

# Agenda Including Addeds

## London Advisory Committee on Heritage

9th Meeting of the London Advisory Committee on Heritage

September 8, 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](mailto:advisorycommittee@london.ca).

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4.3. 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> )

4.4. Heritage Planners' Report

a. *(ADDED) Heritage Planners' Report*

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**5. Confidential**

5.1. Personal Matters / Identifiable Individual

A personal matter pertaining to identifiable individuals, including municipal employees, with respect to the 2022 Mayor's New Year's Honour List.

**6. Adjournment**

# London Advisory Committee on Heritage

## Report

8th Meeting of the London Advisory Committee on Heritage

August 11, 2021

Advisory Committee Virtual Meeting - during the COVID-19 Emergency

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

ABSENT: S. Bergman, M. Bloxam, L. Fischer, T. Jenkins and K. Waud

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

L. Jones discloses a pecuniary interest in Item 4.4 of the 8th Report of the London Advisory Committee on Heritage, having to do with a Notice of Planning Application - Revised Official Plan and Zoning By-law Amendments - 560 and 562 Wellington Street, by indicating that her employer is involved in this matter.

### 2. Consent

#### 2.1 7th Report of the London Advisory Committee on Heritage

That it BE NOTED that the 7th Report of the London Advisory Committee on Heritage, from its meeting held on July 14, 2021, was received.

#### 2.2 2022 Mayor's New Year's Honour List - Call for Nominations

That it BE NOTED that the communication, dated July 9, 2021, from C. Saunders, City Clerk and B. Westlake-Power, Deputy City Clerk, with respect to a Call for Nominations for the 2022 Mayor's New Year's Honour List, was received.

### 3. Sub-Committees and Working Groups

#### 3.1 Stewardship Sub-Committee Report

That it BE NOTED that the Stewardship Sub-Committee Report, from its meeting held on July 28, 2021, was received.

### 4. Items for Discussion

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

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 and 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:

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

4.2 Request for Designation, 46 Bruce Street, under Part IV of the Ontario Heritage Act by J. Howell

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 request for designation of the property located at 46 Bruce Street:

- 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.

4.3 Heritage Alteration Permit Application for the property located at 228-230 Dundas Street, Downtown Heritage Conservation District by 8999872 Canada Ltd.

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:

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

it being noted that the London Advisory Committee on Heritage is supportive of the adaptive reuse of the building for residential purposes.

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

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, linked to on the Agenda, BE DEFERRED to the September meeting of the London Advisory Committee on Heritage.

4.5 Heritage Planners' Report

That it BE NOTED that the Heritage Planners' Report, dated August 11, 2021, from the Heritage Planners, was received.

**5. Adjournment**

The meeting adjourned at 6:16 PM.



*The City of London*  
*Western Road and Sarnia Road/Philip Aziz Avenue Improvements*  
*Municipal Class Environmental Assessment*

London  
CANADA

**NOTICE OF STUDY RESTART**

August 16, 2021

PUBLIC NOTICE

**Project Restart**

In January 2015, the City of London, through its consultant AECOM, initiated the Western Road and Sarnia Road/Philip Aziz Avenue Improvements Municipal Class Environmental Assessment (MCEA) for improvements to Western Road from Platts Lane to Huron University College and Sarnia Road/Philip Aziz Avenue from Coombs Avenue east to the Thames River (See Map). An initial Public Information Centre (PIC) was held in June 2015.

In 2016, the project was put on hold when alternatives for transit routes through the study area were being considered as they related to Rapid Transit (RT). As it is related to this project, the northern routes for RT have been deferred and the City has decided to restart this project.

**Background**

Western Road between Huron College and Platts Lane is part of a primary transportation corridor that services Western University and other local institutions in addition to some residential and commercial uses. Within this corridor, the Western Road and Sarnia Road/Philip Aziz Avenue intersection supports a large volume of vehicle traffic making turning movements, high pedestrian/cycling traffic and frequent transit services. This type of traffic is expected to increase in the future.

The City of London Transportation Master Plan suggests the Western Road and Sarnia Road/Philip Aziz Avenue intersection be improved to accommodate increased traffic, address safety, and improve road width constraints along Philip Aziz Avenue.

**Planning for the Future**

This study will be completed in accordance with the Ontario Environmental Assessment Act and will follow the MCEA (Schedule C) process. The project team will examine a full range of alternatives and improvements. Future university expansion plans, recent and or planned municipal infrastructure (e.g. watermains and stormwater management), walking and cycling features, effective movement of traffic and environmental impacts will be considered.

