

Agenda Including Addeds

London Advisory Committee on Heritage

8th Meeting of the London Advisory Committee on Heritage

August 11, 2021, 5:30 PM

Advisory Committee Virtual Meeting - during the COVID-19 Emergency

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

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a. L. Dent, Heritage Planner; and,	
b. H. Garrett, Zelinka Priamo Ltd.	

4.4. Notice of Planning Application - Revised Official Plan and Zoning By-law Amendments - 560 and 562 Wellington Street

(Note: A copy of the Notice of Planning Application can be found on the July 14, 2021 LACH Agenda which is available on this page <https://pub-london.escribemeetings.com/Meeting.aspx?Id=334e20fe-57fa-4259-801d-354ca66c12f8&Agenda=Merged&lang=English>)

4.5. Heritage Planners' Report

a. *(ADDED) Heritage Planners' Report*

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5. **Adjournment**

London Advisory Committee on Heritage

Report

7th Meeting of the London Advisory Committee on Heritage
July 14, 2021

Advisory Committee Virtual Meeting - during the COVID-19 Emergency

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

ABSENT: M. Bloxam, L. Fischer and K. Waud

ALSO PRESENT: L. Dent, K. Gonyou, M. Greguol, M. Schulthess and S. Wise

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

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

2.1 6th Report of the London Advisory Committee on Heritage

That it BE NOTED that the 6th Report of the London Advisory Committee on Heritage, from its meeting held on June 9, 2021, was received.

2.2 Municipal Council Resolution - 5th Report of the London Advisory Committee on Heritage

That it BE NOTED that the Municipal Council resolution, from its meeting held on June 15, 2021, with respect to the 5th Report of the London Advisory Committee on Heritage, was received.

2.3 Proclamation of Amendments to Ontario Heritage Act, Ontario Regulation 385/21, and draft Ontario Heritage Toolkit

That it BE NOTED that the staff report, dated July 14, 2021, with respect to the Proclamation of Amendments to the Ontario Heritage Act, Ontario Regulation 385/21 and draft Ontario Heritage Toolkit, was received.

2.4 Notice of Application and Public Meeting Notice - Medway Valley ESA (South) Conservation Master Plan Phase II and Official Plan Amendment and Zoning By-law Amendment

That it BE NOTED that the Notice of Application and Public Meeting Notice, dated June 21, 2021, from E. Williamson, Ecologist Planner, with respect to the Medway Valley ESA (South) Conservation Master Plan Phase II and Official Plan Amendment and Zoning By-law Amendment related to the Medway Valley Heritage Forest Environmentally Significant Area (ESA), was received.

2.5 Notice of Planning Application - Revised Official Plan and Zoning By-law Amendments - 560 and 562 Wellington Street

That it BE NOTED that the Notice of Planning Application, dated June 28, 2021, from S. Wise, Senior Planner, with respect to Revised Official Plan and Zoning By-law Amendments, related to the properties located at 560 and 562 Wellington Street, was received.

2.6 Notice of Planning Application - Zoning By-law Amendment - 551-555 Waterloo Street

That the following actions be taken with respect to the Notice of Planning Application, dated June 16, 2021, from C. Maton, Senior Planner, with respect to a Zoning By-law Amendment for the properties located at 551-555 Waterloo Street:

a) C. Maton, Senior Planner, BE ADVISED that the London Advisory Committee on Heritage is satisfied with the research, assessment and conclusions of the Heritage Impact Assessment (HIA) included with the above-noted Notice of Planning Application and is in support of this development; and,

b) the above-noted Notice of Planning Application BE RECEIVED.

2.7 Notice of Planning Application - Zoning By-law Amendment - 599-601 Richmond Street

That it BE NOTED that the Notice of Planning Application, dated June 16, 2021, from A. Riley, Senior Planner, with respect to a Zoning By-law Amendment related to the properties located at 599-601 Richmond Street, was received.

3. Items for Discussion

3.1 Heritage Alteration Permit application by Youth Opportunities Unlimited at 329 Richmond Street, Downtown Heritage Conservation District

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the following actions be taken with respect to the staff report dated July 14, 2021, related to an application under Section 42 of the Ontario Heritage Act seeking approval to alter the heritage designated property located at 329-331 Richmond Street, located within the Downtown Heritage Conservation District:

a) the alterations BE PERMITTED, as submitted, with the following terms and conditions:

- the cast iron columns be braced and protected in situ, as described in the Conservation Plan (Cornerstone Architecture and VanBoxmeer & Stranges, dated June 1, 2021), as appended to the above-noted staff report; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

b) direction BE GIVEN to the Site Plan Approval Authority to include a clause regarding the following within the Development Agreement (DA) For the Site Plan Approval:

- alterations to the property shall conform to the Heritage Alteration Permit (HAP21-049-L); and,
- the approach, methods, and process of the in situ conservation of the cast iron columns and arched entryway feature of the property at 329

Richmond Street, before, during, and after construction, shall conform to the Conservation Plan (Cornerstone Architecture and VanBoxmeer & Stranges, dated June 1, 2021), appended to the Heritage Alteration Permit.

3.2 Heritage Planners' Report

That it BE NOTED that the Heritage Planners' Report, dated July 14, 2021, from the Heritage Planners, was received.

4. Additional Business

4.1 Notice of Planning Application - Revisions to Application for Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments - 2331 Kilally Road and 1588 Clarke Road

That it BE NOTED that the Notice of Planning Application, dated July 6, 2021, from L. Mottram, Senior Planner, with respect to Revisions to Application for Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments, related to the properties located at 2331 Kilally Road and 1588 Clarke Road, was received; it being noted that the possible designation of the property located at 1588 Clarke Road is being researched by the Stewardship Sub-Committee.

4.2 Public Meeting Notice - Zoning By-law Amendment - 414-418 Old Wonderland Road

That it BE NOTED that the Public Meeting Notice, dated July 8, 2021, from A. Riley, Senior Planner, with respect to a Zoning By-law Amendment for the properties located at 414-418 Old Wonderland Road, was received.

5. Adjournment

The meeting adjourned at 6:40 PM.



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

July 9, 2021

To: Nominating Committees and Organizations

Re: **2022 Mayor's New Year's Honour List – Call for Nominations**

Each year London City Council enlists your assistance to nominate citizens for the Mayor's New Year's Honour List, which recognizes long-standing contributions to the London community.

Please consider nominating a London citizen who is worthy of this honour in the category for which your organization is responsible, as follows:

Reports to Community and Protective Services Committee (cpssc@london.ca)

NOMINATING BODY	CATEGORY
Accessibility Advisory Committee	Accessibility
Age Friendly London Network	Age Friendly
Community Safety and Crime Prevention Advisory Committee	Safety and Crime Prevention
London Arts Council	The Arts
London Sports Council	Sports
London Housing Advisory Committee	Housing

Reports to Strategic Priorities and Policy Committee (sppc@london.ca)

NOMINATING BODY	CATEGORY
Diversity, Inclusion and Anti-Oppression Advisory Committee	Humanitarianism
Diversity, Inclusion and Anti-Oppression Advisory Committee	Diversity and Race Relations

Reports to Planning and Environment Committee (pec@london.ca)

NOMINATING BODY	CATEGORY
Advisory Committee on the Environment	Environment
London Advisory Committee on Heritage	Heritage

You may make your recommendation in confidence through the appropriate Standing Committee.

All nominations must be received at the email indicated **no later than 9 a.m. Monday, October 4, 2021**, to be included on the agenda for recommendation to Council on October 26, 2021. This timetable ensures that the slate of honourees is finalized for the traditional New Year's Day announcement.

For your information and assistance, we have enclosed a list of the previous recipients (no individual can be recognized more than once in their lifetime), together with a copy of the Council Policy which details the criteria and process to be followed.

Thank you very much for your expert assistance in this nomination process, and for your cooperation in meeting the submission deadline.

Cathy Saunders
City Clerk

Barb Westlake-Power
Deputy City Clerk

Attachments (3)

cc: Mayor Ed Holder



London
CANADA

Mayor's New Year's Honour List Policy

Policy Name: Mayor's New Year's Honour List Policy

Legislative History: Adopted June 13, 2017 (By-law No. CPOL.-18-214); Amended April 24, 2018 (By-law No. CPOL.-18(a)-144); Amended July 24, 2018 (By-law No. CPOL.-18(b)-390); Amended October 15, 2019 (By-law No. CPOL.-18(c)-288)

Last Review Date: October 15, 2019

Service Area Lead: City Clerk

1. Policy Statement

- 1.1 This policy establishes the Mayor's New Year's Honour List for the recognition of persons who have contributed in an outstanding manner to the community of London in one of the categories of Accessibility, Age Friendly, Arts, Distinguished Londoner, Diversity and Race Relations, Environment, Heritage, Housing, Humanitarianism, Safety & Crime Prevention and Sports.

2. Definitions

- 2.1 Not applicable.

3. Applicability

- 3.1 This Council policy applies to all persons who have contributed in an outstanding manner to the community of London in prescribed categories.

4. The Policy

- 4.1 Categories

Persons may be recognized in any of the following categories:

- a) Accessibility (i.e. contributions to foster an environment of inclusion that embraces citizens of all abilities);
- b) Age Friendly (i.e. contributions to empowering older adults and advancing an age friendly community);
- c) Arts (i.e. contributions to fostering and/or the production of human creativity);
- d) Diversity and Race Relations (i.e. contributions to the elimination of hate and discrimination).
- e) Environment (i.e. contributions to the awareness, preservation and protection of the environment);
- f) Heritage (i.e. contributions to the awareness, preservation and protection of heritage resources);
- g) Housing (i.e. contributions to the provision of safe and accessible housing for all members of the community);
- h) Humanitarianism (i.e. contributions to human welfare through philanthropic and other efforts);

- i) Safety & Crime Prevention (i.e. contributions to a safe and secure community);
- j) Sports (i.e. contributions to the awareness of and participation in sports activity and/or demonstrated excellence within a particular sports activity);
or
- k) Distinguished Londoner (i.e., outstanding contribution to community collaboration or acts of good will by giving back to our City).

4.2 Nominating Committees/Organizations

The following Committees/Organizations shall nominate individuals in the respective categories:

- a) Accessibility – Accessibility Advisory Committee
- b) Age Friendly – Age Friendly London Network
- c) Arts – London Arts Council
- d) Diversity and Race Relations – Diversity, Inclusion and Anti-Oppression Advisory Committee
- e) Environment – Advisory Committee on the Environment
- f) Heritage – London Advisory Committee on Heritage
- g) Housing – London Housing Advisory Committee
- h) Humanitarianism – Diversity, Inclusion and Anti-Oppression Advisory Committee
- i) Safety & Crime Prevention – Community Safety and Crime Prevention Advisory Committee
- j) Sports – London Sports Council
- k) Distinguished Londoner – Each Council Member may submit one (1) name to the Mayor for consideration. The Mayor may select up to four (4) individuals for recommendation to Municipal Council.

4.3 Conditions

The following conditions shall apply to the nomination of individuals:

- a) a maximum of ten persons shall be named in any one year, with no more than one being from each of the ten categories referred to above subject to:
 - i) a person may not necessarily be named in each category each year;
 - ii) City Council may, at its sole discretion and on an exception basis, choose to recognize two individuals in any one category in a given year should the City Council determine that two individuals have inseparably partnered in contributing to their respective category, thereby increasing the aggregate amount of nominees beyond the usual maximum of ten persons to be named in any one year;
- b) the recipients shall be chosen for long standing contributions in their respective categories;
- c) the name of any one individual shall be included on the Honour List only once in their lifetime;

- d) any person currently serving as a member of any one of the Advisory Committees or organizations referred to in 4.2 shall not be eligible for naming to the list during their term of appointment;
- e) nominees being recommended by the Advisory Committees or organizations referred to in 4.2 shall have at least seventy-five percent of the total eligible votes on the respective Advisory Committee or organization.

4.4 Form of Recognition

- a) The recipients shall be honoured at the first meeting of City Council in January, with a reception for themselves and one guest, and presentation of an appropriately-worded certificate.
- b) A plaque shall be displayed in a prominent public area of City Hall honouring those persons named each year to the Mayor's New Year's Honour List and shall be updated annually by the City Clerk.



London
CANADA

MAYOR'S NEW YEAR'S HONOUR LIST (1976 – 2021)

1976 (Arts)

Catharine Kezia Brickenden
Lenore Crawford
Heinar Piller
Ray Sealey
Bruce Sharpe
Ruth Sharpe

1977 (Arts)

Martin Boundy
A. Elizabeth Murray
James Reaney
Margaret Skinner
Earle Terry

1978 (Arts)

Robin Dearing
Donald Fleckser
Angela Labatt
Dorothy Scuton
Pegi Walden

1979 (Arts)

Paul Eck
Edward Escaf
Clifford Evans
Arnim Walter

1980 (Arts)

Jane E. Bigelow
Barbara Ivey
Richard M. Ivey
Beryl Ivey

1981 (Arts)

Herbert J. Ariss
Dorothy Carter
Noreen DeShane
John H. Moore
S. Elizabeth Moore

1982 (Arts)

Wesanne McKellar
Edward R. Procnier
J. Allyn Taylor

1983 (Arts)

Robert L. (Bob) Turnbull
Frank L. Hallett
Kathleen M. Hallett
Ivor Brake
Phyllis J. Brake
Carol Johnston
Thomas F. Lawson

1984 (Arts)

Minnette Church
Betty Duffield

1985 (Arts)

Nancy Poole
Paddy Gunn O'Brien
Thomas F. Siess

1986 (Arts)

Sasha McInnis Hayman
Gregory R. Curnoe
Thomas J. Hannigan

1987 (Arts)

Caroline L. Conron
Stephen Joy
Gerald Fagan
Millard P. McBain

1988 (Arts)

Maurice A. Coghlin
Arthur Ender
Bernice Harper
Ian Turnbull

1989

Mervin Carter (Safety)
Robert Loveless (Physically Challenged)
Gordon Jorgenson (Crime Prevention)
Orlo Miller (Architectural Conservation)
Nancy Postian (Arts)
Thomas Purdy (Environment)

1990

Julia Beck (Architectural Conservation)
Ruth Clarke (Safety)
Sam Katz (Environment)
Helena Kline (Crime Prevention)
Nellie Porter (Housing)
Nancy Skinner (Physically Disabled)
Maurice Stubbs (Arts)

1991

Paul Ball (Crime Prevention)
Ian Chappell (Crime Prevention)
Silvia Clarke (Architectural Conservation)
Norman Davis (Crime Prevention)
Norma Dinniwel (Arts)
Jay Mayos (Environment)
Marilyn Neufeld (Physically Challenged)
Margaret Sharpe (Crime Prevention)
Glen Sifton (Safety)

1992

Kenneth Bovey (Environment)
Susan Eagle (Housing)
George Mottram (Safety)
Laverne Shipley (Crime Prevention)
Richard Verrette (Arts)
Debbie Willows (Physically Challenged)



London
CANADA

MAYOR'S NEW YEAR'S HONOUR LIST (1976 – 2021)

1993

Alan Benninger (Housing)
William Fyfe (Environment)
Wil Harlock (Architectural Conservation)
David Long (Housing)
Margaret MacGee (Safety)
Nancy McNee (Arts)
Craig Stainton (Housing)
Peter Valiquet (Crime Prevention)
Shirley Van Hoof (Physically Disabled)

1994

Michael Baker (Architectural Conservation)
Caroline Bolter (Environment)
Richard Izzard (Crime Prevention)
David Kirk (Safety)
John Moran (Physically Disabled)
John Schunk (Housing)
Katharine Smith (Arts)

1995

Ruth Drake (Architectural Conservation)
Martha Henry (Arts)
Jeff Henderson (Environment)
Sandra McNee (Housing)
Ron Newnes (Crime Prevention)
Tanys Quesnel (Physically Challenged)
Bill Woolford (Safety)

1996

Robert Baumbach and the Dixie Flyers (Arts)
Jess Davidson (Physically Challenged)
Rosemary Dickinson (Environment)
Gertrude Roes (Safety)
Mowbray Sifton (Housing)
Nancy Zwart Tausky (Architectural Conservation)

1997

Karen Burch (Environment)
Gretta Grant (Humanitarianism)
Marion Obeda (Safety and Crime Prevention)
Kim Pratt (Architectural Conservation)
Cesar Santander (Arts)
W. (Bill) Willcock (Housing)

