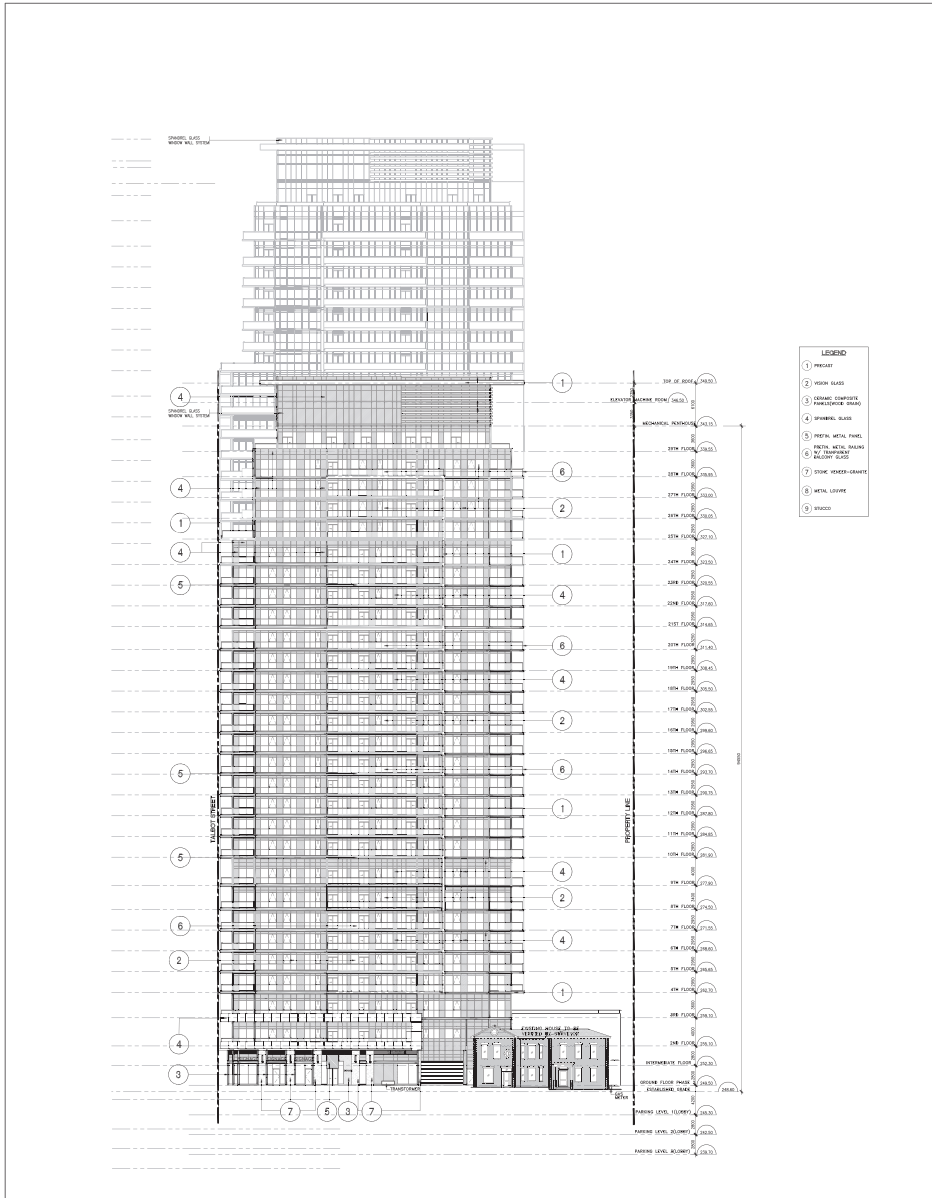
100 FULTON STREET
 RICHMOND VICTORIA 3121
 PH: 08 9438 2222
 WWW.RICHMONDARCHITECTS.COM

PROPOSED MIXED USE DEVELOPMENT
 100 FULTON STREET - CITY OF LONDON

Rymer Corporation Inc.
 Tel: 031 641 1000

ELEVATION WEST

DATE	03 JULY 2020	BY	10 JAN 2019
SCALE	1:1	PROJECT NO.	1200
CLIENT	Rymer Corporation	NO. OF SHEETS	7
SHEET NO.	005	SHEET TITLE	SP A402



GENERAL NOTES

1	1st Floor	1st Floor
2	2nd Floor	2nd Floor
3	3rd Floor	3rd Floor
4	4th Floor	4th Floor
5	5th Floor	5th Floor
6	6th Floor	6th Floor
7	7th Floor	7th Floor
8	8th Floor	8th Floor
9	9th Floor	9th Floor
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92	92nd Floor	92nd Floor
93	93rd Floor	93rd Floor
94	94th Floor	94th Floor
95	95th Floor	95th Floor
96	96th Floor	96th Floor
97	97th Floor	97th Floor
98	98th Floor	98th Floor
99	99th Floor	99th Floor
100	100th Floor	100th Floor

PROPOSED MIXED USED DEVELOPMENT
100 FUJANTON STREET - CITY OF LONDON

Ryer Corporation Inc.
Tel: (514) 344-1000

ELEVATION NORTH & SOUTH

DATE: 03 JULY 2020

SCALE: 1/8" = 1'-0"

DATE: 10 JAN 2019

SCALE: 1/8" = 1'-0"

DATE: 2019-005

PROJECT: SP A403

CURRICULUM VITAE

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

PROFESSIONAL ASSOCIATIONS

Member, Canadian Association of Certified Planning Technicians (CACPT)

EDUCATION

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

PROFESSIONAL EXPERIENCE

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

SELECT PROJECT EXPERIENCE

Municipal Planning

Consulting Planner for the Township of Pelee

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

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

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

Community Master Plans & Urban Design Guidelines

Town of Amherstburg Urban Design Guidelines

Land Use Planner for Commercial Development

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

Development Planning

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

- Official Plan Amendments

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

Appeals to the Ontario Municipal Board (OMB)

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

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

Appeals to the Ontario Municipal Board – Heritage (OMB)

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

Researcher – Heritage Conservation District – City of Windsor.

Appeal(s) to Ontario Superior Court of Justice

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

Heritage Impact Statements (HIS)

Heritage Impact Statement – Redevelopment Part IV Property

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

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

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

Heritage Impact Statement – Redevelopment Part V Property

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

Heritage Impact Statement – Adjacent to Part IV Property

- 809 Dundas Street, City of London.

Heritage Impact Statement – Adjacent to Heritage Conservation District;

- 515 Richmond Street, City of London.

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

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

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

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

Cultural Heritage Evaluation Report (CHERs)

- 875 St. David Street, Fergus.

Due Diligence Reports - Heritage

Due Diligence Report – Redevelopment Opportunities – Part IV Property:

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

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

- 272 Queen Street West, City of Toronto.

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

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

Other Heritage Consulting Services

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

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

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

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

PROFESSIONAL DEVELOPMENT

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

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

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

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

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

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

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

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

Conference, Preserving Our Past, Canadian Association of Certified Planning Technicians, October 2009;

Course Work, Statement of Significant Heritage Writing Workshop, Province of Ontario, 2007;

Course Work, Past Perfect: The Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2006;

Certificate, Heritage Planning, Urban and Regional Planning, University of Waterloo, January – April 2002.

COMMITTEES AND VOLUNTEER WORK

London Area Planning Consultants (LAPC) - Member - January 2011 to Present;

London Advisory Committee on Heritage (LACH) - Committee Member - October 2012 to May 2019.

- Vice Chair – December 2015 – December 2016,
- Education sub-committee – Past Chair,
- Planning and Policy sub-committee – Past Chair,
- Archaeology sub-committee – Past member.

Archaeology Master Plan Steering Committee, City of London - Committee Member - 2016 and 2017;

Municipality of Chatham-Kent Municipal Heritage Committee - Committee Member – 2005 to 2007;

Amherstburg Architectural Conservation Advisory Committee - Committee Member - 2000 to 2003;

Amherstburg Revitalization Committee (A.R.C.), Amherstburg Chamber of Commerce - Member - 2000 to 2003;

Mayor's Task Force, Redevelopment of Olde East London, Ontario - Member – 1999;

The Park House Museum, Amherstburg Ontario - Assistant to the Curator/Volunteer - 1994 to 2005.

Architectural Conservancy Ontario – London Region Branch
Grosvenor Lodge
1017 Western Road
London, ON N6G 1G5

November 4, 2020

Meg Sundercock – msundercock@london.ca
Site Development Planner
Development Services
City of London

Re: File Z-9250 – 100 Fullarton Street

Dear Ms. Sundercock:

On behalf of the London Region branch of Architectural Conservancy Ontario (ACO London), I am writing to express opposition to the requested zoning by-law amendment for 100 Fullarton Street which will impact 93-95 Dufferin Street and 475-501 Talbot Street (the former Camden Terrace).

Background

As you know, the double house at 93-95 Dufferin Street has significant cultural heritage value. Of Italianate (93) and Classical Revival (95) style, it is believed to have been designed by Samuel Peters (London's first City Engineer). Mr. Peters lived in 93 Dufferin Street from approximately 1868 to 1882. Later on, Colonel John Walker (Member of Parliament in 1874; Middlesex County Registrar) lived there.

The extensive heritage attributes of 93-95 Dufferin Street are summarized as follows in the designation by-law:

- Form and scale of a significant portion of the double house, including the northerly and westerly facades;
- Buff brick;
- Demonstration of the Italianate style in 93 Dufferin Avenue: shallow hipped roof; paired wooden eave brackets; balanced proportions of street-face façade in three bays in the upper and lower storey; window and door openings, including robust lugsills and lintels with a gentle peak; wide, six panel single leaf door with rounded arch fan light transom above, and framed with wooden fluted pilasters and trim; a flat-roofed front porch supported by a cornice containing an entablature with modillions and plain frieze, itself supported on square columns set on masonry plinths; brickwork detailing on street-facing and westerly facades including quoining, a plain frieze, and stringcourse; window

openings with robust lugsills and capped with vertical-laid brick flat-arches on original building westerly façade;

- Double storey bay window, acting as a bridge between 93 and 95 Dufferin Avenue;
- Demonstration of the Classical Revival style in 95 Dufferin Avenue: temple front façade and peaked roof form; round window with laurel wreath surround, set in gable pediment with scalloped siding and wood dentilled trim; oval window with keystone frame; paired wooden eave brackets; brickwork detailing, including quoining, a plain frieze, and stringcourse; window sills and lintels with a gentle peak; blocks above entry doorway

City Council’s decision to permit the demolition of Camden Terrace at 475-501 Talbot Street (and to not pursue its designation under Part IV of the Ontario Heritage Act – despite strong evidence of its cultural heritage value) was controversial, and came only after considerable debate and discussion. The requirement for the property-owner to carefully dismantle the façade and then to reconstruct it within the lobby of the new building was a key element in Council’s eventual decision to approve the demolition and the proposed development on the property now known as 100 Fullarton Street.

Our Concerns

Our concerns can be summarized as follows:

- In our opinion, approval of the requested by-law amendment as it pertains to 93-95 Dufferin Street would be contrary to Section 1.7.1(e) of the 2020 Provincial Policy Statement (PPS) which states that “Long-term economic prosperity should be supported by ... conserving features that help define character, including built heritage resources and cultural heritage landscapes”.
- Approval as it pertains to 93-95 Dufferin Street would also be contrary, in our opinion, to Sections 2.6.1 and 2.6.3 of the PPS which state that “Significant built heritage resources and significant cultural heritage landscapes shall be conserved” and that “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”.
- There are examples, in Toronto, Montreal, and elsewhere, of heritage buildings being conserved in their entirety within large-scale new developments. Our opinion is that conservation of at least the northern and western façades of 93-95 Dufferin Street, in situ (as required by the bonus by-law), would enhance the proposed development and should be viewed by the property-owner as an opportunity for design excellence rather than an inconvenience.
- Bonusing was negotiated by the city as a trade-off in return for certain commitments by the then-owner of this property when permission was granted to demolish Camden Terrace and when site plan approval was granted.

- The bonusing was granted subject to conditions set out by the city, and commitments made by the property-owner, which included the “complete retention, in situ, of 93-95 Dufferin until such time as partial removal is necessary to facilitate Phase 3 of the proposed redevelopment” and the “incorporation of significant heritage attributes of the original building, including the northern and western facades, in situ, into the overall design of Phase 3 of the new development” and – with respect to the former Camden Terrace – “construction of a commemorative monument” which essentially required the reconstruction of the original façade using the original building materials that were salvaged during its demolition. The commemorative monument was to be placed inside the east lobby of the new building with “clear glazing along the length of the Talbot Street building façade which is east of the commemorative monument so as to maintain public views to the monument in perpetuity”.
- If the current property-owner no longer wishes to abide by the agreed-on conditions, then it would be appropriate in our opinion for the city to rescind the bonusing that was previously granted and also to rescind any approvals that were conditional on the agreed-on commitments being met.

With respect to the Camden Terrace commemoration, it may be reasonable to permit the property-owner to place the commemorative monument on the exterior of the east side of the building facing Talbot Street. This accommodation should be subject to all of the criteria set out in Sections 4b and 4c of the relevant bonus zone by-law (B-38). This should include a requirement that the commemorative monument retain the proportions of the original building which included six (not eight) terrace residences.

Finally, we would observe that certain documents referred to in the bonus zone by-law are not easily accessible to the public. These include Schedule 1 to the amending by-law, the January 4, 2016 "Heritage Overview Report" prepared by Stantec Consulting Ltd., and an August 19, 2016 "Commemoration Overview" letter. In conjunction with this request for public input, it would have been helpful for these documents to have been made available to interested parties. In addition, the October 14, 2020 public notice regarding this planning application does not appear to have been posted to the city Web site. For ease of sharing such documents and for general transparency, our opinion is that such notices should be posted to the city Web site.

We appreciate your taking our comments into consideration. If you have any questions regarding our submission, please contact me.

Sincerely,

Kelley McKeating
President, Architectural Conservancy Ontario – London Region

Copy: Arielle Kayabaga, Councillor for Ward 13 (akayabaga@london.ca)
Kyle Gonyou, Heritage Planner (kgonyou@london.ca)

London Advisory Committee on Heritage

Report

The 1st Meeting of the London Advisory Committee on Heritage
December 9, 2020
Advisory Committee Virtual Meeting - during the COVID-19 Emergency
City Hall is open to the public, with reduced capacity and physical distancing requirements.

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

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

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

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

1.2 Election of Chair and Vice Chair for the term ending November 30, 2021

That it BE NOTED that the London Advisory Committee on Heritage elected D. Dudek and M. Whalley as the Chair and Vice Chair, respectively, for the term ending November 30, 2021.

2. Scheduled Items

None.

3. Consent

3.1 8th Report of the London Advisory Committee on Heritage

That it BE NOTED that the 8th Report of the London Advisory Committee on Heritage, from its meeting held on November 11, 2020, was received.

3.2 Municipal Council Resolution - 8th Report of the London Advisory Committee on Heritage

That it BE NOTED that the Municipal Council resolution, from its meeting held on November 24, 2020, with respect to the 8th Report of the London Advisory Committee on Heritage, was received.

3.3 Bill 108 and Regulations, Amendments to the Ontario Heritage Act - Process Implications

That it BE NOTED that the staff report dated November 30, 2020, entitled "Bill 108 and Regulations, Amendments to the Ontario Heritage Act - Process Implications", was received.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

5.1 Amendment to Heritage Designating By-law for 660 Sunningdale Road East (2370 Blackwater Road)

That, on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, with respect to the heritage designated property at 660 Sunningdale Road East (2370 Blackwater Road), the following actions be taken:

a) Notice BE GIVEN under the provisions of Section 30.1(4) of the Ontario Heritage Act, R. S. O. 1990, c. O. 18, of Municipal Council's intention to pass a by-law to amend the legal description of the property designated to be of cultural heritage value or interest by By-law No. L.S.P.-3476-474, as amended, as defined in the staff report dated December 9, 2020 as Appendix B; and,

b) should no appeals be received to Municipal Council's notice of intention to pass a by-law to amend the legal description of the property, a by-law BE INTRODUCED at a future meeting of Municipal Council immediately following the end of the appeal period;

it being noted that should an appeal to Municipal Council's notice of intent to pass a by-law to amend the legal description of the property be received, the City Clerk will refer the appeal to the Conservation Review Board.

5.2 Heritage Alteration Permit Application for Heritage Designated Property at 660 Sunningdale Road East (2370 Blackwater Road) by Clawson Group Inc.

That, on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 33 of the Ontario Heritage Act for consent to alter the heritage designated property at 660 Sunningdale Road East (2370 Blackwater Road) BE GIVEN subject to the following terms and conditions:

- the mortar used in the adaptive reuse colour match the existing mortar;
- a corrugated sheet metal roof material, as shown in Appendix D6, be used for the roof of the barns and their gable ends;
- the replica concrete piers faithfully replicate the details of the original concrete piers, including the colour and casting details/lines;
- within amendment(s) to this Heritage Alteration Permit, the following details be provided:
 - specifications on the proposed outer windows;
 - specification on the proposed new doors/doorways;
 - specifications on the proposed interior walls of the barns, demonstrating their reversibility, the protection of the interior clay tiles, as well as the cladding/finish of the interior walls;
 - mechanical and electrical requirements required to facilitate the adaptive reuse of the barns;
- approval authority for subsequent amendment to this Heritage Alteration Permit required to implement the adaptive reuse of the red barns be delegated to the City Planner;
- the Civic Administration be directed to pursue a Heritage Easement Agreement with the property owner to define the scope and extent of the interior clay tile required for preservation;

- where possible, the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed; and,
- the property owner commemorate and interpret the cultural heritage value of the barns, the adaptive reuse of the barns, and the three original barns through signage;

it being noted that a verbal delegation from R. Redshaw, MHBC, with respect to this matter, was received.

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

That, on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act seeking approval for alterations to property at 59 Wortley Road, within the Wortley Village-Old South Heritage Conservation District, BE PERMITTED with the following terms and conditions:

- the replacement railing on the steps be constructed of iron (metal) with a painted or powder coated finish as depicted in the staff report dated December 9, 2020 as Appendix C; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

5.4 Heritage Alteration Permit Application by J. Pease at 61 Wilson Avenue, Blackfriars/Petersville Heritage Conservation District

That, on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act seeking retroactive approval for the alterations to the heritage designated property at 61 Wilson Avenue, within the Blackfriars/Petersville Heritage Conservation District, BE PERMITTED as submitted in the drawings appended to the staff report dated December 9, 2020 as Appendix C with terms and conditions that all exposed wood be painted within one year of Municipal Council's decision.

5.5 Heritage Alteration Permit Application by The Corporation of the City of London for the English Street Infrastructure Renewal Project, in the Old East Heritage Conservation District

That, on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act seeking approval for alterations on English Street, within the Old East Heritage Conservation District, BE PERMITTED.

5.6 2021 Community Heritage Ontario Newsletter Renewal

That the London Advisory Committee on Heritage 2021 membership with the Community Heritage Ontario BE APPROVED; it being noted that the CHOnews newsletter for Autumn 2020, was received.

6. Adjournment

The meeting adjourned at 6:40 PM.



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

January 13, 2021

G. Barrett
Director, Planning and City Planner

I hereby certify that the Municipal Council, at its meeting held on January 12, 2021 resolved:

That the following actions be taken with respect to the 1st Report of the London Advisory Committee on Heritage, from its meeting held on December 9, 2020:

a) on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, with respect to the heritage designated property at 660 Sunningdale Road East (2370 Blackwater Road), the following actions be taken:

- i) Notice BE GIVEN under the provisions of Section 30.1(4) of the Ontario Heritage Act, R. S. O. 1990, c. O. 18, of Municipal Council's intention to pass a by-law to amend the legal description of the property designated to be of cultural heritage value or interest by By-law No. L.S.P.-3476-474, as amended, as defined in the staff report dated December 9, 2020 as Appendix B; and,
- ii) should no appeals be received to Municipal Council's notice of intention to pass a by-law to amend the legal description of the property, a by-law BE INTRODUCED at a future meeting of Municipal Council immediately following the end of the appeal period;

it being noted that should an appeal to Municipal Council's notice of intent to pass a by-law to amend the legal description of the property be received, the City Clerk will refer the appeal to the Conservation Review Board;

b) on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 33 of the Ontario Heritage Act for consent to alter the heritage designated property at 660 Sunningdale Road East (2370 Blackwater Road) BE GIVEN subject to the following terms and conditions:

- the mortar used in the adaptive reuse colour match the existing mortar;
- a corrugated sheet metal roof material, as shown in Appendix D6, be used for the roof of the barns and their gable ends;
- the replica concrete piers faithfully replicate the details of the original concrete piers, including the colour and casting details/lines;
- within amendment(s) to this Heritage Alteration Permit, the following details be provided:
 - specifications on the proposed outer windows;
 - specification on the proposed new doors/doorways;
 - specifications on the proposed interior walls of the barns, demonstrating their reversibility, the protection of the interior clay tiles, as well as the cladding/finish of the interior walls;

- mechanical and electrical requirements required to facilitate the adaptive reuse of the barns;
- approval authority for subsequent amendment to this Heritage Alteration Permit required to implement the adaptive reuse of the red barns be delegated to the City Planner;
- the Civic Administration be directed to pursue a Heritage Easement Agreement with the property owner to define the scope and extent of the interior clay tile required for preservation;
- where possible, the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed; and,
- the property owner commemorate and interpret the cultural heritage value of the barns, the adaptive reuse of the barns, and the three original barns through signage;

it being noted that a verbal delegation from R. Redshaw, MHBC, 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 application under Section 42 of the Ontario Heritage Act seeking approval for alterations to property at 59 Wortley Road, within the Wortley Village-Old South Heritage Conservation District, BE PERMITTED with the following terms and conditions:

- the replacement railing on the steps be constructed of iron (metal) with a painted or powder coated finish as depicted in the staff report dated December 9, 2020 as Appendix C; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

d) 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 alterations to the heritage designated property at 61 Wilson Avenue, within the Blackfriars/Petersville Heritage Conservation District, BE PERMITTED as submitted in the drawings appended to the staff report dated December 9, 2020 as Appendix C with terms and conditions that all exposed wood be painted within one year of Municipal Council's decision;

e) on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act seeking approval for alterations on English Street, within the Old East Heritage Conservation District, BE PERMITTED;

f) the London Advisory Committee on Heritage 2021 membership with the Community Heritage Ontario BE APPROVED; it being noted that the CHOnews newsletter for Autumn 2020, was received; and,

g) clauses 1.1 and 1.2 and 3.1 to 3.3, inclusive, BE RECEIVED for information.
(5.2/1/PEC)



C. Saunders
City Clerk
/lm

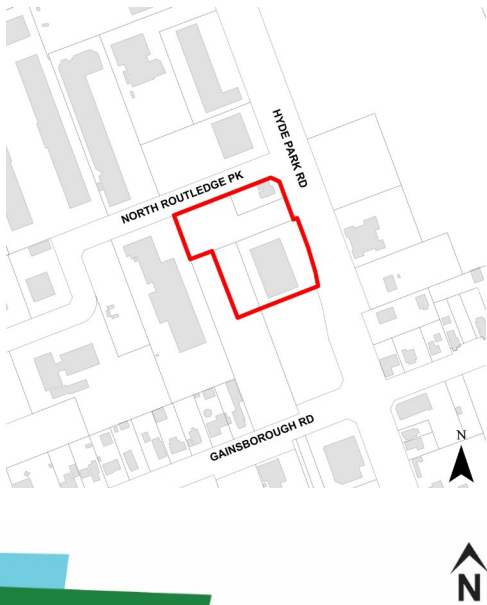
cc. K. Gonyou, Heritage Planner

L. Dent, Heritage Planner
M. Greguol, Heritage Planner
K. Geraghty, Documentation Services Representative
Chair and Members of London Advisory Committee on Heritage
External cc List in the City Clerks office

NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

1634 – 1656 Hyde Park Road and Other Properties



File: Z-9301

Applicant: 1630 HP Inc.

What is Proposed?

Zoning amendment to allow:

- An eight storey mixed-use apartment building with 144 residential dwelling units and 1,279.3m² of retail space
- Retention, slight relocation and integration of Heritage building at 1656 Hyde Park Road
- Special zoning provisions to establish a maximum building height and a maximum mixed-use density, modify the maximum yard depth adjacent to Hyde Park Road, permit apartment buildings with dwelling units in the front portion of the ground floor along North Routledge Park, establish a standard commercial parking rate and reduce residential parking requirements
- Bonus zoning for additional height

LEARN MORE & PROVIDE INPUT

Please provide any comments by **February 17, 2021**

Barb Debbert

bdebbert@london.ca

519-661-CITY (2489) ext. 5345

Development Services, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

london.ca/planapps

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

Josh Morgan

joshmorgan@london.ca

519-661-CITY (2489) ext. 4007

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

Application Details

Requested Zoning By-law Amendment

To change the zoning from a Business District Commercial (BDC) Zone and Holding Business District Commercial Special Provision (h-18*BDC(39)) Zone to a Business District Commercial Special Provision Bonus (BDC()*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 (BDC) Zone and Holding Business District Commercial Special Provision (h-18*BDC(39)) Zone

Permitted Uses: A wide range of compatible office, retail, facility and residential uses which are appropriate in all Business District Commercial Zone variations.

Special Provision(s): In the Business District Commercial (BDC(39)) Zone, maximum building height of 29 metres, maximum mixed-use density of 150 units per hectare, permit dwelling units in the front portion of the ground floor along Gainsborough Road, maximum gross floor area of 605 square metres for any restaurant use, parking rate of 1 space per 20 square metres for all commercial uses, including patios, parking rate of 1 space per residential dwelling unit

Residential Density: except as in the Business District Commercial (BDC(39)) Zone, to be determined through site-specific zoning

Height: except as in the Business District Commercial (BDC(39)) Zone, 12 metres

Bonus Zone: n/a

Requested Zoning

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

Permitted Uses: A wide range of compatible office, retail, facility and residential uses which are appropriate in all Business District Commercial Zone variations.

Special Provision(s): Maximum building height of 29 metres, maximum mixed-use density of 169 units per hectare, (144 residential units and 1,279.3square metres of commercial floor area); a maximum front yard depth of 10.1m in place of 3.0 metres located within the courtyard abutting the heritage building; dwelling units on the entire first floor along North Routledge Park; a parking rate of 1 space per 20 square metres for all commercial uses, including patios; and a parking rate of 1 space per residential unit.

Residential Density: 169 units per hectare

Height: 29 metres

Bonus Zone: Permit density greater than 150 units per hectare and height greater than 4 storeys. The proposed facilities, services and matters to support Bonus Zoning include building design, affordable housing and the preservation of structures identified as being of cultural heritage value or interest.

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 Official Plan, which permits small-scale retail uses; service and repair establishments, food stores; convenience commercial uses; personal and business services; pharmacies; restaurants; financial institutions; small-scale offices; small-scale entertainment uses; galleries; studios; community facilities such as libraries and day care centres, correctional and supervised residences; residential uses (including secondary uses) and units created through the conversion of existing buildings, or through the development of mixed-use buildings as the main uses.

The subject lands are in the Main Street Place Type in The London Plan, permitting a broad range of residential, retail, service and office uses. Mixed-use buildings will be encouraged and retail and service uses will be encouraged at grade, with residential and non-service office uses directed to the rear of buildings and to upper floors.

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;
- Viewing the application-specific page at london.ca/planapps; or,
- Please note that this application is being circulated during the State of Emergency issued by the Province of Ontario. 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 Development Services staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

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

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested 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. 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](https://neighbourgood.ca) 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/>.

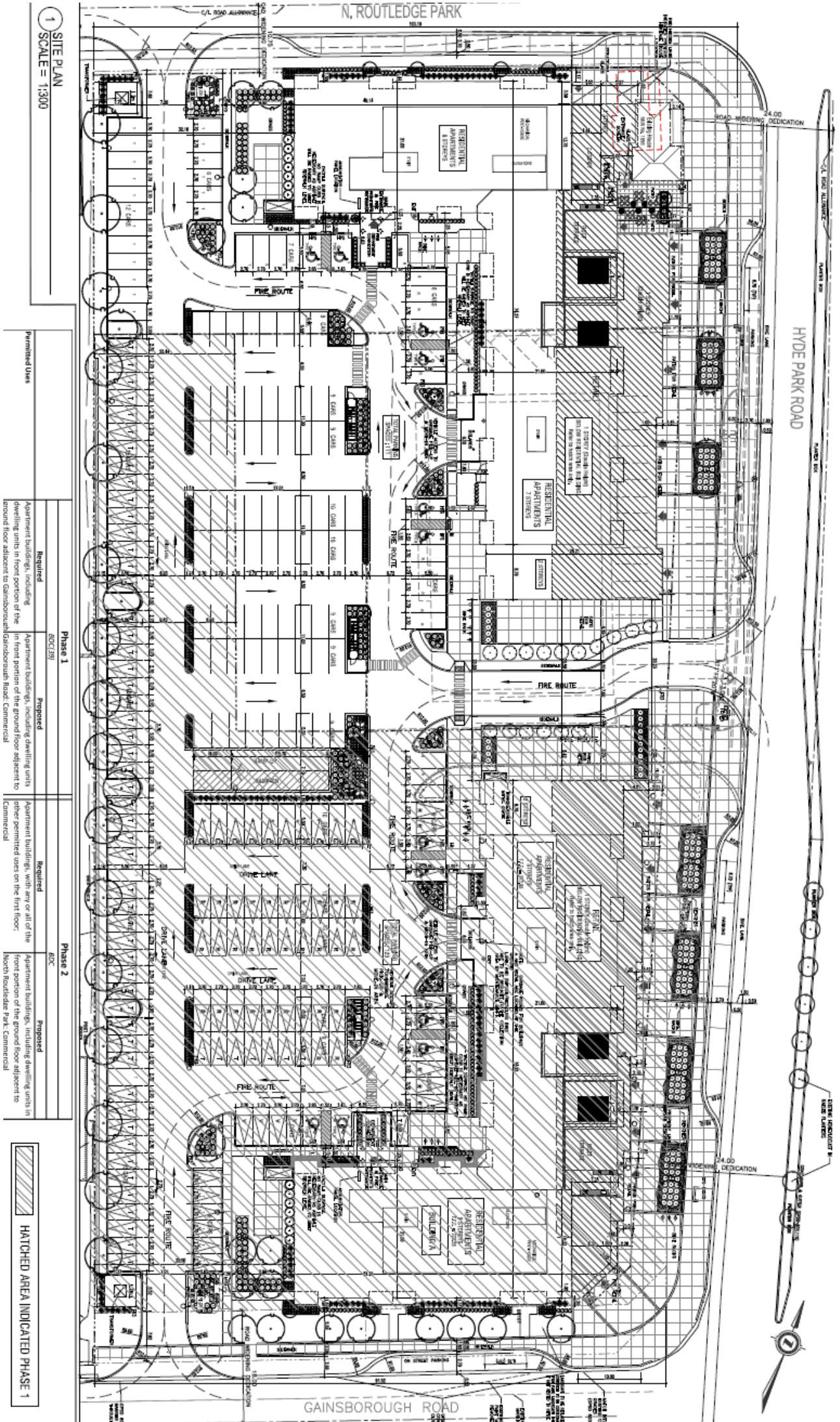
Notice of Collection of Personal Information

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



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

Building Rendering



View from Intersection of Hyde Park Road and North Routledge Park

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

Report to London Advisory Committee on Heritage

To: Chair and Members
London Advisory Committee on Heritage

From: Doug MacRae, P. Eng., MPA
Director, Roads and Transportation

Subject: Wharncliffe Road South Improvements: 100 Stanley Street
Update

Date: February 10, 2021

Recommendation

That, on the recommendation of the Director, Roads and Transportation, the following report regarding the Wharncliffe Road South Improvements project and the heritage dwelling at 100 Stanley Street **BE RECEIVED** for information.