**Your Involvement is Important**

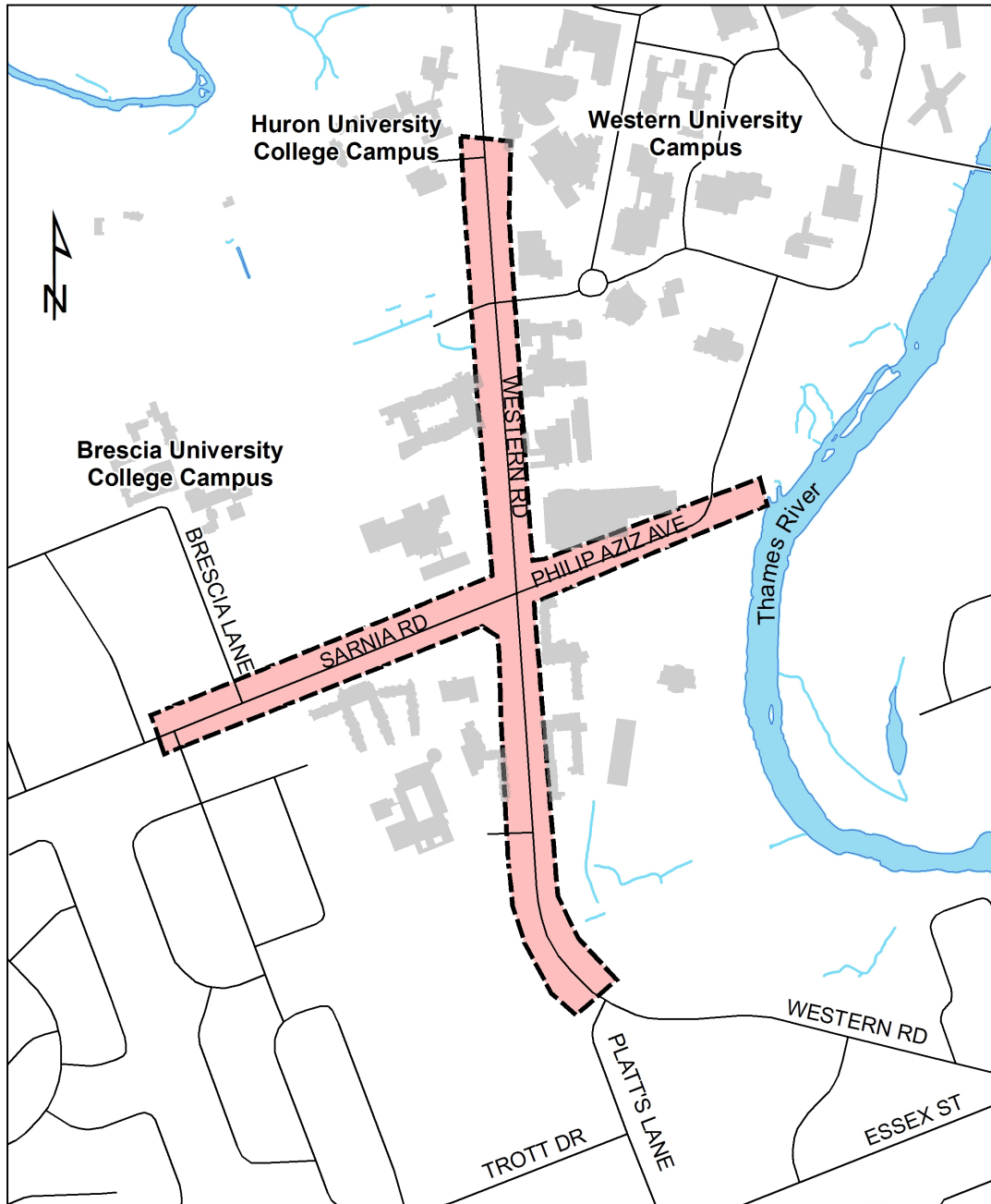
You will be consulted throughout this study and asked to help shape the future of the community. A PIC will be held in the fall of 2021 to present the updated problem/opportunity statement, a review of the study progress, the evaluation of the alternative solutions and project timeline. Another PIC will be held in the spring of 2022 to present the evaluation of alternative design concepts for the preferred solution, in addition to proposed mitigation measures and next steps. Advanced notification of the PICs will be advertised on the City of London website and in the Londoner newspaper, in addition to regular mail. Comments from review agencies and members of the public are encouraged now and throughout the study. To learn more, visit the project website:

<https://london.ca/projects/western-road-sarnia-road-philip-aziz-avenue-environmental-assessment>.

To provide comments, receive additional information or be added to the study mailing list, contact either of the following team members below:

**Karl Grabowski, P.Eng**  
Project Manager  
Corporation of the City of London  
300 Dufferin Avenue  
London ON, N6A 4L9  
Tel: 519-661-2489 x5071  
Email: kgrabows@london.ca

**John Pucchio, P.Eng**  
Project Manager,  
AECOM Canada Ltd.  
250 York Street, Suite 410  
London ON, N6A 6K2  
Tel: 519-963-5880  
Email: John.Pucchio@aecom.com



With the exception of personal information, all comments will become part of the public record of the study. The study is being conducted according to the requirements of the Municipal Class Environmental Assessment, which is a planning process approved under Ontario's Environmental Assessment Act.



August 19, 2021

**RE: Temporary Relocation of Commemorative Boulder and National Historic Site of Canada Plaque at 399 Ridout Street North**

As part of detailed design for the Downtown Loop (Rapid Transit) Project, a Heritage Impact Assessment was completed which determined that the property at 399 Ridout Street North, known as the Middlesex County Court House, would be directly impacted by the project.