1998

Paterson Ewen (Arts)
Tim Dupee (posthumously) (Physically Challenged)
Sargon Gabriel (Humanitarianism)
Mary Huffman (Safety and Crime Prevention)
Ann McKillop (Heritage Conservation)
Henry and Maria Stam (Environment)

1999

Dan Brock (Heritage Conservation)
Tom Crerar (Environment)
John Davidson (Physically Challenged)
O. Veronica Dryden (posthumously) (Humanitarianism)
Michael Edward Howe (Housing)
Phil Murphy (Arts)
Shelly Siskind (Safety and Crime Prevention)

2000

Lottie Brown (Heritage Conservation)
Hume Cronyn (Arts)
Paul Duerden (Sports)
John Falls (posthumously) (Physically Challenged)
Gwen Barton Jenkins (posthumously) (Humanitarianism)
Judy Potter (Housing)
Paul van der Werf (Environment)

2001

Douglas Bocking (Heritage Conservation)
Connie Cunningham (posthumously) (Housing)
Keith Cartwright (Physically Challenged)
Art Fidler (Arts)
Dan and Mary Lou Smoke (Humanitarianism)
Lesley Thompson (Sports)
Gosse VanOosten (Environment)
Audrey Warner (Safety and Crime Prevention)

2002

Eric Atkinson (Arts)
Bill Brock (Safety and Crime Prevention)
Debbie Dawtrey (Physically Challenged)
Susan Epstein (Environment)
Janet Hunten (Heritage)
Gail Irmiler (Housing)
Carolyn Rundle (Humanitarianism)
Darwin Semotiuk (Sports)

2003

Ralph Aldrich (Arts)
Mary Kerr (Heritage)
Michael Lewis (Physically Challenged)
Laila Norman (Safety and Crime Prevention)
Elaine Pensa (Humanitarianism)
Joseph Rea and the Archangelo Rea Foundation (Environment)
Jan Richardson (Housing)
Clarke Singer (Sports)

2004

Alan Cohen (Arts)
Ayshi Hassan (Humanitarianism)
Dr. Bill Judd (Heritage)
Carol Kish (Safety and Crime Prevention)
Rick Odegaard (Housing)
Jennifer Smith Ogg (Sports)
Cathy Vincent-Linderoos (Physically Challenged)
Dave and Winifred Wake (Environment)

2005

Bernice Brooks (Environment)
Eugene DiTrollo (Safety and Crime Prevention)
Genet Hodder (Heritage)
Prof. Donald McKellar (Arts)
Patrick Murphy (Persons with Disabilities)
Barry Parker (Housing)
Shanti Radcliffe (Humanitarianism)
Jude St. John (Sports)



London
CANADA

MAYOR'S NEW YEAR'S HONOUR LIST (1976 – 2021)

2006

Jane Antoniak (Diversity and Race Relations)
John Barron (Arts)
Dale and Mark Hunter (Sports)
Jim Mahon (Environment)
Lorin MacDonald (Persons with Disabilities)
Darlene Ritchie (Housing)
Clare Robinson (Safety and Crime Prevention)
Sister Teresa Ryan (Humanitarianism)
Barry Wells (Heritage)

2007

Eleanor Bradley (Safety and Crime Prevention)
Peter Brennan (Arts)
Chris Doty (posthumously) (Heritage)
Peter Inch (Sports)
Sandy Levin (Environment)
Raul Llobet (posthumously) (Diversity and Race Relations)
Susie Matthias (Persons with Disabilities)
Glen Pearson and Jane Roy (Humanitarianism)

2008

Henri Boyi (Humanitarianism)
Dr. Cathy Chovaz (Persons with Disabilities)
Michelle Edwards (Diversity and Race Relations)
Stephen Harding (Heritage)
Thom McClenaghan (Environment)
Todd Sargeant (Sports)
Jeffrey Paul Schlemmer (Housing)
Dr. Margaret Whitby (Arts)

2009

Mohamed Al-Adeimi (Diversity and Race Relations)
Teresa Anglin (Humanitarianism)
Diana Anstead (Safety and Crime Prevention)
Margaret Capes (Housing)
Mike Circelli (Sports)
Nancy Finlayson (Environment)
Jeff Preston (Persons with Disabilities)
Theresa Regnier (Heritage)
Jim Scott (Arts)

2010

Alison Farough (Safety and Crime Prevention)
Jennifer Grainger (Heritage)
Charlene Lazenby (Housing)
Kathy Lewis (Persons with Disabilities)
Maryanne MacDonald (Environment)
Joyce Mitchell (Diversity and Race Relations)
Darlene Pratt (Arts)
Sister Margo Ritchie (Humanitarianism)
Ray Takahashi (Sports)

2011

Sister Joan Atkinson (Housing)
Major Archie Cairns (Arts)
Bill De Young (Environment)
Mike Lindsay (Sports)
Marlyn Loft (Heritage)
Christina Lord (Humanitarianism)
Dr. Gaston N.K. Mabaya (Diversity and Race Relations)
Marg Rooke (Safety and Crime Prevention)
Cheryl Stewart (Persons with Disabilities)

2012

Maryse Leitch (Arts)
Catherine McEwen (Heritage)
Josip Mrkoci (Sports)
Perpétue Nitunga (Humanitarianism)
Greg Playford (Housing)
Anne Robertson (Persons with Disabilities)
Evelina Silveira (Diversity and Race Relations)
Maureen Temme (Environment)

2013

Meredith Fraser (Diversity and Race Relations)
Bramwell Gregson (Arts)
Bruce Huff (Sports)
Suzanne Huot (Humanitarianism)
David Nelms (Housing)
Joe O'Neil (Heritage)
Shane O'Neill (Environment)
Lou Rivard (Safety and Crime Prevention)
Carmen Sprovieri (Persons with Disabilities)

2014

Barry Fay (Sports)
Talia Goldberg (Persons with Disabilities)
Rebecca Howse (Diversity and Race Relations)
John Nicholson (Arts)
Gary Smith (The Environment)
Lloyd Stevenson (Housing)
Kenneth Wright (Humanitarianism)

2015

Hilary Bates Neary (Heritage)
Alfredo Caxaj (Diversity and Race Relations)
Roger Khouri (Persons with Disabilities)
Michael Lynk (Humanitarianism)
Patrick Mahon (The Arts)
Corina Morrison (Safety and Crime Prevention)
Bob Porter (Environment)
Martha Powell (Housing)
Damian Warner (Sports)

2016

Gary Brown (Environment)
Glen Curnoe (Heritage)
Charles and Carolyn Innis – Humanitarianism
Holly Painter (Arts)
Bonnie Quesnel – Persons with Disabilities
Paul Seale – Safety and Crime Prevention
Jens Stickling (Housing)
Reta Van Every (Diversity and Race Relations)
Tessa Virtue and Scott Moir – Sports



London
CANADA

MAYOR'S NEW YEAR'S HONOUR LIST (1976 – 2021)

2017

Dale Yoshida – Arts
Mojdeh Cox – Diversity and Race Relations
Dr. Joseph Cummins – Environment
Sandra Miller – Heritage
Susan Grindrod – Housing
Andrew Rosser – Humanitarianism
Brenda Ryan – Persons with Disabilities
Danielle Mooder – Safety and Crime Prevention
Therese Quigley – Sports

2018

Karen Schuessler – Arts
Dharshi Lacey – Diversity and Race Relations
George Sinclair – Environment
Susan Bentley – Heritage
Sister Delores Brisson – Housing
Lina Bowden – Humanitarianism
Todd Sargeant and Sigmund Bernat – Persons
with a Disability
Émilie Crakondji – Safety and Crime Prevention
Tom Partalas – Sports

2019

Rachel Braden and Merel (Facility Dog) -
Accessibility
Ernest Maiorana - Age Friendly
Victoria Carter - Arts
Gabor Sass - Environment
Steven Liggett - Heritage
Melissa Hardy-Trevenna - Housing
Jacqueline Thompson - Humanitarianism
Mike Lumley - Sports

2020

Gary Doerr – Accessibility
Patrick Fleming – Age Friendly
Renée Silberman – Arts
Don Campbell – Distinguished Londoner
Hayden Foulon (Posthumously) – Distinguished
Londoner
Leroy Hibbert – Distinguished Londoner
Brian Hill – Distinguished Londoner
Rob McQueen – Environment
Arthur McClelland – Heritage
Carla Garagozzo – Housing
Alexander Kopacz – Sports

2021

Gerald (Gerry) LaHay – Accessibility
Jean Knight – Age Friendly
Betty Anne Younker – Arts
Joey Hollingsworth – Distinguished Londoner
Jim Campbell – Distinguished Londoner
Mitchell A. Baran, posthumously – Distinguished
Londoner
Wayne Dunn – Distinguished Londoner
Mary Alikakos – Diversity and Race Relations
Marianne Griffith – Environment
Sylvia Chodas – Heritage
Dr. Abe Oudshoorn – Housing
Jeremy McCall – Humanitarianism
Murray Howard – Sports



Mayor's New Year's Honour List Nomination Form

Note: Please refer to City Council's *Mayor's New Year's Honour List Policy*, for the criteria governing the nomination of individuals.

NOTICE OF COLLECTION OF PERSONAL INFORMATION

The personal information collected on this form is collected under the authority of the *Municipal Act 2001 as amended*, and will be used to administer the Mayor's New Year's Honour List program. Questions about this collection should be addressed to the City Clerk at 300 Dufferin Avenue, London, Ontario, N6A 4L9. Tel: (519) 661-CITY (2489) ext. 4937.

A. Nominee information

Name				
Street address		City	Province	Postal code
Daytime telephone number	/ extension	Home telephone number	E-mail address	

B. Nominator information

Name			Date	
Street address		City	Province	Postal code
Daytime telephone number	/ extension	Home telephone number	E-mail address	

C. Nomination category (check one):

- Accessibility** (i.e. contributions to foster an environment of inclusion that embraces citizens of all abilities)
- Age Friendly** (i.e. contributions to empowering older adults and advancing an age friendly community)
- Arts** (i.e. contributions to fostering and/or the production of human creativity)
- Distinguished Londoner** (to be selected by the Mayor)
- Diversity and Race Relations** (i.e. contributions to the elimination of hate and discrimination)
- Environment** (i.e. contributions to the awareness, preservation and protection of the environment)
- Heritage** (i.e. contributions to the awareness, preservation and protection of heritage resources)
- Housing** (i.e. contributions to the provision of safe and accessible housing for all members of the community)
- Humanitarianism** (i.e. contributions to human welfare through philanthropic and other efforts)
- Safety and Crime Prevention** (i.e. contributions to a safe and secure community)
- Sports** (i.e. contributions to the awareness of and participation in sports activity and/or demonstrated excellence within a particular sports activity)

D. Reason for nomination

Please provide a summary of the nominee's contributions as related to the applicable criteria. *(May continue to next page)*

Please provide a summary of the nominee's contributions as related to the applicable criteria. (*continued*)

**LACH Stewardship Sub-Committee
Report**

Wednesday July 28, 2021

Location: Zoom Call
6:30pm-7:45pm

Present: M. Whalley, T. Regnier, M. Bloxam; L. Dent, M. Greguol, K. Gonyou

Agenda Items

1. Referred by LACH: 1588 Clarke Road

At its meeting on July 14, 2021, the LACH referred consideration of the heritage listed property at 1588 Clarke Road to the Stewardship Sub-Committee.

The Stewardship Sub-Committee discussed the research on the property completed to date, including the Tackabury family and their contribution to London Township. The Stewardship Sub-Committee will continue researching the property to report back at a future Stewardship Sub-Committee meeting.

L. Dent advised the Stewardship Sub-Committee that no demolition request for the property at 1588 Clarke Road has been received.

2. Request for Designation: 46 Bruce Street

An evaluation and draft Statement of Cultural Heritage Value or Interest for the property at 46 Bruce Street was circulated to the Stewardship Sub-Committee for review and comment.

M. Greguol noted that a request for designation had also been received for the adjacent property at 44 Bruce Street.

Motion: The Stewardship supports and recommends the designation of the property at 46 Bruce Street under Section 29 of the *Ontario Heritage Act* based on the evaluation and Statement of Cultural Heritage Value or Interest, as revised. Moved: T. Regnier, Seconded: M. Bloxam. Passed.

3. Research Updates

General research updates were shared on the following properties.

- a. **1903 Avalon Street**
- b. **514 Pall Mall Street**
- c. **44 Bruce Street**
- d. **80 Ann Street**
- e. **1424 Clarke Road**
- f. **Halls Mill Road properties**

- g. **2056 Huron Street**
- h. **415 Base Line Road East**
- i. **13 Prospect Avenue**

4. Candidate Properties for Public History Property Research and Evaluations

The Stewardship Sub-Committee identified potential candidate properties for research and evaluation by the Western University Public History program for in the fall semester.

The Stewardship Sub-Committee provided some general input to staff.

Report to London Advisory Committee on Heritage

To: Chair and Members
London Advisory Committee on Heritage
From: Gregg Barrett, Director, Planning and Development
Subject: Heritage Alteration Permit application by P. Scott at 40 & 42 Askin Street, By-law No. L.S.P.-2740-36 and Wortley Village-Old South Heritage Conservation District
Date: Wednesday August 11, 2021

Recommendation

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking retroactive approval for the removal and replacement of the windows on the heritage designated properties at 40 & 42 Askin Street, By-law No. L.S.P.-2740-36 and Wortley Village-Old South Heritage Conservation District, **BE APPROVED** with the following terms and conditions:

- a) The installation of the proposed exterior grilles be installed in a manner that replicates the muntins of the former wood windows;
- b) The installation of the proposed exterior grilles be completed within six months of Municipal Council's decision on this Heritage Alteration Permit; and,
- c) The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

Executive Summary

The properties at 40 & 42 Askin Street are a significant cultural heritage resource, marked by their designation pursuant to Part IV and V of the *Ontario Heritage Act*. The property owner previously submitted a Heritage Alteration Permit application for window replacement, which was refused by Municipal Council at its meeting on March 2, 2020.

On or about March 11, 2020, the windows on the heritage designated properties at 40 & 42 Askin Street were removed and replaced. This action contravened the decision of Municipal Council on the Heritage Alteration Permit and violated the *Ontario Heritage Act*.

A previous Heritage Alteration Permit application seeking retroactive approval for the replacement of the windows was refused by Municipal Council at its meeting on June 15, 2021.

The property owner has now made a new Heritage Alteration Permit application seeking retroactive approval for the window replacement, with proposed exterior grilles. While the installation of the proposed exterior grilles will help to improve the compatibility of the existing windows, the retention and repair of the former wood windows would have been a better conservation solution.

Linkage to the Corporate Strategic Plan

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

- Strengthening Our Community:
 - Continue to conserve London's heritage properties and archaeological resources

Analysis

1.0 Background Information

1.1 Location

The properties at 40 & 42 Askin Street are located on the north side of Askin Street, between Cynthia Street and Teresa Street (Appendix A).

1.2 Cultural Heritage Status

The properties at 40 & 42 Askin Street are “double designated” under both Parts IV and V of the *Ontario Heritage Act*. The properties were individually designated pursuant to Part IV of the *Ontario Heritage Act* by By-law No. L.S.P.-2740-36 in 1984. The property is included in the Wortley Village-Old South Heritage Conservation District, designated pursuant to Part V of the *Ontario Heritage Act* by By-law No. L.S.P.-3439-321 in 2015.

1.3 Description

The existing semi-detached dwellings located at 40 & 42 Askin Street were built in 1890-1891 for Edward J. Powell. The two-and-a-half-storey building is built of buff brick, with a steeply pitched, cross gable roof, single eave brackets, and an arrangement of vertical, horizontal, and diagonal boards in the gable ends (see Appendix B). Its heritage designating by-law highlights the gingerbread fretwork of its gable bargeboards and its two verandahs on the front and west elevations.

The windows of the semi-detached dwellings are wood, two-over-two true divided light sash windows, with a segmented arch upper sash. Rectangular aluminum storm windows have been applied over the original windows; the aluminum storm windows can be seen on the 1985 photograph of the property (see Appendix B, Image 1). There are seventeen windows visible from the street on the building at 40 & 42 Askin Street.