Purpose

This report is intended to provide an update to LACH on the status of the 100 Stanley Street property as it relates to the Wharncliffe Road South Improvements project. The project team has carried forward the preliminary Environmental Assessment (EA) recommendation to relocate the heritage dwelling at 100 Stanley Street. This recommendation was made on the basis that preserving the heritage dwelling at 100 Stanley Street in-situ was determined not to be viable and relocation offered the best opportunity to protect the cultural heritage value of the dwelling. In addition, LACH did not support the potential demolition of the heritage dwelling. The EA identified that the recommendation to relocate the heritage dwelling was preliminary and subject to review and confirmation during detailed design. The project is now in detailed design and the project team is providing an update to LACH on the progress to date and anticipated next steps.

Discussion

1.0 Background Information

1.1 Previous LACH Consultation Related to this Matter

LACH - January 11, 2017 – Municipal Class Environmental Assessment Study – Wharncliffe Road South from Becher Street to Commissioners Road West

LACH - November 16, 2017 – Wharncliffe Road South Environmental Assessment – 100 Stanley Street

1.2 Project Description

The EA for the Wharncliffe Road South Improvements project was approved by Council on February 13, 2018. The EA recommended improvements to Wharncliffe Road South, from Becher Street to Commissioners Road, and suggested coordinating the improvements with rehabilitation work on the Wharncliffe Road Bridge across the Thames River. The near-term work includes improvements to Wharncliffe Road South, from north of the Thames River to Springbank Drive. The improvements will address the current road bottleneck at the CN Rail Bridge that currently creates safety and operational concerns for all road users, and results in increased traffic in the surrounding neighbourhoods.

With the EA phase complete, the project has moved to the detailed design phase, with WSP Canada Ltd. having been retained to complete the detailed design of the project. The detailed design phase carries forward and further refines the recommendations

made during the EA phase. The detailed design phase includes studies, including cultural heritage, and the design of above and below ground infrastructure. The cultural heritage studies that are being prepared during the detailed design phase, include:

- CHER/CHDR – CN Rail Bridge
- CHER 69 Wharncliffe Road South
- HIS 98 Stanley Street
- HIS 32 Wharncliffe Road South
- HIS Beaconsfield Avenue, Wortley Village-Old South HCD
- HIA 100 Stanley Street

The upcoming construction phase will be the final phase of the project. Early works are currently being completed along the corridor and are anticipated to be completed in 2021. Completing early works in advance of the overall project's general contract allows the municipal works to be completed more efficiently. The advance work includes utility relocations, building demolitions, and building relocation. Construction of the overall project is anticipated to begin in 2022.

1.3 Preliminary EA Recommendation – 100 Stanley Street

The preliminary EA recommendation, with respect to conserving the cultural heritage value of 100 Stanley Street, was to relocate the heritage dwelling. This recommendation was made on the basis that preserving 100 Stanley Street in-situ was determined not to be viable and relocation offered the best opportunity to protect the cultural heritage value of the dwelling. In addition, the London Advisory Committee on Heritage (LACH) did not support the potential demolition of the heritage dwelling. This recommendation is documented in the EA's Environmental Study Report (ESR). The ESR materials that pertain to 100 Stanley Street include:

- Cultural Heritage Assessment Report (CHAR) prepared by Unterman McPhail Associates Heritage Resource Management Consultants (November 2016) – Appendix C of ESR
- HIS for 100 Stanley Street completed during EA (Appendix I of ESR)
- Heritage Alternatives – Supporting Technical Review Materials (Appendix H of ESR)

The relocation of the heritage dwelling has continued to be explored by the project team and the new location is proposed to be city-owned property on the west side of Wharncliffe Road South, south of Evergreen Avenue. The proposed new location is located within close proximity of 100 Stanley Street. The feasibility of relocating the heritage dwelling was confirmed by a contractor with experience in moving heritage buildings. The contractor's preliminary report is included in Appendix H of the ESR. The EA identified that the recommendation to relocate the heritage dwelling was preliminary and subject to review and confirmation during detailed design. An image of the heritage dwelling is included below.



Figure 1: Exterior view of heritage dwelling located at 100 Stanley Street (November 12, 2020)

1.3.1 Minister's Decision

100 Stanley Street, and other cultural heritage matters, were identified in two Part II Order requests during the original EA. With EA approval in 2018, the Minister of Environment, Conservation and Parks gave the City direction to further consult with the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI), the City's Heritage Planner, and the London Advisory Committee on Heritage.

1.4 Cultural Heritage Status

The City of London has designated the subject property of 100 Stanley Street under Part IV of the *Ontario Heritage Act* (OHA) with By-law No. L.S.P.-03414-272, dated November 1, 2010, which was registered as Instrument No. ER40074, November 26, 2010. The heritage designating by-law includes a Statement of Cultural Heritage Value of Interest (SCHVI) and a description of heritage attributes:

Statement of Cultural Heritage Value or Interest

100 Stanley Street is a building of cultural heritage interest recommended for designation under Section 29.2 (a) of the Ontario Heritage Act. Stanley Street was so named as it was the main route out of the city to Port Stanley. The land along the south side of the street was originally named St. James Park, which extended the length of Stanley Street and abutted the railway tracks. Later it was a potato patch. In the 1870s the land was developed for residential use.

The building has a number of unusual architectural elements. Built in the Queen Anne style in 1893, it is one of three white brick houses built for John Taylor as rental properties. It is the most distinctive in style of the three. Its first tenant was Maria T. Arkell, widow of John Arkell, who established the New American Hotel on Ridout Street and then later the Revere House, not the Richmond Hotel, on the corner of Richmond Street at King Street.

Description of Heritage Attributes

Key exterior elements reflecting the Queen Anne style that are worthy of preservation include:

- Its steep roof with a varied roof line, gables at the front and on the sides and several long narrow windows.
- The front façade features two unusual windows, an elongated keyhole window on the main floor and a rectangular oriel window located on the west of the main floor window. This oriel window has small bracket detail above and rests on the decorated wood still with three distinct detail elements. The upper portion of the glass in the oriel window features a palette that includes yellow, mauve, pale yellow, green, pale gold and ruby colours in the glass. The keyhole has similar coloured glass detail on the upper portion of the double hung window. It is set within a brick voussoir.
- A front entrance is recessed within a wooden porch, possibly a later addition, on the front west façade. Its front door has a transom window with coloured glass. The wooden door has leaded glass in its upper portion.
- Located to the west of the doorway is a window of multi-coloured glass in geometric design of squares and diamonds.
- A single-hung window on the west facing façade has coloured glass similar to the window on the main floor.
- The east façade on the main floor at the front has a half window of leaded glass surmounted by a brick voussoir.

Key interior elements worthy of preservation:

- Elaborated wood work in the main rooms, including a rectangular wood newel post topped with a simplistic design of a King piece in a chess board. The woodwork surround of the key hole is also elaborately detailed with a wider upper portion tapering more narrowly. Woodwork throughout these rooms is similarly elaborate.
- The impressive woodwork is presented also in the detailing of the corner fireplace with its wood surround, a wood mantle, edged with beading and carved rosette corners. It also contains on each side a design element composed of three ceramic tiles featuring musical instruments. Tiles are separated by black and grey stripes.
- Beveled glass pocket doors connect the rooms in the gable portion of the main floor.
- French doors with beveled glass connect the front room to the hall.
- Original metal and glass light fixtures remain in the front room and hall.
- Wainscotting in the upstairs bathroom.

2.0 Progress Update

2.1 Current Status of Property

A settlement agreement was reached between the owner of 100 Stanley Street and the City of London. The City received vacant possession of the property on November 1, 2020. The City's Realty and Corporate Security teams have implemented measures to secure and maintain the vacant property.

2.2 Upcoming Council Update

In accordance with the EA recommendation, a Civic Works Committee report is being prepared to provide an update to Committee and Council on the status of 100 Stanley Street. The report is anticipated to be on the March 2, 2021 Civic Works Committee agenda and on the March 23, 2021 Council agenda. The EA identified that the recommendation to relocate the heritage dwelling was preliminary and subject to review and confirmation during detailed design. The project is now in detailed design and the upcoming report to Civic Works Committee will address this EA commitment. The report to Civic Works Committee identifies that that project team will continue to carry forward the preliminary EA recommendation to relocate the heritage dwelling, subject to necessary approvals.

The update to Civic Works Committee will also include an update on the cost and schedule to relocate 100 Stanley Street. The financial and schedule considerations have been updated as the project team has carried forward the preliminary EA recommendation to relocate the heritage dwelling. The costs associated with relocation have increased from the estimate included in the EA. This increase is due to the project team now having a better understanding of the property and the processes involved. This better understanding is a result of the overall project design having been progressed and the project team now having greater access to the heritage dwelling.

2.3 Relocation Process

The project team has carried forward the preliminary EA recommendation and has further investigated the 100 Stanley Street property and relocation process. With vacant possession of the property now secured, the project team has greater access to the heritage dwelling. This greater access, combined with the overall project design having been progressed, has allowed for a more detailed understanding of the relocation staging in relation to the overall project staging, a more detailed understanding of the risks associated with damage during relocation, and a more thorough understanding of the improvements that would be required. Relocation of the heritage dwelling is anticipated to involve three processes, including: planning approvals, heritage, and engineering. While distinct, some of these process steps may occur concurrently.

2.3.1 Planning Approvals Process

The planning approvals process will first require the City to merge the receiving parcels and prepare a detailed lot plan. A Minor Variance application will be required for a reduction related to front, rear, and side yard setback requirements as well as parking requirements. This process is expected to take several months and includes public participation and approval by the City's Committee of Adjustment. A Building Permit will also be required in advance of heritage dwelling relocation. Site plan approval and a zoning by-law amendment will not be required.

2.3.2 Heritage Process

A Heritage Impact Statement (HIS) and Conservation Plan will be prepared by a qualified heritage professional to address the relocation of the heritage dwelling. The Heritage Impact Statement will provide recommendations to mitigate adverse impacts and to ensure that the cultural heritage value and heritage attributes will be conserved in the relocation of the heritage dwelling to the new property. The Conservation Plan will provide a specific and technical plan to ensure the protection and conservation of the heritage dwelling before, during, and after the relocation. In addition, an Application for Removal under Section 34 of the *Ontario Heritage Act* (OHA) will be required for removal of the heritage dwelling from 100 Stanley Street. This process includes a review by the City's Heritage Planner, the public (through a public meeting), LACH, and Council, and is expected to take 90-days following receipt of a complete application. Following relocation, the heritage dwelling on the new property will be designated pursuant to Part IV of the *Ontario Heritage Act*.

2.3.3 Engineering Process

An engineering consultant will be retained to support the heritage dwelling relocation through the completion of condition studies and preparation of plans, drawings, and tender packages. Project partners, including London Hydro, will be engaged to temporarily relocate infrastructure in conflict with the relocation. In addition, a Traffic Management Plan will be prepared for the full closure of Wharncliffe Road and Stanley Street during the relocation of the heritage dwelling.

A contractor will complete site preparation and then complete the relocation of the heritage dwelling. The relocation is expected to take up to one year to complete, including site preparation, building preparation, relocation, and building restoration. A feasibility study was completed to evaluate the relocation of the heritage dwelling at 100 Stanley Street during the Environmental Assessment. Based on the information

available at the time of the feasibility study, it was determined that relocating the heritage dwelling using conventional techniques is feasible. Some heritage attributes are anticipated to be removed from the heritage dwelling and relocated separately in order to minimize potential damage (e.g., fireplace). Following relocation of the heritage dwelling, the contractor will need to complete repairs, coordinate restoration of the dwelling's heritage attributes, and complete improvements to the property in preparation for reuse. Following construction of the overall project, the City will consider a future residential use for the property with the relocated heritage dwelling. Opportunities for future uses of the vacant parcel of 100 Stanley Street will be explored after engineering and construction needs are completed.

There are significant risks associated with the heritage dwelling relocation, despite the due diligence that is being completed. This greater degree of risk is associated with the age of the heritage dwelling and the unique nature of a relocation as part of a municipal project. Restoration of the heritage dwelling is anticipated following relocation. Unforeseen conditions of the heritage dwelling and property may be encountered, which may require changes to the contractor's relocation strategy with potential impacts to cost and schedule.

Conclusion

This report has provided an update to LACH on the status of the 100 Stanley Street property, as it relates to the Wharncliffe Road South Improvements project. The heritage dwelling is required to be removed from the property in order to support the Wharncliffe Road South Improvements project, from north of the Thames River to Springbank Drive.

The project team has carried forward the preliminary EA recommendation to relocate the heritage dwelling at 100 Stanley Street. This recommendation was made on the basis that preserving the dwelling at 100 Stanley Street in-situ was determined not to be viable and relocation offered the best opportunity to protect the cultural heritage value of the dwelling. In addition, LACH did not support the potential demolition of the heritage dwelling. The EA identified that the recommendation to relocate the heritage dwelling was preliminary and subject to review and confirmation during detailed design.

This report outlined the anticipated next steps in fulfilling the EA recommendation, including a report to the Civic Works Committee and Council. The following steps in the relocation of the heritage dwelling presently at 100 Stanley Street will involve planning approvals, heritage, and engineering processes. The project team will also further consult with the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI), the City's Heritage Planner, and the London Advisory Committee on Heritage, in order to meet the requirements of the 2018 Minister's Decision. This report also notes that the financial and schedule impacts of relocation have been updated as a result of the project team's more detailed understanding of the property and relocation process.

The project team will move forward with the project and will continue to engage with LACH on the heritage aspects of the Wharncliffe Road South Improvements project.

Prepared by: Garfield Dales, P. Eng., Division Manager,
Transportation Planning and Design

Reviewed by: Gregg Barrett, AICP, Director, City Planning

Recommended by: Doug MacRae, P. Eng., MPA, Director, Roads and
Transportation

February 1, 2021/



MEMO

To: Chair and Members, London Advisory Committee on Heritage

From: Kyle Gonyou, Heritage Planner
Laura Dent, Heritage Planner
Michael Greguol, Heritage Planner

Date: February 3, 2021

Re: 2020 Heritage Planning Program

Overview

The following provides a summary of the 2020 Heritage Planning Program.

At the end of 2020, the City of London has:

- 3,943 heritage designated properties, including:
 - 3,614 properties in one of London's seven Heritage Conservation Districts designated pursuant to Part V of the *Ontario Heritage Act*
 - 99 properties designated pursuant to Parts IV and V of the *Ontario Heritage Act*
 - 230 properties designated pursuant Part IV of the *Ontario Heritage Act*
- 2,266 heritage listed properties, including:
 - One cultural heritage landscape

6,209 heritage listed and designated properties are included on the City's Register of Cultural Heritage Resources.

London Advisory Committee on Heritage

Due to the global pandemic, the LACH met in person in January and February 2020 and resumed meeting virtually in August-December 2020.

Continuing with some of the work started in 2019, the LACH established working groups to comment on major planning and development application more effectively. By referring these to a working group, committee time was more efficiently spent.

The LACH continued to raise concerns and provide advice to Municipal Council on many cultural heritage matters: vacant heritage buildings, amendments to the *Ontario Heritage Act* in Bill 108, commenting on cultural heritage studies for major projects including Rapid Transit, London's bid for the 2022 Ontario Heritage Conference, in addition to commenting on planning and development application and Heritage Alteration Permit applications.

Archaeological Resources

In partnership with the Ontario Archaeological Society, staff are working with Chippewas of the Thames First Nation and Oneida Nation of the Thames to create an information resource for property owners and developers about the archaeological assessment process. This work seeks to further the policy direction of *The London Plan Policy 615*, which requires First Nation engagement during Stage 2 and Stage 3 archaeological assessment, usually taking the form of Archaeological Field Liaisons.

Municipally Owned Heritage Properties

A review of the Building Condition Assessments/Conservation Master Plans for municipally owned heritage properties was planned for 2020, which was affected by the pandemic. This work is currently rescheduled to be completed in 2021, pending safe working practices.

In 2020, the porch at Grosvenor Lodge (1017 Western Road) was restored. In 2021, the windows of Grosvenor Lodge will be removed, restored, and reinstated. Exterior painting will also be completed in 2021 at Grosvenor Lodge.

Register of Cultural Heritage Resources

In 2020, 264 properties were added to the Register of Cultural Heritage Resources by resolution of Municipal Council. One hundred and sixty-five of those properties were identified as potential cultural heritage resources in the North Talbot Cultural Heritage Inventory. Ninety-nine of those properties were identified as potential Cultural Heritage Resources in the Cultural Heritage Assessment Report (CHAR) that was prepared for the Hamilton Road Corridor Secondary Plan. See List 1.

Individually Designated Heritage Properties

The following property was designated pursuant to Part IV of the *Ontario Heritage Act* by Municipal Council in 2020:

- 36 Pegler Street (By-law No. L.S.P.-3484-20)

A technical amendment for the heritage designated property at 660 Sunningdale Road East (2370 Blackwater Road) was also completed as the property continues to be developed.

Municipal Council issued its Notice of Intent to Designate the property at 75 Langarth Street East pursuant to Part IV of the *Ontario Heritage Act* on December 4, 2020. No objections were received. The heritage designating by-law will be passed in early 2021 and recorded as a 2021 designation.

Heritage Conservation Districts

Staff continued to implement the Heritage Conservation District Street Sign program. Heritage Conservation District street signs in the Blackfriars/Petersville Heritage Conservation District were installed in summer 2020.



Image 1: Blackfriars/Petersville Heritage Conservation District street signs installed at the corner of Wilson Avenue and Cummings Avenue in the Blackfriars/Petersville Heritage Conservation District.

Demolition Requests

Demolition requests were received for 6 heritage listed properties in 2020. Municipal Council did not designate the properties pursuant to the *Ontario Heritage Act* and removed the following properties from the Register in 2020:

- 2325 Sunningdale Road East
- 74 Wellington Road
- 78 Wellington Road
- 1455 Oxford Street East
- 954 Gainsborough Road

Municipal Council issued its Notice of Intent to Designate the heritage listed property at 247 Halls Mills Road pursuant to the *Ontario Heritage Act* on February 4, 2020. An objection was received, which has been referred to the Conservation Review Board. The hearing is still underway.

The following property located within a Heritage Conservation District obtained approval with terms and conditions from Municipal Council to be demolished in 2020:

- 120 York Street (D-rated property), Downtown Heritage Conservation District

The refusal of the demolition request for 183 King Street, located in the Downtown Heritage Conservation District, was appealed to the Ontario Municipal Board (OMB) in 2015 and has not yet been resolved.

The property at 3303 Westdel Bourne is still subject to Municipal Council's Notice of Intent to Designate.

Following the refusal of the demolition request for the heritage designated property at 467-469 Dufferin Avenue, East Woodfield Heritage Conservation District, by Municipal Council, the property owner appealed to the Local Planning Appeal Tribunal (LPAT). A hearing was held. The LPAT granted the demolition. The property owner demolished the building on June 4, 2020.

Staff completed Step 2 of the Required Clearances for Demolition Permit for 60 properties in 2020.

Heritage Alteration Permits

Eighty (80) Heritage Alteration Permits were processed in 2020. Of those, 16 Heritage Alteration Permit applications required consultation with the LACH and a decision by Municipal Council. This is the same number of Heritage Alteration Permit applications requiring LACH consultation as in 2019, however this represents a proportional increase particularly in the number of applications arising from work completed without Heritage Alteration Permit approval. Enforcement of the requirements of the *Ontario Heritage Act* with respect to heritage designating by-laws for properties continues to be a challenge.

The remaining 64 Heritage Alteration Permit applications were processed pursuant to the Delegated Authority By-law. See List 2.

In 2020, the City laid charges against two property owners for completing alterations without Heritage Alteration Permit approval.

List 1: Properties added to the Register of Cultural Heritage Resources by Resolution of Municipal Council in 2020

- | | | | |
|-----|-----------------------|------|--------------------------------------|
| 1. | 124 Albert Street | 66. | 166 John Street |
| 2. | 125 Albert Street | 67. | 168 John Street |
| 3. | 127 Albert Street | 68. | 169 John Street |
| 4. | 129 Albert Street | 69. | 170 John Street |
| 5. | 137 Albert Street | 70. | 171 John Street |
| 6. | 153-155 Albert Street | 71. | 172 John Street |
| 7. | 159 Albert Street | 72. | 173 John Street |
| 8. | 175-177 Albert Street | 73. | 174 John Street |
| 9. | 179-181 Albert Street | 74. | 176 John Street |
| 10. | 65 Ann Street | 75. | 178 John Street |
| 11. | 72 Ann Street | 76. | 185 John Street |
| 12. | 123 Ann Street | 77. | 188 John Street |
| 13. | 125 Ann Street | 78. | 189 John Street |
| 14. | 131-133 Ann Street | 79. | 190-192 John Street |
| 15. | 137 Ann Street | 80. | 197 John Street |
| 16. | 139 Ann Street | 81. | 201 John Street |
| 17. | 140 Ann Street | 82. | 204-206 John Street |
| 18. | 145 Ann Street | 83. | 205 John Street |
| 19. | 156 Ann Street | 84. | 82-84 Kent Street |
| 20. | 164 Ann Street | 85. | 86-88 Kent Street |
| 21. | 175 Ann Street | 86. | 90 Kent Street |
| 22. | 179 Ann Street | 87. | 92 Kent Street |
| 23. | 180 Ann Street | 88. | 96 Kent Street |
| 24. | 183 Ann Street | 89. | 125 Mill Street |
| 25. | 97 Barton Street | 90. | 134 Mill Street |
| 26. | 100 Central Avenue | 91. | 134 ½ Mill Street |
| 27. | 122 Central Avenue | 92. | 136 ½ Mill Street |
| 28. | 132 Central Avenue | 93. | 143 Mill Street |
| 29. | 133 Central Avenue | 94. | 147 Mill Street |
| 30. | 138 Central Avenue | 95. | 148 Mill Street |
| 31. | 140 Central Avenue | 96. | 149 Mill Street |
| 32. | 141 Central Avenue | 97. | 160 Mill Street |
| 33. | 144 Central Avenue | 98. | 162-164 Mill Street |
| 34. | 148 Central Avenue | 99. | 175 Mill Street |
| 35. | 150 Central Avenue | 100. | 181 Mill Street |
| 36. | 152 Central Avenue | 101. | 185-187 Mill Street |
| 37. | 154 Central Avenue | 102. | 191-193 Mill Street |
| 38. | 156 Central Avenue | 103. | 207 Mill Street |
| 39. | 177 Central Avenue | 104. | 147 Piccadilly Street |
| 40. | 182 Central Avenue | 105. | 176 Piccadilly Street |
| 41. | 183 Central Avenue | 106. | 214 Piccadilly Street |
| 42. | 188 Central Avenue | 107. | 571-575 Richmond Street |
| 43. | 190 Central Avenue | 108. | 539 Richmond Street |
| 44. | 204 Central Avenue | 109. | 579 Richmond Street |
| 45. | 64 Fullarton Street | 110. | 581-583 Richmond Street |
| 46. | 66 Fullarton Street | 111. | 595 Richmond Street |
| 47. | 156-158 Hyman Street | 112. | 609 Richmond Street |
| 48. | 195 Hyman Street | 113. | 633-635 Richmond Street |
| 49. | 197 Hyman Street | 114. | 637 Richmond Street, 209 John Street |
| 50. | 119 John Street | | |
| 51. | 121 John Street | 115. | 711 Richmond Street |
| 52. | 125 John Street | 116. | 569-571 Ridout Street North |
| 53. | 132 John Street | 117. | 583 Ridout Street North |
| 54. | 133 John Street | 118. | 1 St. George Street |
| 55. | 137 John Street | 119. | 3 St. George Street |
| 56. | 141 John Street | 120. | 4 St. George Street |
| 57. | 142 John Street | 121. | 5 St. George Street |
| 58. | 145 John Street | 122. | 6 St. George Street |
| 59. | 149 John Street | 123. | 7 St. George Street |
| 60. | 151 John Street | 124. | 8 St. George Street |
| 61. | 153 John Street | 125. | 9 St. George Street |
| 62. | 157 John Street | 126. | 10 St. George Street |
| 63. | 158 John Street | 127. | 11 St. George Street |
| 64. | 163 John Street | 128. | 14 St. George Street |
| 65. | 165 John Street | 129. | 49 St. George Street |

130. 51 St. George Street
131. 52 St. George Street
132. 53 St. George Street
133. 60 St. George Street
134. 61 St. George Street
135. 62 St. George Street
136. 64 St. George Street
137. 66 St. George Street
138. 75 St. George Street
139. 77 St. George Street
140. 84 St. George Street
141. 86 St. George Street
142. 100 St. George Street
143. 123 St. George Street
144. 130 St. George Street
145. 132 St. George Street
146. 135 St. George Street
147. 547-551 Talbot Street
148. 564 Talbot Street
149. 569-571 Talbot Street
150. 584 Talbot Street
151. 590-592 Talbot Street
152. 615 Talbot Street
153. 620-622 Talbot Street
154. 624 Talbot Street
155. 625 Talbot Street
156. 662 Talbot Street
157. 664 Talbot Street
158. 666 Talbot Street
159. 668 Talbot Street
160. 670 Talbot Street
161. 694 Talbot Street
162. 698 Talbot Street
163. 700 Talbot Street
164. 718 Talbot Street
165. 724 Talbot Street
166. 171 Adelaide Street North
167. 173 Adelaide Street North
168. 86 Anderson Avenue
169. 143 Arundell Street
170. 145 Arundell Street
171. 140 Dreaney Avenue
172. 144 Dreaney Avenue
173. 150 Dreaney Avenue
174. 154 Dreaney Avenue
175. 209 Egerton Street
176. 10 Elm Street
177. 1 Hamilton Road
178. 92-98 Hamilton Road, 511-513/
Horton Street East
179. 101 Hamilton Road
180. 104 Hamilton Road
181. 112 Hamilton Road
182. 120 Hamilton Road
183. 124 Hamilton Road
184. 126 Hamilton Road
185. 125-127-127/ Hamilton Road
186. 250 Hamilton Road
187. 260 Hamilton Road
188. 274 Hamilton Road
189. 276 Hamilton Road
190. 280 Hamilton Road
191. 328 Hamilton Road
192. 342 Hamilton Road
193. 345 Hamilton Road
194. 349 Hamilton Road
195. 349/ Hamilton Road
196. 355 Hamilton Road
197. 357 Hamilton Road
198. 363 Hamilton Road
199. 364-364A-364B Hamilton Road
200. 366 Hamilton Road
201. 367 Hamilton Road
202. 371-373 Hamilton Road
203. 407 Hamilton Road
204. 414 Hamilton Road (96 Rectory
Street)
205. 416 Hamilton Road
206. 423 Hamilton Road
207. 465 Hamilton Road
208. 519 Hamilton Road
209. 523 Hamilton Road
210. 541 Hamilton Road
211. 547 Hamilton Road
212. 556 Hamilton Road
213. 560 Hamilton Road
214. 592 Hamilton Road
215. 583-585 Hamilton Road
216. 601 Hamilton Road
217. 612 Hamilton Road
218. 645 Hamilton Road
219. 658 Hamilton Road
220. 664 Hamilton Road
221. 689 Hamilton Road
222. 709 Hamilton Road
223. 721-725 Hamilton Road
224. 735 Hamilton Road
225. 737 Hamilton Road
226. 741-743 Hamilton Road
227. 749 Hamilton Road
228. 751 Hamilton Road
229. 783-783/ Hamilton Road
230. 772 Hamilton Road
231. 796 Hamilton Road
232. 818 Hamilton Road (formerly 15
Glenwood Avenue)
233. 870 Hamilton Road
234. 867 Hamilton Road
235. 873 Hamilton Road
236. 875-881 Hamilton Road
237. 885 Hamilton Road
238. 887 Hamilton Road
239. 504 Horton Street East
240. 506 Horton Street East
241. 508 Horton Street East
242. 122 Inkerman Street
243. 124 Inkerman Street
244. 128 Inkerman Street
245. 751 Little Hill Street
246. 755 Little Hill Street
247. 783 Little Hill Street
248. 156 Madison Avenue
249. 128 Mamelon Street
250. 136 Mamelon Street
251. 143 Mamelon Street
252. 147 Mamelon Street
253. 17 Marmora Street
254. 19 Marmora Street
255. 971 Ormsby Street
256. 134 Price Street
257. 138 Price Street
258. 141 Price Street
259. 145 Price Street
260. 28 Redan Street
261. 898 Trafalgar Street
262. 180 William Street

263. 184 William Street
264. 192 William Street

Table 2: Heritage Alteration Permits in 2020 by Approval Type

Municipal Council Approval

1. HAP20-003-L, 1058 Richmond Street, Part IV – refused
2. HAP20-004-L, 40-42 Askin Street, Part IV and Wortley Village-Old South HCD – refused
3. HAP20-006-L, 938 Lorne Avenue, Old East HCD
4. HAP20-011-L, 556 Wellington Street, West Woodfield HCD – refusal recommended, but approved by Municipal Council
5. HAP20-014-L, 723 Lorne Avenue, Lorne Avenue Park, Old East HCD
6. HAP20-015-L, 59 Wortley Road, Wortley Village-Old South HCD
7. HAP20-017-L, 70 Rogers Avenue, Blackfriars/Petersville Heritage Conservation District
8. HAP20-042-L, 512 English Street, Old East HCD
9. HAP20-044-L, 784 Hellmuth Avenue, Bishop Hellmuth HCD – refused
10. HAP20-048-L, 562 Maitland Street, East Woodfield HCD
11. HAP20-051-L, 91 Bruce Street, Wortley Village-Old South HCD
12. HAP20-058-L, 784 Hellmuth Avenue, Bishop Hellmuth HCD
13. HAP20-060-L, English Street, Old East HCD
14. HAP20-066-L, 59 Wortley Road, Wortley Village-Old South HCD*
15. HAP20-067-L, 660 Sunningdale Road East, Part IV*
16. HAP20-069-L, 61 Wilson Avenue, Wortley Village-Old South HCD*

*LACH consultation in 2020, but Municipal Council decision in 2021.