The design for Phase 2 of the Downtown Loop requires widening of Ridout Street North, which will result in the edge of the new sidewalk abutting the base of the boulder and plaque located on the property to commemorate its status as a National Historic Site of Canada. Given the proximity of the boulder and plaque to the new sidewalk, it will be subject to long-term negative impacts, such as damage from salt or vandalism.

Therefore, the boulder and plaque have been relocated prior to construction and will be reinstated at a new location within the property of 399 Ridout Street North that is set back from the edge of the right-of-way, once construction is complete.

Parks Canada owns and maintains the National Historic Sites of Canada plaques and has removed the boulder and plaque for temporary safe storage at a facility in Leamington, Ontario. A new pad will be installed as part of the construction project to allow Parks Canada to reinstate the boulder and plaque once construction is complete. The exact location of the pad is still to be confirmed based on working with the property owner, as it will be located on private property.

We ask that you share this information with your members, and if you have any questions or concerns, please feel free to contact me.

Sincerely,

Jennie

**Jennie A. Dann, P.Eng**

Director, Construction & Infrastructure Services

Environment & Infrastructure

City of London

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

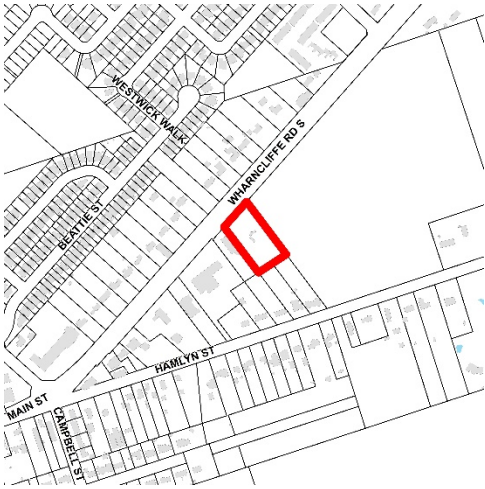
519.661.2489 x 5823



# NOTICE OF PLANNING APPLICATION

## Zoning By-Law Amendment

### 2170 Wharncliffe Road South



**File: TZ-9390**

**Applicant: Cedar Auto London Limited**

#### What is Proposed?

Zoning amendment to allow:

- Continued use of property for a temporary sales trailer, in association with a permitted automobile sales establishment for an additional three (3) years.



## LEARN MORE & PROVIDE INPUT

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

Barb Debbert

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

519-661-CITY (2489) ext. 5345

Planning & Development, City of London

300 Dufferin Avenue, 6<sup>th</sup> Floor,

London ON PO Box 5035 N6A 4L9

File: TZ-9390

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

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

Anna Hopkins

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

519-661-CITY (2489) ext. 4009

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

# Application Details

## Requested Zoning By-law Amendment

To change the zoning by amending the temporary use provisions of the existing Holding Arterial Commercial Special Provision Temporary (h-17·h-142·AC2(11)·T-72) Zone for an additional three (3) year period to permit a temporary sales trailer, in association with an automobile sales establishment. Changes to the currently permitted land uses and development regulations are summarized below.

The Zoning By-law is available at [london.ca](http://london.ca).

### Current Zoning

**Zone:** Holding Arterial Commercial Special Provision Temporary (h-17·h-142·AC2(11)·T-72) Zone

**Permitted Uses:** accessory dwelling units, converted dwellings, day care centres, emergency care establishments, existing dwellings, group home type 2, lodging house class 2, animal hospitals, clinics, convenience stores, convenience service establishments, duplicating shops, florist shops, medical/dental laboratories and offices, offices, personal service establishments, studios and automobile sales establishment.

**Special Provision(s):** allows automobile sales establishment in addition to standard uses

**Height:** 10 metres

**Temporary Zone:** T-72 Zone allows a temporary sales trailer, in association with an automobile sales establishment, expiring on April 23, 2021.

**Holding Provisions:** h-17 requires full municipal sanitary sewer and water services prior to development. h-142 requires a development agreement that addresses urban design objectives and the provision of joint access with the property to the east.

### Requested Zoning

**Zone:** Holding Arterial Commercial Special Provision Temporary (h-17·h-142·AC2(11)·T-72) Zone

**Permitted Uses:** accessory dwelling units, converted dwellings, day care centres, emergency care establishments, existing dwellings, group home type 2, lodging house class 2, animal hospitals, clinics, convenience stores, convenience service establishments, duplicating shops, florist shops, medical/dental laboratories and offices, offices, personal service establishments, studios and automobile sales establishment.

**Special Provision(s):** allows automobile sales establishment in addition to standard uses

**Height:** 10 metres

**Temporary Zone:** request for an extension to the existing T-72 Zone to allow a temporary sales trailer, in association with an automobile sales establishment, for an additional three (3) year period.

## Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Auto-Oriented Commercial Corridor, which permits a broad range of commercial uses that cater to the commercial needs of the travelling public, including automobile sales establishments.

The subject lands are in the Neighbourhoods Place Type in *The London Plan*, permitting a range of residential and small-scale community facilities and mixed-use buildings.