The properties at 40 & 42 Askin Street were included in Nancy Tausky’s *Historical Sketches of London: From Site to City* (1993) in a profile of “double houses” (semi-detached). It is noted as a particularly unusual example of the “double house” as the two halves are entirely different, and “joined together to look from outside like a single family house” (Tausky 1993, 122).

2.0 Discussion and Considerations

2.1 Legislative and Policy Framework

Cultural heritage resources are to be conserved and impacts assessed as per the fundamental policies of the *Provincial Policy Statement* (2020), the *Ontario Heritage Act*, and *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* (2014) promotes the wise use and management of cultural heritage resources and directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

“Conserved” is defined in the *Provincial Policy Statement* (2020), “means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.”

2.1.2 Ontario Heritage Act

Where a property(ies) are designated under both Parts IV and V of the *Ontario Heritage Act*, the process of Part V is followed for alterations per Section 41(2.3) of the *Ontario*

Heritage Act.

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

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

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

2.1.2.1 Contravention of the *Ontario Heritage Act*

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

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

2.1.3 The London Plan

The policies of *The London Plan* found in the Cultural Heritage chapter support the conservation of London's cultural heritage resources. Policy 554_ of *The London Plan* articulates one of the primary initiatives as a municipality to "ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources." To help ensure that new development is compatible, Policy 594_ (under appeal) of *The London Plan* provides the following direction:

1. *The character of the district shall be maintained by encouraging the retention of existing structures and landscapes that contribute to the character of the district.*
2. *The design of new development, either as infilling, redevelopment, or as additions to existing buildings, should complement the prevailing character of the area.*
3. *Regard shall be had at all times to the guidelines and intent of the heritage conservation district plan.*

2.1.4 Wortley Village-Old South Heritage Conservation District Plan

Windows are an important part of the heritage character of the Wortley Village-Old South Heritage Conservation District and are identified as heritage attributes. The policies of Section 5.10.1 of the Wortley Village-Old South Heritage Conservation District Plan requires Heritage Alteration Permit approval for major alterations, including replacement of windows. Importantly, the replacement, installation, or removal of storm windows does not require Heritage Alteration Permit approval.

Section 8.2.7, Heritage Attributes – Windows, Doors and Accessories, of the Wortley Village-Old South Heritage Conservation District Plan notes,

Doors and windows are necessary elements for any building, but their layout and decorative treatment provides a host of opportunities for the builder to flaunt their unique qualities and character of each building.

Section 8.3.1.1.e, Design Guidelines – Alterations, provides the direction to:

Conserve; retain and restore heritage attributes wherever possible rather than replacing them, particularly for features such as windows, doors, porches and decorative trim.

Section 8.3.1.1.f, Design Guidelines – Alterations, states:

Where replacement of features (e.g. doors, windows, trim) is unavoidable, the replacement components should be of the same style, size, proportions and material wherever possible.

Specifically, regarding potential replacement of wood windows, the Conservation and Maintenance Guidelines of Section 9.6 of the *Wortley Village-Old South Heritage Conservation District Plan* states,

The preservation of original doors and windows is strongly encouraged wherever possible as the frames, glass and decorative details have unique qualities and characteristics that are very difficult to replicate.

Original wood framed doors and windows in most cases can be restored or replaced with new wooden products to match if the original cannot be salvaged, but may require a custom-made product. Take particular care that exact visible details are replicated in such elements as the panel mouldings and width and layout of the muntin bars between the panes of glass.

The replacement of original wood framed windows by vinyl or aluminum clad windows is discouraged. If this is the only reasonable option, the replacement windows should mimic the original windows with respect to style, size and proportion, with a frame that is similar in colour, or can be painted, to match other windows.

2.2 Previous Heritage Alteration Permit application (HAP20-004-L)

The property owner submitted a Heritage Alteration Permit application (HAP20-004-L) for the replacement of the windows on the heritage designated properties at 40 & 42 Askin Street that was received as a complete application by the City on December 11, 2019. The Heritage Alteration Permit application sought approval for the removal of all of the wood windows and their replacement with vinyl windows with faux grilles.

Staff recommended refusal of the Heritage Alteration Permit application. The LACH was consulted at its meeting on February 12, 2021 and supported the staff recommendation to refuse the Heritage Alteration Permit application for the proposed window replacement at 40 & 42 Askin Street. The property owner was in attendance and verbally addressed the LACH during their consideration of the Heritage Alteration Permit application. Municipal Council refused the Heritage Alteration Permit application at its meeting on March 2, 2021.

It was brought to the attention of the City that the wood window had been removed and replaced with vinyl windows with faux grilles on or about March 11, 2020.

The property owner appealed Municipal Council's refusal of the Heritage Alteration Permit application to the Local Planning Appeal Tribunal (LPAT) per Section 42(6) of the *Ontario Heritage Act*. The property owner subsequently withdrew his appeal to the LPAT.

The City laid charges against the property owner for violation of Section 42(1) of the *Ontario Heritage Act*. Those charges are currently before the Provincial Court.

2.3 Previous Heritage Alteration Permit Application (HAP21-030-L)

The property owner submitted a Heritage Alteration Permit application (HAP21-030-L) seeking retroactive approval for the removal of the wood windows and their replacement with vinyl windows with faux grilles. The replacement windows appear to be the same style, size, proportion, and material as the windows proposed in the previous Heritage Alteration Permit application that was previously considered and refused by Municipal Council.

In a report to the LACH, staff recommended refusal of this Heritage Alteration Permit application. The property owner was in attendance and verbally addressed the LACH during their consideration of the Heritage Alteration Permit application. The LACH raised concerns and provided comments about the existing window and efforts to

improve the compatibility of the existing windows. At its meeting on June 15, 2021, Municipal Council refused the Heritage Alteration Permit application (see Appendix C).

2.4 Heritage Alteration Permit Application (HAP21-056-L)

On July 22, 2021, the City received a new Heritage Alteration Permit application (HAP21-056-L) seeking retroactive approval for the removal of the wood windows and their replacement with vinyl windows with faux grilles, as was previously proposed in HAP20-004-L and HAP21-030-L. This new Heritage Alteration Permit application proposes to add 1" grilles to the exterior of the existing windows to create the appearance of a simulated divided light in the fenestration pattern of the former windows. The colour of the proposed exterior grilles will match the existing windows ("sable"). The proposed exterior grilles will be applied with "3M VHB" tape. A profile diagram of the proposed exterior grilles is attached as Appendix D.

Per Section 42(4), *Ontario Heritage Act*, Municipal Council must make a decision to approve, approve with terms and conditions, or refuse this Heritage Alteration Permit application before October 20, 2021.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

In previous reports, staff have highlighted the importance of conserving wood window and the compatibility issues with the windows that were removed and replaced without Heritage Alteration Permit approval at 40 & 42 Askin Street. The conservation guidelines of Section 8.3.1.1.f and Section 9.6 of the *Wortley Village-Old South Heritage Conservation District Plan* encourage the repair and retention of wood windows and discourages their replacement with vinyl or aluminum-clad windows, directing the consideration of the style, size, and proportion of replacement windows.

During the review of the previous Heritage Alteration Permit application (HAP21-030-L) for 40 & 42 Askin Street, the LACH inquired about opportunities to improve the compatibility of the replacement windows.

The existing windows appear to maintain the hung or sash style of the former wood windows.

The existing vinyl windows are bulkier than the former wood windows and do not replicate the segmented arch shape of the former windows, which results in capping of the window jamb and distorting the size of the window opening.

The installation of the proposed exterior grilles is anticipated to improve the proportions of the existing windows. The proposed exterior grilles should be installed in a manner to replicate the muntins of the former wood windows, as shown in the photographs of the property prior to the window replacement (see Appendix B). The proposed "3M VHB" appears to be appropriate for exterior applications to glass, based on technical information obtained from 3M.

Consistent with Section 8.3.1.1.f of the *Wortley Village-Old South Heritage Conservation District Plan*, maintaining the painted wood material of the windows, in addition to their style, size, and proportion, would better conserve the cultural heritage value of these significant properties.

Conclusion

The properties at 40 & 42 Askin Street are a significant cultural heritage resource, as marked by their designation pursuant to Parts IV and V of the *Ontario Heritage Act*.

The previous Heritage Alteration Permit applications sought approval for replacement windows that do not comply with the policies and guidelines for alterations in the *Wortley Village-Old South Heritage Conservation District Plan*. Both of those Heritage Alteration Permit applications were refused by Municipal Council. This new Heritage Alteration Permit application proposes the installation of exterior grilles to the existing windows (replaced without Heritage Alteration Permit approval). While the installation of the proposed exterior grilles will help to improve the compatibility of the existing windows, the retention and repair of the former wood windows would have been a better conservation solution.

Prepared by: Kyle Gonyou, CAHP Heritage Planner

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

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

Appendices

Appendix A Property Location

Appendix B Images

Appendix C Municipal Council Resolution (Resolet 4.1-9-PEC) HAP21-030-L, 40 & 42 Askin Street

Appendix D Proposed Exterior Grilles

Links

Staff report to the London Advisory Committee on Heritage (LACH) on the Heritage Alteration Permit application for 40 & 42 Askin Street on May 12, 2021 (HAP21-030-L): <https://pub-london.escribemeetings.com/Meeting.aspx?Id=e580b14c-a585-4dd8-85ec-c2b4bd20e5b0&Agenda=Merged&lang=English> (Item 4.1).

Staff report to the London Advisory Committee on Heritage (LACH) on the Heritage Alteration Permit application for 40 & 42 Askin Street on February 12, 2020 (HAP20-004-L): <https://pub-london.escribemeetings.com/Meeting.aspx?Id=00ce0c90-0d8b-44b2-8ba8-1a597e4d45ef&Agenda=Merged&lang=English> (Item 2.4).

Additional Sources

3M, Technical Bulletin: VHB Tapes Bond Muntins to Glass in Window and Door Assembly (August 2006).

Appendix A – Property Location



Figure 1: Location map of the subject properties at 40 & 42 Askin Street.

Appendix B – Images



Image 1: Photograph of the properties at 40 & 42 Askin Street (1985).



Image 2: Photograph of the properties at 40 & 42 Askin Street (December 7, 2017).



Image 3: Photograph of the properties at 40 & 42 Askin Street on January 16, 2020.



Image 4: Detail photograph of the windows under the porch on the property at 42 Askin Street. Note that the window openings are topped by a segmented arch brick voussoir; the wood windows feature a segmented arch top sash which is obscured by the rectangular aluminum storm window applied over top.



Image 5: Detail photograph of the exterior of the front windows (facing Askin Street) on the property at 40 Askin Street.



Image 6: Detail photograph of the exterior of the window on the easterly bay on the property at 40 Askin Street.



Image 7: Photograph of the properties at 40 & 42 Askin Street on March 11, 2020, showing the replacement windows installed.



Image 8: Detail photograph of the replacement windows on the property at 40 Askin Street. Note that the insert windows do not fill the window opening and require capping, particularly as the replacement windows do not maintain the segmented arch shape of the window opening. The faux grille (muntin) lacks the authenticity of the former true divided light windows.



Image 9: Photograph of the subject property on April 28, 2021.



Image 10: Detail photograph of the replacement windows, showing the faux grille (muntin) of the replacement window. The faux grille is only between the glass panes and fails to accurately replicate any historic details.



London
CANADA

P.O. Box 5035
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N6A 4L9

June 16, 2021

G. Kotsifas
Deputy City Manager, Planning and Economic Development

G. Barrett
Director, Planning and Development

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

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

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

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

- A) the HIA should be prepared by a qualified heritage professional;
- B) the HIA should include an assessment of impacts to identified heritage resources of the proposed development, among other content as identified in Info Sheet #5 provided by the Ministry of Heritage, Sport, Tourism and Culture Industries; it being noted that the HIA provided with the application does not speak to the impacts of the proposed development or proposed policy changes on the cultural heritage resources on the site; and,
- C) the LACH is supportive of maintaining the overall land use concept identified within the proposal, which is generally consistent with that in the London Psychiatric Hospital Secondary Plan (LPHSP); it being noted that this includes the proposed low density residential in the core area with concentration of higher densities along adjacent arterial roadways (the 'bowl' concept) and the revisions to the road and pedestrian networks, which appear to support the protection and enhancement of the cultural heritage resources;

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

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description and assessment should apply;

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

- o LPHSP 20.4.1.4 – “Retain as much of the identified cultural and heritage resources of the area as possible feasible”;
- o LPHSP 20.4.1.5.II.a) – “provide for ...and mixed-use buildings where possible”;
- o LPHSP 20.4.2.2 – “Development proposed through planning applications... will need not only to consider the significant heritage buildings, but also the unique cultural heritage landscape where possible”;
- o PHSP 20.4.3.5.2.III. d) “Built form adjacent to the Treed Allee within the Heritage Area shall should be encouraged to oriented towards the Allee in applicable locations”; and,
- o LPHSP 20.4.4.10 - “shall” to “should”);

- the LACH requests clarification from City of London Heritage and Planning staff on the next steps with respect to this development application, including how the impacts to built heritage resources and the cultural heritage landscape will be assessed and addressed as the planning and design phases progress (for example, can/will an HIA be required for subsequent zoning bylaw amendment applications and/or site plan applications); it being noted that the LACH respectfully requests that these assessments be provided to LACH for review and comment;
- the LACH respectfully requests to be consulted early on any proposed changes to the designating bylaw or heritage conservation easement and would welcome a delegation from the proponent to present on heritage matters on the property; and,
- the LACH requests information from City Staff and/or the proponent on the current physical conditions of the heritage structures on the site;

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

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

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

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

- i) the Chief Building Official BE ADVISED that the Municipal Council consents to the demolition of the dwelling on the property; and,
- ii) the property at 126 Price Street BE REMOVED from the Register of Cultural Heritage Resources;

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

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

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

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

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

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

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

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

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

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



C. Saunders
City Clerk
/hal

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

Appendix D – Proposed Exterior Grille



**GOLDEN WINDOWS ACCESSORIES
SDL GRILLES FOR VINYL SASH**

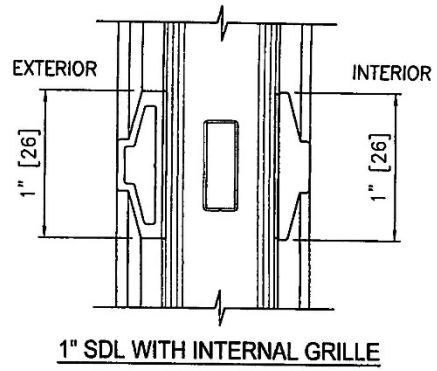
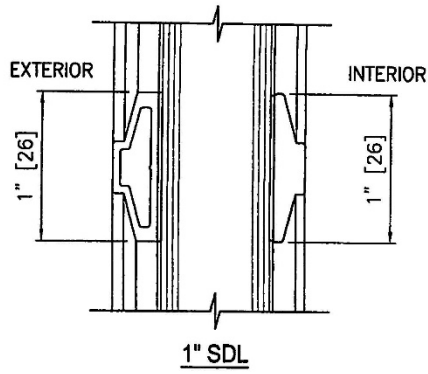


Figure 2: Diagram showing the proposed exterior grille for the existing windows installed in the building at 40 & 42 Askin Street (received as part of the Heritage Alteration Permit application).

Report to London Advisory Committee on Heritage

To: Chair and Members
London Advisory Committee on Heritage
From: Gregg Barrett,
Director, Planning and Development
Subject: Request for Designation, 46 Bruce Street under Part IV of the
Ontario Heritage Act by J. Howell

Recommendation

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, with respect to the request for designation of the property at 46 Bruce Street, that the following actions **BE TAKEN**:

- a) Notice **BE GIVEN** under the provisions of Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the property to be of cultural heritage value or interest for the reasons outlined in Appendix E of this report; and,
- b) Should no objections to Municipal Council's notice of intention to designate be received, a by-law to designate the property at 46 Bruce Street to be of cultural heritage value or interest for the reasons outlined in Appendix E of this report **BE INTRODUCED** at a future meeting of Municipal Council within 90 days of the end of the objection period.

IT BEING NOTED that should an objection to Municipal Council's notice of intention to designate be received, a subsequent staff report will be prepared.

IT BEING FURTHER NOTED that should an appeal to the passage of the by-law be received, the City Clerk will refer the appeal to the Ontario Land Tribunal.

Executive Summary

At the request of the property owner, an evaluation of the property at 46 Bruce Street was undertaken using the criteria of O. Reg. 9/06. The evaluation determined that the property is a significant cultural heritage resource that merits designation pursuant to Part IV of the *Ontario Heritage Act*.