Delegated Authority Approval

1. HAP20-001-D, 412 Dufferin Avenue, Part IV and West Woodfield HCD
2. HAP20-002-D, 82 Empress Avenue, Blackfriars/Petersville HCD
3. HAP19-103-D-a, 38 Blackfriars Street, Blackfriars/Petersville HCD
4. HAP20-005-D, 391 South Street, Part IV
5. HAP20-002-D-a, 82 Empress Avenue, Blackfriars/Petersville HCD
6. HAP19-068-D-a, 285 Queens Avenue, West Woodfield HCD
7. HAP20-007-D, 207 Dundas Street, Downtown HD
8. HAP20-008-D, 190 Wortley Road, Wortley Village-Old South HCD
9. HAP20-009-D, 100 Albion Street, Blackfriars/Petersville HCD
10. HAP20-010-D, 577 Maitland Street, West Woodfield HCD
11. HAP20-012-D, 333 Dufferin Avenue, West Woodfield HCD
12. HAP20-013-D, 338 St. James Street, Part IV
13. HAP19-097-L-a, 430 Dufferin Avenue, West Woodfield HCD
14. HAP20-016-D, 25 Empress Avenue, Blackfriars/Petersville HCD
15. HAP20-018-D, 115 Dundas Street, Downtown HCD
16. HAP20-019-D, 41 Empress Avenue, Blackfriars/Petersville Heritage Conservation District
17. HAP20-020-D, 13 MacKinnon Place, Wortley Village-Old South HCD
18. HAP20-021-D, 97 Askin Street, Wortley Village-Old South HCD
19. HAP19-105-D-a, 43 Blackfriars Street, Blackfriars/Petersville HCD
20. HAP20-022-D, 82 Elmwood Avenue East, Wortley Village-Old South HCD
21. HAP20-023-D, 835 Wellington Street, Bishop Hellmuth HCD
22. HAP20-024-D, 574 Maitland Street, East Woodfield HCD
23. HAP20-025-D, 39 Ridout Street South, Wortley Village-Old South HCD
24. HAP20-026-D, 803 Queens Avenue, Old East HCD
25. HAP20-027-D, 472 Richmond Street, Part IV and Downtown HCD
26. HAP20-028-D, 479 Clarence Street, Downtown HCD

27. HAP20-029-D, 129 Duchess Avenue, Wortley Village-Old South HCD
28. HAP20-030-D, 91 Bruce Street, Wortley Village-Old South HCD
29. HAP20-031-D, 300 Dufferin Avenue, West Woodfield HCD
30. HAP20-032-D, 785 Princess Avenue, Old East HCD
31. HAP20-033-D, 863 Waterloo Street, Bishop Hellmuth HCD
32. HAP20-034-D, 136 Wortley Road, Wortley Village-Old South HCD
33. HAP20-035-D, 2770 Sheffield Place, Part IV
34. HAP20-025-D-a, 39 Ridout Street South, Wortley Village-Old South HCD
35. HAP20-036-D, 845 Hellmuth Avenue, Bishop Hellmuth HCD
36. HAP18-041-D-a, 350-356 Queens Avenue, West Woodfield HCD
37. HAP20-037-D, 44 Blackfriars Street, Blackfriars/Petersville Heritage Conservation District
38. HAP20-038-D, 1017 Western Road, Part IV
39. HAP20-039-D, 550 English Street, Old East HCD
40. HAP20-040-D, 461 Ontario Street, Old East HCD
41. HAP20-041-D, 100 Dundas Street, Downtown HCD
42. HAP20-042-D, 512 English Street, Old East HCD
43. HAP20-043-D, 20 Grosvenor Street, Part IV
44. HAP20-045-D, 776 Wellington Street, Bishop Hellmuth HCD
45. HAP20-046-D, 86 Askin Street, Wortley Village-Old South HCD
46. HAP20-047-D, 135 Duchess Avenue, Wortley Village-Old South HCD
47. HAP20-021-D-a, 97 Askin Street, Wortley Village-Old South HCD
48. HAP20-049-D, 13 York Street, Downtown HCD
49. HAP20-050-D, 15 York Street, Downtown HCD
50. HAP20-053-D, 504 Colborne Street, West Woodfield HCD
51. HAP20-054-D, 190 Bruce Street, Wortley Village-Old South HCD
52. HAP20-055-D, 72 Bruce Street, Wortley Village-Old South HCD
53. HAP20-039-D-a, 550 English Street, Old East HCD
54. HAP20-056-D, 268 Dundas Street, Downtown HCD
55. HAP20-057-D, 791 Hellmuth Avenue, Bishop Hellmuth HCD
56. HAP20-059-D, 126 Wilson Avenue, Blackfriars/Petersville HCD
57. HAP20-061-D, 366 Richmond Street, Downtown HCD
58. HAP20-062-D, 203 Tecumseh Avenue East, Wortley Village-Old South HCD
59. HAP20-063-D, 172 King Street, Downtown HCD
60. HAP20-065-D, 141 Wortley Road, Wortley Village-Old South HCD
61. HAP17-019-D-a, 587 Dufferin Avenue, East Woodfield HCD
62. HAP20-068-D, 4 Covent Market Place, Downtown HCD
63. HAP20-070-D, 866 Wellington Street, Bishop Hellmuth HCD
64. HAP20-071-D, 145 Wortley Road, Wortley Village-Old South HCD

Heritage Planners' Report to LACH: February 10, 2021

1. Heritage Alteration Permits processed under Delegated Authority By-law:
 - a) 123 Dundas Street (Downtown HCD): signage
 - b) 789 Lorne Avenue (OE HCD): front yard parking
 - c) 304 Oxford Street East (BH HCD): porch, siding, doors, windows
 - d) 129-131 Wellington Street (Part IV): signage
 - e) 550 Dufferin Avenue (EW HCD): alter window into doorway
 - f) 27 Kensington Avenue (B/P HCD): siding replacement
 - g) 106 Askin Street (WV-OS HCD): exterior alterations
 - h) 560 English Street (OE HCD): exterior alterations, garage
2. Bill 108 – Amendments to the *Ontario Heritage Act* not proclaimed by Lt.-Gov. on January 1, 2021
3. London Endowment for Heritage – accepting application for heritage conservation projects from February 2, 2021 – April 6, 2021. More information is available at: www.lcf.on.ca/london-endowment-for-heritage. Seeking volunteers for the Virtual Ad-Hoc Allocation Committee meeting – April 20, 2021 (tentative).

Upcoming Heritage Events

- Community, family and the hidden history of Southwestern Ontario, with presenter Thomas Peace, Saturday, February 6, 2021, 10AM: More Information: www.activehistory.ca
- Heritage Week (February 15 – 21, 2021)
 - Heritage Week Postcards
 - Heritage Fair 2021: Culture Shock! The Impact of Pandemics, Thursday February 11, 2021, 7-9PM. Facebook Live at: <http://www.facebook.com/HeritageCouncil> (see attached)
 - Heritage Week Events across the province can be found at: <https://www.heritagetrust.on.ca/en/pages/programs/heritage-week/community-events>
- *Canadian Black History: Who is telling the story?* Presented by the London Black History Coordinating Committee, February 17, 2021, 7-9PM. More information: <https://www.eventbrite.ca/e/canadian-black-history-who-is-telling-the-story-tickets-137192477393?aff=ebdssbonlinesearch>
- *Symphony of Lights: An Exploration of the Stained Glass Windows of St. John the Evangelist Anglican Church, London, Ontario* at ArtLab Gallery, John Labatt Visual Arts Centre, Western University – February 9-18, 2021. More information: www.uwo.ca/visarts/artlab/index.html
- London Heritage Awards, March 2021. More information: www.londonheritageawards.ca



Media Release

What: Heritage Fair 2021: Culture Shock! The Impact of Pandemics

Where: Facebook Live at <https://www.facebook.com/HeritageCouncil>

When: Thursday, February 11, 2021, from 7-9 PM

Heritage Fair is moving online for 2021 with a focus on a topic very applicable to our current lives — the cultural impact of pandemics.

On Thursday, February 11, 2021, the London Heritage Council, with support from the City of London's Culture Office, will be hosting the "Culture Shock! The Impact of Pandemics" on Facebook Live, which will bring together a panel of local historians, medical professionals, and cultural experts to discuss how previous pandemics, such as the 1918 influenza pandemic, shaped culture and how the current COVID-19 pandemic is spurring change.

Moderated by The London Free Press' Megan Stacey, "Culture Shock! The Impact of Pandemics" will feature Dr. Vivian McAlister, a surgeon at University Hospital in London and General Surgery Professor at Western University, recently named an Officer of the Order of Canada. Other esteemed panelists include local historian Hilary Bates Neary, Dr. Anisha Dutta, Associate Professor in Sociology at King's University College, David Marskell, CEO of Kitchener's THEMUSEUM, Dr. Shelley McKellar, Hannah Chair in the History of Medicine and History Professor at Western University, and Dr. Jonathan Vance, History Professor and Undergraduate Chair at Western University. Join them to learn how pandemics have influenced and continue to shape medical history, societal change, and cultural impact.

Attendees will gain an understanding of the impact of previous pandemics and the ways COVID-19 is exposing inequalities and driving innovation. In addition to the devastating loss of life caused by pandemics, they also often reveal the social inequities present in society, shift and influence culture and arts, and cause an impact that lasts for decades, if not centuries. Panelists will each bring their unique perspective and answer Londoners' pressing questions about pandemics' cultural impact. Attendees are encouraged to submit questions in advance for panelists through the [London Heritage Council's website](#).

Since 2013, we have gathered together each February to launch Ontario Heritage Week with the London Heritage Fair. Through the online event for 2021, London Heritage Council is encouraging Londoners to reflect on the importance of heritage from home.

Learn more about the online event at londonheritage.ca/heritagefair or for more information, contact Dhira Ghosh, Operations Manager, London Heritage Council at dghosh@london.ca or (519) 930-2140.

**LACH Stewardship Sub-Committee
Report**

Wednesday January 27, 2021

Location: Zoom

Time: 6:30pm-9:00pm

Present: M. Whalley, J. Hunten, T. Regnier, J. Cushing, K. Waud ; L. Dent, M. Greguol, K. Gonyou (staff)

Regrets: M. Bloxam

Agenda Items:

1. Demolition Request, 93-95 Dufferin Avenue (Part IV heritage designated property)

A demolition request for the heritage designated property at 93-95 Dufferin Avenue was received. The Stewardship Sub-Committee received the Heritage Impact Assessment (Zelinka Priamo, dated January 11, 2021) for the demolition request for 93-95 Dufferin Avenue.

Motion: The Stewardship Sub-Committee recommends that the demolition request for the double house on the heritage designated property at 93-95 Dufferin Avenue be refused for the following reasons:

- a) Retaining the double house in situ is important to conserving its cultural heritage value.
- b) The property is significant because of its physical and design values, historical and associative values, and its contextual values;
- c) The property was designated pursuant to Part IV of the *Ontario Heritage Act* to protect its cultural heritage value and heritage attributes;
- d) The property continues to retain its cultural heritage value and heritage attributes, despite any repair or maintenance required; and,
- e) That other significant cultural heritage resources have been successfully incorporated into developments, without requiring demolition and facsimile replication, like the Armouries (325 Dundas Street) or the limestone façade of Kingmill's (130 Dundas Street);

Moved: K. Waud; Seconded: M. Whalley. Passed.

2. Request for Designation: 1903 Avalon Street (heritage listed property)

The Stewardship Sub-Committee had a general discussion on the research of the property at 1903 Avalon Street. T. Regnier suggested accessing the assessment rolls as a potential source of information. L. Dent was asked to coordinate interior access to better ascertain the dating of the building (access following appropriate COVID-19 protocols only).

3. Request for Designation: 514 Pall Mall Street

K. Gonyou provided a verbal update to the Stewardship Sub-Committee on the research on the property at 514 Pall Mall Street. The Stewardship Sub-Committee provided some ideas on potential research avenues.

4. Referred by Municipal Council: Halls Mills Road Properties

M. Greguol provided a verbal update to the Stewardship Sub-Committee on the research efforts of properties in the Halls Mills area,

5. Heritage Property Evaluation: 2056 Huron Street

No update.

6. Request for Designation: 75 Langarth Street East

K. Gonyou provided a verbal update to the Stewardship Sub-Committee. No objections to Municipal Council's Notice of Intent to Designate were received for the property at 75 Langarth Street East. A heritage designating by-law will be introduced at the Municipal Council meeting on February 2, 2021.

7. Request for Designation: 415 Base Line Road East

No update.

8. Request for Designation: 13 Prospect Avenue

No update.

9. Request for Designation 46 Bruce Street

No update.

10. Request for Designation: 44 Bruce Street

No update.

Report to London Advisory Committee on Heritage

To: Chair and Members
London Advisory Committee on Heritage
From: Gregg Barrett, Director, City Planning and City Planner
Subject: Heritage Alteration Permit Application at 330 St James Street,
Bishop Hellmuth Heritage Conservation District, by Philip
Brown
Date: Wednesday February 10, 2021

Recommendation

That, on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking retroactive approval for alterations completed to the heritage designated property located at 330 St James Street, in the Bishop Hellmuth Heritage Conservation District, **BE REFUSED**.

It being noted that the alterations completed without Heritage Alteration Permit approval are contrary to the policies and guidelines of the *Bishop Hellmuth Heritage Conservation District Plan* and fail to conserve the heritage attributes of this heritage designated property.

Executive Summary

Alterations were undertaken to the heritage designated property at 330 St. James Street, located within the Bishop Hellmuth Heritage Conservation District, without Heritage Alteration Permit approval. The alterations removed the original wooden elements of the porch, including balustrade, skirting, and decking, and replaced those with poor plastic copies. The alterations do not comply with the policies and guidelines of the *Bishop Hellmuth Heritage Conservation District* and negatively impact the property's cultural heritage value. The Heritage Alteration Permit application seeking retroactive approval should be refused and alterations compliant with the policies and guidelines of the *Bishop Hellmuth Heritage Conservation District Plan* proposed in a subsequent Heritage Alteration Permit application.

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 Property Location

The property at 330 St James Street is located on the north side of St. James Street between Hellmuth Avenue and Waterloo Street (Appendix A).

1.2 Cultural Heritage Status

The property at 330 St James Street is located within the Bishop Hellmuth Heritage Conservation District, which was designated pursuant to Part V of the *Ontario Heritage Act* in 2003 by By-law No. L.S.P.-3333-305.

1.3 Property Description

The dwelling located at 330 St James Street was constructed in circa 1906. It is a two-and-a-half storey buff brick dwelling which demonstrates elements or influences of the

Queen Anne Revival architectural style that characterizes the Bishop Hellmuth Heritage Conservation District. These elements include: the asymmetrical massing with the double-storey bay and gable, wood shingle imbrication in the gables, rounded roof of the dormer, original wood door and transom, and the porch.

The porch is located on the westerly two-thirds (approximately) of the main (south) façade of the dwelling. Accessed via three steps, the nearly flat roof of the porch is supported by paired columns (with engaged columns at the building's face) set on rusticated block plinths. The porch had a low balustrade composed of heavy, turned spindles set between a top and bottom rail. The porch also featured skirt, composed of framed lattice. The porch was constructed of wood with a painted finish.

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 in the *Provincial Policy Statement (2020)*, the *Ontario Heritage Act*, *The London Plan* and the *Official Plan (1989 as amended)*.

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.”

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

Section 42 of the *Ontario Heritage Act* requires that a property owner not alter, or permit the alteration of, the property without obtaining Heritage Alteration Permit approval. The *Ontario Heritage Act (OHA)* enables Municipal Council to give the applicant of a Heritage Alteration Permit:

- a) The permit applied for;
- b) Notice that the council is refusing the application for the permit; or,
- c) The permit applied for, with terms and conditions attached. (Section 42(4), *Ontario Heritage Act*)

Municipal Council must make a decision on the heritage alteration permit application within 90 days or the request is deemed permitted (Section 42(4), *Ontario Heritage Act*).

2.1.2.2 Contravention of the Ontario Heritage Act

Pursuant to Section 69(1) of the *Ontario Heritage Act*, failure to comply with any order, direction, or other requirement made under the *Ontario Heritage Act* or contravention of

the *Ontario Heritage Act* or its regulations, can result in the laying of charges and fines up to \$50,000 for an individual and \$250,000 for a corporation.

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

2.1.3 The London Plan/Official 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 Local Planning Appeal Tribunal (Appeal PL170100) and not in force and effect are indicated with an asterisk throughout this report. *The London Plan* policies under appeal are included in this report for informative purposes indicating the intent of Municipal Council but are not determinative for the purposes of this application.

The policies of *The London Plan* found in the Key Directions and Cultural Heritage chapter support the conservation of London's cultural heritage resources for future generations. To ensure the conservation of significant cultural heritage resources, including properties located within a Heritage Conservation District, the policies of *The London Plan* provide the following direction:

*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 buildings, should complement the prevailing character of the area.*
- 3. Regard shall be had at all times to the guidelines and intent of the heritage conservation district plan.^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 Bishop Hellmuth Heritage Conservation District Plan

The authenticity and architectural integrity of the Queen Anne Revival architectural style of the Bishop Hellmuth area some of the reasons why the area was designated as a Heritage Conservation District pursuant to Part V of the *Ontario Heritage Act* in 2003. The quality and consistency of the homes, predominantly built between 1895 and 1910 mainly in the Queen Anne Revival style, is highlighted in the *Bishop Hellmuth Heritage Conservation District Plan*.

Physical goals of the designation of the Bishop Hellmuth area as a Heritage Conservation District, in Section 3 of the *Bishop Hellmuth Heritage Conservation District Plan*, are:

- *To encourage the retention and conservation of historic buildings and landscapes;*

^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."

- *To guide the design of new work to be compatible with the old;*
- *To enhance the historic character and visual appeal of the area;*
- *To achieve and maintain a cohesive, well designed and identifiable historic area.*

To implement these goals, policies are established to manage change within the Bishop Hellmuth Heritage Conservation District. Section 4.2 provides policies for building alterations including the following guiding principles:

- *Identify the architectural style – the architectural style of the building should be identified to ensure the building alterations are in keeping with the style and its characteristics.*
- *Preserve historic architectural features – alterations should preserve important architectural features of the main building.*
- *Conserve rather than replace – original building materials, features and finishes should be repaired and conserved rather than replaced, when possible. The original has greater historical value.*
- *Replicate in keeping – when replacing building features, they should be duplicated or be in keeping with the character of the original.*
- *Record changes – building alterations should be recorded by the owner through “before and after” photographs or drawings for future reference/ They should be deposited with the heritage planner.*
- *Save removed architectural features – historic materials and features, such as old windows and trim, when in sound condition should be saved and stored for future use in a dry and safe part of the building.*

The following policies are applicable for verandahs (porches):

80% of the buildings in the heritage district have verandahs, most of which are decorative highlights of the front façade. Together with stained glass windows and decorative gables, the conservation of verandahs is a high priority. Alterations should ensure their conservation, particularly the original posts, handrails and brackets. If parts are to be replaced, they should duplicate the original. Closing in of verandahs is discouraged as not in keeping with the character of the district.

Section 6.1, Work Requiring Approval, clearly identifies verandah (porch) changes as requiring Heritage Alteration Permit approval.

Conservation Principles for porches in the *Bishop Hellmuth Heritage Conservation District Guidelines* emphasize the importance of duplicating originals when repairing. It states, “it is important to avoid such incompatible changes and to conserve the original appearance of an historic porch.”

Guidelines for porch replacement (see Appendix C) include details: style, foundation, floor, steps, skirting, posts, handrail, spindles, and decorative features.

Floor – porch floors were typically 7/8” deep, 6” wide, tongue-and-groove planks of Douglas fir. This makes for a sound floor and is preferable to the 3/4” deep plans more commonly manufactured today.

Steps – porch steps were traditionally constructed with wood stringers, risers and treads. This should be continued. Precast concrete, while requiring less maintenance, do not belong on an historic building and should be avoided. The riser and tread dimensions should comply with the OBC. Risers should not exceed 7/8”. A comfortable rise is between 7” and 7&1/2”.

Skirting – the porch skirting which closes in the area under the raised floor should be of wood and in the architectural style of the building. Typically, skirts were either wood diagonal or rectangular lattice of vertical wood slats.

Handrail – Handrails and newel posts should match the post style. Typically old handrails were 30” high. Today, the OBC requires 36” to 42”, depending on circumstances. This can upset the original proportions of the porch. A partially successful remedy is to build the handrail to the traditional height and add a second higher rail in slender metal pipe that does not clash with the original. This should be discussed with the building inspector.

Spindles – traditionally, spindles were 1&3/4” square and 3&1/2” apart between centres. Frequently new spindles are thinner and further apart. This should be avoided as the rail looks weak and light-weight.

2.2 Heritage Alteration Permit (HAP21-001-L)

Complaints from the community brought unapproved alterations underway to the property at 330 St James Street to the attention of the City. Following an inspection by the Heritage Planner, a letter regarding the violation of the *Ontario Heritage Act* was sent to the property owner on November 16, 2020 by registered mail.

A Heritage Alteration Permit application was submitted by the property owner and received on December 23, 2020. The property owner has applied for a Heritage Alteration Permit seeking approval for:

- Retroactive approval for porch alterations, removal and replacement, without Heritage Alteration Permit approval:
 - Removal of the painted wood balustrade with painted wood turned spindles, approximately 24” in height;
 - Installation of vinyl “colonial” railings and posts (“Vinyl-Al-Mar Vinyl Products Olympia”);
 - Removal of the painted pressure treated wood deck boards;
 - Installation of vinyl porch board (“Wolf Serenity”);
 - Removal of the painted pressure treated wood steps;
 - Installation of new steps clad in plastic material;
 - Removal of painted wood lattice porch skirt;
 - Installation of vertical plastic vertical board for a porch skirt.

A before and after comparison of the original porch to the replacement elements is included in photograph form in Appendix C, which was submitted as part of the Heritage Alteration Permit application.

As the alterations were completed prior to obtaining a Heritage Alteration Permit, the Heritage Alteration Permit application has met a condition for referral requiring consultation with the London Advisory Committee on Heritage (LACH) and a decision by Municipal Council.

Per Section 42(4) of the *Ontario Heritage Act*, the 90-day timeline for this Heritage Alteration Permit application will expire on March 23, 2021.

In addition to the requirement to obtain a Heritage Alteration Permit, a Building Permit is also required for the alterations to the porch. No Building Permit was obtained.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

Consistently throughout the *Bishop Hellmuth Heritage Conservation District Plan and Guidelines*, the importance of conserving original heritage attributes (features) is

emphasized. When replacement is required, duplication of original elements is the recommended approach to “conserve the original appearance of an historic porch” for materials, features, and finishes. With 80% of the buildings in the Bishop Hellmuth Heritage Conservation District featuring a verandah or porch, there is a high priority on their conservation.

4.1. Material

Throughout the alterations to the heritage designated property that were completed without Heritage Alteration Permit approval, authentic materials were replaced with poor copies. The painted wood porch floor and steps were replaced with a “composite” (plastic) deck board. The painted wood balustrade, with painted wood turned spindles and painted carved rails, were replaced with a “vinyl railing system” (plastic). Plastic materials are inauthentic and not appropriate in the Bishop Hellmuth Heritage Conservation District. The faux wood grain in a plastic (vinyl or composite) material is a poor replica of real, painted wood.

4.2 Style of Railing and Spindles

While low, the original balustrade was affixed to the stone plinths of the porch. The plinths support the columns of the porch, which support the porch’s roof. The railings were well proportioned and suited the heritage character of this property in the Bishop Hellmuth Heritage Conservation District. Heavy, but elegant, turned spindles were set between a carved top and bottom rail to form the balustrade. These details contributed to the Queen Anne Revival architectural qualities of the property and supported its contributions to the heritage character of the Bishop Hellmuth Heritage Conservation District.

The railings that were installed without Heritage Alteration Permit destroy the proportion of the porch. The free-standing nature of the vinyl railing system renders it alien to the historic porch, as the balustrade should be affixed to the stone plinths to maintain the proportions of the original porch. The railings, including their posts, are not appropriate.

In addition to being inappropriately proportioned, the railings and spindles fail to replicate the style of the original balustrade in material, features (details), or finish. The style of the railing and spindles fail to comply with the policies of Section 4.2 of the *Bishop Hellmuth Heritage Conservation District Plan* which seeks replication in keeping with the original where replacement is required.

Should the low height of the original railing been a concern, alternative solutions could have included a secondary railing affixed to the original railing – as discussed in the porch guidelines of the *Bishop Hellmuth Heritage Conservation District Guidelines*.

4.4 Style of Porch Skirt

The original porch skirt, around the base of the porch, was cut with a decorative detail that contributed to the decorated nature of the Queen Anne Revival style of the porch. It was replaced by a plastic material with a fake wood grain. This material and design does not comply with the guidelines for porches in the *Bishop Hellmuth Heritage Conservation District Plan*, which identifies painted wood lattice as a potentially appropriate porch skirting material.

5.4 Appropriate Porch

To resolve the created by the removal of the original porch and its non-compliant replacement, the non-compliant porch materials (railings/balustrade, porch decking, porch skirt, and steps) must be replaced with painted wood details that replicate the original porch. Adequate photographic documentation of the original porch exists to guide such replication (see Appendix C). A Building Permit is also required.

Conclusion

The Heritage Alteration Permit application process is intended to positively influence alterations to heritage designated properties to help ensure that the property’s heritage attributes are conserved for future generations.

The alterations completed to the heritage designated property at 330 St. James Street do not comply with the policies or guidelines for the *Bishop Hellmuth Heritage Conservation District*, which does not comply with the policy of *The London Plan/Official Plan* which upholds the intent and guidelines of the applicable Heritage Conservation District Plan. The use of plastic in the place of a historically appropriate material (e.g. painted wood) compromises the cultural heritage value of this property and its contributions to the heritage character of the Bishop Hellmuth Heritage Conservation District. The alterations that were completed without Heritage Alteration Permit approval have compromised the heritage attributes of this property and should not be permitted. This Heritage Alteration Permit application seeking retroactive approval for the alterations completed to the heritage designated property at 330 St. James Street should be refused.

Prepared by: Kyle Gonyou, CAHP, Heritage Planner

Submitted and Recommended by: Gregg Barrett, AICP, Director, City Planning and City Planner

Appendix A Property Location

Appendix B Images

Sources

Corporation of the City of London. *Bishop Hellmuth Heritage Conservation District Plan*. 2003.

Corporation of the City of London. *Register of Cultural Heritage Resources*. 2019.

Corporation of the City of London. *2019-2023 Strategic Plan*.

Corporation of the City of London. *The London Plan*. 2019 (consolidated).

Ontario Heritage Act. 2019, c.9, Sched. 11. Retrieved from

<https://www.ontario.ca/laws/statute/90o18>.

Appendix A – Property Location



Appendix B – Images



Image 1: Photograph of the subject property at 330 St James Street (May 11, 2017).



Image 2: Photograph of the subject property at 330 St. James Street, on November 16, 2020, with alterations to the porch underway.



Image 3: Photograph of the subject property at 330 St. James Street, on December 3, 2020, showing the alterations completed to the porch.



Image 4: Detail photograph of the porch of the property at 330 St. James Street showing the alterations completed to the porch without Heritage Alteration Permit approval.



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Image 5: Before (bottom) and after (top) images submitted as part of the Heritage Alteration Permit application of the porch on the heritage designated property at 330 St. James Street.



Image 6: Before (bottom) and after (top) images submitted as part of the Heritage Alteration Permit application of the porch on the heritage designated property at 330 St. James Street.



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P.4



Image 7: Before (left) and after (right) images submitted as part of the Heritage Alteration Permit application of the porch on the heritage designated property at 330 St. James Street.



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P.5



Image 8: Before (left) and after (right) images submitted as part of the Heritage Alteration Permit application of the porch on the heritage designated property at 330 St. James Street.

PORCHES

BUILDING CONSERVATION GUIDELINE

Nicholas Hill Architect . Planner



CONSERVATION PRINCIPLES

- Conserve original porches. They are an integral part of the overall architectural appearance of the building.
- When repairing, duplicate the original sizes of column, handrail, skirting and decorative features.
- Avoid closing-in porches. They lose their social value as outside rooms on the street.

Figure 1: Porch Guidelines in the Bishop Hellmuth Heritage Conservation District Guidelines (p.43).

INTRODUCTION

Porches are prominent features on many historic homes. Historically, porches were relatively unknown before the 1800's, but by the mid-1800's they became an essential feature of practical and social use. Practically, they provide shelter to the house entrance and outdoor seating. Socially, they are communal places to sit and converse with family, friends and neighbours. Published in 1850, A. J. Downing's *The Architecture of Country Houses* described the porch as a "pretty little open porch where in the cooler hours of the day the husband, wife and children may sit and enjoy the fresh breath of morning or evening hours . . ." Porches contribute, therefore, both to the architecture of the building and the quality of life of the neighbourhood. However, porches have had an uneven conservation history. Because they are a high maintenance item, they are prone to removal and replacement, often with a structure that bears little resemblance to the original or historic style of the building. In other cases, the decorative brackets, handrails and columns are removed or the whole verandah is closed in, appearing bulky and out of keeping. It is important to avoid such incompatible changes and to conserve the original appearance of an historic porch.

PORCH MAINTENANCE

More than most parts of an historic building, porches are most prone to deterioration by weather, water, insects and ground settlement. They are exposed features, but if periodically checked and maintained will last indefinitely.

Footings	A frequent problem with porches occurs when the front sinks and is pulled away from the house. This is usually caused by water collecting underneath. To avoid this, slope the ground under the porch away from the house. As an added precaution, install a perforated drainage tile 12" outside the perimeter.
Understructure	Ensure good ventilation and treat wood with a water-repellent preservative to protect against mold and mildew.
Floor Slope	Ensure the floor slopes away from the house a minimum of 1/4" rise for each 2' for good surface drainage.
Floor Support	As piers can move over the seasons, ensure the floor structure is resting evenly on the piers. Remedy by inserting wood shim.
Floor Boards	These are prone to extreme weathering and wear, particularly the outer ends above the headerboard. Replace only those boards, or parts thereof, and fit in to match the original. If the entire floor needs replacement, consider Douglas fir, which is the hardest softwood, with a dense close grain.
Floor Joists	Often porches were under-structured, allowing bounce and deterioration of the floor boards and finish. To remedy, insert additional new joists either mid-spaced between, or bolted onto, existing joists.
Skirtings	Being close to the ground, porch skirtings are susceptible to deterioration. Ensure a minimum clearance to the ground of 3". Keep foundation planting back by 3' for breathing and drying the under-structure.

Figure 2: Porch Guidelines in the Bishop Hellmuth Heritage Conservation District Guidelines (p.44).

	Keep foundation planting back by 3' for breathing and drying the under-structure.
Railings	Ensure the top and bottom railings are sloped to drain water off.
Columns	Column bases are highly susceptible to rot due to cracks opening up between the columns and floor, and allowing water to penetrate the open grain of the wood. If rotted, repair only what is deteriorated by splicing in a new section, using a downward sloping miter to prevent moisture trapping.
Matting	A painted wood floor can be slippery, particularly in winter. Consider installing a length of natural sisal matting on the floor and steps.
PORCH REPLACEMENT	
When a porch has deteriorated beyond repair, it will require replacement. The following should be considered when designing the new porch.	
Style	The porch style should match the architectural style of the building. The four prominent porch styles are: <ul style="list-style-type: none"> • Victorian Gothic - pointed and geometric • Queen Anne - exuberant and multi-angled • Classical - elegant and refined • Craftsman - boxy and hand-crafted
Foundation	It is best to pour concrete foundations in circular card sonar tubes to 48" below grade level. Set the top 2" above grade with a metal stirrup to attach the new wood posts of the porch. In this way, no wood is in contact with the ground.
Floor	Porch floors were typically 7/8" deep, 6" wide, tongue-and-grooved planks of Douglas fir. This makes for a sound floor and is preferable to the 3/4" deep planks more commonly manufactured today.
Steps	Porch steps were traditionally constructed with wood stringers, risers and treads. This should be continued. Precast concrete, while requiring less maintenance, do not belong on an historic building and should be avoided. The riser and tread dimensions should comply with the OBC. Risers should not exceed 7/8". A comfortable rise is between 7" and 7&1/2".
Skirting	The porch skirting which closes in the area under the raised floor should be of wood and in the architectural style of the building. Typically, skirts were either wood diagonal or rectangular lattice or vertical wood slats.
45	

Figure 3: Porch Guidelines in the Bishop Hellmuth Heritage Conservation District Guidelines (p.45).

Posts	<p>Posts should be carefully selected and designed to suit the architectural style of the building. The four typical post styles are:</p> <ul style="list-style-type: none"> • Solid round turned wood • Solid square wood with applied ornament • Built-up square box columns • Turned hollow columns <p>Redwood or cedar are preferred woods to use for new posts.</p>
Handrail	<p>Handrails and newel posts should match the post style. Typically, old handrails were 30" high. Today, the OBC requires 36" to 42", depending on circumstances. This can upset the original proportions of the porch. A partially successful remedy is to build the handrail to the traditional height and add a second higher rail in slender metal pipe that does not clash with the original. This should be discussed with the building inspector.</p>
Spindles	<p>Traditionally, spindles were 1 & 3/4" square and 3 & 1/2" apart between centres. Frequently new spindles are thinner and further apart. This should be avoided as the rail looks weak and light-weight.</p>
Decorative Features	<p>It is important to match the style and extent of decorative brackets and fascias with the architectural style of the building. The extent and design of the decorative features are very important to the porch appearing right.</p>

Figure 4: Porch Guidelines in the Bishop Hellmuth Heritage Conservation District Guidelines (p.46).