The lands are also subject to the more specific policies of the Southwest Area Secondary Plan, which permits the primary permitted uses in the Auto-Oriented Commercial Corridor designation as the main permitted uses. The Southwest Area Secondary Plan policies prevail over the general Official Plan policies.

## How Can You Participate in the Planning Process?

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

## See More Information

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

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at [london.ca/planapps](http://london.ca/planapps)
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

## Reply to this Notice of Application

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

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

## Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the Planning Act. You will also be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [Neighbourgood](http://Neighbourgood) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

## What Are Your Legal Rights?

### Notification of Council Decision

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

### Right to Appeal to the Ontario Land Tribunal

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of condominium before the approval authority gives or refuses to give approval to the draft plan of condominium, the person or public body is not entitled to appeal the decision of the Director, Planning & Development to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of condominium before the approval authority gives or refuses to give approval to the draft plan of condominium, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

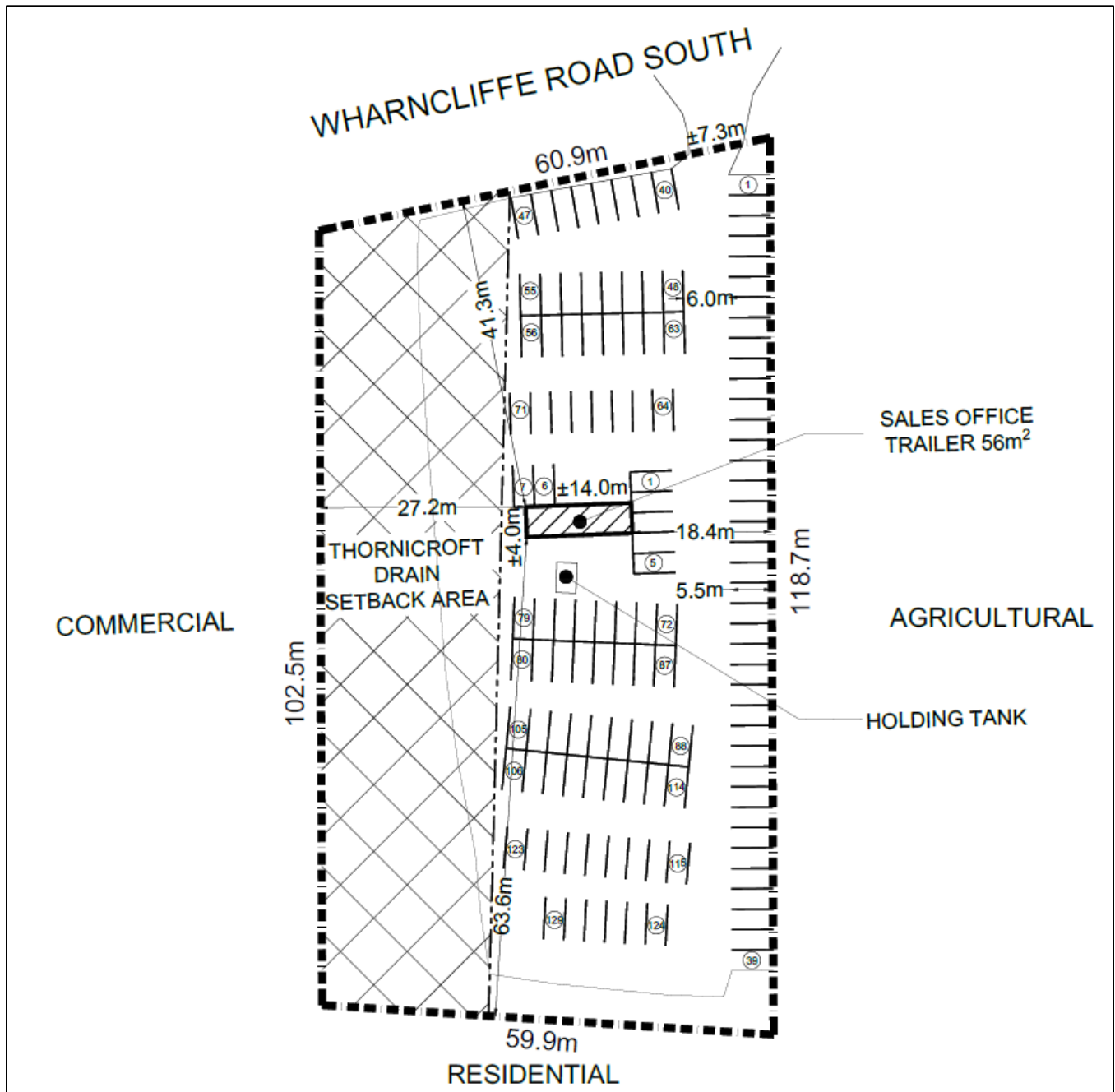
### Notice of Collection of Personal Information

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

## Accessibility

Alternative accessible formats or communication supports are available upon request. Please contact [developmentservices@london.ca](mailto:developmentservices@london.ca) for more information.