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 46 Bruce Street is located on the north side of Bruce Street, between Cynthia Street and Teresa Street, in London, Ontario. The property is located within the Wortley Village-Old South Heritage Conservation District.

1.2 Cultural Heritage Status

The property at 46 Bruce Street is included within the Wortley Village-Old South Heritage Conservation District under Part V of the Ontario Heritage Act, by By-law No. L.S.P.-3439-321. The Wortley Village-Old South Heritage Conservation District came

into force and effect on June 1, 2015. The property at 46 Bruce Street is identified as an “A-rated” property within the *Wortley Village-Old South Heritage Conservation District Plan and Guidelines*.

1.3 Description

Built in 1895, the dwelling on the property at 46 Bruce Street is a one-and-a-half storey Queen Anne Revival side hall plan cottage with an asphalt hipped roof and projecting front gable (Appendix B). The dwelling is constructed of buff brick and its south (front) elevation is accentuated with two string courses of rusticated buff brick; one extending from the spring point of the voussoirs, and the second extending horizontally below the dwelling’s front window sill. The rusticated buff brick is also applied in an alternating pattern forming the voussoirs of the arched front window.

The front façade of the dwelling faces south and consists of the asymmetrical side hall plan configuration of the dwelling demonstrated by the placement of the front door and front windows. The entryway includes heavy wood trim including dentil detailing, and a stained-glass transom window. The doors consist of the original double-leaf wood doors. The double leaf storm doors are not original to the dwelling but consist of wood storm doors with applied dentil detailing, consistent with the trim of the front entryway. The front window on the dwelling includes a fixed wood window with an arched stained-glass window. The sash separating the two windows includes carved wood dentil detailing.

The projecting front gable on the dwelling includes a concentration of decorative wood details within the bargeboard and gable. The details include carved wood corbels, a pair of awning windows separated by a mullion, wood shingle imbrication, and applied liner and round medallion detailing in the bargeboard. The gable peak also includes a concentration of round medallions arranged in a four-by-four pattern in a diamond shape, flanked by two wood carved sunbursts. A course of round medallion details set in square frames also line the base of the projecting top of the gable. A set of carved brackets separate the windows from the projecting top gable.

The porch on the front of the dwelling is not believed to be a part of the original construction of the house but may have been added in the early-20th century based on the use of rusticated concrete block plinths. The plinths provide a base for the tapered square posts that support the shallow shed style porch roof. The railing system was installed by the current owners and includes a rounded top rail and vertically arranged wood planks with foliage inspired carved details.

The west façade faces the shared right-of-way between the property and the adjacent property at 44 Bruce Street. A projecting gable dormer was added to the west side of the dwelling in 2011 and includes framed horizontal wood siding, and an oriel window including a pair of double-hung windows separated by a mullion. The west elevation includes four double-hung wood sash windows including brick voussoirs and wood sills.

The east façade includes a small projecting gable dormer clad with horizontal wood siding, with an awning-style window. The east elevation also includes a pair of double-hung wood sash windows separated by a wood mullion with carved wood detailing, with brick voussoirs and a wood sill. Evidence of former window and door openings are visible on the north half of the east wall, including the former voussoirs which have been retained. A smaller fixed window was added on this elevation above an interior stairwell. The wood sill on the fixed window suggests the sill was salvaged and re-used from a previous window opening.

The north (rear) façade includes the hipped gable end of the dwelling and is composed primarily of painted brick. An unused door in the gable indicates the former presence of rear balcony. A gable style covered porch has been constructed at the rear of the dwelling. The rear yard includes manicured lawn, gardens, mature trees, and a shed/outbuilding.

The interior of the dwelling has undergone various alterations as a result of modern renovations, upgrades and reconfigurations to the living space over the dwelling's lifetime. The historic interior wood door trim still retains its shape, profile, and detailing evident in the medallions found at the corners of the doorways. Likewise, the high wood baseboards are retained. Lastly, elaborate wood spandrels extend above a double-leaf doorway separating the dining room from the front sitting room including ornate wood detailing and beaded designs.

1.4 Property History

1.4.1 Early Euro-Canadian History

The property at 46 Bruce Street is located in what was historically an area south of the Thames River that was set aside as a Crown Reserve extending from the Coves east to what is now High Street and from the Thames River south to Base Line Road in Westminster Township. The early surveys of Westminster Township included Simon Zelotes Watson's survey in 1810, which laid out the roads and 2 concessions through the northern portion of Westminster Township. A later survey began in 1824, when Mahlon Burwell, the Deputy Surveyor was instructed to survey the Wharncliffe Highway (now Wharncliffe Road) through the Crown Reserve to the west of the Forks of the Thames.^a The survey was intended to connect London Township with the Commissioners Road. On either side of the Wharncliffe Highway, Burwell surveyed lots ranging from 10 to 144 acres in size.

London was selected as the new administrative capital in the London District in 1826 resulting in the eventual arrival of numerous government officials. Several of the officials were granted or purchased land in the Crown Reserve in what would become known as London South. Among the officials who received land grants was Colonel John Baptist Askin, a War of 1812 veteran, and the Clerk of the Peace for London District. Askin's estate extended from modern day Tecumseh Avenue to Askin Street and from Wortley Road to Wharncliffe Road South. A portion of the Askin Estate is depicted on the 1855 "Map of the City of London Canada West" prepared and drawn by Samuel Peters.^b

London South remained a part of Westminster Township until it was annexed by the City of London in 1890.

1.4.2 46 Bruce Street

A "Plan of Part of the Estate of Colonel Askin situated in the Township of Westminster close to the City of London Canada West" was prepared in 1856 for Colonel John Askin, dividing the property into smaller lots. The Plan was registered as Plan 122 in the Registry Office. The lots were generally surveyed to be 60 feet wide by 160 feet deep, into building lots, however, they were not sold until after Askin's passing. The building lots were offered for sale in the early 1870s.

The property at 46 Bruce Street is located on Lot 36 on the north side of Bruce Street. Lot 36, and the adjacent Lot 37 were originally sold to James Taylor in 1871, who later constructed a house at the corner of Bruce Street and Cynthia Street, now 42 Bruce Street. During his ownership, Lot 36 remained undeveloped. Following his passing in 1895, his estate sold both lots to a William Copp, who in turn sold the east half of Lot 36 to Olive McFarlane.^c

Olive McFarlane was the first owner and occupant of the dwelling at 46 Bruce Street. McFarlane was born in Aylmer, Ontario in 1861. Her husband, Andrew McFarlane, identified in Census Records as a farmer passed away in 1893. In 1895, as a widow, she purchased 46 Bruce Street and lived in the dwelling with her four children Chester, Maud, Zella, and William until 1906.

^a John Lutman, *The South and the West*, p. 4-5; Architectural Conservancy of Ontario Inc. London Region Branch, *Brackets and Bargeboards*, p. 143.

^b Ibid.

^c The west half of Lot 36 was granted to a Thomas W. Copp, who later constructed the dwelling at 44 Bruce Street and reached an agreement with Olive McFarlane to construct a narrow right-of-way between the two properties. See LRO records. It is unclear whether William or Thomas Copp constructed the subject dwelling at 46 Bruce Street, however, the two dwelling share some similar architectural details.

In 1906, Joseph Bastard purchased the property and lived there for a short time until he passed away in 1909. His death certificate identified him as a farmer, originally born in England, and he passed away at the age of 81. Land registry records suggest his nieces, Florence and Martha were granted the property, though City Directory records indicate they rented the property to a Christopher Lethbridge until 1914.

The longest tenured ownership of the property resides with the Orr family, who originally took ownership of the property in 1914 when Dorothy Jane Orr purchased the property for \$1,800. Dorothy, a widow was 68 year old she purchased the property in 1914 for \$1,800 and evidently lived in the house with her son William, his wife Delia and their family. William and Delia (sometimes written as Thidelia) had 8 children (Elise, Rebecca, Dorothy, John, Elva, Robert, George, and Donald). William is noted in City Directory and Census Records as “Polisher” for Hobbs Manufacturing. His sons Robert and John are later noted as being employed by Hobbs Manufacturing and the Canadian Pacific Railway. William passed away in 1953, but Delia continued to live at 46 Bruce Street with her daughter Elva and her family until 1963. Following Delia’s passing in 1963, her children Elva and John, executors of her estate sold the property. Spanning from 1914 until 1963, the property remained in the Orr family just short of 50 years.

Between 1963 and 2007, the property exchanged hands many times. In the 1990s, the interior of the property underwent numerous alterations including a reconfiguration of the interior stairwell, as well the filling of window and door openings on the east elevation. The property was most recently purchased in 2007.

1.5 Queen Anne Revival Architectural Style

The Queen Anne Revival architectural style is one of London’s most popular historic architectural styles. It is considered to be a decorative variant on general Victorian architectural styles. The style was most common in Ontario between 1880-1910, and typically included irregular outlines and silhouettes, gable and pediments, multi-sloped roofs, and decorative chimneys. The style typically included the use of varying materials, textures, and shapes including brick on the first storey, and wood or terracotta tiles on the gables. The profiles and shapes in the gables are often intricate including geometric or floral inspired designs. The decorative features were made possible at the time by new machinery and pattern books.^d

The Queen Anne Revival style has been applied in the detailing of the cottage at 46 Bruce Street. In particular, the masonry detailing on the front façade, and the ornate wood detailing in the entryway and gable demonstrate the intricate detailing and various materials, shapes, and textures that are characteristic of the Queen Anne Revival style.

2.0 Discussion and Considerations

2.1 Legislative and Policy Framework

Cultural heritage resources are recognized for the value and contributions that they make to our quality of life, sense of place, and tangible link to our shared past. Cultural heritage resources are to be conserved as per the fundamental policies in the *Provincial Policy Statement (2020)*, the *Ontario Heritage Act*, *The London Plan* and the *1989 Official Plan*. It is important to recognize, protect, and celebrate our cultural heritage resources for future generations.

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).

^d John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the present*, 102-122.

“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 determine 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

Section 29 of the *Ontario Heritage Act* enables municipalities to designate properties to be of cultural heritage value or interest. Section 29 of the *Ontario Heritage Act* also establishes consultation, notification, and process requirements, as well as a process to object to a Notice of Intention to Designate (NOID) and to appeal the passing of a by-law to designate a property pursuant to Section 29 of the *Ontario Heritage Act*. Objections to a Notice of Intention to Designate are referred back to Municipal Council. Appeals to the passing of a by-law to designate a property pursuant to the *Ontario Heritage Act* are referred to the Ontario Land Tribunal (OLT).

To determine eligibility for designation under Section 29 of the *Ontario Heritage Act*, properties are evaluated using the mandated criteria of Ontario Regulation 9/06.

2.1.2.1 Ontario Regulation 9/06

The criteria of *Ontario Heritage Act* Regulation 9/06 establishes criteria for determining the cultural heritage value or interest of individual properties. These criteria are reinforced by Policy 573_ of *The London Plan*. These criteria are:

1. Physical or design value:
 - i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - ii. Displays a high degree of craftsmanship or artistic merit; or,
 - iii. Demonstrates a high degree of technical or scientific achievement.
2. Historical or associative value:
 - i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
 - ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or,
 - iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. Contextual value:
 - i. Is important in defining, maintaining or supporting the character of an area;
 - ii. Is physically, functionally, visually or historically linked to its surroundings; or,
 - iii. Is a landmark.

A property is required to meet one or more of the abovementioned criteria to merit protection under Section 29 of the *Ontario Heritage Act*.

2.2 The London Plan

The Cultural Heritage chapter of *The London Plan* recognizes that our cultural heritage resources define our City’s unique identity and contribute to its continuing prosperity. It notes, “The quality and diversity of these resources are important in distinguishing London from other cities and make London a place that is more attractive for people to visit, live or invest in.” Policies 572_ and 573_ of *The London Plan* enable the designation of individual properties under Part IV of the *Ontario Heritage Act*, as well as the criteria by which individual properties will be evaluated.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

4.1. Request for Designation

In July 2020, the City received a request from the property owners of 46 Bruce Street to consider the designation of the property pursuant to Part IV of the *Ontario Heritage Act*. Subsequently, the property owners submitted historical information for the purposes of completing an evaluation of the property using the criteria of O. Reg. 9/06. Working with the property owner, the Heritage Planner completed further research and completed the evaluation of the property. The Stewardship Sub-Committee of the London Advisory Committee on Heritage (LACH) was consulted on the property at its meetings held on October 28, 2020 and on July 28, 2021.

4.2 Cultural Heritage Evaluation

The property at 46 Bruce Street was evaluated using the criteria of O. Reg. 9/06 (see Section 2.1.2.1 above). A summary of the evaluation is included below.

Table 1: Evaluation of the property at 46 Bruce Street using the criteria of Ontario Regulation 9/06

Criteria for Determining Cultural Heritage Value or Interest		
	Criteria	Evaluation
The property has design value or physical value because it,	Is a rare, unique, representative or early example of a style, type, expression, material, or construction method	The dwelling on the property at 46 Bruce Street is a representative example of the Queen Anne Revival architectural style. The one-and-a-half storey side hall plan cottage includes various architectural details that are characteristic of the Queen Anne Revival style including its rusticated buff brick string courses, ornate wood detailing in the entryway and the decorative wood gable details that include various materials, shapes, and textures, consistent with the Queen Anne Revival Style.
	Displays a high degree of craftsmanship or artistic merit	The concentration of decorative detailing applied to the dwelling at 46 Bruce Street demonstrate a high degree of craftsmanship or artistic merit. Specifically, the shingle imbrication, the carved wood corbels, the course of carved dentils, and applied linear and round medallion details found in the gable, along with the dentil details found in the window and door sounds demonstrate the high degree of craftsmanship that has maintained on the dwelling. The interior wood trim, baseboards and highly decorative spandrels found on the interior of the dwelling further demonstrate the high degree of craftsmanship for the property.
	Demonstrates a high degree of technical or scientific achievement	The property at 46 Bruce Street is understood to be reflective of building and construction techniques of the 1890s, however it does not demonstrate a high degree of technical or scientific achievement.
The property has	Has direct associations with a theme, event, belief,	The dwelling on the property at 46 Bruce Street was constructed in 1895 for Olive

historical value or associative value because it,	person, activity, organization or institution that is significant to a community	McFarlane and her family. Since its construction it has been owned and occupied by various individuals including the Orr family who retained ownership of the property for nearly 50 years. The previous owners and occupants have all played a role in the history of the property, however, the historical research completed for this evaluation determined that the property does not have direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	The property does not appear to yield, or, have the potential to yield information that contributes to an understanding of a community or culture.
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	A review of the historical records suggest that the dwelling was constructed for Olive McFarlane in 1895, however direct associations with an architect or builder could not be confirmed. The property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.
The property has contextual value because it,	Is important in defining, maintaining, or supporting the character of an area	The property at 46 Bruce Street is an “A-rated” property within the Wortley Village-Old South Heritage Conservation District and is very much characteristic of the area. The <i>Wortley Village-Old South Heritage Conservation District Plan and Guidelines</i> identifies the architectural character as being “established by the recurrent use of consistent building materials, forms and detail in the majority of properties in the HCD”. The building form and details are described as “largely dictated by Victorian tastes, although there are many examples of other architectural styles.” Lastly, the Plan notes that the “design details that embellish the exterior of the landmark buildings are repeated, sometimes in less grand scale, in the house.” ^e As a well-executed example of a Queen Anne Revival cottage, consistent in materials and stylistic details, the property is important in supporting and maintaining the character of the Wortley Village-Old South Heritage Conservation District.
	Is physically, functionally, visually, or historically linked to its surroundings	The property is visually and historically linked to its surroundings. In particular, the dwelling on the adjacent property at

^e Corporation of the City of London, *Wortley Village-Old South Heritage Conservation District Plan and Guidelines*, 2014.

		44 Bruce Street is of a different style but features the same use of rusticated buff brick for its string courses, and similar wood detailing in the gables of the dwellings. Both dwellings were constructed two years apart suggesting a sense of continuity in masonry and wood detailing.
	Is a landmark	The property is not considered a landmark.

4.3 Comparative Analysis

A comparative analysis was undertaken from the prospective of cultural heritage resources within London with other one-and-a-half storey, buff brick, side hall plan cottage with Queen Anne Revival style influences (Appendix D).