Report to London Advisory Committee on Heritage

To: Chair and Members
London Advisory Committee on Heritage
From: Gregg Barrett, Director, City Planning and City Planner
Subject: Heritage Alteration Permit Application at 179 Dundas Street,
Downtown Heritage Conservation District by 2162538 Ontario
Inc.
Date: Wednesday February 10, 2021

Recommendation

That, on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking approval for alterations to the heritage designated property located at 179 Dundas Street, in the Downtown Heritage Conservation District, **BE APPROVED** with the following terms and conditions:

- a) The storefront, including sign band, be re clad with smooth fiber cement board with a painted finish, as shown in the drawings included as Appendix C; and,
- b) The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

Executive Summary

The building at 179 Dundas Street contributes to the heritage character of the Downtown Heritage Conservation District. Alterations to the storefront were undertaken prior to obtaining Heritage Alteration Permit approval. Not all the alterations sufficiently comply with the guidelines of the *Downtown Heritage Conservation District Plan*. A Heritage Alteration Permit application has been received which requests retroactive approval for some alterations and proposes alterations for a more compatible exterior cladding material for the storefront. Provided that the submitted plans are followed, the retroactive and proposed alterations should be permitted with terms and conditions.

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 Property Location

The property at 179 Dundas Street is located on the south side of Dundas Street between Richmond Street and Clarence Street (Appendix A).

1.2 Cultural Heritage Status

The property at 179 Dundas Street is located within the Downtown Heritage Conservation District, designated pursuant to Part V of the *Ontario Heritage Act* by By-law No. L.S.P.-3419-124. The heritage designating by-law was registered on the title of the properties within its boundaries on October 10, 2013.

1.3 Property Description

The building on the property at 179 Dundas Street was built in about 1920, replacing an earlier structure on the site (Appendix B). The three-storey building is a commercial style building: set close to the street and maintaining the street-wall on the south side of Dundas Street. The ground floor features a recessed entryway, with terrazzo, with large

storefront windows and two windows in each of the upper storeys. Soldier courses in the brickwork on the upper storeys also act as lintels for the window openings and at the top of the parapet. The parapet features a contrasting band of brick with an inset triple basketweave brick detail.

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 in the *Provincial Policy Statement (2020)*, the *Ontario Heritage Act*, *The London Plan* and the *Official Plan (1989 as amended)*.

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*).

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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

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- a) The permit applied for;
- b) Notice that the council is refusing the application for the permit; or,
- c) The permit applied for, with terms and conditions attached. (Section 42(4), *Ontario Heritage Act*)

Municipal Council must make a decision on the heritage alteration permit application within 90 days or the request is deemed permitted (Section 42(4), *Ontario Heritage Act*).

2.1.2.2 Contravention of the Ontario Heritage Act

Pursuant to Section 69(1) of the *Ontario Heritage Act*, failure to comply with any order, direction, or other requirement made under the *Ontario Heritage Act* or contravention of the *Ontario Heritage Act* or its regulations, can result in the laying of charges and fines up to \$50,000 for an individual and \$250,000 for a corporation.

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

2.1.3 The London Plan/Official 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 Local Planning Appeal Tribunal (Appeal PL170100) and not in force and effect are indicated with an asterisk throughout this report. *The London Plan* policies under appeal are included in this report for informative purposes indicating the intent of Municipal Council, but are not determinative for the purposes of this application.

The policies of *The London Plan* found in the Key Directions and Cultural Heritage chapter support the conservation of London's cultural heritage resources for future generations. To ensure the conservation of significant cultural heritage resources, including properties located within a Heritage Conservation District, the policies of *The London Plan* provide the following direction:

*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 buildings, should complement the prevailing character of the area.*
- 3. Regard shall be had at all times to the guidelines and intent of the heritage conservation district plan.*

Policy 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

The Downtown is recognized for its cultural heritage value through its designation as a Heritage Conservation District. Physical goals of the designation of the Downtown as a Heritage Conservation District include:

- Encouraging rehabilitation and restoration of heritage buildings that are sensitive and respectful of their historical significance; and,
- Encouraging alterations to heritage resources that are complimentary to the District character and streetscape (Section 3.2.1, *Downtown Heritage Conservation District Plan*).

Context and compatibility are important principles of the *Downtown Heritage Conservation District Plan*,

*A building is intimately connected to its site and to the neighbouring landscape and buildings. An individual building is perceived as part of a grouping that requires its neighbours to illustrate the original design intent. When buildings need to change there is a supportive setting that should be maintained (Section 3.1, *Downtown Heritage Conservation District Plan*).*

Relevant guidelines of the *Downtown Heritage Conservation District Plan* that apply to this Heritage Alteration Permit application includes: Storefronts (Section 6.1.3.1), Upper Façades (Section 6.1.3.2), Signage (Section 6.1.3.4), and Façade Composition (Section 6.1.4.1). While there is a wide variety of storefronts within the Downtown Heritage Conservation District, common characteristics include a high proportion of glazing (approximately 80%) and recessed doorways. The storefront guidelines recommend the preservation of these features and replacing in kind where “the new work should match the old in form and detailing.” Regarding façade composition, “new and renovated buildings must enhance the character of the street through the use of high quality materials such as brick, stone and slate.”

Concrete, as an exterior cladding material, is found within the Downtown Heritage Conservation District in examples such as the Court House (80 Dundas Street, built 1974), or in cast detailing accenting brick façades. Stucco, or stucco-like materials such as concrete parging, are not historically relevant materials for the Downtown Heritage Conservation District and should be avoided.

2.2 Heritage Alteration Permit (HAP21-007-L)

As the property is located within the Downtown Heritage Conservation District, Heritage Alteration Permit approval is required for façade alterations pursuant to Section 42(1) of the *Ontario Heritage Act*.

Since 2017, staff have been in consultation with the property owner and their agents/representatives regarding potential exterior alterations to the property. However, no complete Heritage Alteration Permit application was received.

The storefront was removed and replaced by the property owner prior to obtaining Heritage Alteration Permit approval. Upon review of the alterations completed without Heritage Alteration Permit approval staff identified alterations that do not comply with the guidelines for the *Downtown Heritage Conservation District*, particularly the use of concrete parging as an exterior finish.

On January 27, 2021, the property owner submitted revised drawings to address the major non-compliance of the storefront of the building at 179 Dundas Street (Appendix C). These revised drawings were received as part of a complete Heritage Alteration Permit (HAP21-007-L) application. The property owner has applied for a Heritage Alteration Permit (see Appendix C):

- Seeking retroactive approval for the removal of the (former) storefront and signage;
- Installation of a new aluminum storefront window and door system with an anodized bronze finish; and,
- Re-cladding the recessed exterior portion of the storefront and sign band in fiber cement board (“Hardie Board”) with fiber cement board trim.

The new aluminum storefront has been installed in a location in line with the adjacent storefront of the building at 177 Dundas Street, reducing the depth of the recessed storefront.

Illumination, signage, and/or a canopy awning are not included within the scope of this Heritage Alteration Permit and will require a separate Heritage Alteration Permit application.

Per Section 42(4) of the *Ontario Heritage Act*, the 90-day timeline for this Heritage Alteration Permit application will expire on April 27, 2021.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

With respect to one of the physical goals of the *Downtown Heritage Conservation District Plan*, staff attempted to provide direction regarding the proposed design of a storefront alteration for a property that contributes to the heritage character of the Downtown Heritage Conservation District.

As the alterations have commenced prior to obtaining Heritage Alteration Permit approval, the efforts are forced to shift to seek greater compliance with the applicable policies and guidelines. To achieve greater compliance, the property owner has proposed to remove or cover the existing concrete parging of the exterior of the storefront with a smooth fiber cement board with a painted finish. This material is more

appropriate to the heritage character of the Downtown Heritage Conservation District in a traditional storefront. Trim will appropriately finish the exterior cladding, which will also extend to the sign band to potentially accommodate future signage or an awning (which will require a separate Heritage Alteration Permit).

The new storefront windows and doors retain a very high proportion of glazing. This high proportion of glazing allows for increased views of the original terrazzo flooring.

Conclusion

Alterations to the storefront of the heritage designated property at 179 Dundas Street, in the Downtown Heritage Conservation District, were undertaken prior to obtaining Heritage Alteration Permit approval and included alterations that do not comply with the guidelines of the *Downtown Heritage Conservation District Plan*. In seeking greater compliance with the applicable policies and guidelines, the property owner has proposed to remove or cover the non-compliant material with a more compatible material to finish the storefront. Provided that the submitted plans are followed, the retroactive and proposed alterations should be permitted with terms and conditions to better comply with the guidelines of the *Downtown Heritage Conservation District Plan* and be more consistent with the policies of *The London Plan/Official Plan*.

Prepared by: Kyle Gonyou, CAHP, Heritage Planner

Submitted and Recommended by: Gregg Barrett, AICP, Director, City Planning and City Planner

Appendix A Property Location

Appendix B Images

Appendix C Drawings

Sources

Corporation of the City of London. *Downtown Heritage Conservation District Plan*. 2013.

Corporation of the City of London. *Register of Cultural Heritage Resources*. 2019.

Corporation of the City of London. *2019-2023 Strategic Plan*.

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Evans, J. Michael. *London at the Crossroads: Downtown on Richmond and Dundas*. 2006.

Evans, J. Michael. *Core Heritage: A Survey of Built Heritage in Downtown London, Ontario*. 2009.

Ontario Heritage Act. 2019, c.9, Sched. 11. Retrieved from <https://www.ontario.ca/laws/statute/90o18>.

Appendix A – Property Location

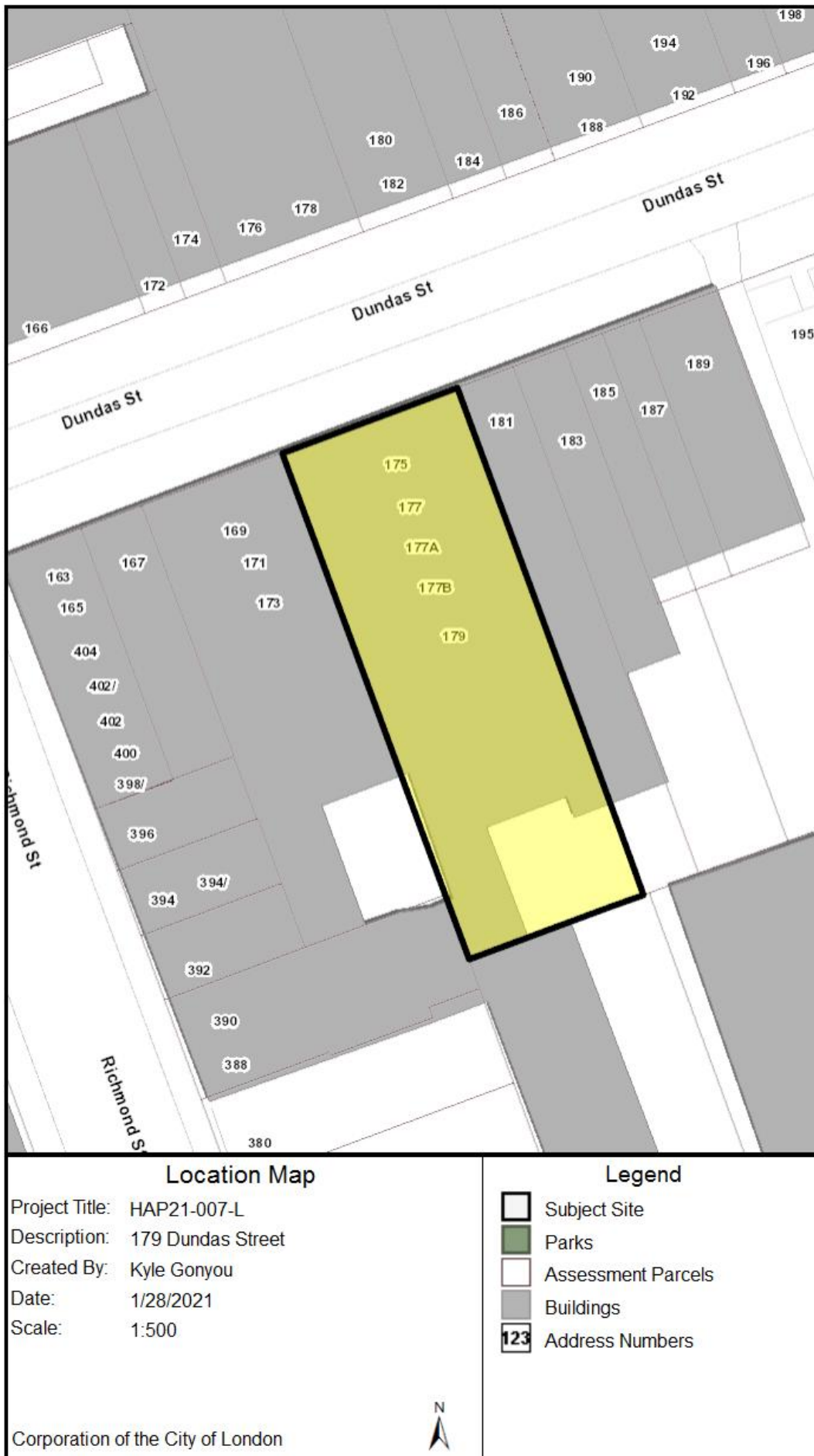


Figure 1: Location of the subject property at 179 Dundas Street. Note: this Heritage Alteration Permit application only includes the building known as 179 Dundas Street, but the extent of the property includes municipal addresses 175-179 Dundas Street.

Appendix B – Images



Image 1: Image, courtesy of Google Streetview, of the building at 179 Dundas Street, in July 2016.



Image 2: Photograph of the south side of Dundas Street just east of Richmond Street, annotated with a rectangle to identify the building known as 179 Dundas Street (January 8, 2021).

Appendix C – Drawings

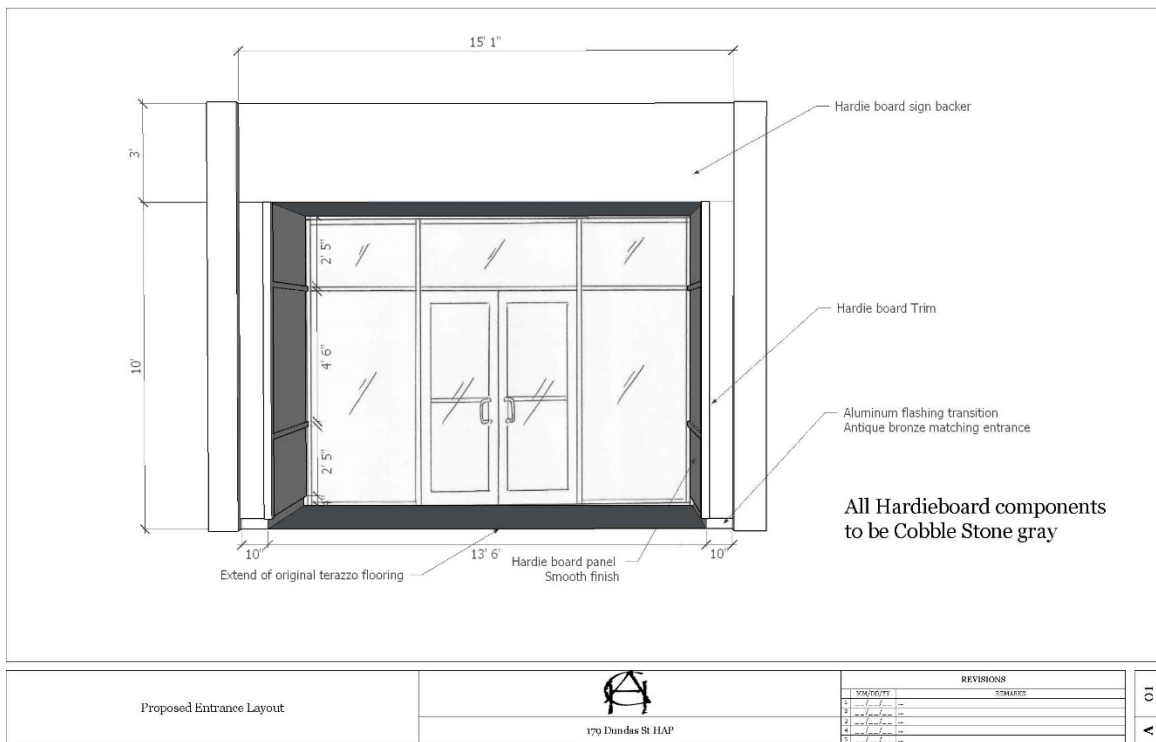


Figure 2: Drawing showing the proposed exterior re-cladding of the storefront at 179 Dundas Street in the Downtown Heritage Conservation District.

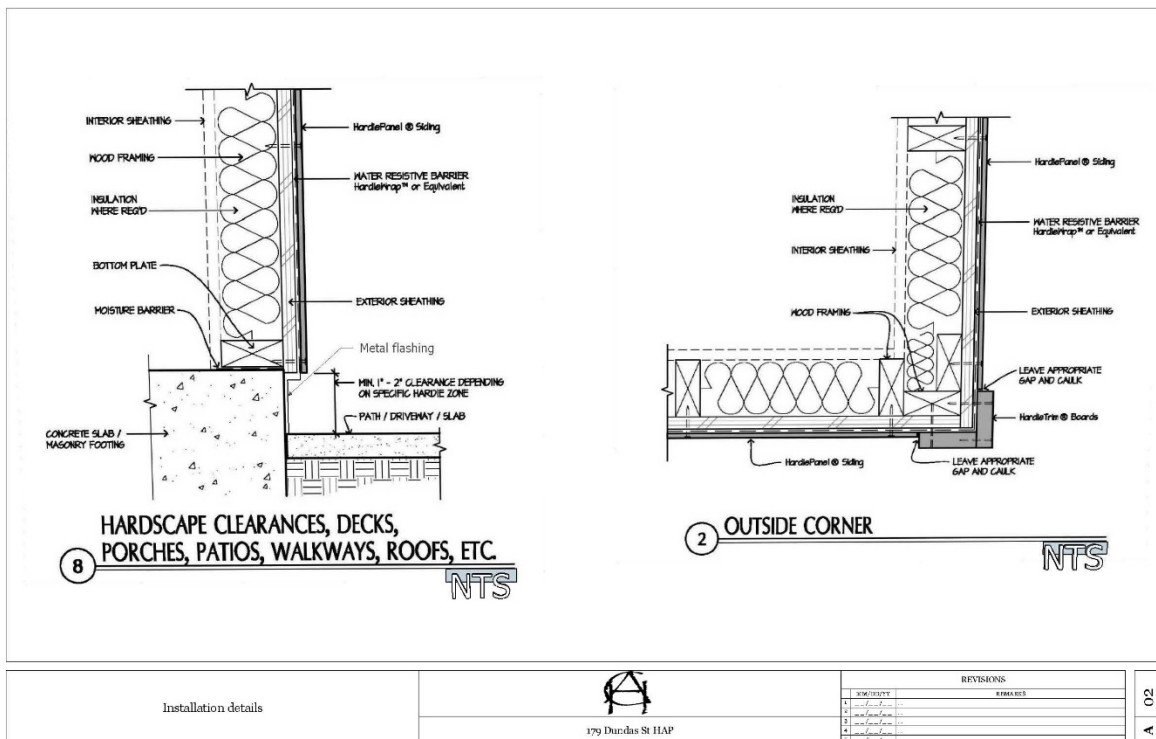


Figure 3: Details of the exterior re-cladding of the storefront at 179 Dundas Street in the Downtown Heritage Conservation District, including the base and outside corners.

Rosemary Boyd

London Advisory Committee
on Heritage [LACH]
Chair & Committee
City of London

Dear London Advisory Committee on Heritage,

I am writing this letter to request heritage designation for the Ontario farmhouse located at 1424 Clarke Road. This Ontario cottage was built in 1860 and is located in the woods just south of the dam in the Fanshawe Conservation area. It is listed in the Register of Cultural Heritage Resources manual on page 18.

My thoughts are that this farmhouse is historically significant in so many ways. The rare, unique architectural style including a high degree of craftsmanship is a treasure.

Pioneer Village, within the Upper Thames River Conservation Authority speaks to the value of preserving our heritage.

This property is important to the local community and cultural heritage. Good stewardship and conservation should be encouraged.

As an avid hiker I find myself in the conservation area often and always stop by the little cottage that brings so much joy to many.

I look forward to working with you to preserve this building and prevent demolition.

Thank you,

Rosemary Boyd





Respectful Workplace Policy (Anti-Harassment/Anti-Discrimination)

Policy Name: Respectful Workplace Policy (Anti-Harassment/Anti-Discrimination)

Legislative History: Replaces Workplace Harassment and Discrimination Prevention Policy Enacted September 19, 2017 (By-law No. CPOL.-155-407) and amended July 24, 2019 (By-law No. CPOL.-155(a)-384); Adopted December 10, 2019, in force and effect March 1, 2020 (CPOL.-396-7)

Last Review Date: December 3, 2019

Service Area Lead: Director of People Services

1. Policy Statement

The Corporation of the City of London (“Corporation”) is committed to providing a safe and supportive workplace in which the diversity, dignity, and perspectives of all individuals are valued and respected.

Harassment and discrimination in the workplace are prohibited by law. Under Ontario’s [Human Rights Code](#), every person has a right to equal treatment in employment without discrimination and the right to be free from harassment in the workplace. Workplace measures to prevent and address workplace harassment are also required by the [Occupational Health and Safety Act](#).

The Corporation will not tolerate, ignore, or condone harassment, discrimination, or reprisal of any of its employees in the workplace by anyone, including other employees, elected officials, members of the public, customers/clients, volunteers, contractors, and consultants. Workplace harassment, discrimination, and reprisal are serious forms of misconduct that may result in corrective and and/or disciplinary actions, up to and including termination of employment.

2. Definitions

The following definitions are intended to assist employees in understanding terms referenced in this policy. To the extent definitions may not be identical to legal definitions, they shall be interpreted and applied in accordance with applicable legislation, including the [Human Rights Code](#) and [Occupational Health and Safety Act](#).

- 2.1 **Discrimination** – Actions or behaviours that result in unfavourable treatment or which have a negative impact on an individual or group because of one or more of the prohibited grounds listed in the [Human Rights Code](#). Discrimination may be intentional or unintentional. It may involve direct actions that are outright discriminatory, or it may involve rules, practices or procedures that appear neutral, but disadvantage certain groups of people.
- 2.2 **Disrespectful Behaviour** – Failing or refusing, through words or actions, to treat others in a professional, courteous, civil, dignified, fair, and equitable manner.
- 2.3 **Harassment** – Engaging in offensive, hurtful, upsetting or embarrassing comment or conduct that a person knows or ought reasonably to know is unwelcome. The fact that a person does not explicitly object to harassing behaviour, or appears to be going along with it, does not mean the behaviour is welcomed, consented to, or is not harassing. Harassment usually involves more than one incident or a pattern of behaviour, but a single incident may be sufficiently serious, offensive, or harmful to constitute harassment.

Harassment may be:

- a) **Personal** – directed at an individual(s) but not based on any prohibited ground listed in the [Human Rights Code](#); or
- b) **Code-based** – based on one or more of the prohibited grounds listed in the [Human Rights Code](#). Code-based harassment is also a form of discrimination.

Harassment of a worker in the workplace, including sexual harassment of a worker in a workplace, is collectively referred to as “workplace harassment” for the purposes of the [Occupational Health and Safety Act](#).

2.4 Poisoned Work Environment – A hostile, humiliating, or uncomfortable workplace that is created by comments or conduct (including comments or conduct that are condoned or allowed to continue when brought to the attention of management) that intimidate, demean or ridicule a person or group. The comments or conduct need not be directed at a specific person, and may be from any person, regardless of position or status. A single comment or action, if sufficiently serious, may create a poisoned work environment. Pornography, pin-ups, offensive cartoons, insulting slurs or jokes, and malicious gossip are examples of comments and conduct that can “poison the workplace” for employees.

2.5 Prohibited Grounds – The [Human Rights Code](#) prohibits harassment and discrimination in employment based on one or more of the following grounds:

- race
- colour
- creed (religion, including atheism)
- gender identity
- record of offences (criminal conviction for a provincial offence or for an offence for which a pardon has been received)
- disability (includes mental, physical, developmental or learning disabilities)
- ancestry
- ethnic origin
- sex (includes pregnancy and breast feeding)
- gender expression
- marital status (includes married, single, widowed, divorced, separated, living together in a conjugal relationship outside of marriage, whether in a same-sex or opposite sex relationship)
- association or relationship with a person identified by one of the listed grounds
- place of origin
- citizenship
- sexual orientation
- age
- family status (such as being in a parent-child relationship)
- perception that one of the listed grounds applies, whether or not it actually does

2.6 Reprisal – Any act of retaliation or revenge against a person for:

- a) Raising a concern or making a complaint under this policy (whether on their own behalf or on behalf of another);
- b) Participating or cooperating in an investigation or other complaint resolution process under this policy; or
- c) Associating with or assisting a person identified in paragraphs a) and/or b) above.

2.7 Sexual Harassment – Harassment based on sex, sexual orientation, gender identity, or gender expression and includes:

- a) Engaging in offensive, hurtful, upsetting or embarrassing comment or conduct because of sex, sexual orientation, gender identity or gender expression that a person knows or ought reasonably to know is unwelcome;
- b) Making a sexual solicitation (i.e. request) or advance where the person making the solicitation or advance is in a position to confer, grant or deny

- a benefit or advancement and the person knows or ought reasonably to know that the solicitation or advance is unwelcome; and
- c) Retaliating against or threatening to retaliate against an individual for the rejection of a sexual solicitation or advance where the retaliation or threat of retaliation is by a person in a position to confer, grant or deny a benefit or advancement to the individual.

Sexual harassment of a worker in the workplace is referred to as “workplace sexual harassment” for the purposes of the [Occupational Health and Safety Act](#).

2.8 **Supervisor** – When referenced in this policy means a management supervisor.

2.9 **Workplace** – Includes all sites, facilities, and other locations where the business, work, or social activities of the Corporation take place (see also the Applicability section below).

3. **Applicability**

3.1 This policy applies to:

- All Corporation employees, including full-time, part-time, temporary, probationary and casual employees;
- Elected officials;
- Volunteers (including members of Advisory Committees, Special Committees and Task Forces);
- Interns and students on placements; and
- Contractors and consultants acting on behalf of the Corporation.

Members of the public, including visitors to Corporation facilities and individuals accessing services or conducting business with the Corporation, are expected to adhere to the standards of conduct set out in this policy, including refraining from workplace harassment and discrimination of employees, elected officials, and persons acting on behalf of the Corporation.

3.2 This policy applies at all Corporation workplaces, whether during or outside of normal working hours and whether at or away from the worksite. This includes:

- a) All Corporation facilities and worksites;
- b) All Corporation vehicles;
- c) Any other location where Corporation employees are performing work-related duties or carrying out responsibilities on behalf of the Corporation, including work-related travel and off-site meetings, conferences, seminars, and training;
- d) Locations at which work-related social functions take place, including formal events officially sanctioned by the Corporation and informal after-work social gatherings where behaviours could have an impact on the workplace; and
- e) Social media sites (e.g. Facebook, Twitter, Instagram etc.) and internet sites, where posts may be connected to the workplace or could have an impact on the workplace or working relationships.

3.3 This policy also applies to communications by telephone, cell phone, email, text message, or other electronic instant messaging platforms where the communication may be connected to the workplace or have an impact on the workplace or working relationships, whether the computer, phone, or other electronic device used to make the communication is a personal or Corporation-issued device.

4. **The Policy**

4.1 Purpose

The purpose of this policy is to:

- a) Set expectations and standards of behaviour for a respectful, safe and supportive workplace;
- b) Define behaviours that may be offensive and prohibited by law and/or this policy;
- c) Clarify roles and responsibilities with respect to interpersonal behaviour in the workplace;
- d) Outline measures to prevent and address prohibited behaviour, including harassment, discrimination, and reprisal; and
- e) Address the Corporation's obligations under applicable employment laws, including the [Human Rights Code](#) and [Occupational Health and Safety Act](#).

4.2 Expected Behaviour

Employees will interact with one another, members of the public, and all others in the workplace in a professional, courteous, civil, dignified, fair, and equitable manner.

4.3 Prohibited Behaviour

The following behaviours are prohibited in the workplace:

- Disrespectful Behaviour
- Discrimination
- Harassment (Personal and Code-based), including Sexual Harassment
- Reprisal

See [Appendix A](#) for examples of the prohibited behaviours listed above.

4.4 Roles and Responsibilities

Creating and maintaining a respectful workplace is a shared responsibility. Every individual to whom this policy applies, as well as individuals who attend at Corporation workplaces, or who access services or conduct business with the Corporation, are expected and required to abide by the standards of behaviour set out in this policy.

Employees who are subjected to or witness prohibited behaviour in the workplace should consult the Respectful Workplace Dispute Resolution and Complaint Procedures ("[Resolution/Complaint Procedures](#)" – [Appendix B](#)) which outline various options available to address and resolve such behaviour.

4.4.1 All Employees

Every employee has a responsibility to create and maintain a respectful workplace. This includes to:

- a) Ensure words and actions are consistent with this policy;
- b) Raise concerns as soon as possible of prohibited behaviour;
- c) Accept responsibility for their workplace behaviours and their impact on others;
- d) Cooperate in investigations and handling of alleged prohibited behaviour upon request;
- e) Maintain confidentiality related to investigations of alleged prohibited behaviour; and
- f) Participate in training associated with this policy.

4.4.2 Managers/Supervisors

Managers and supervisors have additional responsibilities to create and maintain respectful workplaces and must act immediately on observations or allegations of

prohibited behaviour.

A manager or supervisor may be held responsible if they are aware of an incident of prohibited behaviour but do not take steps to resolve or address it.

Managers and Supervisors must:

- a) Ensure work-related practices/procedures in their areas are free from barriers and do not discriminate against groups or individuals;
- b) Set a good example by ensuring their own words and conduct adhere to this policy;
- c) Be aware of what constitutes prohibited behaviour and the procedures in place for addressing and resolving such behaviour;
- d) Act promptly to address observations or allegations of prohibited behaviour;
- e) Consult and work cooperatively with the Human Rights and Human Resources Divisions as needed;
- f) Keep a detailed record of any violations of this policy and corrective actions taken and report this information to the Human Rights Division as required;
- g) Support training and awareness activities related to this policy;
- h) Ensure this policy is distributed and posted in a location that is easily accessible by all employees and any other individuals who enter the workplace and ensure contractors and consultants who enter the workplace are aware of this policy;
- i) Implement disciplinary/corrective actions and workplace restoration measures as required;
- j) Monitor the workplace where prohibited behaviour has occurred to ensure it has stopped; and
- k) Provide appropriate support to all those in their work area affected by prohibited behaviour, including witnesses.

4.4.3 Non-management Supervisors

Non-management supervisors must likewise set a good example by ensuring their behaviour complies with this policy and must report all observations, concerns, and/or complaints of prohibited behaviour to their supervisor/manager or the Human Rights Division immediately to be addressed in accordance with the [Resolution/Complaint Procedures \(Appendix B\)](#).

4.4.4 Human Rights Division

The focus of the Human Rights Division is to assist in preventing, correcting, and remedying prohibited behaviours. The Human Rights Division does not advocate for, act on behalf of, or represent any party in a dispute (complainant, respondent, or management). All complaints to the Human Rights Division will be dealt with in an unbiased manner.

The Human Rights Division is responsible for:

- a) Reviewing and recommending updates to this policy;
- b) Providing information to employees, including to managers and supervisors, regarding this policy and the various options available for raising, addressing, and resolving concerns and complaints of prohibited behaviour;
- c) Making referrals to agencies for counselling and assistance when required;
- d) Receiving complaints, including conducting intakes;
- e) Recommending appropriate interim measures, and complaint resolution and investigation options;
- f) Conducting independent investigations;
- g) Assisting in implementing resolutions of complaints; and
- h) All tracking of concerns and complaints under this policy.