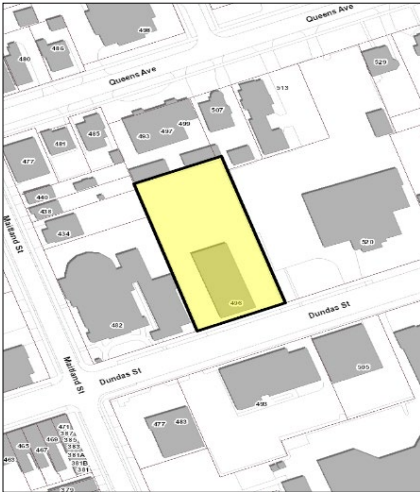
## Site Concept



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

## Zoning By-Law Amendment

### 496 Dundas Street



**File: Z-9347**

**Applicant: Amiraco Properties Inc.**

#### What is Proposed?

Zoning amendment to allow:

- Mixed use, high-rise tower accommodating 170 residential units and 133m<sup>2</sup> commercial space on the main floor, and
- A special provision to permit a maximum building height of 57m, reduction of off-street parking requirements to 153 spaces, maximum residential density of 530 units/ha, and a reduction of the interior side yard setback to 0.0 m.

## YOU ARE INVITED!

Further to the Notice of Application you received on May 19, 2021, you are invited to a public meeting of the Planning and Environment Committee to be held:

**Meeting Date and Time:** Monday, August 30, 2021, no earlier than 5:00 p.m.

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

**Please refer to the enclosed Public Participation Meeting Process insert.**

For more information contact:

Isaac de Ceuster  
ideceust@london.ca  
519-661-CITY (2489) ext. 3835  
City Planning, City of London,  
206 Dundas St., London ON N6A 1G7  
File: Z-9347

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

To speak to your Ward Councillor:

Arielle Kayabaga  
akayabaga@london.ca  
519-661-CITY (2489) ext. 4013

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

# Application Details

## Requested Zoning By-law Amendment

To change the zoning from a Office Residential/Business District Commercial (OR\*D250\*H46\*BDC) Zone to a Business District Commercial Special Provision (BDC(\_)\*D530\*H57) Zone to permit a mixed-use development of 170 residential units and limited commercial space on the first floor, and a site-specific regulation for a maximum building height of 57 metres, reduction of off-street parking requirements to 153 spaces, maximum residential density of 530 units/ha, and a reduction of the interior side yard setback to 0.0 metres. Changes to the currently permitted land uses and development regulations are summarized below.

The Zoning By-law is available at [london.ca](http://london.ca).

### Current Zoning

**Zone:** Office Residential/Business District Commercial (OR\*D250\*H46/BDC)

**Permitted Uses:** OR: Office-apartment; Group Home; Lodging House; Office; Medical/dental offices. BDC: Animal Hospital; Apartment Building; Bake shops; Clinics; Commercial recreation establishment; commercial parking structures/ lots; Converted dwellings; Day care centres; Dry Cleaning and laundry depots; Duplicating shops; Emergency care establishments; Existing dwellings; Financial institutions; Grocery Stores, Laboratories; Laundromats; Libraries; Medical/dental offices, Offices; Personal service establishments; Private clubs; Restaurants; Retail stores; Service and repair establishment; Studios.

**Special Provision(s):** \*H46

**Residential Density:** Maximum residential density of 250 units/ha

**Height:** 46.0 metres

### Requested Zoning

**Zone:** Business District Commercial Special Provision (BDC(\_)\*D530\*H57) Zone

**Permitted Uses:** The range of currently permitted uses in the BDC zone would continue to apply to the site.

**Special Provision(s):** A maximum building height of 57m, reduction of off-street parking requirements to 153 spaces, maximum residential density of 530 units/ha, and a reduction of the interior side yard setback to 0.0 metres.

**Residential Density:** Maximum residential density of 530 units/ha

**Height:** A maximum building height of 57.0 metres

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Main Street Commercial Corridor in the 1989 Official Plan, which permits a variety of retail, service commercial, cultural, entertainment and residential as the main uses.

The subject lands are in the Urban Corridor Place Type in The London Plan, a range of residential, retail, service, office, cultural, recreational, and institutional uses.

The subject lands are also in the Old East Village Dundas Corridor Secondary Plan, providing a greater level of detail than the general policies of the Official Plan. Policy 3.3.1.i permits a maximum building height of 16 storeys on lands located at 496 Dundas Street, subject to conformity with angular plane and built form policies of the Secondary Plan.

## How Can You Participate in the Planning Process?

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

### See More Information

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

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at [london.ca/planapps](http://london.ca/planapps)
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