The comparative analysis supported the identification of the dwelling at 46 Bruce Street as a representative example of a Queen Anne Revival style, side hall plan cottage.

4.4 Integrity

Integrity is not a measure of originality, but a measure of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property. Likewise, the physical condition of a cultural heritage resource is not a measure of its cultural heritage value. Cultural heritage resources can be found in a deteriorated state but may still maintain all or part of their cultural heritage value or interest.^f

The dwelling at 46 Bruce Street demonstrates a high degree of integrity. While some minor alterations have been made to the property, the dwelling continues to retain a high degree of original heritage attributes, particularly in the masonry, fenestration, and elaborate woodwork. The minimal interventions to the dwelling and the on-going careful stewardship of the dwelling and its heritage attributes have preserved the cultural heritage value of the property.

4.5 Consultation

As an owner-initiated designation, the property owners have been involved and engaged in the research and evaluation processes for the property. The property owners have also facilitated site visits with the Heritage Planner. The property owner has reviewed and concurred with the Statement of Cultural Heritage Value or Interest for the property at 46 Bruce Street.

Lastly, in compliance with the requirements of Section 29(2) of the *Ontario Heritage Act*, the London Advisory Committee on Heritage is being consulted on the proposed designation at its meeting on August 11, 2021.

Conclusion

The evaluation of the property at 46 Bruce Street found that the property met the criteria for designation under the *Ontario Heritage Act*. As a representative example of a Queen Anne Revival style cottage, that demonstrates a high degree of craftsmanship, the property has physical/design value. Further, as a dwelling characteristic of the Wortley Village-Old South Heritage Conservation District and in its relation to similar nearby properties, the property has contextual value. The property at 46 Bruce Street is a significant cultural heritage resource that merits designation pursuant to Part IV of the *Ontario Heritage Act*.

Acknowledgments

Special thanks to the property owners, Janice Howell and Joel Herscovitch for enthusiasm, interest, and pride in the history of their property. Their efforts to conserve

^f MTC, 2006.

the property's heritage attributes have played a vital role in the ongoing stewardship of this significant cultural heritage resource.

Prepared by: Michael Greguol, CAHP, Heritage Planner
Submitted by: Britt O'Hagan, MCIP, RPP, Manager, Community
Planning, Urban Design, and Heritage
Recommended by: Gregg Barrett, AICP, Director, Planning and
Development

Appendices

Appendix A Property Location
Appendix B Images
Appendix C Historical Documentation
Appendix D Comparative Analysis
Appendix E Statement of Cultural Heritage Value or Interest – 46 Bruce Street

Sources

Architectural Conservancy of Ontario Inc. London Region Branch. *Brackets and Bargeboards*. 1989.
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Appendix A – Property Location



Figure 1: Property Location of 46 Bruce Street

Appendix B – Images



Image 1: Photograph of the south (front) facade of the dwelling at 46 Bruce Street.



Image 2: Photograph of the front entry way of the dwelling.



Image 3: Detail showing the heavy wood trim of the doorway, dentil detailing, and stained-glass transom window.



Image 4: Detail showing the rusticated buff brick string course and details of voussoirs.



Image 5: Detail showing the heavy trim of the front window and arched stained glass window.



Image 6: Photograph showing the double-leaf front doors and storm doors.



Image 7: Detail of the gable peak on the dwelling, showing decorative design details.



Image 8: Porch details showing rusticated concrete block plinths, wood posts, and railing system.



Image 9: Photograph showing the west facade of the dwelling and narrow right-of-way shared with the adjacent property at 44 Bruce Street.



Image 10: Photograph showing the gable dormer on the west side of the dwelling.



Image 11: Detail showing example of the wood sills found on the window openings for the dwelling.



Image 12: Photograph showing double-hung wood window on the west facade of the house, with brick voussoirs and wood sill. Note, the "ghosting" of a former chimney is visible on this wall.



Image 13: Photograph showing the north (rear) facade of the dwelling, showing hipped gable roof, dormer on the west side of the dwelling, and rear covered porch.



Image 14: Photograph of the east facade of the dwelling showing the remnants of former window openings and the existing windows.



Image 15: Photograph showing the windows on the east facade including a pair of double-hung wood windows, a fixed window (later alteration), and details including voussoirs, carved mullion, and wood sills.



Image 16: Interior detail showing example of the wood trim and details found around the windows and doors on the interior of the dwelling.



Image 17: Photograph showing detail of the baseboards on the interior of the dwelling.



Image 18: Detail showing interior decorative spandrels with beaded design found on the interior of the dwelling.

Appendix C – Historical Documentation and Research Materials

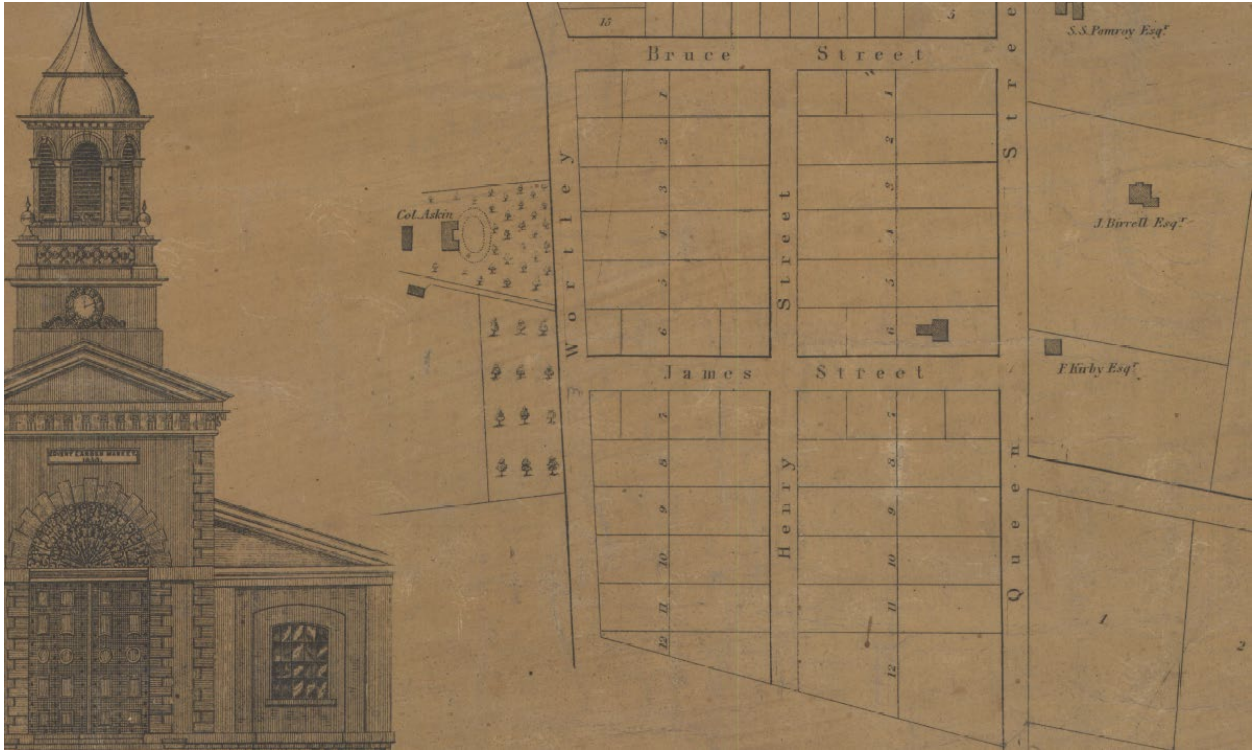


Figure 2: Excerpt of the "Map of the City of London Canada West" (1855), showing a portion of Colonel Askin's estate. The subject property at 46 Bruce Street was constructed west of the estate house, on a portion of the estate that was surveyed as a part of RP122(1856).



Figure 3: Excerpt from the "Map of the City of London and Suburbs of London East, London West, and London South" (1884) showing the surveyed area of Colonel Askin's estate. The dwelling at 46 Bruce Street was constructed on Lot 36.

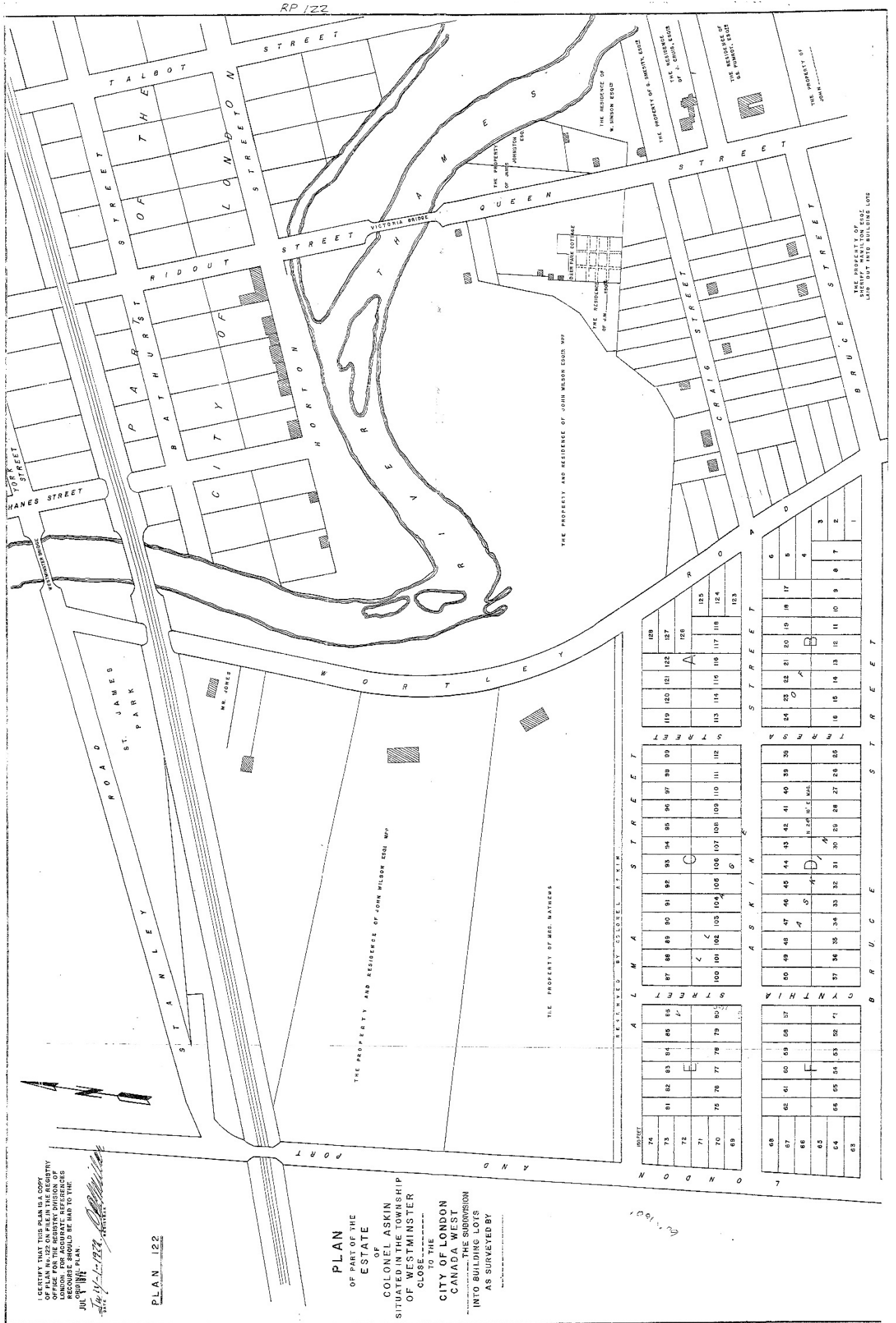


Figure 4: RP122(1856)(4) showing the Registered Plan for part of Colonel Askin's estate. Note, the original plan was drawn in 1856. This copy was re-drawn in 1972.

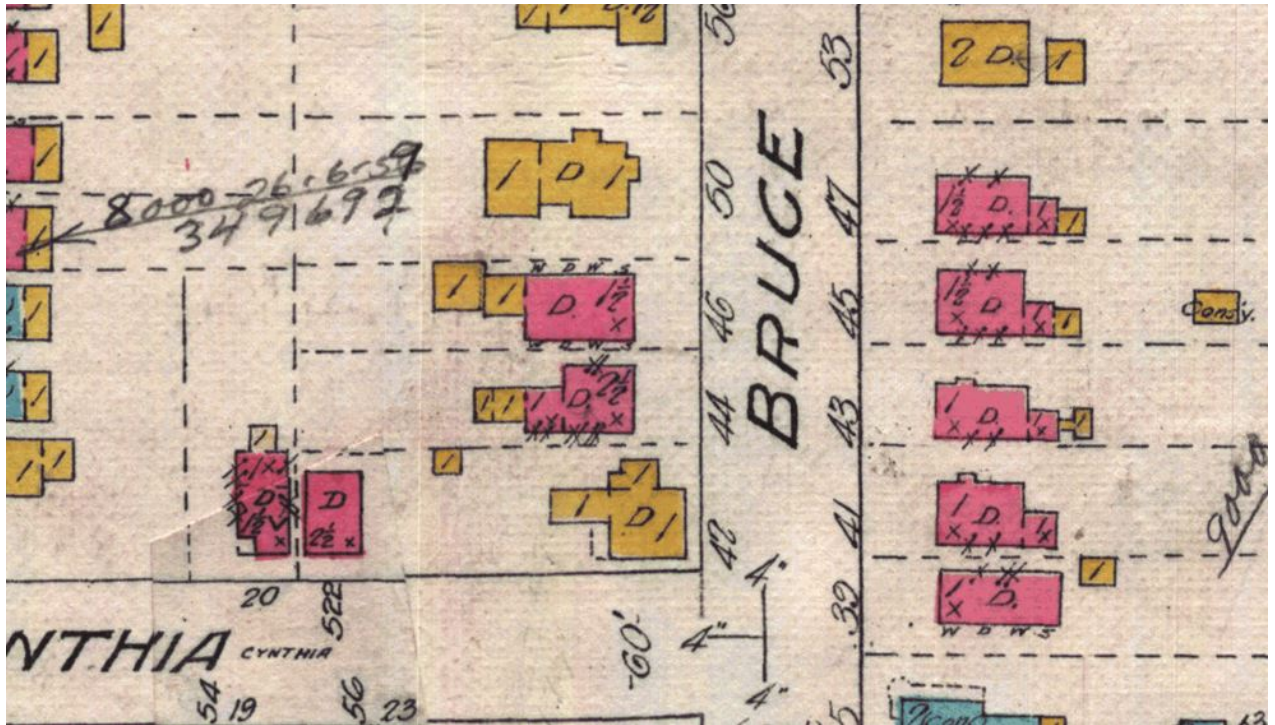


Figure 7: Excerpt of the 1912 revised 1915 Fire Insurance Plan showing the footprint of the dwelling at 46 Bruce Street.