4.4.5 Human Resources Division

The Human Resources Division is responsible for:

- a) Removing barriers in hiring and employment policies, practices, and procedures that may have the effect of discriminating against groups or individuals;
- b) Providing training on this policy and related practices and procedures;
- c) Providing support to managers and supervisors in responding to and addressing matters under this policy;
- d) Making referrals to agencies for counselling and assistance where required;
- e) Consulting with the Human Rights Division as required with respect to alleged prohibited behaviour; and
- f) Reporting all complaints of prohibited behaviour to the Human Rights Division, including grievances alleging harassment, discrimination and/or reprisal filed under a collective agreement.

4.4.6 Corporate Security and Emergency Management Division

The focus of Corporate Security Services is to protect and promote the safety and security of Corporation workplaces, employees, and the public by assisting in preventing and addressing prohibited behaviours where safety may be at risk. Corporate Security Services is responsible for:

- a) Providing advice and assistance to address concerns and complaints of prohibited behaviour against a member of the public or where the physical safety of employees or others may be at risk;
- b) Making referrals to agencies for counselling and assistance when required;
- c) Receiving complaints alleging a member of the public has engaged in prohibited behaviour, including conducting intakes and determining appropriate interim measures;
- d) Determining informal actions, and conducting independent investigations of complaints of prohibited behaviour against a member of the public;
- e) Consulting and working cooperatively with Human Rights and Human Resources Divisions as required;
- f) Recommending and implementing appropriate corrective action involving members of the public when required; and
- g) Reporting prohibited behaviour by members of the public and corrective actions taken to the Human Rights Division as required.

4.4.7 Respectful Workplace Ombudsperson (“RWO”)

The RWO is available as a neutral and confidential resource for employees to obtain information regarding their rights and obligations under this policy. The RWO advocates for fair and transparent processes under this policy and related practices and procedures, but does not act as an advocate for or provide legal advice to individuals.

The RWO will:

- a) Receive and respond on a confidential basis to questions from employees regarding this policy;
- b) Provide assistance to employees as they proceed through the [Resolution/Complaint Procedures](#);
- c) Review complaints from employees related to processes and procedures undertaken by the Corporation under this policy and make recommendations to the City Manager for improvements; and
- d) Report annually to the City Manager about their interactions with employees related to this policy and identify themes and potential options for action and improvement.

4.4.8 Joint Health and Safety Committees

The Corporation's Joint Health and Safety Committees will be consulted and may provide input and feedback with respect to the implementation and maintenance of this policy and related processes and procedures in accordance with the [Occupational Health and Safety Act](#).

4.4.9 Unions/Associations

Union/Association officials are available for confidential consultation and to provide representation to both complainants and respondents, if they are Union/Association members. Union/Association officials can also make a referral to agencies for counselling and assistance where required.

4.4.10 Community Agencies

Community agencies are available to provide confidential advice to individuals affected by complaints.

4.5 Communication

This policy shall be posted on the Corporation's intranet, on the Corporation's website, and in the Corporation's workplaces.

4.6 Respectful Workplace Training

Employees, elected officials, interns and students on placement, will receive mandatory training on this policy upon assuming their respective roles in the workplace. Thereafter, as appropriate, they will receive refresher or in-service training with respect to specific rights and/or obligations arising from the [Human Rights Code](#) and/or the [Occupational Health and Safety Act](#) and will be reminded of the complaint mechanisms to enforce those rights and any substantial changes.

4.7 Policy Review Process

The Corporation is committed to continuing to enhance its respectful workplace policies, practices, and procedures. This policy will be reviewed as often as necessary, but at least annually, to ensure it remains current and is appropriately implemented. Employees and their representatives are encouraged to provide input and feedback to the Human Rights Division, the Human Resources Division, or the RWO.

4.8 Policy Implementation

Implementation of this policy will be in accordance with applicable Council and/or Corporation by-laws, policies and procedures, legislation, and collective agreement provisions.

4.9 Related Policies and Procedures

- [Accommodation of Employees with Disabilities Procedure](#)
- [Code of Conduct for Members of Council](#)
- [Formal Investigation Process](#)
- [General Policy for Advisory Committees](#)
- Public Conduct Administrative Practice
- [Rzone Policy](#)
- [Time Off for Religious Observances Guideline](#)
- [Use of Technology Administrative Procedure](#)
- [Workplace Violence Prevention Policy](#)

Appendix A: Examples of Prohibited Behaviours

The following are some examples of the prohibited behaviours listed in Section 4.3 above.

Disrespectful Behaviour

Examples could include:

- Teasing or joking that intimidates, embarrasses, or humiliates;
- Belittling and use of profanity;
- Using sarcasm or a harsh tone;
- Deliberately expressing or exhibiting disinterest when an employee is speaking;
- Spreading gossip or rumours that damage one's reputation;
- Condescending or patronizing behaviour;
- Actions that invade privacy or one's personal work space; and
- Deliberately excluding an employee from basic civilities (e.g. saying "good morning"), relevant work activities, or decision making.

Any of the behaviours listed above could also constitute discrimination (if based on one or more of the prohibited grounds) or harassment (if the behaviour is repeated, occurs in combination with other prohibited behaviours, or is severe).

Discrimination

If based on one or more of the prohibited grounds, examples could include:

- Excluding an employee from workplace activities;
- Refusing to work with another employee;
- Denial of hiring, promotion, work assignment, career development or training;
- Failing or refusing to accommodate short of undue hardship; and
- Denial of services to any individual or group of individuals.

Harassment

Examples of **Personal Harassment** could include:

- Angry shouting/yelling;
- Abusive or violent language;
- Physical, verbal, or e-mail threats or intimidation;
- Aggressive behaviours (e.g. slamming doors, throwing objects);
- Targeting individual(s) in humiliating practical jokes;
- Excluding, shunning, or impeding work performance;
- Negative blogging or cyberbullying;
- Retaliation, bullying, or sabotaging;
- Unreasonable criticism or demands;
- Insults or name calling;
- Public humiliation; and
- Communication via any means (e.g. verbal, electronic mail, voice mail, print, social media posts, or radio) that is demeaning, insulting, humiliating, or mocking.

Examples of **Code-based Harassment** could include (if based on one or more of the prohibited grounds):

- Insulting, offensive, humiliating or mocking remarks, gestures, jokes, slurs, or innuendos;
- Name calling, including using derogatory or offensive terms or language;
- Refusing to work or interact with an employee;

- Attaining, viewing, retaining or distributing insulting, derogatory or offensive information from the internet or other sources;
- Vandalism of an individual's property;
- Interference with a person's ability to perform their work responsibilities;
- Offensive, derogatory, insulting or demeaning communication via any means (e.g. verbal, electronic mail, voice mail, print, social media posts, or radio); and
- Displaying pictures, graffiti or other materials that are derogatory or offensive.

Harassment Does Not Include:

- Reasonable performance of management or supervisory functions, including:
 - performance/probation reviews/appraisals,
 - performance management (including coaching, counselling, discipline),
 - organizational changes/restructuring,
 - shift/vacation scheduling,
 - work direction, and
 - work assignments/work location;
- Occasional disagreements or personality conflicts between co-workers;
- Stressful events encountered in the performance of legitimate duties; or
- A single comment or action unless it is serious and has a lasting harmful effect.

Sexual Harassment

Examples could include:

- Comments, jokes, slurs, innuendos or taunting about a person's body, attire, sex, sexual orientation, gender identity, or gender expression;
- Comments or conduct of a sexual nature (verbal, written, physical);
- Jokes of a sexual nature which cause awkwardness or embarrassment;
- Negative stereotypical comments based on gender, sex or sexual orientation;
- Gender related comments about an individual's physical characteristics or mannerisms;
- Displaying or distributing pornographic pictures or other offensive material;
- Inappropriate touching, gestures, leering, staring or sexual flirtations;
- Sexual assault (also an offence under the [Criminal Code](#));
- Persistent unaccepted solicitations for dates (including unwelcome contact subsequent to the end of an intimate relationship);
- Unwelcome solicitation(s) made by a person in a position to confer or deny a workplace benefit or advancement on the recipient; and
- Unwelcome comments or questions about a person's sex life.

Reprisal

Examples could include:

- Issuing discipline, changing work location or hours, demoting, denying of advancement or promotional opportunities, or threatening to carry out such actions if done as an act of retaliation or revenge;
- Bullying, threats, or other intimidating behaviour;
- Making false allegations of workplace misconduct; and
- Pressuring an individual to withdraw or change a complaint or witness statement.

Appendix B: Respectful Workplace Dispute Resolution and Complaint Procedures

1. Purpose

These procedures are intended to:

- a) Outline internal options available for employees to raise concerns of prohibited behaviour for resolution and/or investigation;
- b) Inform managers and supervisors of actions required to address concerns and complaints of prohibited behaviour;
- c) Inform employees of what they can expect to occur in the event they raise a concern of prohibited behaviour, or are a witness to, or accused of such behaviour;
- d) Inform employees of available supports to assist them in raising concerns of prohibited behaviour or in the event they are accused of, or witness such behaviour; and
- e) Outline actions that will be taken to prevent, correct, and remedy incidents of prohibited behaviour.

2. Definitions

For the purposes of these procedures,

- 2.1 **Complainant** – A person(s) alleging they have been subjected to prohibited behaviour under this policy.

Note: Complaints of prohibited behaviour will be accepted from any source that provides reasonable grounds for concern (e.g. witnesses, unions/associations, or other third parties). These individuals will not be considered “complainants” for the purpose of these Resolution/Complaint Procedures or the Corporation’s [Formal Investigation Process](#).

- 2.2 **Prohibited Behaviour** – Behaviour in the workplace that is prohibited by this policy (see Policy, Section 4.3 above).

- 2.3 **Respondent** – The person(s) who is alleged to have engaged in prohibited behaviour.

- 2.4 **Respectful Workplace Response Team** – Shall be comprised of the City Manager, relevant Managing Director, Director of People Services, or their designate(s), and a member of the City Solicitor’s Office.

3. Complaints Involving the City Manager/Deputy City Manager/Managing Directors/Director of People Services/Human Rights Intake Administrator

- a) Complaints received through these Resolution/Complaint Procedures alleging the City Manager has engaged in prohibited conduct (alone or in conjunction with another respondent(s)) shall be forwarded to the Director of People Services or the City Solicitor as soon as possible. Upon receipt of a complaint, the Director of People Services or the City Solicitor will immediately refer the complaint to an external third party.
- b) Complaints received through these Resolution/Complaint Procedures alleging the Deputy City Manager, a Managing Director, the Director of People Services, or the Human Rights Intake Administrator (alone or in conjunction with another respondent(s) other than the City Manager) has engaged in prohibited behaviour shall be forwarded to the City Manager as soon as possible. Upon receipt of a complaint, the City Manager will immediately refer the complaint to an external third party.
- c) The external third party will perform all the functions assigned to the Human Resources Division and/or the Human Rights Division as described in this procedure and the Formal Investigation Process.
- d) In the case of the City Manager, if the external third party determines that a formal investigation is required, they will provide the investigation report

and their recommendations, if any, to the Committee designated by the Municipal Council to deal with such matters. The Committee, after consultation with the external third party and such other external and/or internal resources as appropriate and required (e.g. external legal counsel, member of the City Solicitor's Office, Director of People Services), shall make recommendations to the Municipal Council relating to corrective and/or disciplinary actions, and the Municipal Council shall consider, adopt or otherwise deal with the recommendations from the Committee.

- e) In the case of the Deputy City Manager, Managing Directors, Director of People Services, and the Human Rights Intake Administrator, if the external third party determines that a formal investigation is required, they will provide the investigation report and their recommendations, if any, to the City Manager. The City Manager, after consultation with such other external and/or internal resources as appropriate and required (e.g. external legal counsel, member of the City Solicitor's Office, Director of People Services) will determine or, where required, will recommend to the Committee designated by the Municipal Council to deal with such matters, appropriate corrective and/or disciplinary action.

In all other respects, the Resolution/Complaint Procedures below will apply to the processing of the complaint.

4. Complaints Involving a Member of Council (Including the Mayor)

- a) Complaints received through these Resolution/Complaint Procedures alleging a Member of Council has engaged in prohibited conduct shall be forwarded to the Director of People Services as soon as possible. In the event the Director of People Services, determines that a formal investigation of the complaint is required, they will immediately refer the complaint to the Integrity Commissioner to conduct an investigation in accordance with the Integrity Commissioner's procedures. Where such a request is made to the Integrity Commissioner, the Director of People Services shall be the complainant for the purposes of the Integrity Commissioner's procedures.
- b) Where the Integrity Commissioner conducts an investigation, the Integrity Commissioner will provide results to the Director of People Services in accordance with the Integrity Commissioner's procedures. Based on the Integrity Commissioner's reporting, the Director of People Services will provide the complainant with a written summary of the findings.
- c) Where there are findings of a violation of this policy, the Director of People Services will refer the findings to the Respectful Workplace Response Team to implement appropriate corrective action to ensure the behaviour stops in accordance with section 7.4 below.
- d) As noted in Section 7.10 below, other complaint avenues for raising concerns of prohibited behaviour by a Member of Council may be available, including directly to the Integrity Commissioner as provided for in the [Code of Conduct for Members of Council](#).

In all other respects, the Resolution/Complaint Procedures below will apply to the processing of the complaint.

5. Complaints Involving Members of the Public Attending at Corporation Workplaces and/or Accessing Corporation Services

- a) The Division Manager of Corporate Security and Emergency Management, or designate, in addition to the individuals listed in sections 6.1 and 6.2 below, is available to provide advice, guidance and assistance to employees and supervisors/managers regarding available options to raise and resolve concerns of prohibited behaviour by a member of the public.
- b) The Division Manager, Corporate Security and Emergency Management, or designate, in consultation with the Human Rights Division as needed,

may also determine an appropriate informal course of action that may effectively resolve a complaint against a member of the public in a timely and fair manner as outlined in section 6.3 below. All findings of harassment, discrimination, and/or reprisal determined through informal action, as well as any corrective actions taken, shall be reported to the Human Rights Division.

- c) In addition to the Director of People Services and in accordance with section 6.5 below, the Division Manager, Corporate Security and Emergency Management or designate, in consultation with the Human Rights Division as needed, may determine that further inquiry into a complaint of prohibited conduct against a member of the public is necessary and, if so, a formal investigation of the matter will be conducted in accordance with the Corporation's [Formal Investigation Process](#).
- d) Where there are findings of a violation of this policy, corrective action shall be determined in accordance with section 7.4 below.
- e) The Division Manager, Corporate Security and Emergency Management or designate, shall report all findings of harassment, discrimination, and/or reprisal determined through formal investigation, as well as any corrective actions taken, to the Human Rights Division.

In all other respects, the Resolution/Complaint Procedures set out below will apply to the processing of a complaint against a member of the public.

6. Resolution/Complaint Procedures

There are a number of internal options available to raise and resolve concerns of prohibited behaviour under this policy, including:

- 1) Consultation – Obtaining Advice and Assistance
- 2) Individual Action – Talking to the Respondent
- 3) Informal Action – Dispute Resolution without Formal Investigation
- 4) Mediation
- 5) Formal Investigation

Whether all options are available or appropriate in a particular case will depend on the nature of the concerning behaviour and/or the parties involved. In all cases, concerns should be raised and addressed as soon as possible. Where appropriate, and especially when raised right away, individual or informal actions can bring about a quick resolution and prevent escalation of workplace disputes.

6.1 Consultation – Obtaining Advice and Assistance

Employees who believe they have witnessed or been subjected to prohibited behaviour may benefit from having access to information and advice before deciding how to proceed with a concern. Employees may consult any member of management or Human Resources or Human Rights Division staff. These individuals have responsibility to take action to resolve and stop prohibited behaviour (see Roles and Responsibilities – Policy, Section 4.4). They can provide advice, assistance, coaching, and referrals to assist employees in addressing the dispute themselves where appropriate to do so. Depending on the nature and circumstances of the concern raised, these individuals may be obligated to initiate an investigation even if the complainant does not wish to pursue that option.

The RWO is also available to provide neutral, confidential advice and information regarding available resolution and complaint options (see Policy, Section 4.4.7).

Employees who are members of a bargaining unit may also consult their Union/Association representative.

6.2 Individual Action – Talking to the Respondent

If an employee believes they are being subjected to prohibited behaviour and

there are no immediate health or safety concerns, it is recommended the respondent be told as soon as possible that their behaviour is unwelcome and must stop.

It is not necessary for the employee to advise the respondent directly. The communication may be done verbally, via e-mail, transcribed, or other suitable means. It is recommended that if the communication is done verbally, what was said, as well as the date, time and place, be documented. Human Rights and Human Resources Division staff, a Union/Association representative, any member of management, or a trusted friend may assist.

It is recommended that the complainant maintain a detailed record of incidents of prohibited behaviour, including the number of occurrences, date(s), time(s), place(s), nature of the offensive behaviour(s), names of individuals who may have observed the incidents and all actions taken.

If addressing the respondent directly could raise health or safety risks, escalate the dispute, or is not appropriate, complainants may take other resolution options outlined in these procedures.

6.3 Informal Action – Dispute Resolution without Formal Investigation

If individual action is not appropriate or if the prohibited behaviour continues after asking the person to stop, the employee shall advise their supervisor/manager or the Human Rights Division of their complaint, preferably in writing. Where the employee's supervisor/manager is involved in the complaint, the employee may advise a more senior member of management. Supervisors and managers will report all complaints of behaviour that may constitute harassment, discrimination, or reprisal to the Human Rights Division as soon as possible. When uncertain, supervisors/managers should consult the Human Rights Division for guidance.

Where the prohibited behaviour alleged is not harassment, discrimination, or reprisal, the supervisor or manager in consultation with the Human Rights Division, as needed, and with the parties to the dispute, if appropriate, may determine an appropriate informal course of action that will effectively resolve the complaint in a timely and fair manner without the need for formal investigation. If the prohibited behaviour warrants disciplinary action, the supervisor or manager must consult with Human Resources or Human Rights Division staff before issuing discipline. The supervisor or manager shall document and report to the Human Rights Division any informal action taken, including any corrective/disciplinary action(s) implemented, to resolve the complaint.

Where the alleged prohibited behaviour may constitute harassment, discrimination, or reprisal, the Director of People Services, or designate, in consultation with the Human Rights Division, and with the complainant if appropriate, will determine whether an informal course of action may be appropriate.

Circumstances in which an informal course of action may be appropriate include the following:

- i) Where the alleged misconduct is minor in nature;
- ii) Where all the facts necessary for resolution are known without the need for further inquiry;
- iii) Where no other resources or special expertise are required for an impartial and timely resolution;
- iv) Where the alleged misconduct is acknowledged by the respondent, the parties to the complaint are in agreement as to how to effectively resolve the issues, and the agreed upon resolution is acceptable to the appropriate manager(s) and the Director of People Services or designate.

Informal action may include, among other actions:

- i) Consulting, advising, meeting with and/or interviewing those involved in the complaint (i.e. an informal review/investigation);
- ii) Reviewing documentary evidence (e.g. emails);
- iii) Communication of findings to the parties to the complaint and making recommendations to remedy concerns; or
- iv) A facilitated discussion to resolve the issues.

The [Occupational Health and Safety Act](#) requires employers to conduct an investigation that is appropriate in the circumstances of all incidents and complaints of workplace harassment. Therefore options for informal action that do not include investigation will not be available for complaints of workplace harassment until after an appropriate investigation has been completed.

Where there are findings of prohibited behaviour determined through informal action, communication of those findings will be in accordance with the Communication of Findings section of the Corporation's [Formal Investigation Process](#).

6.4 Mediation

Mediation is a form of informal action. It is a voluntary process whereby the complainant and respondent meet with a trained mediator to determine whether the complaint can be resolved in a mutually satisfactory manner.

Mediation is not appropriate in all circumstances. For example, when there are allegations of severe discrimination or harassment which, if substantiated, would result in disciplinary action, or where there are potential health or safety concerns. If the Director of People Services or designate, in consultation with the Human Rights Division, deems mediation appropriate, it will be offered to the parties but will only be conducted with the consent of both the complainant and the respondent.

It is preferable that mediation be attempted prior to a formal investigation but will remain available to the parties throughout the investigation process. Where workplace harassment is alleged, mediation will only be available, if deemed appropriate, after an investigation is completed as required by the [Occupational Health and Safety Act](#).

During the mediation process, the complainant and the respondent may, if desired, be accompanied by a Union/Association representative or a trusted friend.

If a mediated settlement is reached, the terms of the settlement shall be reduced to writing and signed by the complainant, respondent and the mediator. If the settlement requires any action on the part of the Corporation, the agreement of the Director of People Services or designate will be required.

Discussions at the mediation will be treated as carried out with a view to coming to a settlement. Discussions will be treated as privileged and confidential to the full extent permitted by law.

6.5 Formal Investigation

If mediation or other informal options to resolve the complaint are not appropriate or are unsuccessful or where the Director of People Services or designate, in consultation with the Human Rights Division, determines that further inquiry is necessary, a formal investigation into the matter will be conducted.

Corporate-initiated Investigations: In circumstances where a complaint is made by someone other than the alleged victim, the Corporation may conduct a formal investigation where the Director of People Services or designate, in

consultation with the Human Rights Division, deems it appropriate, including where allegations of harassment or discrimination warrant further action/investigation or where the alleged victim does not wish to submit a complaint. The Corporation may also conduct a formal investigation where there is information to suggest the existence of an outstanding specific or systemic problem in the workplace.

Formal investigations and communication of the findings from such investigations will be conducted in accordance with the Corporation's [Formal Investigation Process](#).

7. General Provisions

7.1 Refusal to Act or Investigate

The Corporation may refuse to act or investigate or may discontinue an informal action or investigation where:

- i) The behaviour alleged, if true, would not be a breach of this policy;
- ii) The complaint is anonymous and there is insufficient information to warrant any or further steps;
- iii) The complaint is vexatious or made in bad faith (see Section 7.5 below);
- iv) Another complaint avenue has been pursued or engaged regarding the same or a related concern/complaint; or
- v) Having regard to all of the circumstances, further investigation of the matter is unnecessary.

7.2 Interim Measures

In certain circumstances such as where health or safety is at issue, it may be necessary to take immediate measures. In such a case, interim measures shall be determined by the Director of People Services, or designate, in consultation, where appropriate, with the Human Rights Division, other members of the Respectful Workplace Response Team, Corporate Security, and/or the London Police Service. Interim measures may include relocating a party, or placing a party on a non-disciplinary suspension with pay pending the resolution of the complaint or outcome of the investigation. The Division Manager, Corporate Security and Emergency Management Division, or designate, in consultation, where appropriate, with the Human Rights Division, other members of the Respectful Workplace Response Team, and/or the London Police Service, shall determine interim measures with respect to members of the public. The implementation of interim measures does not mean that conclusions have been reached relating to the allegations.

7.3 Support for Parties

The Corporation recognizes that involvement in a workplace investigation may be stressful and emotionally upsetting. Complainants, respondents, witnesses, and other affected employees may access the counselling services and support provided by the Corporation's employee assistance provider. Additionally, complainants may wish to access counselling and support through outside agencies.

Parties to a complaint also have the right to be accompanied by a support person of their choice during meetings relating to a complaint made pursuant to these procedures, including their Union/Association representative, if applicable, or a trusted friend (e.g. another manager if they are a management employee). Where the Human Rights Intake Administrator/investigator is of the opinion that the presence of the support person is inappropriate (e.g. they have a conflict) or is hindering the process, the relevant party may select another support person provided that doing so does not hinder or unduly delay the meeting/process. As these procedures are intended as an internal means of addressing prohibited

behaviour outside of more formal legal proceedings, parties are not entitled to select legal counsel as their support person.

7.4 Corrective Action and/or Disciplinary Action

Where a finding of a violation of this policy that does not constitute harassment, discrimination, or reprisal has been made, the applicable division manager, in consultation with the Director of People Services, or delegate, will determine appropriate corrective and/or disciplinary actions.

Where a finding of harassment, discrimination, or reprisal in violation of this policy has been made, the Respectful Workplace Response Team will determine appropriate corrective and/or disciplinary actions.

Where it is determined that corrective or disciplinary action is to be taken against an employee of the Corporation, such action may include the following:

- An apology
- Coaching or counselling
- Education or training
- Warning
- Suspension or leave without pay
- Demotion
- Transfer
- Termination of employment

The appropriate supervisor or manager will implement corrective or disciplinary actions to be taken against an employee.

Where it is determined that corrective action is to be taken against members of Council, volunteers (including members of Advisory Committees, Special Committees, and Task Forces), students on placements, contractors, consultants, members of the public, including clients or customers, the Corporation will take such corrective action as is reasonable in the circumstances and permitted by law to ensure the prohibited behaviour stops. This may include barring the person from Corporation facilities or discontinuing business with contractors or consultants. The Division Manager, Corporate Security and Emergency Management Division or designate will be consulted with respect to determining any corrective action to be taken against members of the public.

The Corporation may also implement any systemic remedies it deems appropriate.

7.5 Vexatious/Bad Faith Complaints

Where it is determined that the complainant has made a vexatious or bad faith complaint or an individual makes allegations knowing them to be false, the Respectful Workplace Response Team will take appropriate corrective and/or disciplinary action which may include the same corrective and/or disciplinary actions noted above.

A complaint is vexatious or made in bad faith if it is made for the purpose of annoying, embarrassing or harassing the respondent, out of spite or vindictiveness, or the complainant is engaging in improper behaviour such as fraud, deception, or intentional misrepresentation.

A complaint that is made in good faith but is not substantiated does not constitute a vexatious or bad faith complaint.

7.6 Timing of Complaint

A complaint under these procedures should be made as soon as possible after the prohibited behaviour occurred and no later than one year after the last

incident occurred unless there are reasons why it was not possible to bring it forward sooner. Where failure to make a complaint in a timely fashion affects the ability of the Corporation to conduct a full and complete investigation, the Corporation may decline to deal with the complaint.

7.7 Timing of Completion of Actions/Investigation

The Corporation will complete any informal actions or formal investigations pursuant to these procedures in a timely manner and within three (3) months from the date of receiving a complaint/initiating an investigation, unless there are extenuating circumstances (e.g. illness, complex investigation) warranting a longer period. The Human Rights Intake Administrator/investigator, supervisor, or manager responsible for handling a complaint under these procedures will update the parties to the complaint on a regular basis (approximately every two to three weeks) as to the status of their complaint and anticipated next steps.

7.8 Confidentiality

The administration of these procedures will be in accordance with the [Municipal Freedom of Information and Protection of Privacy Act](#) (“MFIPPA”). All complaints received under these procedures will be considered strictly confidential subject to the Corporation’s obligation to safeguard employees, to conduct a thorough investigation, take appropriate corrective and/or disciplinary action, or to otherwise disclose information as required by law. The parties to the complaint and any witnesses are also expected to maintain confidentiality. Unwarranted breaches of confidentiality will result in corrective and/or disciplinary action.

7.9 Complaint Records

Where an investigation results in corrective and/or disciplinary action against an employee, a record of such action will be placed in the employee’s Human Resources file. Where there is insufficient evidence to prove that prohibited conduct occurred, no record of the complaint shall be placed in the respondent’s Human Resources file.

All records pertaining to enquiries and complaints under this policy will be kept in confidential storage separate from employees’ Human Resources files. All records will be subject to the provisions of [MFIPPA](#) as noted above.

7.10 Other Avenues of Complaint

In addition to these internal resolution and complaint procedures, there may be other avenues available to pursue complaints of prohibited behaviour. Depending on the nature of the behaviour at issue and the parties involved, other complaint avenues may include an Application to the Human Rights Tribunal of Ontario, a complaint to the Ministry of Labour, an application to the Ontario Labour Relations Board, a civil action, a criminal complaint, a complaint to the Integrity Commissioner, and a grievance pursuant to the terms of an applicable collective agreement.

These resolution/complaint procedures are not intended to interfere with or restrict employees’ rights to pursue any other available avenue(s) of complaint, including pursuant to the Ontario [Human Rights Code](#) and the [Occupational Health and Safety Act](#). Where appropriate and/or required by law, the Corporation will conduct its own independent investigation into the allegations and make its own determination in accordance with this policy even when another avenue of complaint is pursued. This includes circumstances where there may be a related criminal proceeding.

London Advisory Committee on Heritage **Terms of Reference**

Role

While it is the legislative mandate of the Municipal Council to make the final decision on all matters that affect the Municipality, the role of an advisory committee is to provide recommendations, advice and information to the Municipal Council on those specialized matters which relate to the purpose of the advisory committee, to facilitate public input to City Council on programs and ideas and to assist in enhancing the quality of life of the community, in keeping with the Municipal Council's Strategic Plan principles. Advisory committees shall conduct themselves in keeping with the policies set by the Municipal Council pertaining to advisory committees, and also in keeping with the Council Procedure By-law.

Mandate

The London Advisory Committee on Heritage reports to the Municipal Council, through the Planning and Environment Committee. The purpose of the London Advisory Committee on Heritage is to lead London in the conservation of its heritage through planning, education and stewardship, and to advise the City of London on the conservation of heritage resources in the community.

The London Advisory Committee on Heritage is responsible for the following:

- to recommend and to comment on appropriate policies for the conservation of heritage resources within the City of London, including Official Plan policies;
- to recommend and to comment on the designation, under the Ontario Heritage Act, of heritage resources within the City of London;
- to recommend and to comment on the utilization, acquisition and management of heritage resources within the City of London, including those that are municipally owned;
- to recommend and to comment on cultural heritage matters;
- to review and to comment on the preparation, development and implementation of any plans as may be identified or undertaken by the City of London or its Departments where and when heritage issues may be applicable;
- to comment on legislation, programs and funding of Provincial Ministries and other governmental agencies that impact on the community's heritage resources;
- to assist in developing and maintaining an up-to-date information base on heritage resources, and to assist in the evaluation of the condition, conservation and management of those resources, on an ongoing basis, through the review of documents prepared by the Civic Administration and/or local community groups;
- to promote public awareness of and education on the community's heritage resources and the policies of the Official Plan that relate to them;
- to provide a forum for citizen input and participation on heritage issues in the City of London;
- to serve as a coordinating body for heritage initiatives in the City of London by facilitating the development of partnerships and networks among all stakeholders;
- to work in cooperation with stakeholder groups, municipal departments, other government bodies, agencies, the media, and any organizations or individuals interested in the conservation of the community's heritage resources; and
- to appoint such Ad hoc Sub-Committees or Working Groups as deemed necessary to assist in the accomplishment of the Committee's goals, purposes and objectives.

Composition

Voting Members

Fourteen members consisting of:

- Three members at large
- One representative from the Emerging Leaders Initiative
- One representative of each of the following broad sectors or spheres of interest:
 - Built Heritage (London Branch of the Architectural Conservancy of Ontario)
 - Local History (London & Middlesex Historical Society)
 - Archaeology/Anthropology (Ontario Archaeological Society, London Chapter)
 - Natural Heritage (McIlwraith Field Naturalists)
 - Movable Heritage - Archives (Archives Association of Ontario)
 - Movable Heritage - Museums & Galleries (Museum London or The Royal Canadian Regiment Museum)

- Neighbourhoods (Urban League of London)
- Development Community (London Home Builders Association)
- Urban Design Community (London Urban Design Association)
- Rural/Agricultural Community (Agricultural Advisory Committee)

Non-Voting Resource Group

One representative of each of the following:

- Heritage Planning/City's Planning Division
- Archaeologist/City's Planning Division
- Parks Planning and Design Division
- One Post-Secondary Student

Sub-committees and Working Groups

The Advisory Committee may form sub-committees and working groups as may be necessary to address specific issues; it being noted that the City Clerk's office does not provide secretariat support to these sub-committees or groups. These sub-committees and working groups shall draw upon members from the Advisory Committee as well as outside resource members as deemed necessary. The Chair of a sub-committee and/or working group shall be a voting member of the Advisory Committee.