## **Attend This Public Participation Meeting**

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

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

**Please refer to the enclosed Public Participation Meeting Process insert.**

## **What Are Your Legal Rights?**

### **Notification of Council Decision**

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

### **Right to Appeal to the Ontario Land Tribunal**

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

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

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

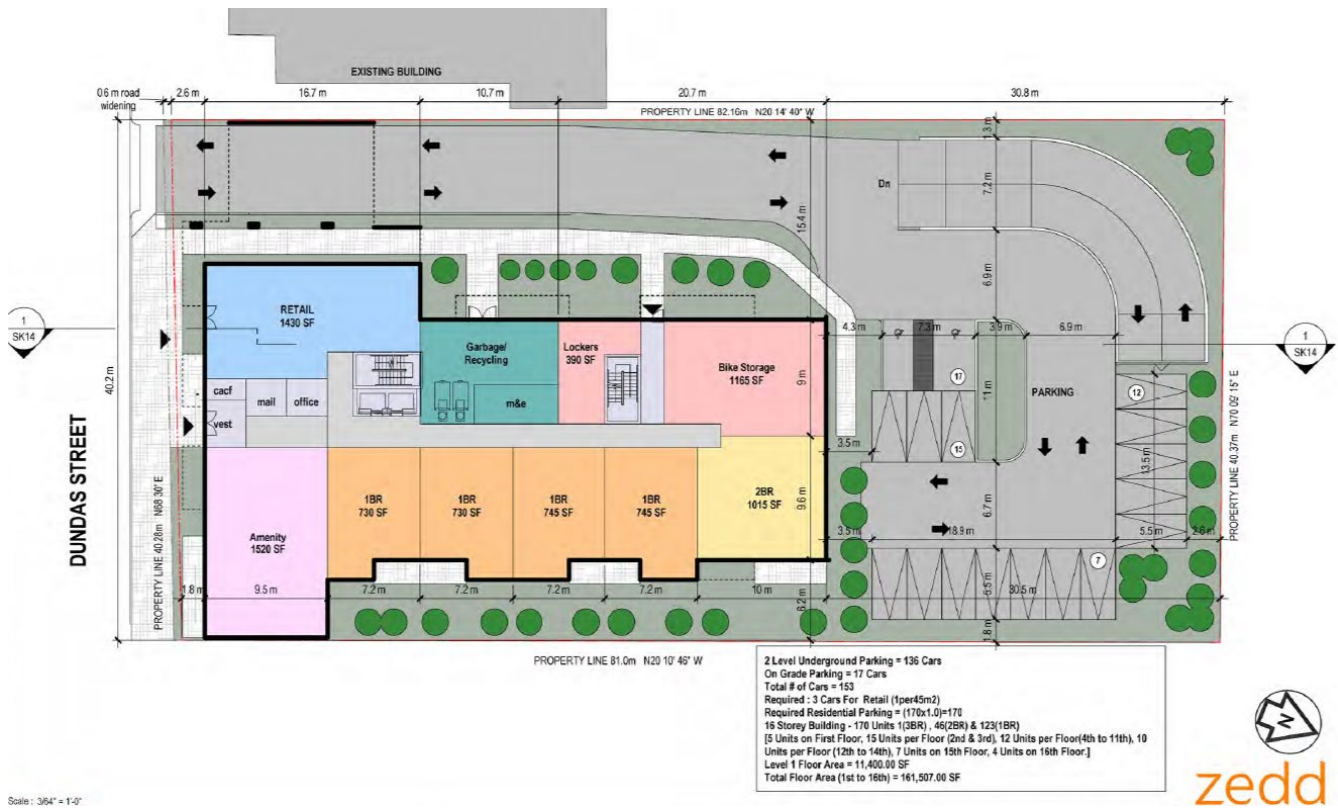
### **Notice of Collection of Personal Information**

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

### **Accessibility**

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at [planning@london.ca](mailto:planning@london.ca) or 519-661-4980 by August 23, 2021 to request any of these services.

# Site Concept



Conceptual Site Plan, illustrating the layout of the ground floor of the proposed development.

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



# Building Renderings



Architectural rendering showing proposed building with view from Dundas Street looking north.

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



Architectural rendering showing a birdseye view of the proposed development with the Dundas St. Centre United Church in the foreground.

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

As part of the City's ongoing efforts to slow the spread of COVID-19, and in keeping with the regulations and guidelines provided by the Province of Ontario, the Public Participation Meeting process has been modified. The capacity for individuals in City Hall meeting rooms and the Council Chambers Public Gallery will reflect the requirement for 2m physical distancing, with designated seating and standing areas being provided.

**Please refer to the public meeting notice for all options available for you to participate in the planning process.**

## **Public Participation Meeting (PPM) Process**

- Members of the public are asked to “pre-register” to speak in person at a PPM. Pre-registered speakers will be given priority access to entering City Hall. Speakers will be limited to five minutes of verbal presentation.
  - **Pre-register by calling 519-661-2489 ex. 7100; or by emailing [PPMClerks@london.ca](mailto:PPMClerks@london.ca)** Please indicate the PPM subject matter when contacting the Clerk's Office. Registrations will be confirmed.<sup>1</sup>
  - When pre-registering, members of the public will have a brief COVID-19 health screening and will be asked to self-screen prior to entering City Hall.
- Presentations will be strictly verbal; any other submission of photos, slides or written information must be made outside of the PPM. These can be forwarded to the Planner associated with this application and/or to the registration email, noted above. In order to be considered, all submissions should be made prior to the Council meeting when the Planning and Environment Committee recommendation regarding the subject matter is considered.