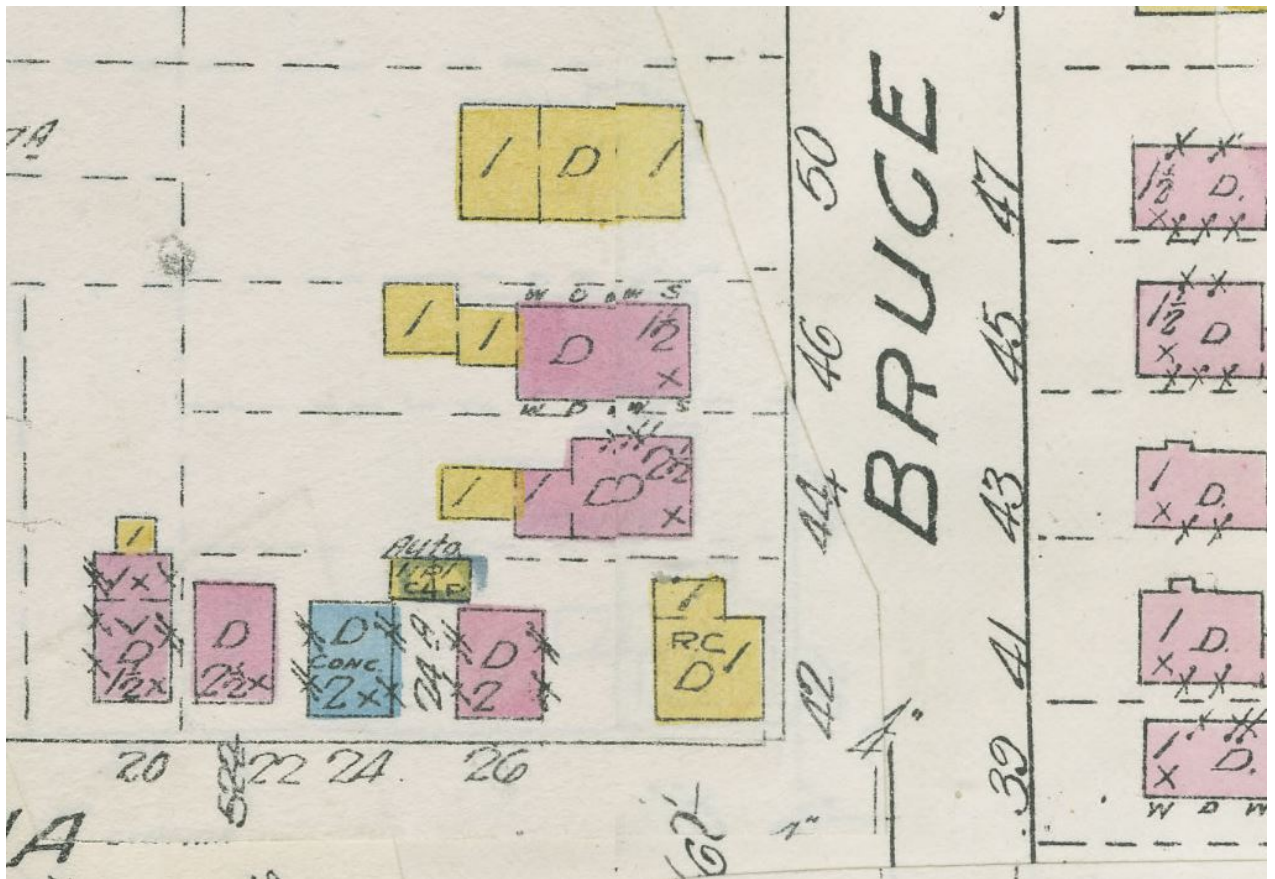


Figure 8: Excerpt of the 1912 revised 1922 Fire Insurance Plan showing the footprint of the dwelling at 46 Bruce Street.

Appendix D – Comparative Analysis

A comparative analysis was undertaken from the perspective of cultural heritage resources within London with other one-and-a-half storey, buff brick, side hall plan cottages with Queen Anne Revival style influences.

The following properties were identified as comparison properties (some are pictured below):

- 77 Byron Avenue East (Wortley Village-Old South Heritage Conservation District);
- 86 Askin Street (Part IV designated, and Wortley Village-Old South Heritage Conservation District);
- 105 Bruce Street (Wortley Village-Old South Heritage Conservation District);
- 933 Dufferin Avenue (Old East Heritage Conservation District);
- 928 Dufferin Avenue (Old East Heritage Conservation District);
- 43 Byron Avenue East (Wortley Village-Old South Heritage Conservation District);
- 71 Byron Avenue East (Wortley Village-Old South Heritage Conservation District);
- 76 Colborne Street (Part IV designated);
- 477 Elizabeth Street (Old East Heritage Conservation District).

When compared to other one-and-a-half storey, buff brick, side hall plan cottages in London, the identification of the dwelling at 46 Bruce Street is supported as a representative example of the Queen Anne style of this form.



Image 19: Property at 86 Askin Street, Part IV designated and included within the Wortley Village-Old South Heritage Conservation District.



Image 20: Property at 105 Bruce Street, Wortley Village-Old South Heritage Conservation District.

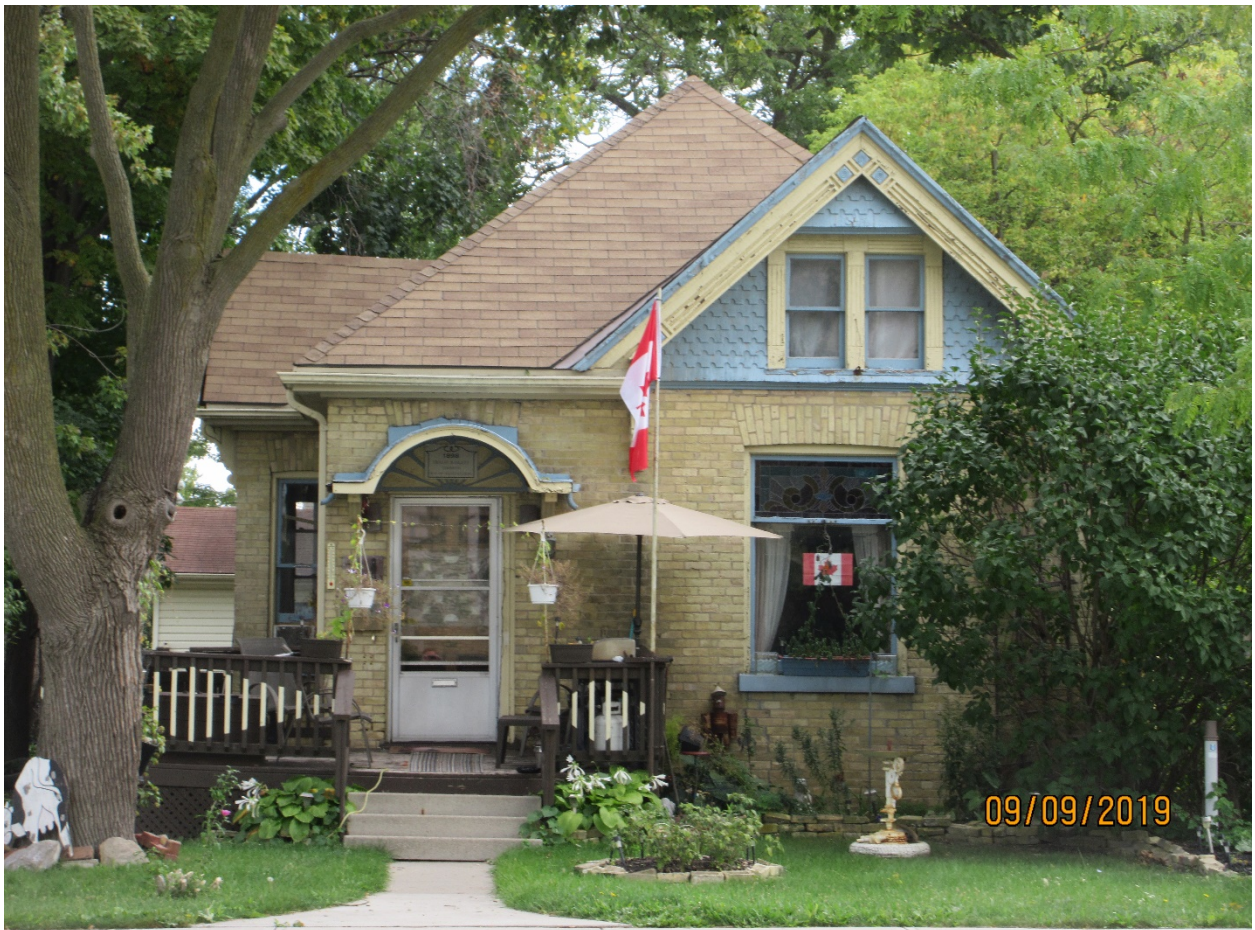


Image 21: Property at 76 Colborne Street, Part IV Designated.

Appendix E – Statement of Cultural Heritage Value or Interest

Legal Description

PT LT 36 , PL 122(4TH) , AS IN 889965; S/T AS IN 889965 ; LONDON

Description of Property

The property at 46 Bruce Street is located on the north side of Bruce Street, between Cynthia Street and Teresa Street in London, Ontario. The property is located within the Wortley Village-Old South Heritage Conservation District.

Statement of Cultural Heritage Value or Interest

The property at 46 Bruce Street is of significant cultural heritage value or interest because of its physical/design value and its contextual value.

The property at 46 Bruce Street includes a representative example of a one-and-a-half storey Queen Anne Revival style, side hall plan cottage. The Queen Anne Revival architectural style is demonstrated in the detailing of the cottage at 46 Bruce Street. In particular, the masonry detailing on the front façade, and the ornate wood detailing in the entryway and gable demonstrate the intricate detailing and various materials, shapes, and textures that are characteristic of the Queen Anne Revival style. The buff brick is accentuated with two string courses of rusticated buff brick; one extending from the spring point of the voussoirs, and the second extending horizontally below the dwelling's front window sill, both embellishments on the dwelling's south façade. The rusticated buff brick is also applied in an alternating pattern forming the voussoirs of the arched front window.

The dwelling's roof consists of a hipped roof form, with a projecting front gable, allowing for the decoration to emphasize the Queen Anne Revival architectural style of the cottage. The face of the gable includes a concentration of decorative wood details, including carved wood corbels and brackets, a pair of windows separated by a mullion painted wood shingle imbrication, and applied linear and round medallion detailing in the bargeboard. The gable peak also features an arrangement of medallion details applied in a diamond shape, flanked by two wooden inverse sunbursts.

The detailed woodwork on the dwelling extends to the fenestration on the building's south (main) façade which includes a large front window with an arched strained glass window. The sash separating the fixed window from the arched stained glass includes elegant dentil details that are also replicated in the trim of the doorway. The doorway includes a set of double-leaf wood panel doors, with a rectangular transom, including a stained-glass window which includes a floral-inspired design, similar to the design of the arched front window. The stained-glass design above the doors, incorporates the municipal address "46" into the centre of its design.

Though likely added as an early-20th century alteration, the front porch of the dwelling is compatible with the style and vintage of the dwelling. The shallow shed style porch roof is supported by tapered square posts, on rusticated concrete block plinths. The railing system consists of a curved top rail and vertically arranged wood planks with carved circular and foliage-like detailing. The railing system, a more recent alteration consists of a curved top rail and vertically arranged wood planks with carved circular and foliage-like detailing. Though not a historical design, the painted wood material, proportions, and design are compatible with the dwelling.

Contextually, the property at 46 Bruce Street is included within the Wortley Village-Old South Heritage Conservation District characteristic of the area. The *Wortley Village-Old South Heritage Conservation District Plan and Guidelines* identifies the architectural character as being "established by the recurrent use of consistent building materials, forms and detail in the majority of properties in the HCD". In addition, the Plan notes that the "design details that embellish the exterior of the landmark buildings are repeated, sometimes in less grand scale, in the house." As a well-executed example of a Queen Anne Revival cottage, consistent in materials and stylistic details, the property

is important in supporting and maintain the character of the Wortley Village-Old South Heritage Conservation District.

Further, the property is visually and historically linked to its surroundings. In particular, the dwelling on the adjacent property at 44 Bruce Street is of a different style but features the same use of rusticated buff brick for its string courses, and similar wood detailing in the gables of the dwellings. The style and details can be found elsewhere on properties of a similar architectural style and age on Bruce Street and Askin Street.

Heritage Attributes

The heritage attributes which support and contribute to the cultural heritage value or interest of the property include:

- Demonstration of the Queen Anne Revival architectural style applied to the side hall plan cottage as demonstrated by:
 - Form, scale, and massing of the one-and-a-half storey dwelling and detailing, including;
 - Buff brick construction of the dwelling;
 - String courses of rusticated buff brick on the south (main) façade of the dwelling;
 - Alternating pattern of rusticated buff brick and smooth buff brick forming the voussoirs over the front arched window;
 - Fixed paint wood front window with stained-glass arched window including dentil detailing;
 - Wooden front doorway with original double-leaf wood main doors, and heavy wood trim, including dentil details;
 - Stained-glass transom window above the front door;
 - Hipped roof form;
 - Hipped gable roof form on the north façade;
 - Projecting front gable including;
 - Bargeboard with decorative linear and round medallion details, corbels, and dentils;
 - Window opening with a pair of window separated by a mullion;
 - Painted wood shingle imbrication;
 - Bracket course at the base of gable peak;
 - Medallion and sunburst details in the gable peak;
 - Shallow shed style porch roof, supported by squared wood posts on rusticated concrete block plinths;
 - Rounded top rail and vertically arranged painted wood plank pickets with carved circular and foliage-inspired details.
 - Double-hung painted wood sash windows on the east and west elevation, with brick voussoirs, and wood sills.
 - Interior design details including:
 - Interior wood trim around the doors and windows;
 - Interior wood baseboard with profiles; and,
 - Decorative spandrel located above the double-leaf entryway between the dining room and front sitting room, including decorative bead detailing.

Report to London Advisory Committee on Heritage

To: Chair and Members
London Advisory Committee on Heritage
From: Gregg Barrett, Director, Planning and Development
Subject: Heritage Alteration Permit Application at 228-230 Dundas Street, Downtown Heritage Conservation District by 8999872 Canada Ltd.
Date: Wednesday August 11, 2021

Recommendation

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking approval for alterations to the heritage designated property located at 228-230 Dundas Street, in the Downtown Heritage Conservation District, **BE APPROVED** with the following terms and conditions:

- a) The development is consistent with the submitted plans as shown in the drawings included with the Heritage Alteration Permit application;
- b) Work is completed on the exterior of the addition by end of year 2021; and,
- c) The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

Executive Summary

The building at 228-230 Dundas Street contributes to the heritage character of the Downtown Heritage Conservation District. This Heritage Alteration Permit seeks retroactive approval for the construction of a rear addition that includes three affordable housing units and links the front and rear buildings on the property at grade. As the alterations commenced prior to obtaining Heritage Alteration Permit approval, this heritage alteration permit application has met the terms and conditions for referral requiring consultation with the London Advisory Committee on Heritage. Provided that the plans submitted with the Heritage Alteration Permit application are followed and work is completed on the exterior of the addition by end of year 2021, the proposed addition should be permitted retroactively 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 Previous Reports Related to this Matter

April 23, 2021 — Notice of Public Hearing Under Section 45(1) of The Planning Act, R.S.O 1990. London Committee of Adjustment Submission No. A.009/21.

May 20, 2021 — London Committee of Adjustment – Notice of Decision Submission No. A.009/21.

May 20, 2021 — Report to London Committee of Adjustment – 228-230 Dundas Street, PPM (A.009/21).

1.2 Property Location

The property at 228-230 Dundas Street is located on the north side of Dundas Street between Clarence and Wellington Streets [Appendix A]. Staff undertook a site visit of the property on July 29, 2021.

1.3 Cultural Heritage Status

The property at 228-230 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.

1.4 Description

The property at 228-230 Dundas Street is a flag-shaped parcel fronting Dundas Street and backing onto a commercial surface parking lot. The building on the property facing the parking lot (at the rear) appears to be originally detached, is four-storeys and currently has a residential use. The building on the property facing Dundas Street is a four-storey building, built in 1910, and is attributed to Moore, Henry & Munro architects. Significant existing façade details include prominent bay windows which strongly articulate the facade, a tin cornice which includes the original company name of Ontario Furniture Co., and ornamented brackets and dentil moulding exhibiting a high degree of depth [Appendix B]. New storefront and façade improvements were undertaken in 2016 and 2018. The building is currently vacant but is intended to accommodate affordable housing units with the main floor restaurant.

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 (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, “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*.” (p51)

Additionally, ‘conserved’ means, “the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained 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 – Heritage Alteration Permit

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* 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.

With amendments to the *Ontario Heritage Act* in Bill 108 being proclaimed in force and effect as of July 1, 2021, 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* has been increased to \$1,000,000.

2.1.3 The London Plan

The policies of *The London Plan* support the conservation, maintenance, retention, and protection of London's cultural heritage resources. 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_)

To ensure the conservation of significant cultural heritage resources, including properties located within a Heritage Conservation District, Policy 594 of *The London Plan* provides the following direction:

- "1. The character of the district shall be maintained by encouraging the retention of existing structures and landscapes that contribute to the character of the district.
- 2. The design of new development, either as infilling, redevelopment, or as additions to existing buildings, should complement the prevailing character of the area.
- 3. Regard shall be had at all times to the guidelines and intent of the heritage conservation district plan."

Finally, Policy 596 states that: "[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 HCD Plan*).