Term of Office

Appointments to advisory committees shall, in all but one case, be for a four-year term, commencing March 1 of the first year of a Council term and ending on February 28 or, in the case of a leap year, February 29 of the first year of the following Council term. In the case of the Non-Voting Post-Secondary Student Member, the term shall be for one year, commencing March 1 of each year and ending on February 28 or, in the case of a leap year, February 29 of the following year.

Appointment Policies

Appointments shall be in keeping with Council Policy. Non-voting Post-Secondary Student Members shall be cooperatively nominated by the Fanshawe Student Union and the University Students' Council, Western University.

Qualifications

Each voting member of the Committee is an independent representative to the Committee and does not represent the concerns of only one disability or group. The members of this Committee shall work together for the purpose of developing a common approach which is reasonable and practical.

Members shall be chosen for their special expertise, experience, dedication and commitment to the mandate of the Committee in promoting and facilitating a barrier-free London to persons of all abilities. Non-voting representatives from local resource groups shall be members or employees of the organization they represent. Non-voting Post-Secondary Students shall be current students at either Fanshawe College, Western University, Brescia University College, Huron University College or King's University College.

Conduct

The conduct of Advisory Committee members shall be in keeping with Council Policy.

Meetings

Meetings shall be once monthly at a date and time set by the City Clerk in consultation with the advisory committee. Length of meetings shall vary depending on the agenda. Meetings of working groups that have been formed by the Advisory Committee may meet at any time and at any location and are in addition to the regular meetings of the Advisory Committee.

Remuneration

Advisory committee members shall serve without remuneration.

REVISED NOTICE OF PLANNING APPLICATION

Draft Plan of Vacant Land Condominium, Official Plan and Zoning By-law Amendments

101 Meadowlily Road South



File: 39CD-20502 & OZ-9192
Applicant: 2690015 Ontario Inc.

What is Proposed?

Draft Plan of Vacant Land Condominium, Official Plan and Zoning amendments to allow:

- A Vacant Land Condominium which will include 10 townhouse buildings (52 units) and 36 single detached dwellings
- All units will be served from a new private road accessed from Meadowlily Road South

LEARN MORE & PROVIDE INPUT

Please provide any comments by **January 15, 2021**

Mike Corby

mcorby@london.ca

519-661-CITY (2489) ext. 4657

Development Services, City of London, 300 Dufferin Avenue, 6th Floor,

London ON PO BOX 5035 N6A 4L9

File: 39CD-20502 & OZ-9192

london.ca/planapps

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

Steven Hillier

shillier@london.ca

519-661-CITY (2489) ext. 4014

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

Application Details

Requested Draft Plan of Vacant Land Condominium

Consideration of a Draft Plan of Vacant Land Condominium consisting of 10 townhomes (52 units) and 36 single detached dwellings, and a common element for a private access from Meadowlily Road South and private pumping station, to be registered as one Condominium Corporation.

Requested Amendment to the 1989 Official Plan

To change the designation of the property FROM Urban Reserve Community Growth TO Low Density Residential to permit the proposed Vacant Land Condominium and FROM Urban Reserve Community Growth to Open Space to provide buffering between the proposed development and abutting natural heritage features.

Requested Amendment to The London Plan (New Official Plan)

To change the designation of the property from the Neighbourhood Place Type to the Green Space Place Type to provide buffering between the proposed development and abutting natural heritage features

Requested Zoning By-law Amendment

To change the zoning from a Holding Urban Reserve (h-2*UR1) Zone to a Residential R6 Special Provision (R6(_)) Zone. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

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

Current Zoning

Zone: Holding Urban Reserve (h-2*UR1)

Permitted Uses: existing dwellings, agricultural uses, conservation lands, managed woodlot, wayside pit and passive recreation use

Height: 15m

Requested Zoning

Zone: Residential R6 Special Provision (R6-5(_)) and Open Space (OS5) Zone

Permitted Uses: single detached dwelling, semi-detached dwelling, duplex dwelling, triplex dwelling, townhouse dwelling, stacked townhouse dwelling, apartment buildings and fourplex dwelling

Special Provision(s): Additional provisions will be considered through the planning process for yard setbacks, lot coverage, density and any other provisions that may present themselves through the process.

The City may also consider, additional special provisions as determined through the process.

An Environmental Impact Study has been prepared to assist in the evaluation of this application.

This property is also the subject of an application for Site Plan Approval file SP19-115

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, which allow a limited range of uses based on the nature of their existing use as the main uses.

The subject lands are in the Neighbourhood Place Type Place Type in *The London Plan*, permitting a range of low density residential uses which includes single detached, semi-detached, duplex, converted dwellings, townhouses, secondary suites, home occupations, and group homes.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied for a Draft Plan of Vacant Land Condominium 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.

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;
- Viewing the application-specific page at london.ca/planapps; or
- Please note that this application is being circulated during the State of Emergency issued by the Province of Ontario. 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 Development Services staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

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

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Draft Plan of Vacant Land Condominium, 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. 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. The Council Decision will inform the decision of the Director, Development Services, who is the Approval Authority for Draft Plans of Vacant Land Condominium.

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 vacant land condominium, 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 vacant land condominium before the approval authority gives or refuses to give approval to the draft plan of vacant land condominium, 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 vacant land condominium before the approval authority gives or refuses to give approval to the draft plan of vacant land condominium, 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, 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

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 Draft Plan of Vacant Land Condominium



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

REAR LANE UNITS
101 MEADOWLILY RD



Front view facing Meadowlily Road

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

Heritage Impact Assessment **101 Meadowlily Development**

December 2019

Submitted to the City of London,
December 13, 2019

Project Number: TD19-592

Prepared for:
2690015 Ontario Inc.





December 13, 2019

2690015 Ontario Inc.
2333 Dauncey Crescent
London, Ontario
N5X 0M2

Attn: Azhar Choudhry

Re: 101 Meadowlily Development - Heritage Impact Assessment

I am pleased to submit a completed Heritage Impact Assessment for the housing development at 101 Meadowlily Street, London. Please do not hesitate to call me if you have any questions or if you require any clarification of the findings of the impact assessment.

Respectfully Submitted,

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

Table of Contents

1.0	Introduction
1.1	Purpose
1.2	Objectives
1.3	Limitations
1.4	Properties Introduction
1.5	Properties Features Tables
1.6	Scope of Work and Methods
1.7	Assessment Criteria
2.0	Planning Policy & Framework
2.1	Ontario Heritage Act
2.2	Provincial Policy Statement
2.3	London Official Plan
2.4	Meadowlily Area – Heritage Assessments, Designations and Policy Milestones
3.0	Historical Research, Site Analysis and Evaluation
3.1	History – Park Farm Ownership
3.2	History – Meadowlily Bridge
3.3	History of Urban Development Meadowlily Road area
4.0	Identification of Cultural Heritage Resources
4.1	Introduction
4.2	Property Attributes – Park Farm, 120 Meadowlily Rd. S.
4.3	Property Attributes – Meadowlily Bridge, 10-24 Meadowlily Rd. S.
4.4	Adjacent Streetscapes and Viewsheds
4.5	Recommendation for Protection of Heritage Resources
5.0	Proposed Development
5.1	Proposed Subdivision Site, 101 Meadowlily Road South
5.2	Proposed Townhouse Buildings
5.3	Proposed Roadscape and Viewshed
6.0	Measurement of Impact
6.1	Impact Assessment & Mitigation Matrix –120 Meadowlily
6.2	Impact Assessment & Mitigation Matrix –10 Meadowlily
7.0	Avoidance, Alternatives and Mitigation Methods
8.0	Implementation and Monitoring
9.0	Summary
	Appendices
	APPENDIX A: 120 Meadowlily Rd S (Park Farm) Designating By-Law
	APPENDIX B: 10 Meadowlily Rd S (Meadowlily Bridge) Designating By-law
	APPENDIX C: London Registry of Cultural Heritage Resources
	APPENDIX D: 120 Meadowlily Canadian Register of Historic Places
	APPENDIX E: Proposed Subdivision Development
	APPENDIX F: 120 Meadowlily Road South Photographs
	APPENDIX G: Meadowlily Bridge (10 Meadowlily Road S.) Photographs
	APPENDIX H: Record of Ownership and Occupancy

1.0 INTRODUCTION

1.1 Purpose

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

The subject property at 101 Meadowlily Road South is adjacent to 10 Meadowlily Road South (Meadowlily Footbridge) and 120 Meadowlily Road South (Park Farm). Both of the latter properties are designated under Part IV of the Ontario Heritage Act. These properties are designated based on their significant cultural heritage value as stated in the designating by-law documents.

A Heritage Impact Assessment (HIA) has been requested by the Heritage Planner to measure the effect of the proposed development on the properties at 10 and 120 Meadowlily Road South. The request is initiated under 13.2.3.1. of the Official Plan for the City of London, 1989. The London Plan, currently under LPAT review, restates the requirement for a HIA under paragraph 565. These both state that where development occurs on adjacent land, the heritage values, attributes and integrity of the protected heritage property are retained. Adjacent lands include lands that are contiguous, and that are directly opposite a protected heritage property, separated only by a laneway or municipal road.

The property owner, 2690015 Ontario Inc., has retained Thor Dingman B. Architecture Sc. Inc. (TD-BAS) to prepare the HIA for the proposed redevelopment of the property at 101 Meadowlily Road South. The HIA will form the primary rationale for assessing potential impacts to the significant cultural resources located on the adjacent designated properties. The HIA will form part of the subdivision application package for review by the City of London Heritage Planner.

1.2 Objectives

The Heritage Impact Assessment has the following objectives

1. To reassess and identify significant heritage attributes of cultural heritage value of the Meadowlily Footbridge (10 Meadowlily Rd S.) and Park Farm (120 Meadowlily Rd S.).
2. To provide background and historical overview relating to the cultural heritage resources.
3. To determine the potential negative impact of the proposed subdivision development at 101 Meadowlily Road South on the cultural heritage resource at Meadowlily Footbridge and Park Farm.
4. To provide recommendations including avoidance measures, alternative development strategies or mitigation of potential negative impacts by the proposed development.
5. To provide a strategy to implement protection of the heritage attributes over the long term.

1.3 Limitations

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

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

1.4 Property Introduction

The development property is located at 101 Meadowlily Road South, in the vicinity of Highbury Avenue South and Commissioners Road East. The land area is approximately 5.2ha/12.9ac and consists of open meadow land, a small residence, and a treed laneway and front lawn. The house is unoccupied and the surrounding agricultural fields are generally lying fallow.

The development property at number 101 lies directly across the street from 120 Meadowlily Road South. 120 Meadowlily is a designated heritage property under Part IV of the Ontario Heritage Act. The property is also known historically as Park Farm and is zoned as Open Space. The property was willed to the City of London by Harrison Fraser in 1981 as a natural area for public use.

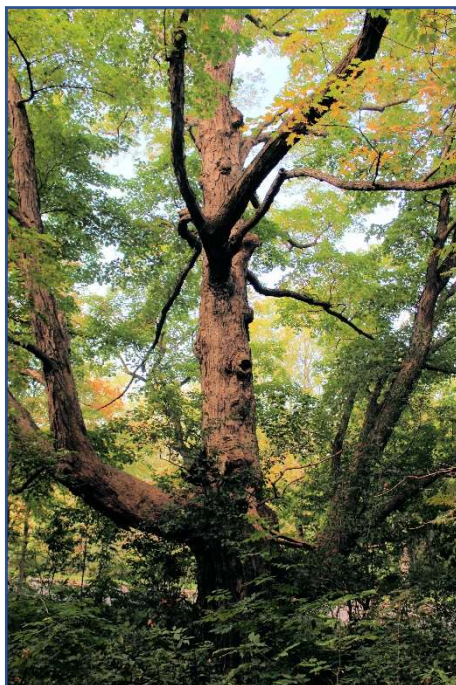


1. Illustrated aerial photograph (2019) of the heritage properties at 10 & 120 Meadowlily Rd. S., development property at 101 Meadowlily Rd. S. and the surrounding context.

A brick Regency cottage, c. 1848, and other buildings within the farmstead compound are located in the south west corner of the property. The property is approximately 40ha/100ac in size and also contains the majority of the Meadowlily Woods Environmentally Sensitive Area (MW ESA). The Meadowlily Woods ESA is managed by the Upper Thames Conservation Authority on behalf of the City of London. The property received heritage designation in 1995. This property has been identified for heritage impact assessment.

The Meadowlily Bridge (or Footbridge), which spans the Thames River South Branch, is located at the north end of Meadowlily Road South. Built in 1910, the bridge design follows a modified Warren truss pattern which is very rare in the Great Lakes region. The property containing the bridge at 10-24 Meadowlily Road South, was designated under Part IV of the Ontario Heritage Act in 2012. This property is adjacent to, and contiguous with, 120 Meadowlily Road South and has been identified for a heritage impact assessment. This land is zoned as Open Space. The bridge is open to pedestrians and cyclists only.

Meadowlily Road South begins at Commissioners Road East and extends northward, continuously without intersections, to Meadowlily Footbridge at the Thames River South Branch. As it extends northward from Commissioners Road, Meadowlily Road descends the bank of the Thames River valley and drops approximately 30m in elevation. Meadowlily Footbridge is closed to automobile traffic and Meadowlily is a dead-end street.



- 2. Century sugar maple trees at entry to Park Farm cottage.
- 3. Park Farm cottage from top of laneway.
- 4. Meadowlily Footbridge.

Meadowlily Road South extends approximately 0.8 km along the west frontage of the properties at number 10-12 and 120. The frontages of the heritage designated lands are made up of mature hardwood forests along the south end, and naturalized meadows on the north end. Adjacent to and across Meadowlily Rd. S. are six larger, rural type lots. Four of the lots contain residential buildings, two of which are occupied at No. 25 and 85, and two which are vacant at No. 101 and 65, including the development property. The property at No. 129 adjacent to the south west corner of 120 Meadowlily, is a fallow field/open meadow. The property at 17 Meadowlily Road at the north west end of Meadowlily Road South is owned by the Thames Talbot Land Trust (TTLT). This property is known as the Meadowlily Nature Preserve and is an Environmentally Sensitive Area (EAS).

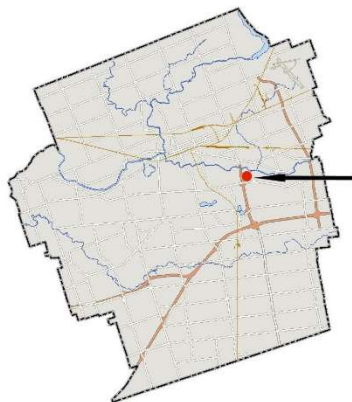


- 5. Park Farm Building Compound
- 1. House (attribute)
- 2. Verandah (attribute)
- 3. Lychgate
- 4. Dairy
- 5. Drive Shed
- 6. Walk-out level lawn
- 7. Laneway
- 8. Parking yard
- 9. Silo
- 10. Barn foundation

1.5 Heritage Property Features Table

120 Meadowlily Road South (Park Farm)	
 <p>Key Maps</p>	 <p>South elevation (view looking northward)</p>
Address	120 Meadowlily Road South, London Ontario, N6M 1C2
Ward & Planning District	Ward 14
Legal Description	CONC 1 PT LOT 14 & CON BF LOT 14 PART LOT 15R-11947 PART 1, ROLL 040640311000000
Neighbourhood	Jackson Planning District
Historical Name	Park Farm
Construction Date	Cottage c. 1848
Original Owner at Construction	William Bell
Original Use	Farm
Current Occupancy	Residence, single detached dwelling
Current Zoning	OS5 Open Space Zone Variation 5 (Natural Heritage System OP, Meadowlily Woods ESA)
Current Use	Residential dwelling, public open space
Site Dimensions	40 ha (approximate)
Building Footprint Area	208.5 m2 (2245 sq ft)
Building Height	1 Storey, (with walk out basement)
Architect / Designer	Unknown
Architectural Style	Walk-out basement c. 1930, Lychgate Regency Cottage
Additions / Alterations	Early wood framed addition on north side
Heritage Status	Part IV OHA, London By-law L.S.P.-3253-58, Feb 20, 1995
Proposed Work	Adjacent Development Proposed

10-24 Meadowlily Road South (Meadowlily Footbridge)

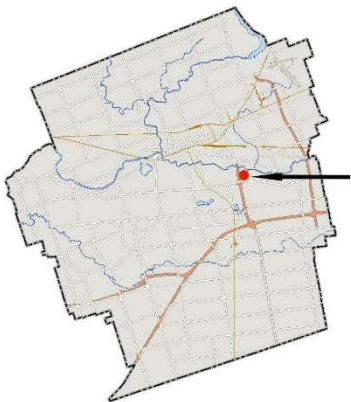



Key Maps



East elevation (view looking westward)

Address	10-24 Meadowlily Road South, London Ontario
Ward & Planning District	Ward 14
Legal Description	Meadowlily Rd S & The Road Widening as in 264064 Being PT of LTS 15&16 CON 1 & PT of LT 15 BF CON B: S/T Any Interest If Any In 642943 London/Westminster.
Neighbourhood	Jackson Planning District
Historical Name	Meadowlily Bridge
Construction Date	1910
Original Owner at Construction	
Original Use	Bridge, Farm land, potential family burial plot
Current Occupancy	Footbridge
Current Zoning	OS5 Open Space Zone Variation 5 (Natural Heritage System OP, Meadowlily Woods ESA)
Current Use	Footbridge
Site Dimensions	5 ha (approximate)
Building Footprint Area	Three bridge spans; 140 ft, 85 ft, 63 ft.
Building Height	
Architect / Designer	Isaac & Levi Crouse
Architectural Style	Modified double Warren truss
Additions / Alterations	Restoration and restriction to footbridge. 2012
Heritage Status	Part IV OHA, London L.S.P. 3427-299, Oct 9, 2010 (By-law 3422-235 repealed)
Proposed Work	Adjacent Development Proposed

101 Meadowlily Road South – Proposed Subdivision	
 <p>Key Maps</p>	 <p>Bird's eye view looking northward (Google Earth)</p>
Address	101 Meadowlily Road South, London Ontario, N6M 1C3
Ward & Planning District	Ward 14
Legal Description	CON BF PT LOT 15 PT LOT 16
Neighbourhood	Jackson Planning District
Historical Name	
Construction Date	
Original Owner at Construction	
Original Use	Farm
Current Occupancy	Residence, single detached dwelling, vacant
Current Zoning	h-2 UR1 – Holding Natural Heritage System, Urban Reserve
Current Use	Residential dwelling
Site Dimensions	5.2ha (approximate)
Building Footprint Area	100m ² (approximate)
Building Height	1 Storey
Architect / Designer	
Architectural Style	Cottage
Additions / Alterations	
Heritage Status	None
Proposed Work	demolition

1.6 Scope of Work & Methods

The scope of work has been compiled to firstly, revisit the cultural heritage values and attributes of the designated properties at 10 & 120 Meadowlily Road South, and secondly, to identify potential negative impacts on those contributing heritage attributes resulting from the new proposed subdivision development at 101 Meadowlily Road South.

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

A visual assessment of the physical configuration of the designated properties and surrounding area was conducted on October 1st and 2nd, 2019, including a visual review of the built elements and improved grounds. The review is limited to viewpoints at normally accessible ground levels, or from other levels that are typically accessible. Many elements of the Park Farm cottage interior are listed in the designation by-law, however the interior has been excluded from this HIA as they are isolated from the development site by the building envelope. The interior was not accessed or reviewed.

The nearest point of the adjacent development is located at a distance of approximately 130m from the cottage. The interior elements are therefore well isolated from any direct impacts from development on adjacent lands. Interior elements are important to the complete identification of heritage value and in place of access, existing documentation of the cottage interior will be relied upon.

- on-site review of the designated properties and built heritage resources
- on-site review of the surrounding grounds and area context
- photographic records of resources and context
- site plan and building footprint plans
- property features assessment from existing municipal GIS data base
- topographic measurements from existing sources
- review and analysis of relationship between designated properties and adjacent property
- review of special related management policies and reports
- assessment of viewsheds, shadows, and obstruction

Historical research on the property with has been completed using the following resources;

- Ownership through Ontario Land Registry Office Title search – see ABHBA 2010
- The London Room, London Public Library
- Western University Map Library
- photographic records

1.7 Assessment Criteria

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

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

1. The property has **design value or physical value** because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
 2. The property has **historical value or associative value** because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
 3. The property has **contextual value** because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.
- O. Reg. 9/06, s. 1 (2).

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

2.0 PLANNING POLICY & FRAMEWORK

2.1 Ontario Heritage Act

The properties at 10-24 & 120 Meadowlily Road South are designated Under Part IV of the Ontario Heritage Act and their heritage attributes to be conserved and are protected from demolition and negative impact. The properties are listed on a Register required to be kept by the City of London. A copy of the by-laws is attached in Appendices A, B & C.

2.2 Provincial Policy Statement

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

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

2.6.3 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 following definitions are provided under the Ontario Provincial Policy Statement 2014 (PPS);

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).

Significant: means in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

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.

Adjacent Lands: means for the purposes of policy 2.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

2.3 London Official Plan

On December 28, 2016, the Province approved The London Plan with modifications. Portions of The London Plan are currently under appeal before the Local Planning Appeal Tribunal (LPAT).

DESIGN

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

Note: The above section is subject to LPAT Appeal PL170100 – November 13, 2019

INDIVIDUAL HERITAGE PROPERTIES

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

STRATEGIES/PROGRAMS

570_ For the purposes of cultural heritage protection and conservation, City Council may adopt a number of specific strategies and programs, including:

12. Conservation plans and management protocols for municipally-owned heritage resources.

2.4 Meadowlily Area - Heritage Assessments, Designations and Policy Milestones

The two designated properties at 10 and 120 Meadowlily Road form an integral part of a natural area known as the Meadowlily Woods ESA. The MW ESA is connected to UTRCA designated areas to the east of Park Farm and to the Meadowlily Nature Preserve to the west. The Meadowlily Road area has been the subject of several studies and conservation initiatives over many decades. Many of the cultural heritage attributes of Park Farm are intertwined with the natural features within the property boundaries. Therefore, a partial list is provided below of the related material for future reference and review with respect to managing potential negative impacts to the heritage attributes. The management policy of the MW ESA is currently under review.

1981 120 Meadowlily willed to the City of London by Harrison Fraser to be continuously used as a public recreation space, together with a modest endowment for the maintenance of the buildings.

1988 Meadowlily Master Plan, by Michael Leonard Landscape Architect

- 1992** Park Farm Heritage Landscape Assessment, by Wendy Shearer Landscape Architect Ltd
- 1993** Historical Assessment of the Homestead at Park Farm; Harrison Fraser Estate, by Ron Koudys Landscape Architect Inc.
- 1995** 120 Meadowlily Rd S (Park Farm) – Property designated under the OHA
- 2009** Meadowlily Secondary Plan and Municipal Class Environmental Assessment (EA) initiated by London City Council
- 2010** Archaeological and Built Heritage Background Assessment, Meadowlily Area Plan, (draft) Golder & Associates, on behalf of AECOM Canada Ltd., for the City of London
- 2012** 10 Meadowlily Rd S (Meadowlily Bridge) – Property designated under the OHA
- 2013** Meadowlily Footbridge Restoration and Re-Opening
- 2019** Meadowlily Woods Environmentally Significant Area Conservation Master Plan – Phase 1, by natural Resource Solutions for the City of London

3.0 HISTORICAL RESEARCH, SITE ANALYSIS and EVALUATION

3.1 History – Park Farm Ownership

Simon Zelotes Watson, a land agent, was authorized by the Governor-in-Council to lay out a road in Westminster Township for settlers to be brought from Lower Canada. In 1810 Watson completed the survey of lands on either side of the Base Line, including lots north of Concession 1 and on the Broken Front Concession 1 (BFC 1), north of Base Line. Watson was disaffected by Col. Talbot's barring of American settlers on these lands and he came to carry a personal grievance towards him. This escalated so that eventually Watson was placed under peace bond. Watson left to fight on the American side during the war of 1812 and did not return to Westminster Township to continue his survey and land settlement work. It is thought Watson participated in raids on properties in Westminster in retaliation to his foiled plans of bringing American pioneers. The remaining southern part of Westminster Township was surveyed after the War of 1812 by Mahlon Burwell.

Abel B. Sumner's name, along with the year 1817, is found labeled on BFC Lots 14 and 15 on the 1857 Westminster Township map (Map 7.). Abel B. Sumner was born in 1793 and came to Westminster Township from New Brunswick along with his sister Rebecca (b1799) and brother William Augustus (b1815) (Delaware and Westminster Townships Honouring our Roots, Vol 1). Excavation by the Museum of Archaeology determined that the AfHh-92 (see ABHBA 2010) site was the original homestead of William Sumner, and was occupied from 1817 until 1841. The archaeological site was mitigated as part of the development of the City Wide Sports Park in 1993.

After receiving patent to Lots 14 and 15, Concession 1 from the Crown in 1835, the first recorded transfer in ownership is through "bargain and sale" from Abel B. Sumner to Herman Landan of 200 acres in 1841. Landon was an United Empire Loyalist and had received a land grant from the Crown, although it appears he did not settle there. The second transfer is from William A. Sumner to William W. Gray in the same year for 122 acres, which is the approximate size of Park Farm.

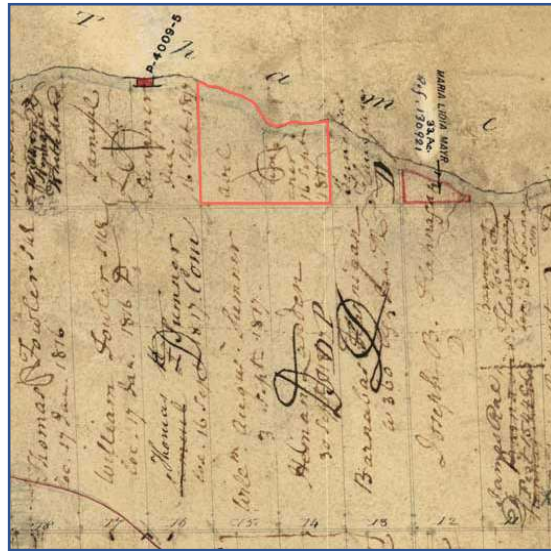
In 1849 William A. Sumner sells 22 acres of the northerly part of Lot 14 and 15 CONC 1 to William Bell. Although curiously, even though the acreage does not match Park Farm, this is likely the beginning of Bells presence on the land. In the Tremaines Map of Upper Canada of 1862, Lots 14 and 15 of the broken front show the name W. Bell (Map 8.).

There is some evidence of legal trouble with the granting of "application to quiet title" for 100 acres by the courts to Bell in 1867. This could possibly harken back to the transaction of the 22 acres in 1849. With the land secure, William Bell names the property "Park Farm". William Bell died in 1877 and the Westminster Township Atlas of 1878 now shows Park Farm belonging to the "Heirs of Wm. Bell". The Bell family continues their ownership of the property for 58 years first with William's son, William Jr., and then with Elizabeth F. Parry, William Bell's daughter. Park Farm eventually leaves the Bell family when Elizabeth sells the property to Maxwell D. Fraser in 1907. The property subsequently stays with the Fraser family as a summer residence until it was deeded to the City of London in 1983.

The maps below illustrate the early ownership and the patterns of development. By 1847 a grist mill was operating on the north side of the Thames River, opposite to the future Park Farm (Map 6.). Farmers from Westminster would need to cross the Thames river to get their grain milled. This would require a bridge crossing at the same location where Meadowlily Bridge is located today.



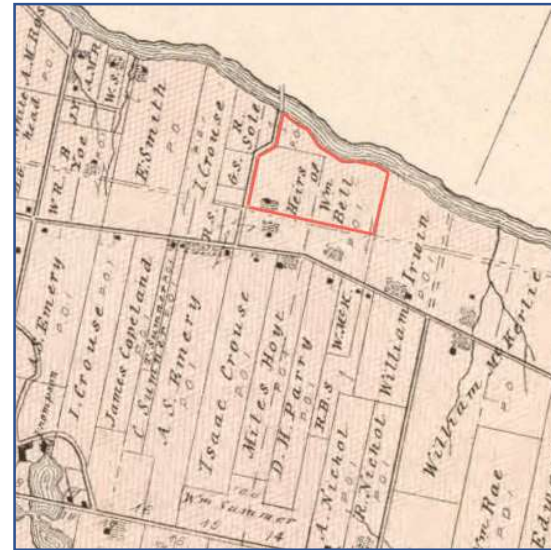
6. Map of London Township 1850. A bridle path is shown on the map on the north side of the Thames River across from Park Farm that would connect with Hamilton Road and



7. Map of Westminster Township 1857. Broken front Lots 14 & 15 south of the Thames are labeled "Adel Sumner".



8. Remaines Map of Upper Canada 1862 now showing William Bell.



9. Westminster Atlas Map of 1878 now labeled Heirs of William Bell.

Ownership & Occupancy Table		
1817	Middlesex Township Map 1857	Abel B. Sumner with 1817 on 1857 map
1835	CONC 1 LOT 14 WM Book 1	Patent, Feb 28 1835, The Crown
1841	CONC 1 LOT 14 WM Book 1	Abel B. Sumner and wife - to Herman Landon 200 acres, all of lot
1846	CONC 1 LOT 15 WM Book	(illegible) to William A. Sumner 200 acres, all of lot
1849	LOT 14 & 15 CONC 1 WM Book	William A. Sumner to William Bell 22 acres
1857	BFC LOT 14 Middlesex Twp Map	Abel B. Sumner with 1817 on 1857 map
1867	BFC LOT 14 Middlesex Book 5	Cert. of Title, Court of Chancery to William Bell 100 a.o.l.
1877	ABHBA	William Bell Sr. died 1877. William Jr. bought all shares
1888	BFC LOT 14 Middlesex Book 5	William Bell Jr. takes Mortgage with James H. Fraser
1895	BFC LOT 14 Middlesex Book 5	Deed, William Bell Jr. to Eliza Fanny Parry a.o.l.
		James H. Fraser, brother of Maxwell D Fraser, appears several times as a mortgage holder for William Bell starting in 1888
1907	BFC LOT 14 Middlesex Book 5	Deed, Eliza F. Parry to Maxwell D. Fraser a.o.l. for 2100.00
1918		Maxwell D. Fraser dies
1953	BFC LOT 14 Middlesex Book 5	Grant from Canada Trust Co. executor Maxwell D. Fraser to Harrison G. Fraser
1983	BFC LOT 14 Middlesex Book 5	Grant from Estate of Harrison G. Fraser to City of London

The Bell Family Park Farm 1849-1907

The following information has been taken from the Archeological and Built Heritage Background Assessment Meadowlily Area Plan, 2010 by Golder Associates;

Immigrants from Britain, William Bell and his wife Mary were already resident in Westminster Township in 1840, when they bought property on Broken Front Lot 20. He was probably attracted to the land on Lots 14 and 15 because of its larger size and because of its very scenic location. It was the Bells who gave the name Park Farm to their new home, and they seem to have valued both the agricultural and aesthetic aspects of the property. As was typical of the period, the Bells carried on a mixed farming operation. The brick house recorded in the 1851/1852 Census report was unusual for the area at that date, both in its substantial brick structure and in its purposely picturesque siting. William and Mary had five children: William Jr., Thomas, Elizabeth Fanny, Edward John, and Frederick. Something of the family's pride in their farm can be deduced from the fact that, when two of the sons died, Edward John in 1872 and William Jr. in 1895, their tombstones identified them not only by lineage but also by their association with the family estate: both were described as "sons of William and Mary Bell of Park Farm, Westminster" (Tausky 1992, 1993: 4). The advertisement placed in the London Advertiser of 26 August 1875 also vaunts the scenic as well as the practical virtues of the property, and the asking price reflects the high valuation attributed to their farm by its owners:

For sale - "PARK FARM," Westminster, 3 miles from London. Beautifully situated on the River Thames, near the Meadowlily Mills, . . . comprising 125 acres more or less. 50 acres arable, 30 acres wood, remainder in grass, a good orchard. Brick cottage, 40 by 37 feet, 5 bedrooms, drawing and living rooms, kitchen, pantry, cellar, etc.; 2 barns, horse and cow stables; granary, driving shed; etc. 2 or 3 never failing springs of water. Price \$8,500

William Bell, Sr. appears to have been the advocate for selling the farm. The will he left when he died in 1877 contained instructions for selling the farm and dividing the assets among the remaining members of his family. Instead, William Jr. bought all shares in the farm and, despite some financial setbacks and a series of mortgages, he continued farming there until 1890 when he and his mother moved to Toronto (note that the land is labelled as belonging the "Heirs of William Bell" in the Atlas map of 1878, Figure 6). Eliza Parry (née Elizabeth Bell), who had married into the family owning land in Lot 14, Concession 1 south of Commissioners Road, bought Park Farm, thus keeping it in the family until it was sold to Maxwell Fraser in 1907 (Land Records, Westminster Township. Lots 14, 15, BF and Concession 1; Tausky 1992, 1993: 4, 7).