## **Public Participation Meeting (PPM) Process – At the meeting**

- Members of the public should self-screen before entering City Hall. You likely will be greeted by security upon entering the building. A mask/face covering is required at all times in City Hall.
- Each committee room in use for the PPM will broadcast the meeting taking place in the Council Chambers.
- City Staff will be in each assigned room to assist members of the public.
- When appropriate, individual members of the public will have an opportunity to speak to the committee remotely, using the camera/microphone in the committee room. Floor markings will indicate where to stand.

## **Council Chambers**

- Committee members and staff will be present in the Chambers (physically, or by remote attendance).
- There will be no public access to the Council floor.

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<sup>1</sup> Notice of Collection of Personal Information – information is collected under the authority of the *Municipal Act, 2001*, as amended, and the *Planning Act, 1990* RSO 1990, c.P. 13, and will be used by Members of Council and City of London staff in their consideration of this matter. Please see additional information on the enclosed Public Meeting Notice pages.

**LACH Stewardship Sub-Committee  
Report**

Wednesday August 25, 2021

Location: Zoom Call  
6:30pm-8:30pm

Present: M. Whalley, T. Regnier, J. Hunten, B. Vazquez; L. Dent, M. Greguol, K. Gonyou

**Agenda Items**

**1. Western University Public History Program Heritage Property Evaluation Presentations**

The Stewardship Sub-Committee members noted their availability (potentially in-person or virtual) for a presentation on Tuesday December 14, 2021.

**2. Referred by LACH: 1588 Clarke Road**

M. Whalley provided an update on the Stewardship Sub-Committee on the research completed on the property at 1588 Clarke Road and the importance of the Tackabury family and the Grove.

M. Whalley also noted research efforts on the other Tackabury houses at 1424 Clarke Road and 1928 Huron Street.

**3. Request for Demolition for Anne Eadie Park Stage on Heritage Listed Property at 900 King Street**

M. Greguol provided a verbal update to the Stewardship Sub-Committee on the demolition request for the Anne Eadie Park Stage and noted reference to the previously completed Cultural Heritage Evaluation Report (CHER) for the Western Fair property (900 King Street) (circulated to the Stewardship Sub-Committee).

M. Greguol noted the Queens Park Master Plan, which includes the area of the Anne Eadie Park Stage area.

Motion: The Stewardship Sub-Committee does not recommend the designation of the Anne Eadie Park Stage pursuant to the *Ontario Heritage Act*, but notes the significant cultural heritage value of other cultural heritage resources on the Western Fair property at 900 King Street. Moved: M. Whalley, Seconded: T. Regnier. Passed.

**4. Request for Designation: 44 Bruce Street**

M. Greguol provided a verbal presentation to the Stewardship Sub-Committee. An evaluation and draft Statement of Cultural Heritage Value or Interest for the property at 44 Bruce Street was circulated to the Stewardship Sub-Committee for review and comment.

Staff also provided an update to the Stewardship Sub-Committee on the new *Ontario Heritage Act* process required to designate a property.

**Motion:** The Stewardship Sub-Committee supports and recommends the designation of the property at 44 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: B. Vazquez, Seconded: J. Hunten. Passed.

## 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, 44 Bruce Street under Part IV of the *Ontario Heritage Act* by A. Konstantynowicz  
**Date:** September 8, 2021

## 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 44 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 44 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 44 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 area 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 44 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 44 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 44 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 1897, the dwelling on the property at 44 Bruce Street is a two-storey buff brick dwelling representative of a vernacular dwelling with Queen Anne Revival stylistic influences (Appendix B). The dwelling is constructed of buff brick and its south (front) elevation is accentuated with string courses of rusticated buff brick at the spring point of the voussoirs on the first and second storeys. A third string course extends horizontally below the dwellings first storey window sill. The brick voussoirs of the arched front window include patterned finishes.

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. The entryway includes wood trim and the door consists of a wood door with three rows of squared wood panels set below a fixed stained-glass window insert and an additional row of square wood panels. An arched stained-glass transom window is located above the front door. The front fixed window is also topped with an arched stained-glass window, characteristic of the Queen Anne Revival style.

The projecting gable on the dwelling includes a concentration of wood details within the bargeboard, gable, and gable peak. The details include carved wood corbels and brackets, a pair of wood sash windows separated by a mullion, scalloped wood shingle imbrication, and applied linear, square, and round medallion detailing in the bargeboard. The gable peak includes a concentration of round medallions arranged in a four-by-four pattern in a diamond formation flanked by two carved wood inverse sunbursts. The base of the projecting gable includes a band of cut wood detailing.

The porch on the dwelling was designed and constructed in the early-20<sup>th</sup> century, however, it was designed in a manner that is consistent with the Queen Anne Revival stylistic influences including turned wood columns, posts and spindles, curved top and bottom guard rails, and a shed style porch that includes a projecting gable over the entryway with applied decorative wood details.

The east façade of the dwelling faces the shared right-of-way between the property and the adjacent 46 Bruce Street. The elevation consists of a pair of first storey double-hung replacement windows and a single double-hung replacement window. The windows are within their original window openings but have been replaced with vinyl double-hung window units.

The west façade of the dwelling faces the adjacent 42 Bruce Street and consists primarily of two second storey windows; one a vinyl casement window and the other a vinyl double-hung window. A tall chimney extends above the roof line on the west side of the dwelling.