The visible streetscape is the primary focus of a Heritage Conservation District, and policies and guidelines provide direction on what is deemed acceptable with regards to alterations, additions, and new construction. Heritage Alteration Permits (HAP) are generally required for major alterations and additions that are visible from the street or other public spaces such as laneways and parks (Section 1.3, *Downtown HCD Plan*).

This HAP application is for a relatively minor alteration – essentially infill construction at the rear of 228-230 Dundas Street – which is not visible from Dundas Street; but is minimally visible from a rear parking lot and Queens Avenue. Key policies and guidelines most pertinent to this application include the following (*Downtown HCD Plan*):

- “Make New Replacements Distinguishable - The construction eras and historical progression should be self-evident. Although new work should be sympathetic to the original and match or mimic as appropriate, it should not attempt to appear as if built as part of the original.” (Section 3.1)
- “The Downtown is a vibrant environment and is anticipated to continue to develop and grow throughout London’s future. However, the remaining physical evidence of the city’s historical beginnings is something that this HCD intends to preserve and compliment.” Guidelines are to help ensure that new construction respects the history that will surround it in material, massing, and other aesthetic choices. (Section 6.1.4)
- “Where new buildings will abut existing structures at the building line, it is encouraged that the new structures exactly match the adjacent building height or provide a clearly visible and readily apparent offset in height so as to maintain the visual integrity of the existing structure.” (Section 6.1.4.2)
- “Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.” (Section 6.1.5)

2.2 Heritage Alteration Permit Application (HAP21-059-L)

The building at 228-330 Dundas Street is currently vacant but is intended to accommodate 33 affordable housing units provided by the London Housing Development Corporation (HDC), for a total of 34 residential units, with the main floor of the front portion of the building intended for a restaurant. The addition is required to facilitate three additional affordable housing units [Appendix C].

The addition is 3-stories in height, positioned between the front and rear buildings on the property, and connected to both buildings at grade (1st floor). The footprint of the addition is approximately 6.1m x 10.7m (20’ x 35’) with a gross area of 143.3m² (1,542 sf²); it includes a roof patio deck. The addition is clad in James Hardie Board Fibre Cement Siding w/metal strapping and includes aluminum windows (most being fixed).

Heritage staff became aware of the addition through the circulation of a Minor Variance (MV) application which was received on April 23, 2021. The MV application was circulated to division staff and heritage staff noted that Heritage Alteration Permit approval had not been received. The MV was granted on May 20, 2021, with conditions - one being that Heritage Alteration Permit approval be required.

228-230 Dundas Street is located within the Downtown Heritage Conservation District, and Heritage Alteration Permit approval (HAP) is required for new development,

additions and alterations pursuant to Section 42(1) of the *Ontario Heritage Act*. As the alterations commenced prior to obtaining HAP approval, consultation with the London Advisory Committee on Heritage (LACH) and a decision by Municipal Council is required for this 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 September 14, 2021.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

This Heritage Alteration Permit application for a rear addition, is consistent with the policies of the 2020 *Provincial Policy Statement* and *The London Plan*. Further, the application complies with the principles, goals, policies and guidelines of the *Downtown Heritage Conservation District Plan*. The *Downtown HCD Plan* recognizes that additions and new development can be introduced into the District without impacting the existing character of the built heritage resources. This addition is located at the rear of the building and does not impact the Dundas Street streetscape. The addition is 3-storeys and has a comparatively small footprint; it functions primarily as a linking structure and does not dominate the existing buildings on the property. Any views to the proposed addition from the rear parking lot and Queens Avenue are minimal. The proposed exterior material for the addition is a fibre cement siding panel (i.e. James Hardie Board) in a compatible colour palette to the existing building materials. Finally, although the addition is sympathetically executed, the differentiation in massing, material and texture assures that is clearly distinguishable from the existing buildings on the property.

Conclusion

The heritage attributes of the buildings on the property and adjacent properties at 228-230 Dundas Street will be conserved as the proposed addition massing is relatively small and it is minimally visible, being located at the rear of the existing building. The addition will not dominate the view from the parking lot and is compatible in its use of materials while remaining distinguishable. Provided that the plans submitted with the Heritage Alteration Permit application are followed, the retroactive and proposed alterations should be permitted with terms and conditions.

Prepared by: Laura E. Dent, M.Arch, PhD, MCIP, RPP
Heritage Planner

Submitted by: Britt O'Hagan, MCIP, RPP
Manager, Community Planning, Urban Design and Heritage

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

August 4, 2021
LED/

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Appendices

Appendix A Maps
Appendix B Images
Appendix E Architectural Drawings

Sources

Biographical Dictionary of Architects in Canada (1800-1950). Retrieved from <http://dictionaryofarchitectsincanada.org/node/1885>

City of London. (2013, June) *Downtown London heritage conservation district plan*. London, ON: Author.

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Ontario Heritage Act, (2021, July 1, c. 4, Sched. 6, s. 74). Retrieved from e-Laws website <https://www.ontario.ca/laws/statute/90o18>

Ministry of Municipal Affairs and Housing. (2020). *Provincial policy statement, 2020*. Ontario: Queen's Printer for Ontario.

Appendix A – Subject Property

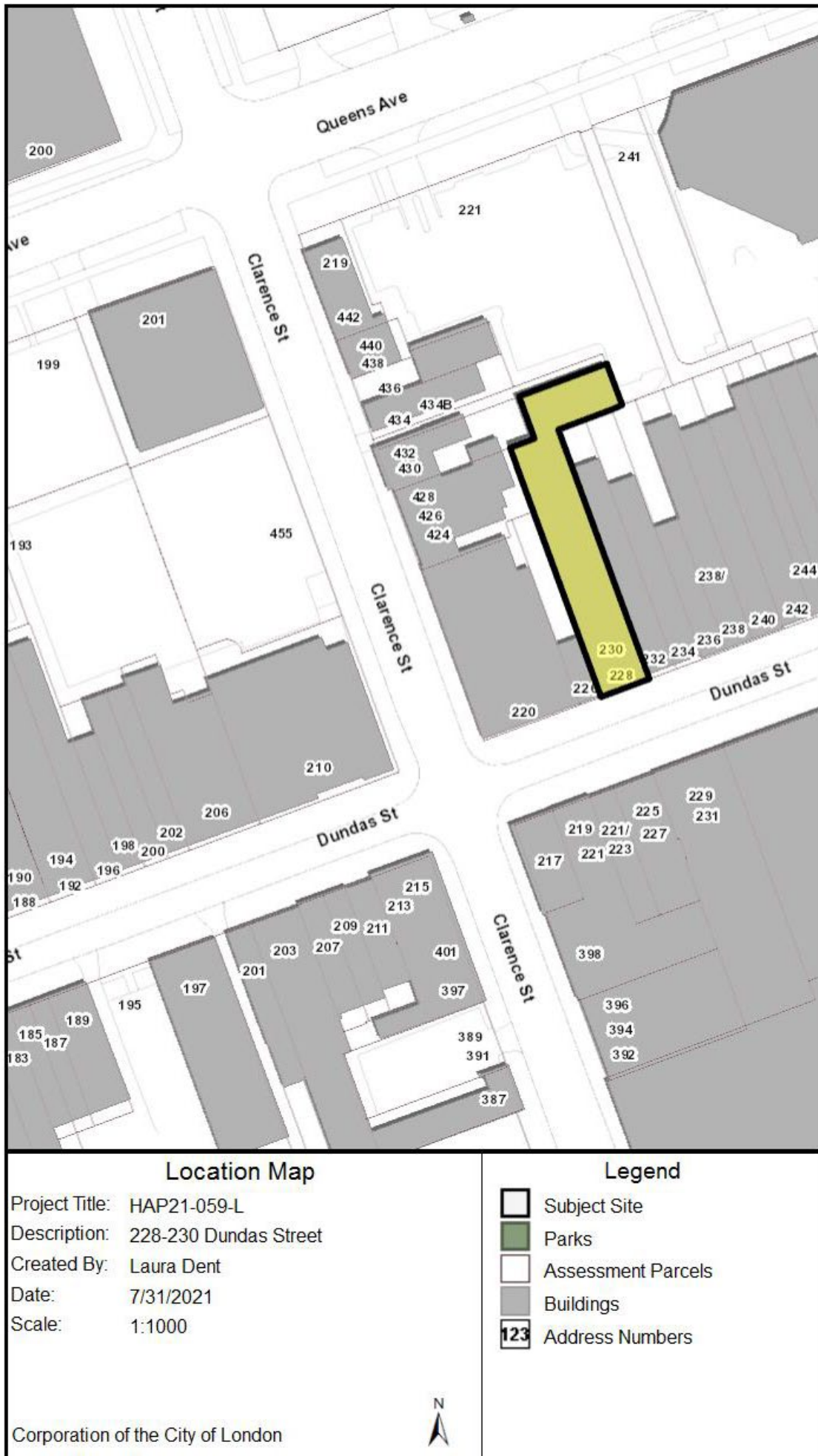


Figure 1: Location Map identifying the property at 228-230 Dundas Street

Appendix B – Images



Image 1: View of Dundas Street façade (July 29, 2021)



Image 2: View of rear portion of building facing parking lot (July 29, 2021)



Image 3: View of addition linking front and rear building portions on the property (July 29, 2021)



Image 4: View of rear portion of existing building facing parking lot and new addition, seen with unfinished cladding (July 29, 2021)

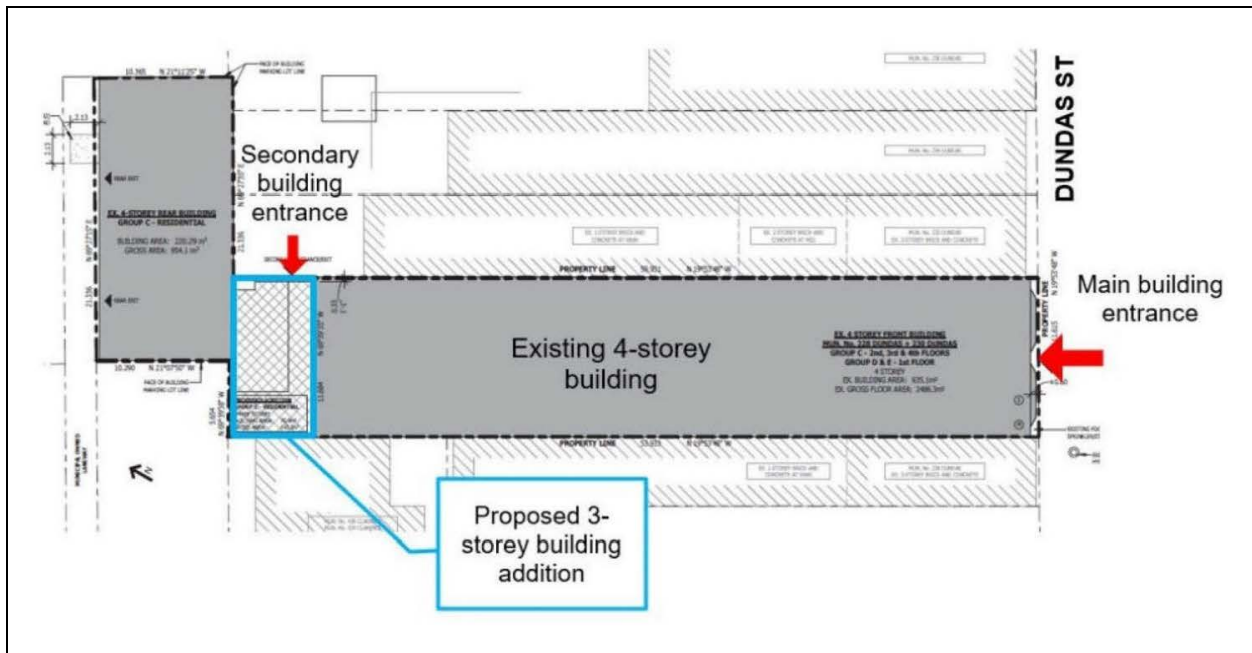


Image 5: View of north facing elevation of unfinished portion of addition (July 29, 2021)

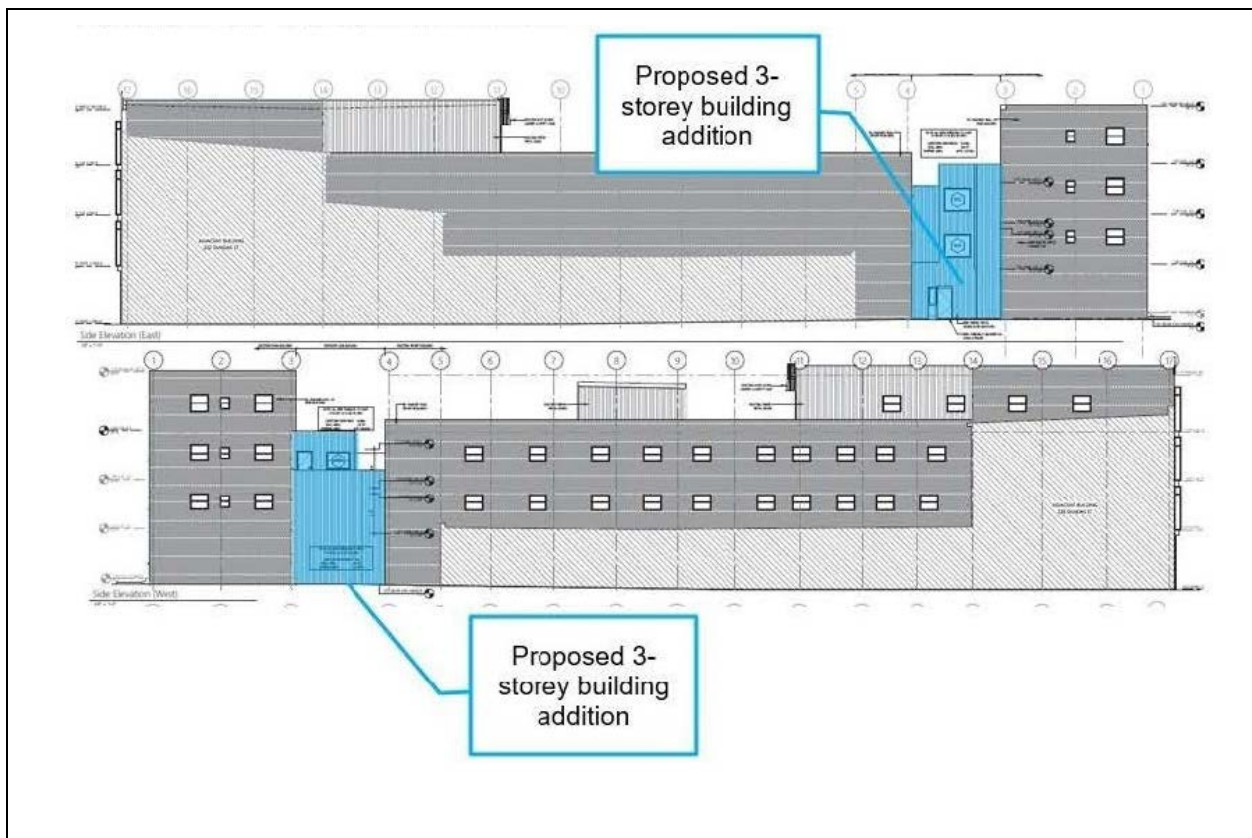


Image 6: Detailed view of cladding material (July 29, 2021)