The Fraser Family 1907-1983

The following information has been taken from the Archeological and Built Heritage Background Assessment Meadowlily Area Plan, 2010 by Golder Associates;

Maxwell David Fraser, descended from a pioneer Westminster family, became a prominent member of the legal and financial communities in London and the surrounding area. A barrister with the firm of Elliot and Fraser (later Fraser and Moore), he served as President of the Western Ontario Bar Association, President of the Free Press Printing and Publishing Company, a director of the London and Western Trust Company, and a member of the London Railway Commission. With a fine house in town at 529 Princess Avenue, he followed the popular trend among contemporary members of London's most prosperous families by buying a summer residence along the Thames River: Park Farm. While his own family's use of Park Farm was at first mainly recreational, David Fraser, as he was known to his family, was also interested in farming the property; according to family friend Alan Bryant, he retained from his childhood a nostalgic attitude towards farms. He hired a tenant to oversee the agricultural aspect of the estate, and until 1915, when a house was purpose built for the tenant, the tenant lived in the main house. The Frasers used the property as an intermittent campground, when they stayed in a small wooden camp structure, they called the "Bunny Burrow" (Tausky 1992, 1993: 5, 6).

David Fraser died in 1918. His two eldest sons during the following decade, one from influenza and one from tuberculosis, so that the youngest son, Harrison, came to own the estate from the mid-twenties to his own death in 1981. Harrison joined his father's legal firm, and like his father, served as President of the Middlesex Law Association. A lifetime bachelor, he lived with his mother Bessie until her death in 1954, and afterward continued to occupy both the Princess Avenue family home and Park Farm. He continued to keep tenants who oversaw a prosperous dairy operation, but in 1938 he and his mother also remodelled the main house, to give it the character of a country estate rather than a country cottage and to allow more elaborate entertaining. It was undoubtedly an extension of Bessie Frasers hospitable attitude that led her to express the wish in her will that Park Farm eventually become a public park. Harrison carried out her wish in his own will, bequeathing Park Farm to the City of London on condition that the City undertake "to maintain it in perpetuity as a public park with free access thereto to the public at appropriate times, i.e. hours" (Land Records, Westminster Township, instr. 593344).



10. Archival photograph of Maxwell D. Fraser in front of the cottage at Park Farm. The wrap around verandah was added by Fraser along with a walk-out basement on the south side. From the Fraser Personal papers, compliments of Alan Bryant..



11. Archival photograph of the brick cottage at Park Farm. This view is from the northwest and down slope. Note the well manicured and expansive lawn. From the Fraser Personal papers, compliments of Alan Bryant..



12. Tinted photograph of the Fraser's garden, northeast of the house. From the Fraser Personal papers, compliments of Alan Bryant..



13. Photograph of the cow pasture below the barn at Park Farm. From the Fraser Personal papers, compliments of Alan Bryant..

Park Farm Cottage 1848

The only heritage building described in the designating heritage by-law is the Regency cottage, c. 1848, which is placed most beautifully atop a rolling slope. The deliberate siting is quite striking and the placement affords downslope vistas across lawns to the north west and north. The view from the front door extends to the forest canopy at the edge of the west lawn.

The cottage is located approximately 100m (330ft) from Meadowlily Road and 50m (165ft) from the south property line, adjacent to a farm field. The approach to the cottage begins with two cast gate posts at the laneway entry along Meadowlily Road. The gravel laneway curves upwards through massive sugar maples and mature hardwood forest to emerge at the cottage grounds. The ascension is almost ceremonial in effect with the cottage sitting like a temple at the apex of the slope.

The cottage is constructed of load bearing clay brick and local squared stone foundation and is 37 ft wide and 40 ft deep. The generally rectangular has a brick wing extending eastward at the northeast corner. The roof is a typical hip shape with a 4:12 pitch providing a humbling low profile and is covered with sawn cedar shingles that most certainly have been renewed. The roof contains two chimneys, the southern chimney is quite large and was modified by the Fraser family.

The front elevation follows a three-bay pattern with the front entry on axis with the centre hall plan. The front door contains four panels door and sidelights. The sidelights contain three lights and a lower wood infill panel. The windows on either side of the front door are unusually wide and feature three sets of double hung sashes. The middle sash is over double the width of the flanking sashes. This window configuration has been repeated on the 1930's walk-out level on the lower east wall. Other windows around the cottage are the more typical double hung, six over six design.

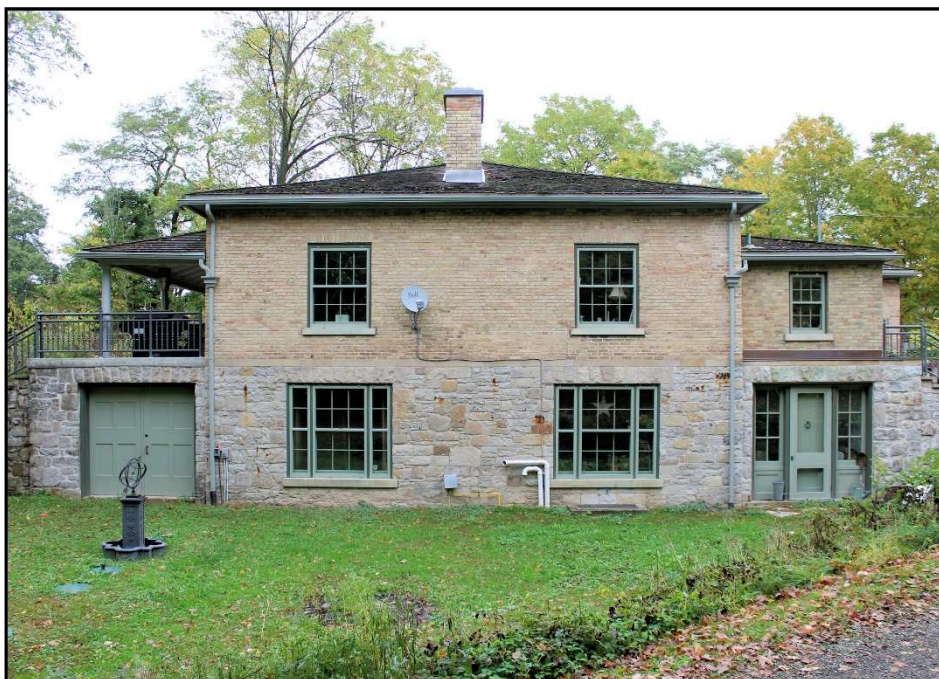
A gracious verandah was added by the Fraser family to the west and north side of the cottage and is supported by simple yet elegant tapered columns. The verandah follows the pitch of the cottage roof and the painted framing is exposed to view. The floor of the verandah has been replaced with poured concrete. A wood sided, frame addition has been constructed at the rear of the cottage on the north side at the end of the north verandah. It has been suggested that this was used as an attached privy at one time.

The renovations carried out by the Fraser family include a major excavation to the south grade to create a walk-out level basement. This creates a type of courtyard bordered between the house and the upward sloping laneway. The exposed wall has been carefully crafted with squared limestone topped by a belt course of cut sandstone. Here the design of the front windows of the house have been replicated. With the excavation a series of stone steps have been added to access the main level of the cottage from the basement level courtyard.

The exterior of the cottage is found to be in a well cared for condition. Other noteworthy structures include a Lychgate, c.1930s, a dairy, also apparently c. 1930s., a drive shed and the ruins of a barn and silo. However, these structures are not named in the heritage designation.



14. The front (west) elevation of Park Farm cottage from the front lawn.



15. The south elevation of Park Farm cottage from the top of the laneway. The walk-out level lower level or basement was added in the c. 1930.



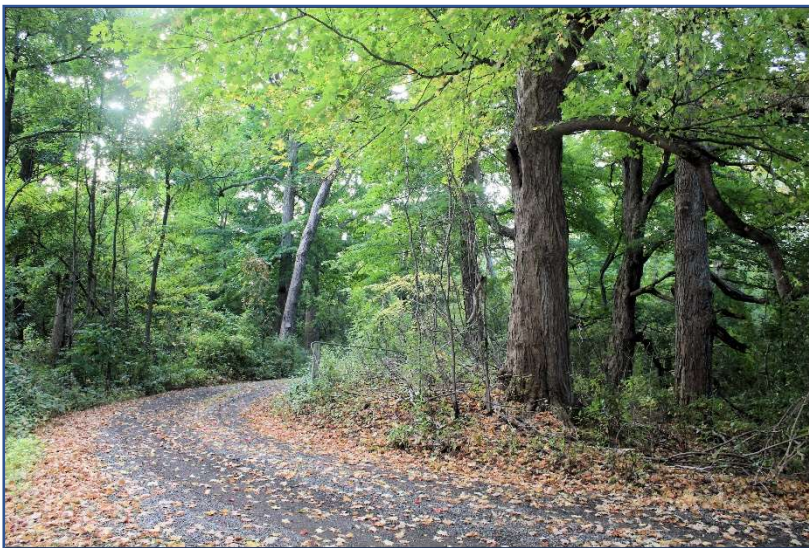
16. The rear (east) elevation of Park Farm cottage and lychgate viewed from the rear yard.



17. View looking northward and into the front cottage verandah. The front entry is to the right.



18. Front door of Park Farm cottage. The front door and entry is described in the designating heritage by-law attributes.



19. View looking southward and up the sloping laneway from Meadowlily Road South. The laneway is named in the designation by-law as contributing to the rural context and historic landscape character of Park Farm.



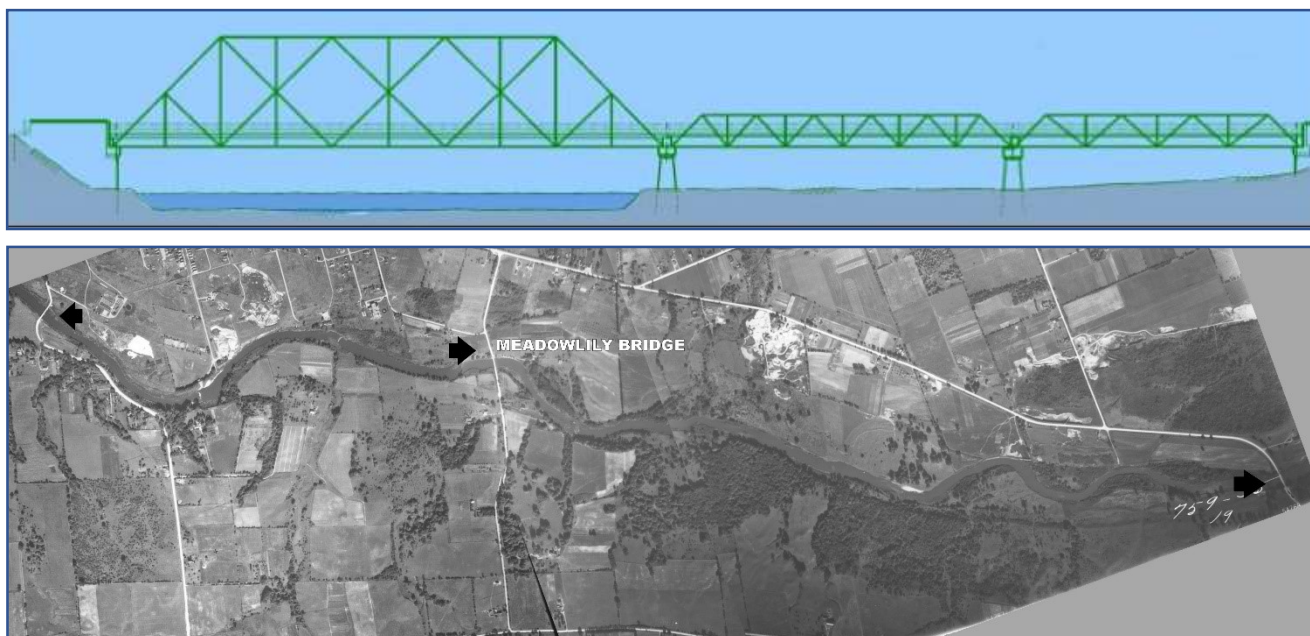
20. Cast masonry gate posts, likely from the beginning of the 20th century, mark the ascent up to Park Farm cottage.

3.2 History – Meadowlily Bridge

With the support of local land agent and property owner Col. Thomas Talbot, the establishment of a mill just east of the current bridge would support and sustain settlement of the surrounding land on both sides of the river. By 1847, and perhaps earlier, Shepherd’s Mill was operating here, and was powered by a millpond which took advantage of a natural overflow channel or ‘false river’ on the north bank. The earliest record of a bridge is “Shepherd’s Bridge, which had somehow miraculously survived a spring freshet in 1851. The same flood had knocked out London and Westminster bridges.

A map of London Township from 1850 shows a bridle path starting at Hamilton Road and heading southeast to the mill and presumably, to the river crossing. The aerial photograph below from 1942 shows that Meadowlily Bridge remained an important local crossing for many years between the 5km stretch between Hamilton Road and Thompson road river crossings.

The Meadowlily Bridge that stands today was constructed by prolific local bridge builder, Isaac Crouse in 1910. Crouse, who along with his son Levi, resided only a few lots away from the Meadowlily crossing in Westminster Township. The metal bridge utilizes a Warren type through-truss and is a rare bridge form in the Great Lakes region. The bridge consists of a main span of 140 feet and two flood plane spans of 85 and 63 feet.



21. (top) Meadowlily Bridge elevation diagram showing the main span and two flood plane spans, With the so called through-truss design the road bed literally runs through the interior of the truss. Credit: HistoricBridges.org

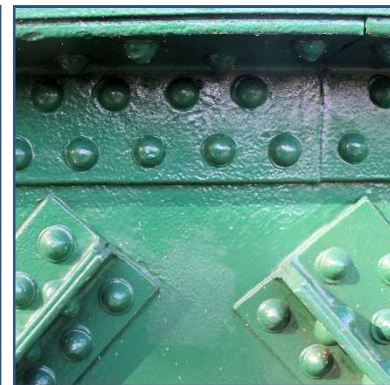
22. (bottom) Archival aerial photograph from 1942 showing Meadowlily Bridge 3.2km downstream from Hamilton Road bridge to the east and 2.0km upstream from the Thompson Road Bridge. The site of Meadowlily Bridge has served as an important local crossing for over 160 years.

The wonderfully poetic name of Meadowlily may possibly be credited to the operator of the adjacent mill, William Plewes. Plewes was described by the Railway and Steamship Publishing Company as an “energetic and a thoroughly competent man of business: he is widely known and highly respected”. With a keen sense of marketing, Plewes named his mill brands as ‘Tip-Top’, “Plewes Extra” and “Meadow Lillie”. The meadow lily or Canada lily (*lilium canadense*) is a native flower ranging from Ontario to Nova Scotia. Today the name perfectly captures the pastoral beauty of the meadows surrounding the Park Farm cottage and throughout the Meadowlily Woods area.



23. (upper left) Meadow Lily or Canada Lily (*lilium canadense*).
 24. (upper right) View of the north east meadow at Park farm.
 25. Archival photograph of Meadowlily Bridge c. 1915
 Credit: Delaware and Westminster Township Honour Our Roots Vol.1

The utility of the engineering design represents the leading technology of its day. The lattice work of the steel truss members expresses the structural forces that must be resolved to support heavy loads over a long span. The pure utility of this form transforms the structure into an iconic silhouette within the landscape of the Thames River corridor and celebrates the crossing of a river which can today often be taken for granted.



26. (top) Meadowlily Bridge main span viewed from the south east bank of the Thames River.
 27. (lower left) Meadowlily Bridge is now restricted to pedestrian and bicycle traffic and is popular to access Meadowlily Woods ESA
 28. (lower middle) Main span of Meadowlily Bridge viewed from on the road bed from the south.
 29. (lower right) Bridge connection detail showing interesting hot rivet construction pattern.

3.3 History of Urban Development – Meadowlily Road Area

The aerial photograph below from 1942 shows land use was predominately agricultural with established wooded areas. Rural roads connect dispersed farmsteads and acreages. Park Farm, although well treed, is fairly open with well defined fields, pastures and meadows. At the time of the aerial photograph, Maxwell Fraser had owned and operated Park Farm at 120 Meadowlily as both a summer residence and a working farm for 35 years.

Meadowlily Bridge was located 3.2km downstream from Hamilton Road bridge to the east and 2.0km upstream from the Thompson Road Bridge to the west and was an essential river crossing point for local traffic. However, Meadowlily Road would not likely have been high traffic route.

It is worth noting the parcel of land at Commissioners Road East and Meadowlily Road appears to a single acreage and residential subdivision had not yet occurred.



Aerial photograph 1942

30. Archival aerial photograph from 1942 with the development and designated properties highlighted. The land use in the area of Meadowlily Road is entirely rural agricultural. Note that Park Farm's fields, pastures and meadows are mostly cleared and predominantly open, crossed by with several treed ravines and open woodlands to the east.

In 1961 London expanded its borders massively with the second largest area of annexation to date. With this annexation Meadowlily Road area would be within the City of London municipal boundary which now extended to south of the 401. This annexation laid the planning framework for expansion of urban development into the Meadowlily area

The next significant development occurred with the construction of the Highbury Avenue expressway which opened as a four-lane, grade-separated expressway in 1966. The expressway is an essential commuter route between London and St Thomas and provides important access to highway 401. Further plans for the expressway were prevented by local opposition and the Highbury Avenue expressway now terminates on the north end at Hamilton Road and at the 401. Off and on ramps at Commissioners Road East provides efficient connections for vehicles to the transportation network within the city.

The corner of Commissions and Meadowlily Roads now show the development of several residential acreages. Little other urban development is evident from the aerial photograph.



Aerial photograph 1967

31. Archival aerial photograph from 1967 showing little change other than the newly completed Highbury Avenue expressway.

In the intervening 50 plus years since the completion of the Highbury Avenue expressway, urban development has occurred beyond the immediate Meadow Road area. These areas include residential neighbourhoods south of Commissioners Road and west of Highbury Avenue Expressway.

In 1989 London City Council took action on the recommendations of the Meadowlily Woods Master Plan with the establishment of the Upper Thames River Conservation Authority as the lead agents in the development of the Meadowlily Woods Natural Area. This area is approximately 60ha (148ac) in size and is one the largest Environmentally Sensitive Areas (ESA) in the City of London. The Park Farm and Meadowlily Bridge property comprise approximately a quarter of the Meadowlily Woods ESA area. The MW ESA again form part of a larger tract of natural environment identified by the UTRCA. A Conservation Master Plan Phase 1 for Meadowlily Woods ESA was completed in 2019 and is currently under review.

The City Wide Sports Complex is adjacent to Park Farm's southern boundary and was recently redeveloped in 2010. The new Meadowlark Ridge residential subdivision is currently under construction and is located adjacent to Park Farm's southeastern corner.



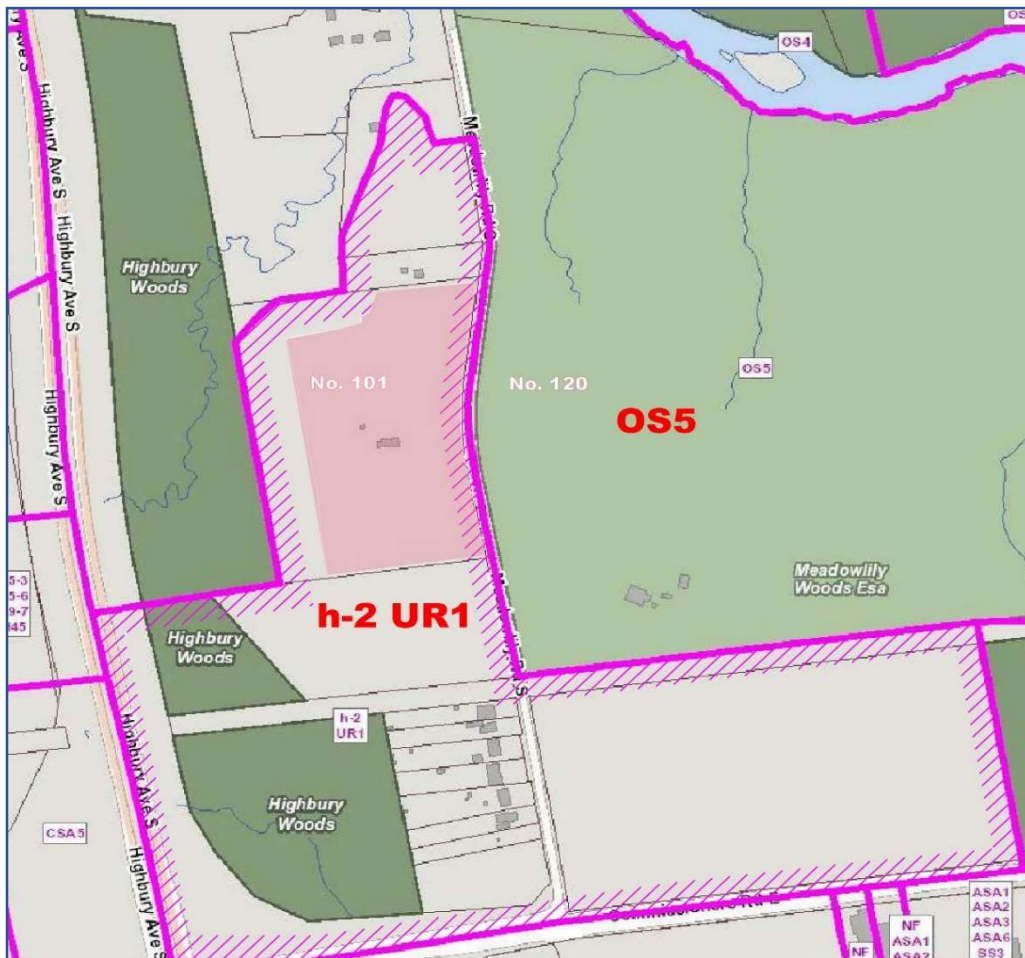
Aerial photograph 2017

32. Contemporary aerial photograph from 2017 showing significant urban residential and commercial development west of Highbury and south of Commissioners Road East. Other than a few larger residential lots at the south end of Meadowlily Road, and the new City Wide Sports Park, little development has occurred since early European settlement. The new Meadowlark Ridge residential subdivision is now being constructed south east of Park Farm and east of the Sports Park.

Since the area was annexed by the City of London almost 60 years ago, the low-density residential use of the land along Meadowlily Road has remained stable. During this time approximately a half dozen half-acre residential lots have developed on the west side of the road at the south end of Meadowlily Road, adjacent to Commissioners Road East. The current zoning for the property at 120 Meadowlily Road, the Meadowlily Nature Preserve and the Highbury Woods area is Open Space (OP). The current zoning for the remaining land adjacent to Park Farm, running along Meadowlily Road, is Urban Reserve (UR). The purpose of Urban Reserve is to protect large tracts of land from premature subdivision and development in order to provide for future comprehensive development.

The UR zone currently covers a distance of approximately 1.0km along the west and south edges of the 120 Meadowlily Road property. The development property at number 101 borders approximately 270m (885 ft) along Meadowlily Road, opposite to Park Farm.

Meadowlily Road South is a dead-end street. It is quiet and rural in character and is a popular walking and bicycling route connecting south and north routes via the Meadowlily Footbridge.



33. The above City of London zoning map shows existing zoning for the development land as within h-2 UR1 – Holding Natural Heritage System, and OS5- Open Space Zone Variation 5 (Natural Heritage System OP, Meadowlily Woods ESA). The UR1 Zoning anticipates future development adjacent to the west and south perimeter of Park Farm.

4.0 IDENTIFICATION OF CULTURAL HERITAGE RESOURCES

4.1 Introduction

The property at 120 Meadowlily Road South, historically known as Park Farm, was designated under the Ontario Heritage Act in 1995. The designating by-law as provided by the City of London can be found in the attached Appendix A. Two copies of the by-law have been provided which differ slightly in content. For the purpose of this report it has been assumed document 'A-2' is a draft copy and document 'A-1' is the final by-law. Further investigation is required by the Municipality to confirm this assumption.

Since this property's cultural heritage value or interest (CHVI) has been established, evaluation to determine heritage value is not required as part of this HIA. The interior attributes have been excluded in the scope of the HIA as directed by the Municipality's Heritage Planner.

The property at 10-24 Meadowlily Road South, also known as Meadowlily Bridge or Footbridge, was designated under the Ontario Heritage Act in 2012. The designating by-law as provided by the City of London can be found in the attached Appendix B. Since this property's cultural heritage value or interest (CHVI) has been established, evaluation to determine heritage value is not required as part of this HIA.

Since the time Park Farm was designated in 1995, the Municipality's recognition of the cultural heritage value of the vicinity has continued. This interest resulted in the completion of an "Archaeological and Built Heritage Background Assessment" report for the Meadowlily Area in 2010 (MA-ABHBA). Following the completion of the report, Meadowlily Bridge was designated two years later in 2012. The MA-ABHBA report contains additional information that expands the understanding of the cultural heritage value of the two designated properties. However, with the exception of the Meadowlily Bridge property designation, no additional steps for heritage conservation under the Ontario Heritage Act, or within the Municipal or Provincial policy framework, have been acted upon. This HIA will reference relative information contained in the MA-ABHBA as it relates to the heritage resources identified in the designating by-laws. This report gratefully acknowledges the work by Golder Associates and their consultant team.

4.2 Property Attributes - 120 Meadowlily Road South (Park Farm)

The property at 120 Meadowlily Road South was designated under Part IV of the OHA in 1995 for design reasons, historical reasons, and contextual reasons. The property is approximately 40ha in land area bordering the Thames River South Branch to the north and Meadowlily Road to the west. The rolling land slopes towards the river and is cut by several creeks and deep ravines which separate several transitional meadows. The one storey brick cottage is “one of the finest examples of a regency villa in London”. The following heritage attributes are presented in tabular format.

1.	Design Value or Physical Value - 120 Meadowlily Road S. (Park Farm)
1.1	One storey Cottage – central-hall plan, white brick Regency style cottage c. 1848s. One of the finest examples of a Regency villa in London.
1.2	Style – the Cottage retains most of its Regency features.
1.3	Design evolution – illustrates the evolution of a Regency cottage from 1840’s to today including 1930’s alterations as a summer residence.
1.4	Setting – the Cottage is beautifully situated in a rural setting, on a hill with a panoramic view to the northwest. This is characteristic of a rural villa.
1.5	Picturesque farmstead – placement of the Cottage in rolling country side surrounded by historic mixed farm as a summer residence expresses deliberate aesthetic ideal of a rural villa.
1.6	Exterior brick – salmon colour and fieldstone foundation
1.7	Verandah – on north and west sides with simple columns typical of Regency style
1.8	Front door – four panel door with sidelights and lower panels
1.9	Doors – French doors on north side
1.10	Chimney – large brick chimney on the south side
1.11	Windows – original six over six panes with sidelights

1.12	Masonry - all windows and doors have simple brick voussoirs
1.13	Tenant Farm House - contributes to defining the physical layout of the farm site. (now demolished, date unknown).

2.	Historical Value or Associative Value - 120 Meadowlily Road S. (Park Farm)
2.1	William Bell - a farmer from England arrived in Westminster Township in the mid-1830s.
2.2	William Bell - sited and built the substantial brick Regency cottage and named the property Park Farm.
2.3	William Bell - purchased the farm and lived there with his wife Mary and five children until his death in 1877.
2.4	Bell family - two generations developed and practiced a diverse mixed farm on well suited land including dairy and sheep operations.
2.5	M.D. Fraser - a prominent London barrister of Fraser & Moore law firm purchase Park Farm in 1907 for a summer residence.
2.6	M.D. Fraser - a descendant of a pioneer Westminster Township family.
2.7	M.D. Fraser - Pres. Western Ontario Bar Association, Pres. Free Press Printing and Publishing, director London and Western Trust Company, member London Railway Commission

3.	Contextual Value - 120 Meadowlily Road S. (Park Farm)
3.1	Rural setting - The context of the house is crucial for maintaining a sense of the original rural setting
3.2	Original farm site - from Meadowlily Road eastward the 40ha parcel of land which includes the original farm site, the lawns to the northwest and laneway off Meadowlily Road all contribute to the verisimilitude of a historic landscape
3.3	Tenant farmers house - a component of the farm site. A wood simple frame house with thematic aspects in conveying social relationships encountered in early farm life (now demolished, date unknown)
3.4	Mix farming - containing: sugar maple and hardwood forest, pastures, meadows, cultivated fields, sheep grazing
3.5	M.D. Fraser - he retained from his childhood a nostalgic attitude towards farms. He retained Park Farm as a working farm after his purchase for a summer residence.

4.3 Property Attributes - 10-14 Meadowlily Rd S. (Meadowlily Bridge)

The property at 10-24 Meadowlily Road South was designated under Part IV of the OHA in 2012 for design reasons, historical reasons, and contextual reasons. Meadowlily bridge was constructed in 1910 to replace a former wood truss bridge. Along with Blackfriars Bridge (built in 1875, designated in 1992) and King Street bridge (built in 1897, designated in 2016), the Meadowlily Bridge is one of the very few through-truss bridges that were once common in the London Area. The property is approximately 5ha in land area bordering the Thames River to the north, Meadowlily Road South to the west and Park Farm to the south. Since this property's cultural heritage value or interest (CHVI) has been established, evaluation to determine heritage value is not required as part of this HIA.

1.	Design Value or Physical Value – Meadowlily Bridge - 10-24 Meadowlily Road S.
1.1	Pattern – Lateral bracing between the top cord of the main truss span forms an "X" pattern between two pairs of truss diagonals and a diamond pattern at each portal.
1.2	Detailing – The span members are built-up sections, riveted together and they are connected by riveted gusset plates at each junction.
1.3	Composition – the two smaller pony truss spans present a contrast to, and emphasis the larger main span.

2.	Historical Value or Associative Value - Meadowlily Bridge - 10-24 Meadowlily Road S.
2.1	Engineering – Built in 1910, the modified Warren through-truss constructed of iron/steel.
2.2	Rarity – Meadowlily Bridge is one of only three iron/steel bridges remaining in the London area.
2.3	Rarity – The modified Warren through-truss design is very rare in the Great Lakes Region.
2.4	Inscriptions – Dates and inscriptions memorialize people who were involved with the construction of the bridge. At the south end, east side is inscribed "Meadowlily Bridge, Levi Crouse". At mid-span inscribed on the deck is "R. Piper, Inspector".
2.5	Historical Figure – Meadowlily Bridge was built by Isaac Crouse, a London pioneer, farmer, bridge builder, millwright, and contractor who is renowned as also building the Blackfriars Bridge and the king Street Bridge in London.

2.6	Historic Family - Due to failing health Isaac Crouse left completion of the bridge by his son Levi.

3.	Contextual Value - Meadowlily Bridge - 10-24 Meadowlily Road S
3.1	Early Development - Meadowlily Bridge as essential for the transport of grain to the grist mill east of the bridge and the movement of goods and people from Westminster Township to London.
3.2	Rural character - The scale and span are evocative of the mature, rural character of the area and is suitably in proportion to the narrower width of Meadowlily Road.

4.4 Adjacent Roadscape and Viewsheds

The roadscape and viewsheds along Meadowlily Road adjacent to the heritage designated properties are characterized by a mature, rural landscape and are free of urban development. The east side of Meadowlily Road is bordered by a very old, mature sugar maple and hardwood forest providing a dense canopy when in leaf. On the west side of the road are fields, meadows, individual trees, hedgerows and gated laneways.

The development property at 101 Meadowlily has an old hedge row of mature white cedar trees in the middle section of the property frontage. These no longer have a handsome shape due to heavy trimming and old age. The development property is opposite the Park Farm laneway entry and concrete gate posts. The designating by-law identifies the value of the Meadowlily Road;

“The context of the 1848 house is crucial for maintaining a sense of the original rural context. From Meadowlily Road eastward a parcel of land which includes the original farm site, the lawns to the northwest and laneway off Meadowlily Road all contribute to the verisimilitude of a historic landscape”



34. (upper left) View looking north along and down Meadowlily Road South, adjacent to the southern end of Park Farm. 35. (upper right) View looking south and up Meadowlily Road South from the foot of Meadowlily Bridge. 36. (lower left) The gate posts and entrance to Park Farm's laneway opposite the proposed subdivision. 37. (lower right) View to the development site at 101 Meadowlily Road South from the entry to Park Farm showing and the existing hedge row of mature cedar trees.

Further along Meadowlily Road is the approach to Meadowlily Bridge which has the same mature rural character as the Park Farm section. North of the development property, on the west side of Meadowlily Road are three residential acreages, one which has been demolished. The Road terminates at the foot of Meadowlily Footbridge, with the entrance to Meadowlily Woods ESA to the east and to the Meadowlily Nature Preserve to the west.



38. No 85 Meadowlily Road S.



39. No 65 Meadowlily Road S.



40. No 25 Meadowlily Road S.



41. Entrance to Meadowlily Woods ESA trailhead east of Meadowlily Rd.



42. Entrance to Meadowlily Nature Preserve west of Meadowlily Road.



43. Walking trail bridge in Meadowlily Woods ESA.

4.5 Recommendation for Protection of Heritage Resources

The scope of the HIA is to assess potential impacts of the proposed development on the heritage attributes of cultural heritage value or interest as designated for Meadowlily Bridge and Park Farm. The designating by-law at for Meadowlily Bridge was written in 2010 and provides for the guidance, protection and reasons for the preservation of the cultural heritage resource.

The designating by-law for Park Farm was written in 1995 and provides for the identification, protection and reasons for the preservation of the cultural heritage resources of the Park Farm cottage. The by-law also states the rural setting and views as being crucial to the context of the Park Farm cottage. In view of the transition of the Meadowlily area from rural/natural to urban, revisiting and updating of the designation by-law, and consideration of other heritage policies for the area surrounding Park Farm, may provide greater clarity in defining and managing the attributes that define the rural setting. Planting of native trees around Park Farm on adjacent lands and road allowances would buffer the newly evolving urban edges and contribute to maintaining a rural setting for Park Farm, Meadowlily Bridge, and Meadowlily Woods ESA.



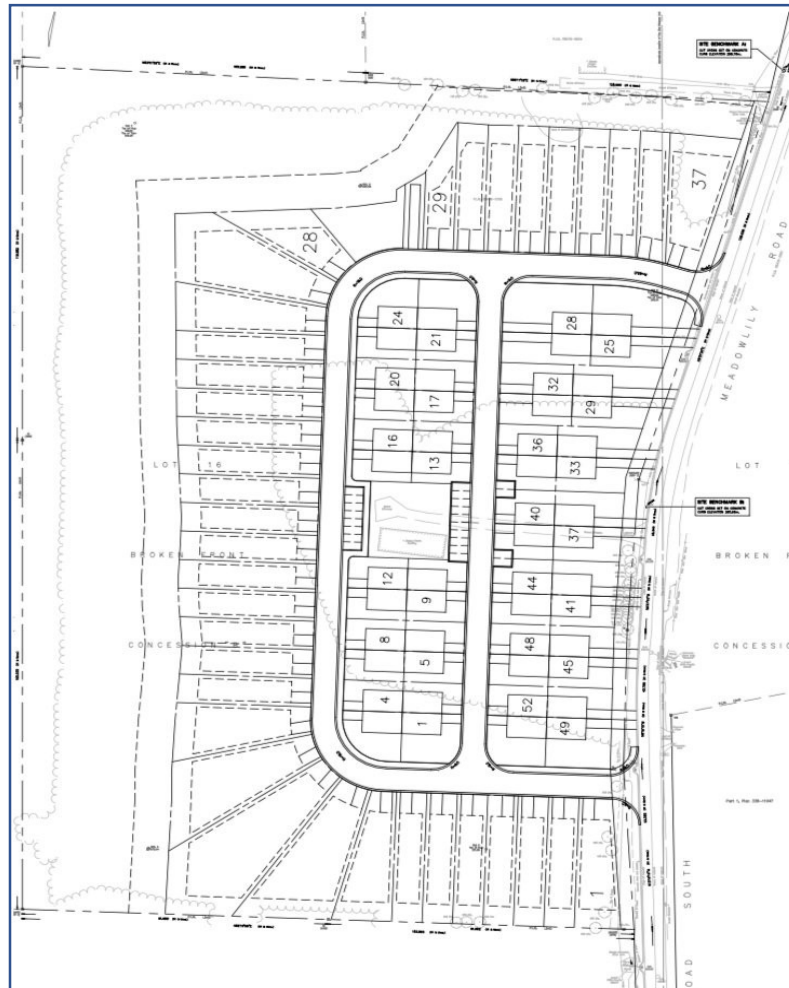
44. Aerial photograph overlay map showing the development site at 101 Meadowlily Road, Park Farm, Meadowlily Bridge, and the surrounding natural environment lands. A suggested native tree buffer will contribute to maintaining the rural context of Park Farm and the “verisimilitude of a historic landscape”.

5.0 PROPOSED DEVELOPMENT

5.1 Proposed Subdivision Development

The proposed site of the plan of subdivision at 101 Meadowlily Road South is approximately 5.2ha/12.9ha in area and will consist of a cluster of 37 single detached dwellings, as well as a cluster of 13 4-unit townhouse buildings. The single detached dwellings will be developed on freehold lots, whereas a vacant land condominium will be created within the subdivision for the townhouses. In total 87 new dwelling units are proposed. The site at 101 Meadowlily is opposite to the gateposts and laneway entrance to Park Farm.

Twenty-six of the detached, freehold lots have a frontage of approximately 9.75m (32ft), and a lot depth of 32-42m (105-137ft). The remainder of the detached, freehold lots range from approximately 10-12m (33-40 ft). The freehold detached dwellings lots are laid out on the outside of a 'U' shaped street plan. The closed 'U' shaped street plan connects to Meadowlily Road South at each the north and south ends of the parcel.



45. Plan of proposed subdivision at 101 Meadowlily Road South.

5.2 Proposed Townhouses

The 13 townhouse buildings are 3 storeys high and are located within the remaining land defined by the 'U' shaped street plan, with one additional street serving the townhouse interior frontages. The streetscape facing Meadowlily Road will be fronted by seven 4-unit townhouse buildings, each with a building width of approximately 13.6m (44.6 ft) wide and a building height of 10.5m (35 ft). The townhouses layout is in a back-to-back, semi-detached configuration.



46. East elevation of proposed 4-unit townhouse (top left), 47. Proposed subdivision plan detail of townhouse frontages along Meadowlily Road South opposite Park Farm entrance, shaded in colour (right), 48. Rendering of

Seven of the 4-unit townhouses will have street frontages along Meadowlily Road South. A total of 14 townhouse units will face east towards the Park Farm property across the Meadowlily Road. At the north and south ends of the development the side yard of a single detached dwelling will face Meadowlily Road. The proposed townhouses are set back from the Meadowlily Road South street allowance by 3.05m (10 ft). A street allowance increase along the development is requested by the municipality of 10m from the road allowance centre line.

5.3 Proposed Roadscape Viewshed

The existing views up and down Meadowlily Road South are of a mature, rural landscape. The view along Meadowlily Road is bordered on the east side by the mature sugar maples and hardwood forests, and on the west side with fields, meadows, individual trees, driveway gates and hedgerows. These characterize Park Farm’s rural setting. When the forest is in full leaf it is not possible to see the Park Farm cottage from Meadowlily Road. When the leaves are down the Park Farm cottage is partly visible through the forest. The cottage is approximately 120m distance from the closest building site and is above the development site in elevation by 10m.

A road widening of Meadowlily Road will move the property line to the west. The proposed townhouse cluster along Meadowlily Road are setback from the new property line by a minimum of 3.03m.



- 49. Proposed subdivision plan detail with identified view points (left).
- 50. View "A" looking south along Meadowlily Road and proposed townhouse frontages (top right).
- 51. View "B" from Meadowlily Road to Park Farm cottage through woodland.

6.0 MEASUREENT OF IMPACT

6.1 Impact Assessment & Mitigation Matrix -120 Meadowlily

1.	Design Value or Physical Value - 120 Meadowlily Road S. (Park Farm)	
1.1	One storey cottage – central-hall plan, white brick Regency style cottage c. 1848s. One of the finest examples of a Regency villa in London.	<u>No potential impact</u> to the contributing resource.
1.2	Style – cottage retains most of its Regency features.	<u>No potential impact</u> to the contributing resource.
1.3	Design evolution – illustrates the evolution of a Regency cottage from 1840’s to today including 1930’s alterations as a summer villa.	<u>No potential impact</u> to the contributing resource.
1.4	Setting – the Cottage is beautifully situated in a rural setting, on a hill with a panoramic view to the northwest. This is characteristic of a rural villa.	<u>Potential negative impact.</u>
1.4.1	<p>Potential Negative Impact:</p> <p>.1 The proposed medium density townhouses and detached housing along Meadowlily Road will increase urban activity including movement, lighting, and noise. This has a potentially negative impact the on the authenticity of the rural setting.</p> <p>.2 The proposed medium density townhouses and detached housing along Meadowlily Road will be visible from the Park Farm cottage during part of the year when the forest is not in leaf. This has a potentially negative impact on outward views.</p>	
1.4.2	<p>Discussion:</p> <p>.1 The term ‘setting” can be defined as “that in which something is set: a frame; environment”. The visual setting can include significant views or vistas to or from a protected heritage property. The Park Farm’s significant heritage attributes identified by its design value, historic value and contextual value, is only fully understood through its placement or setting on the land. The mixed farmstead, surrounded by natural environment lands, provides the setting for a profound connection between the cultural and natural landscapes and the Cottage.</p> <p>.2 The proposed development configuration introduces a stark and sudden contrast between the historic rural setting of Park farm and the proposed urban settlement across Meadowlily Road.</p>	

	<p>.3 Legislation within Part IV of the Ontario Heritage Act conserves the heritage attributes by inscribing them within the designated property boundaries. The inability of the property to buffer itself from adjacent developing urban fabric within its setting, thereby diminishes its heritage attributes. This impact can result in the isolation and perceived museumification of Park Farm.</p>	
<p>1.4.3</p>	<p>Mitigation:</p> <p>.1 Elevation – The proposed development is approximately 10m below the Park Farm Cottage. This diminishes the impact of the west and northwest view from the Cottage.</p> <p>.2 Buffering – Methods should be employed to reduce the visual impact of the proposed development from the Cottage. Buffering methods may include boulevard landscape planting of trees and shrubs using native species on the west side of Meadowlily Road.</p> <p>.3 Setbacks – Provide adequate townhouse setbacks and road widening to allow for effective buffering on the west side of Meadowlily.</p> <p>.4 Lighting – Provide lighting design that controls and prevents lighting bleed and glare onto Park Farm.</p> <p>.5 Attenuation – Methods to attenuate sound from the proposed development through landscape planting and buffering shall be developed. However, attenuation wall barriers should not be employed.</p> <p>.6 Attenuation – the increase in forest mantel around the Highbury Woods and Meadowlily Nature Preserve as identified in the Environmental Impact Study (EIS) for the proposed development will be a positive contribution to attenuating sound on Park Farm from the Highbury Expressway.</p>	
<p>1.5</p>	<p>Picturesque farmstead – placement of cottage in rolling country side surrounded by historic mixed farm expresses deliberate aesthetic of a villa in the rural landscape.</p>	<p><u>Potential negative impact.</u></p>
<p>1.5.1</p>	<p>Potential Negative Impact, Discussion and Mitigation:</p> <p>Same as described in 1.4.3</p>	
<p>1.6</p>	<p>Exterior brick – salmon colour and fieldstone foundation</p>	<p><u>No potential impact</u> of the contributing resource.</p>
<p>1.7</p>	<p>Verandah – on north and west sides with simple columns typical of Regency style</p>	<p><u>No potential impact</u> of the contributing resource.</p>

1.8	Front door – four panel door with sidelights and lower panels	<u>No potential impact</u> of the contributing resource.
1.9	Doors – French doors on north side	<u>No potential impact</u> of the contributing resource.
1.10	Chimney – large brick chimney on the south side	<u>No potential impact</u> of the contributing resource.
1.11	Windows – original wood six over six panes with sidelights	<u>No potential impact</u> of the contributing resource.
1.12	Masonry – all windows and doors have simple brick voussoirs	<u>No potential impact</u> of the contributing resource.
1.13	Tenant Farm House – contributes to defining the physical layout of the farm site. (now demolished, date unknown).	<u>No potential impact</u> of the contributing resource.

2.	Historical Value or Associative Value - 120 Meadowlily Road S. (Park Farm)	
2.1	William Bell - a farmer from England arrived in Westminster Township in the mid-1830s.	<u>No potential impact</u> of the contributing resource.
2.2	William Bell - sited and built the substantial brick Regency cottage and named the property Park Farm.	<u>No potential impact</u> of the contributing resource.
2.3	William Bell - purchased the farm and lived there with his wife Mary and five children until his death in 1877.	<u>No potential impact</u> of the contributing resource.
2.4	Bell family - two generations developed and practiced a diverse mixed farm on well suited land including dairy and sheep operations.	<u>No potential impact</u> of the contributing resource.
2.5	M.D. Fraser - a prominent London barrister of Fraser & Moore law firm purchase Park Farm in 1907 for a summer residence.	<u>No potential impact</u> of the contributing resource.
2.6	M.D. Fraser - a descendant of a pioneer Westminster Township family.	<u>No potential impact</u> of the contributing resource.
2.7	M.D. Fraser - Pres. Western Ontario Bar Association, Pres. Free Press Printing and Publishing, director London and Western Trust	<u>No potential impact</u> of the contributing resource.
2.8	Suggestion: Street naming - an opportunity exists in the development to commemorate the Bell and the Fraser family name for their contribution to the City of London.	

6.2 Impact Assessment & Mitigation Matrix -120 Meadowlily

3.	Contextual Value - 120 Meadowlily Road S. (Park Farm)	
3.1	Context – the context of the 1848 house is crucial for maintaining a sense of the original rural setting	<u>Potential negative impact.</u>
3.1.1	<p>Potential Impact:</p> <p>.1 The proposed medium density townhouses and detached housing introduces a stark and sudden transition between urban settlement and Park Farm along the Meadowlily Road. This erases the original rural context.</p> <p>.2 The proposed medium density townhouses and detached housing introduces a stark and sudden contrast between an urban landscape and a rural/natural landscape. The contrast increases the sense of isolation of the designated property from the rural context and adds to the museumification of Park Farm along the Meadowlily Road viewshed.</p>	
3.1.2	<p>Discussion:</p> <p>.1 The term “context’ can be defined as that which surrounds, influences and gives meaning. As defined by Regulation 9/06, context is important in defining, maintaining or supporting the character of an area. The properties’ physical, functional, visual and historical context link the heritage resource to its surroundings.</p> <p>.2 Legislation within Part IV of the Ontario Heritage Act conserves the heritage attributes by inscribing them within the designated property boundaries. The inability of the property to buffer itself from surrounding development thereby diminishes the context and its heritage attributes. This impact can result in isolation of the heritage attributes from its context and contributes to museumification of Park Farm.</p>	
3.1.3	<p>Mitigation;</p> <p>.1 Buffering – Methods should be employed to reduce the impact and visual contrast of the proposed development. Buffering methods may include boulevard landscape planting of trees and shrubs using native species on the west side of Meadowlily Road.</p> <p>.2 Setbacks – Provide adequate townhouse setbacks and road widening to allow for effective buffering on the west side of Meadowlily.</p> <p>.3 Gates – The proposed subdivision gates should be of a sympathetic design, material and scale to the rural setting of Park Farm and Meadowlily Road. Large walls and massive gate posts are not appropriate. Refer to the scale of the existing gate posts to Park Farm. Do not copy the existing gate design but, re-interpret in a complimentary, rather than a strongly contrasting style.</p> <p>.4 Lighting – Provide lighting design that controls and prevents lighting bleed and glare onto Park Farm.</p>	

<p>3.2</p>	<p>Historic landscape – from Meadowlily Road eastward the 40ha parcel of land which includes the original farm site, the lawns to the northwest and laneway off Meadowlily Road all contribute to the verisimilitude of a historic landscape</p>	<p><u>Potential negative impact.</u></p>
<p>3.2.1</p>	<p>Potential Impact: The proposed medium density townhouses and detached housing introduces a stark and sudden transition between urban settlement and Park Farm along the Meadowlily Road negatively impacts the verisimilitude of a historic landscape.</p>	
<p>3.2.2</p>	<p>Mitigation:</p> <p>.1 Townhouse building massing – massing of the buildings should be articulated to break down the potential monotony of a streetscape of seven buildings in a row sharing identical footprints.</p> <p>.2 Townhouse roof lines – roof lines should de-emphasis the three storey height where possible and should delineate multiple eave lines heights.</p> <p>.3 Townhouse building design – architectural design should harmonize with rural and natural surrounding rural landscape of Park farm and Meadowlily Woods ESA. Building design may incorporate rural Ontario vernacular language but should avoid weak imitations. A visually complex design and rhythm is critical to soften the monotony of seven buildings in a row sharing identical footprints.</p> <p>.4 Setbacks – Provide adequate townhouse setbacks and road widening to allow for effective buffering on the west side of Meadowlily Road.</p> <p>.5 Buffering – Methods should be employed to reduce the impact and visual contrast of the proposed development. Buffering methods may include boulevard landscape planting of trees and shrubs using native species on the west side of Meadowlily Road.</p> <p>.6 Entry Gates – massive gate posts that are typical of contemporary residential subdivision entry ways are not appropriate for this location. The proposed subdivision gates should be of a sympathetic design and material and should be scaled to the rural setting of Park Farm and Meadowlily Road. Refer to the scale of the existing gate posts to Park Farm. Do not copy the existing gate design but, re-interpret in a complimentary style, rather than a strongly contrasting style.</p> <p>.7 Fencing and Walling – Large precast concrete walls that are typical of contemporary residential subdivision entry ways are not appropriate for this location. Opaque fencing and walls cut off views to open space beyond and are not appropriate. Opening more typical of rural areas are appropriate.</p> <p>.8 Storm Water Infrastructure – where possible avoid or minimize industrial scaled storm water structures and facilities and integrate naturalized landscaping. Avoid large areas of rip-rap, and buffer raised catch basins where possible.</p>	

3.3	<p>Tenant farmers house - a component of the farm site. A wood simple frame house with thematic aspects in conveying social relationships encountered in early farm life (now demolished, date unknown)</p>	<p><u>No potential impact</u> of the contributing resource.</p>
3.4	<p>Mix farming - containing: sugar maple and hardwood forest, pastures, meadows, cultivated fields, sheep grazing</p>	<p><u>No potential impact</u> of the contributing resource.</p>
3.5	<p>M.D. Fraser - he retained from his childhood a nostalgic attitude towards farms. He retained Park Farm as a working farm after his purchase for a summer residence.</p>	<p><u>No potential impact</u> of the contributing resource.</p>

1.	Design Value or Physical Value – Meadowlily Bridge - 10-24 Meadowlily Road S.	
1.1	Pattern – Lateral bracing between the top cord of the main truss span forms a "X" pattern between two pairs of truss diagonals and a diamond	<u>No potential impact</u> of the contributing resource.
1.2	Detailing – The span members are built-up sections, riveted together and they are connected by riveted gusset plates at each junction.	<u>No potential impact</u> of the contributing resource.
1.3	Composition – the two smaller pony truss spans present a contrast to, and emphasis the larger main span.	<u>No potential impact</u> of the contributing resource.

2.	Historical Value or Associative Value - Meadowlily Bridge - 10-24 Meadowlily Road S.	
2.1	Engineering – Built in 1910, the modified Warren through-truss constructed of iron/steel.	<u>No potential impact</u> of the contributing resource.
2.2	Rarity – Meadowlily Bridge is one of only three iron/steel bridges remaining in the London area.	<u>No potential impact</u> of the contributing resource.
2.3	Rarity – The modified Warren through-truss design is very rare in the Great Lakes Region.	<u>No potential impact</u> of the contributing resource.
2.4	Inscriptions – Dates and inscriptions memorialize people who were involved with the construction of the bridge. At the south end, east side is inscribed "Meadowlily Bridge, Levi Crouse". At mid-span inscribed on the deck is "R. Piper, Inspector".	<u>No potential impact</u> of the contributing resource.
2.5	Historical Figure – Meadowlily Bridge was built by Isaac Crouse, a London pioneer, farmer, bridge builder, millwright, and contractor who is renowned as also building the Blackfriars Bridge and the King Street Bridge in London.	<u>No potential impact</u> of the contributing resource.
2.6	Historic Family – Due to failing health Isaac Crouse left completion of the bridge by his son Levi.	<u>No potential impact</u> of the contributing resource.
	Discussion: A street naming opportunity exists in the development to commemorate the Crouse family name and their contribution to the City of London.	

3.	Contextual Value - Meadowlily Bridge - 10-24 Meadowlily Road S	
3.1	Early Development - Meadowlily Bridge as essential for the transport of grain to the grist mill east of the bridge and the movement of goods	<u>No potential impact</u> of the contributing resource.
3.2	Rural character - The scale and span are evocative of the mature, rural character of the area and is suitably in proportion to the narrower	<u>No potential impact</u> of the contributing resource.

7.0 AVOIDANCE, ALTERNATIVES & MITIGATING METHODS

The land at 101 Meadowlily Road South has been designated in the London Plan for future urban development within the settlement borders of the municipality. The density and configuration of the proposed subdivision reflects the resolution of many practical constraints to ensure a feasible project. As laid out by the London Plan, development of 101 Meadowlily falls with the area designated *neighbourhoods* place type. With an abundance of surrounding natural and cultural heritage, the area in and surrounding 101 Meadowlily Road South also provides an opportunity to inspire a unique vision for the beginning of a new neighbourhood place type. With this motivation in mind, avoidance and alternative measures are not applicable options and are not considered.

Mitigation of the potentially negative impacts involve several methods to be developed in the detailed design of the subdivision layout, landscape design, buffer design, and building design. These methods are focused along Meadowlily Road, along the east road frontage of the development property. The recommended roadway buffering is aimed at limiting the impact of increased urban density onto the Park Farm cottage at 120 Meadowlily and on the rural context of the western edge of Park Farm.



52. Aerial photograph overlay of the proposed development and Park Farm illustrating the recommended roadway buffering strip along the subdivision frontage.

8.0 IMPLEMENTATION AND MONITORING

The Heritage Impact Assessment report will be submitted to the City of London for review and approval by the City's Heritage Planner as part of the subdivision plan approval process. Upon the review and approval of the HIA by the Heritage Planner, the final recommendations for mitigation of potential negative impacts on the designated heritage resources may be attached to the Site Plan Agreement for implementation.

The recommendations contained in this HIA are general in scope. It is anticipated that, during the completion of the detailed design phase, the HIA recommendations will be incorporated where feasible. The proposed roadway buffer may partly take advantage of the municipal road allowance and coordination with the municipality will be required.

The HIA recommendations will be monitored through the subsequent submission of detailed subdivision designs to the municipality. Through the administration of the Site Plan Agreement and the building permit application stage, monitoring of the recommended mitigating measures can be completed.

9.0 SUMMARY

The proposed plan of subdivision at 101 Meadowlily Road South is approximately 5.2ha/12.9ha in area and consists of a cluster of 37 single detached dwellings, as well as a cluster of 13, 4-unit townhouse buildings. Seven of the 4-unit townhouses will have street frontages along Meadowlily Road South. A total of 14 townhouse units will front onto Meadowlily Road South.

The purpose of this Heritage Impact Assessment (HIA) report is to assess the potential negative impact of the proposed subdivision development on the designated heritage property at 120 Meadowlily Road, also known as Park Farm, and on Meadowlily Bridge at 10 Meadowlily Road. Park Farm is located directly across Meadowlily Road, east of the development. Meadowlily Bridge is located 300m north of the development property and adjoins the Park Farm property. Therefore, Meadowlily Bridge has been included in the scope of the HIA.

Meadowlily Road South starts at Commissioners Road East, then extends northward for approximately 1.0km, terminating in a dead end at Meadowlily Footbridge and the Thames River. The neighbourhood character along the west side of the road is rural residential with fewer than a dozen detached dwellings. Along the east side, Meadowlily Road borders a farm field for 0.2km, and then for 0.8km, it continues along the woodland edge of Park Farm to Meadowlily Bridge and the Thames River. The Park Farm laneway is the only driveway entrance along the east side of the road.

Since the construction of the nearby Highbury Avenue expressway in 1966, the proposed development at 101 Meadowlily will represent the single most visible change in the area in over fifty years. In 1983 the estate of Harrison G. Fraser deeded his summer residence at Park Farm to the City of London for public recreational use. Since that time the adjacent area has evolved into a collection of adjoining recreational lands containing natural and cultural landscapes and cultural heritage resources. These link together to form a significantly large tract of land that surrounds the development property. The Park Farm and Meadowlily Bridge properties are integral to the Meadowlily Woods Environmentally Sensitive Area (ESA) and to the Thames Valley Corridor.

Park Farm is approximately 40ha in area and was established as a mixed farm over 150 years ago by William Bell. The setting of the farm is inscribed on land containing very picturesque rolling hills and the downward sloping banks of the Thames River. A number of meadows and fields dot the farmstead and are delineated by several deep creeks and ravines. The meadows, river banks and enclosing land are bordered by a canopy of mature sugar maple and hardwood forests.

The designated 1848 Regency cottage is beautifully placed atop a knoll with views facing down slope, and across meadows to the northwest. The context of the cottage within the Park Farm property, and along Meadowlily Road, contribute to the verisimilitude of a historic landscape. The selection of the picturesque building site, together with the noble proportions and orientation of the cottage, make Park Farm one of the finest examples of a Regency villa in London. These features attracted Maxwell D. Fraser, a noted London barrister, to purchase the farm from the Bell family in 1907 for use as a summer residence.

With an eye for the aesthetic of the mixed farm, Fraser preserved the harmonious combination of meadows, grazing pastures, cultivation fields and forests in the operation of Park Farm. This was accomplished with the assistance of a tenant farmer living on site in a purpose-built house. The cottage was used as the Fraser families' recreational residence. Harrison Fraser, Maxwell Fraser's son, continued the vision of operating a mixed farm up until his death in 1983, after which his estate deeded the property to the City and citizens of London. Farming operations are slowly coming to an end and the land is primarily used for recreation and walking with a developed network of hiking trails and bridges. The house is rented to a residential tenant.

The development property, along with other lands on Meadowlily Road, delineate an authentic, rural character and buffers the west boundary of Park Farm. This land also provides sound attenuation from the more distant Highbury Expressway.

The proposed development includes a medium density, condominium townhouse core, surrounded by detached dwelling lots on three sides. Two street entrances will connect the interior crescent shaped street with Meadowlily Road South. Thirteen townhouse units with driveways will front directly onto Meadowlily Road. The proposed development creates a new urban street edge condition with minimal setback. This new street edge is without precedent along Meadowlily Road.

The HIA has identified two areas of potential impact from the proposed subdivision; 1. impacts that effect the heritage attributes of the cottage's rural setting inscribed within the property; 2. impacts that effect the context surrounding Park Farm within a historic landscape. As the designation by-law states, the context of the house is crucial for maintaining a sense of the original setting, and the original farm site contributes to the verisimilitude of a historic landscape.

Impacts within the inscribed property are to the views through the rural setting and farmstead woodlands as viewed from the cottage. When in full foliage, the mature hardwood forest provides a high degree of buffering from the adjacent development by obstructing visual, illumination, acoustical and traffic movement impacts. During the winter season this buffering is greatly reduced. Building design refinements sympathetic to the rural setting, together with additional buffering on the west side of Meadowlily Road, would help mitigate these impacts. It is noteworthy that the development at 101 Meadowlily provides a 30m forest mantle area from the existing boundary of Highbury Woods Park, lying just west of the subdivision. This will contribute positively to sound attenuation of traffic noise from the Highbury Expressway. The development itself may provide additional sound attenuation from the Expressway.

Impacts to the surrounding context of Park Farm as a historic landscape are primarily experienced when moving through the viewshed along Meadowlily Road South. The proposed medium density townhouses and detached housing frontages, set closely to the road, introduces a stark and sudden transition between urban settlement and Park Farm across the road. This has a potential negative impact on authenticity of Park Farm as part of a historic rural landscape. With the edges of the development left unbuffered, the isolation of Park Farm is emphasised and this further disconnects it from the context of a historic landscape. Buffering of the development edge will mitigate the impact by softening the visual contrast between old new, between rural and urban. Building design refinements including articulated massing and rooflines and different eave heights are recommended to de-emphasise the dense urban character of the repeated 4-unit townhouse block.

Proposed landscape elements such as subdivision gate posts, walling and fencing and infrastructure should be designed to be sympathetic with the rural context in scale, colour and material. Large utilitarian equipment and structures required for storm water management, pumping stations and electrical transformers should be concealed or designed for minimal visual impact from Meadowlily Road.

The configuration and the available depth of the buffer on the west side Meadowlily Road is not fully known at this time. It is expected that this will be developed as the subdivision plan approval process advances, and as detailed design are resolved, reviewed and approved.

The HIA also assessed the impact of the development on Meadowlily Bridge. The bridge is a designated heritage property. The bridge is approximately 300m from the development site. No potential impacts to the designated property from the proposed development have been identified.

End of Report

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Curriculum Vitae

Thor Dingman - President

▪ FIRM HISTORY

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



▪ PROFESSIONAL ASSOCIATIONS

A. Sc. T., OACETT

Ontario Association of Certified Engineering Technologists and Technicians

Building Specialist, CAHP

Canadian Association of Professional Heritage Consultants

Conservation Consultant, ACO

Preservation Works Program,
Architectural Conservancy of Ontario

LEED AP Green Building Council of
Canada accredited professional

▪ PROFESSIONAL REGISTRATION

OBC Firm BCIN #26998

Building Code Identification Number

OBC Designer BCIN #21537

Small Buildings
Large Buildings
Building Services
Building Structural
Plumbing All Buildings

▪ PROFESSIONAL INSURANCE

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

▪ GENERAL LIABILITY

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

▪ EDUCATION

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

Heritage Planning Certificate
University of Waterloo, Waterloo 2003

Historic Conservation Certificate
University of Waterloo, Waterloo 2003

▪ FORMER EMPLOYERS

1992-2003
Senior Designer, Marklevitz Architect
Stratford, Ontario

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

▪ EXPERIENCE

With 19 years professional design
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Huron Perth Healthcare Alliance

Scotiabank

City of Stratford

Municipality of Huron East

Perth County Historical Foundation

Town of Saugeen Shores

W & H Smith Construction

Stratford Subaru

CBRE Property Management

Quadro Communications