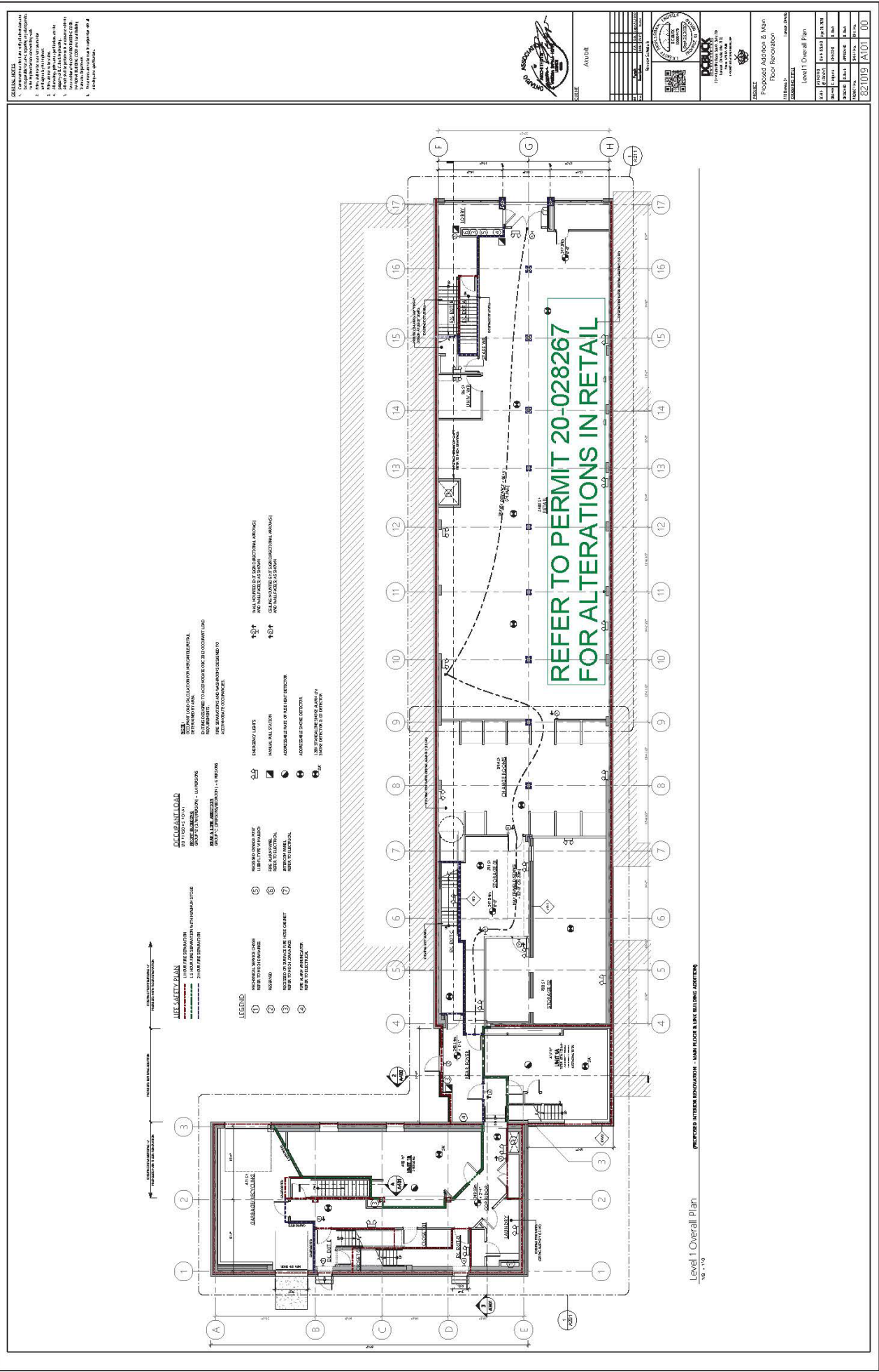
Appendix C – Drawings



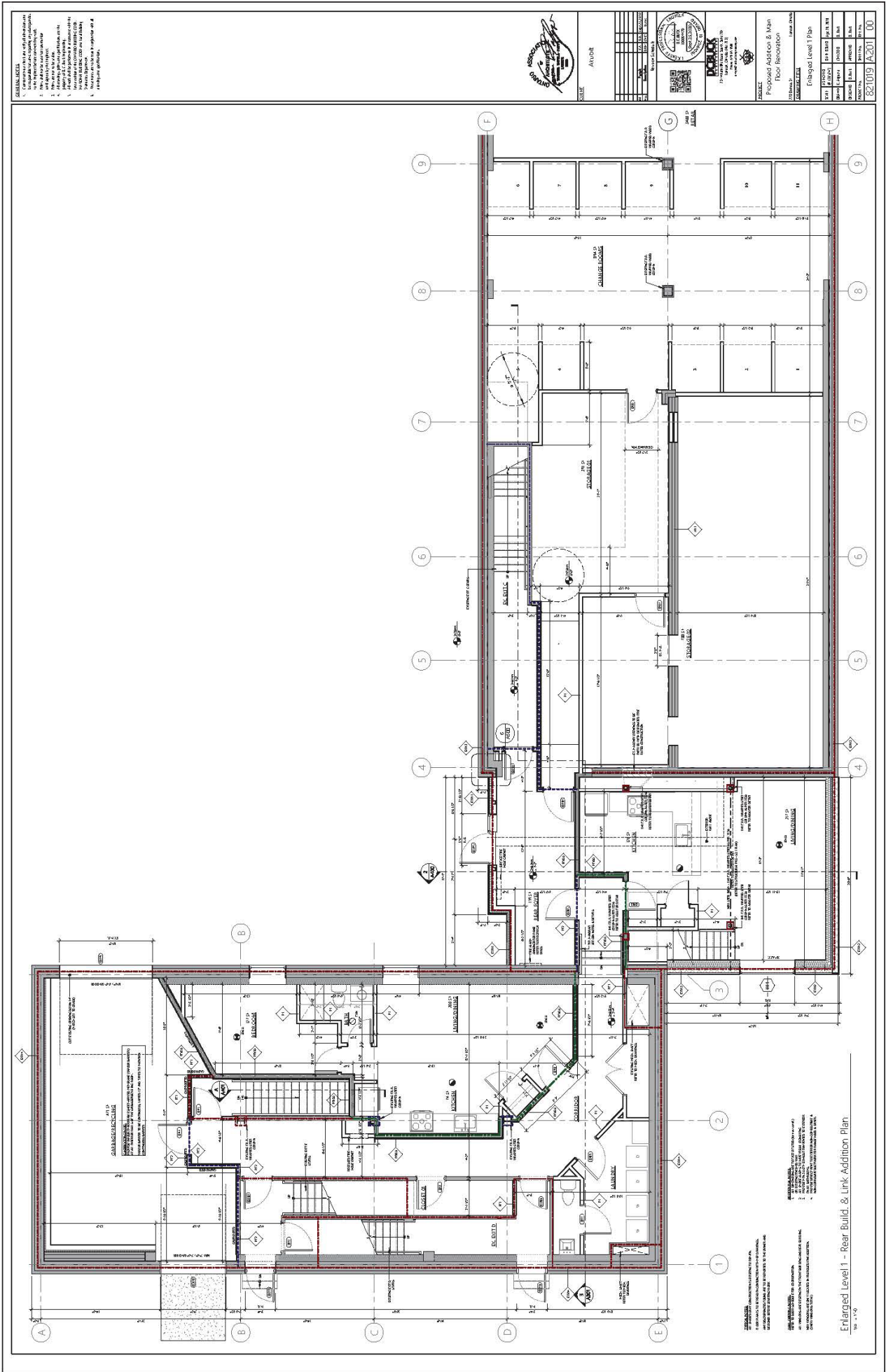
Conceptual Site Plan (from heritage alteration permit application (June 10, 2021)



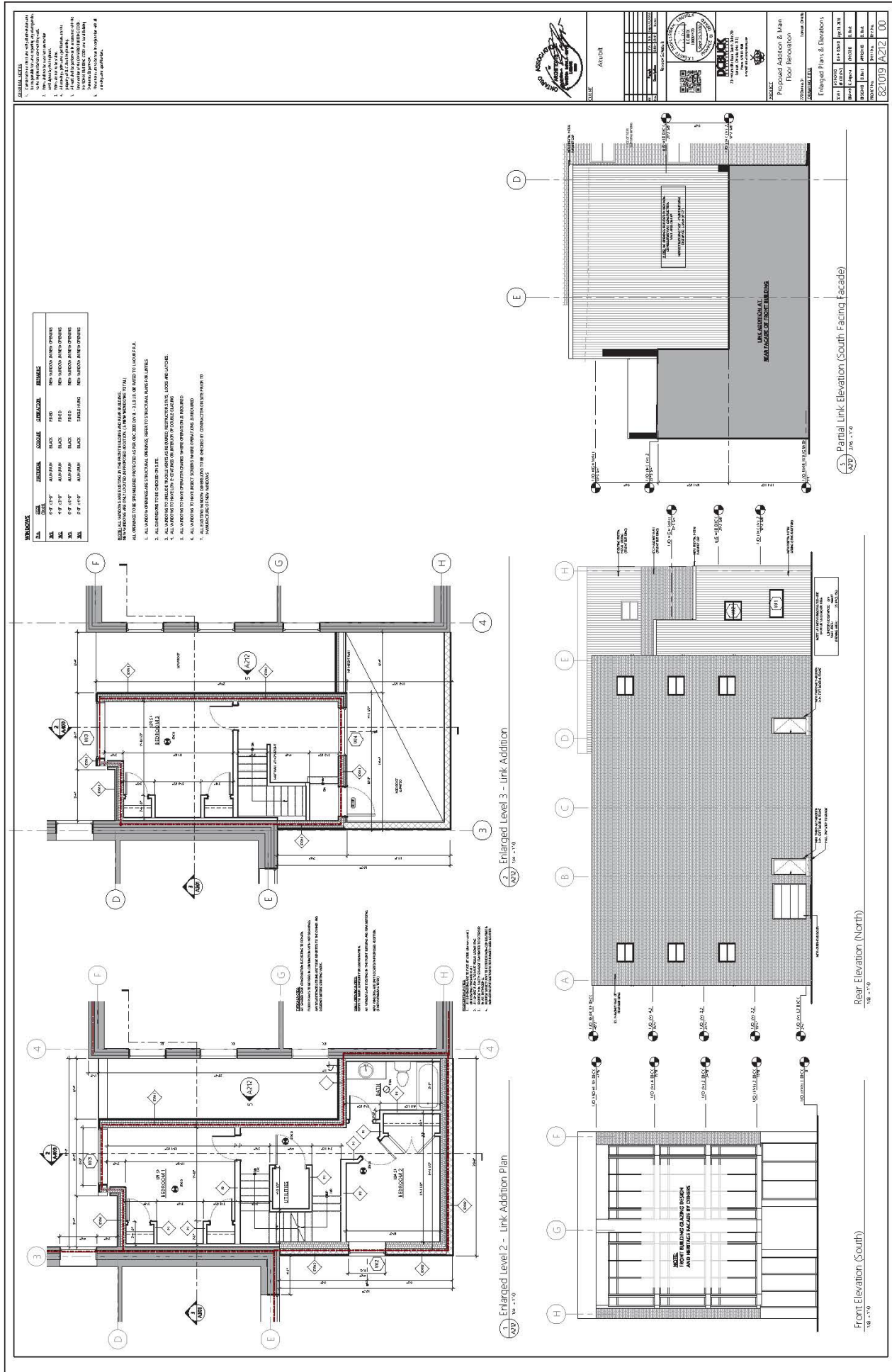
Conceptual East and West Elevations (from heritage alteration permit application, June 10, 2021)



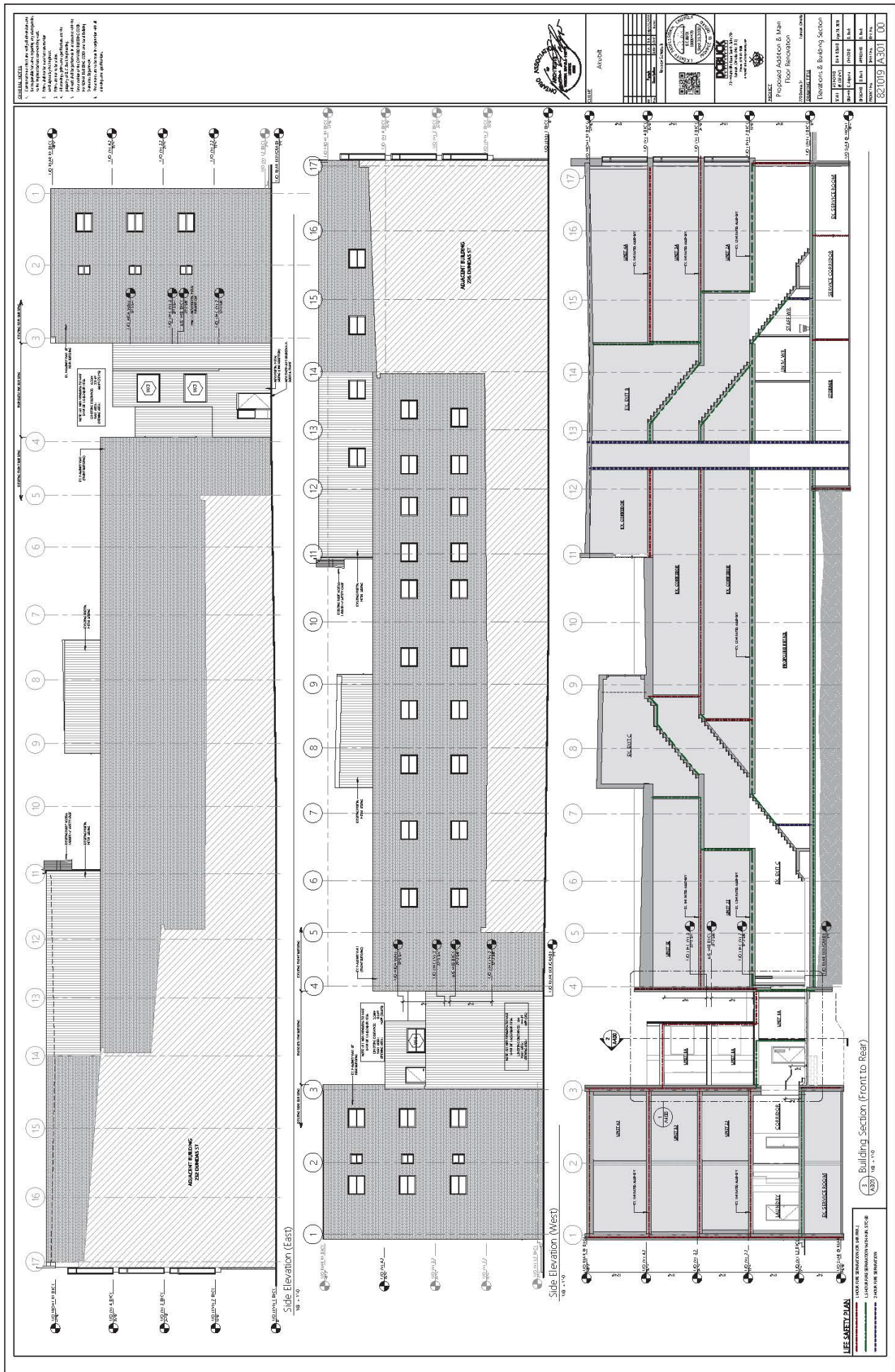
A101, Level 1 Overall Plan (Sept 25, 2020, signed)



A201, Enlarged Level 1 Plan (Sept 25, 2020, signed)



A212, Enlarged Plans and Elevations (Sept 25, 2020, signed)



A301, Elevations and Building Sections (Sept 25, 2020, signed)

Heritage Planners' Report to LACH: August 11, 2021

1. Heritage Alteration Permits processed under Delegated Authority By-law:
 - a) 325 Victoria Street (Part IV): Rear addition
 - b) Cathcart Street (WV-OS HCD): Rear addition
 - c) 355 Clarence Street (DT HCD): Security shutters
 - d) 256 Dundas Street (DT HCD): Signage
 - e) 706 Princess Avenue (OE HCD): Rear addition
 - f) 42 Albion Street (B/P HCD): Skylight and chimney removal

Upcoming Heritage Events

- Doors Open London
 - September 18-19, 2021; Virtual programming
 - "Celebrating 20 Years of Doors Open London"
 - More Information: <https://www.londonheritage.ca/doorsopenlondon>
- Architectural Conservancy Ontario: Ontario Heritage Un-Conference Part 3
 - Presentations by Alex Robinson, Sean Blank, and Larissa Ide as part of ACO's Annual General Meeting
 - Saturday, September 11, 2021; 10:30AM-12:00PM
 - More Information: <https://www.eventbrite.ca/e/annual-general-meeting-of-the-architectural-conservancy-of-ontario-2021-tickets-165270020079>
- Ontario Place Watch Day
 - Celebrating Ontario Place's 50th Anniversary, and advocating for its future
 - Monday, September 6th, 2021
 - More Information: <https://futureofontarioplace.org/>
- National Trust for Canada: National Trust Virtual Conference 2021 (held in association with the Canadian Association of Heritage Professionals)
 - September 28 – October 1, 2021
 - More Information: <https://nationaltrustcanada.ca/what-we-offer/national-conference>