The north (rear) façade of the dwelling is composed primarily of a single-storey rear buff brick addition. The addition has a gable roof, with terra-cotta roof materials and appears to have been constructed as a part of the original construction of the dwelling, or shortly thereafter<sup>1</sup>. The east and west facades of the addition include newer replacement windows including a full-size casement window on the east side of the addition with a decorative stained-glass insert.

The rear yard consists of a wood deck, patio area, and gardens. A shed/outbuilding is located at the rear of the property. The outbuilding has a gable roof, is clad with vertically-arranged wood siding, and includes a projecting gable with decorative detailing similar to that found on the dwelling.

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<sup>1</sup> Fire Insurance Plans suggest that the brick addition was an early portion of the dwelling, if not a part of the original construction of the house. The dwelling also had a single storey frame addition built on the rear of the brick addition, however, it appears to have been removed in the mid-20<sup>th</sup> century.

The first and second storey window openings remain on the dwelling with replacement windows including double-hung windows and a fixed front window with an arched stained-glass window, consistent with the stylistic influences of the Queen Anne Revival style.

## **1.4 Property History**

### **1.4.1 Early Euro-Canadian History**

The property at 44 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.<sup>2</sup> 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.<sup>3</sup>

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

### **1.4.2 44 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 44 Bruce Street is located on Lots 36 and 37 on the north side of Bruce Street. Both Lots 36 and 37 were originally sold to James Taylor in 1871, who later constructed a house at the corner of Bruce and Cynthia Street, at what is now 42 Bruce Street. Under 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 in 1895, and the west half of Lot 36 and a part of Lot 37 to his brother Thomas Copp in 1897.

The dwelling at 44 Bruce Street was built under Thomas Copp's ownership which lasted from 1897 until 1910. Thomas Copp, listed as a contractor in the City Directories was likely the builder of the dwelling, however, he resided on Askin Street and later Beaconsfield Avenue and did not appear to have ever lived at 44 Bruce Street. Rather, he rented the dwelling to an Arthur Huff, identified as a freight agent for the Grand Trunk Railway. The property was later rented to Robert Bruce MacPherson, a clerk for McClary Manufacturing.

In 1910, Thomas Clark sold the property to Hannah Thompson. Little information could be found on Hannah Thompson, but she continued to rent the dwelling to MacPherson

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<sup>2</sup> John Lutman, *The South and the West*, p. 4-5; Architectural Conservancy of Ontario Inc. London Region Branch, *Brackets and Bargeboards*, p. 143.

<sup>3</sup> Ibid.



and later to Robert Grierson, a clerk for Smallman and Ingram, a dry goods retailer on Dundas Street. Thompson sold the property in 1920 to a Geogina Marshall and in turn sold it one year later to a Thomas H. Gregory who only owned the property for one month.

In 1921, Alonzo Copeland and Ellen Copeland purchased the property. Census data identifies the Copelands as being born in Ontario of Scottish and English ancestry. They had five children, however, by 1921 when they purchased the property most of their children had moved out. Their youngest son Edward who was 18 years old when they purchased the property is identified as living at the property at the time along with their daughter Irene and her husband Gordon Scott. Alonzo passed away in 1934, however Ellen would continue to live at 44 Bruce Street until she sold the property in 1942.

Between 1942 and 1950, the property exchanged hands various times with the longest tenured owners during that period being Lloyd and Gertrude Ritchie owned and occupied the property from 1945 until 1950. In 1950, they sold the property to Robert and Catherine Deane. Robert was a manager at Brink's Canada and Catherine worked for Simpsons. They lived at the property until 1986.

The property was most recently purchased in 2003.

### **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 terra-cotta 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.<sup>4</sup>

The Queen Anne Revival style has been applied in the detailing of the dwelling at 44 Bruce Street. In particular, the masonry detailing on the front façade, and the ornate wood detailing in the 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).

"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."

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<sup>4</sup> John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the present*, 102-122.

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 owner of 44 Bruce Street to consider the designation of the property pursuant to Part IV of the *Ontario Heritage Act*. The Heritage Planner completed historical research and completed an evaluation of the

property according to the criteria of Ontario Regulation 9/06. The Stewardship Sub-Committee of the London Advisory Committee on Heritage (LACH) was consulted on the property at its meeting held on October 28, 2020 and on August 25, 2021.

#### 4.2 Cultural Heritage Evaluation

The property at 44 Bruce Street was evaluated using the criteria of O.Reg. 9/06 (see Section 2.1.2.1 above). The evaluation is included below.

Table 1: Evaluation of the property at 44 Bruce Street using the criteria of Ontario Regulation 9/06

<b>Criteria for Determining Cultural Heritage Value or Interest</b>		
	<b>Criteria</b>	<b>Evaluation</b>
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 44 Bruce Street is a representative example of a vernacular dwelling with Queen Anne Revival stylistic influences. The two-storey buff brick dwelling includes details that are characteristic of the Queen Anne Revival style including its rusticated buff brick string courses, and 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 44 Bruce Street demonstrate a high degree of craftsmanship or artistic merit. Specifically, the shingle imbrication, the carved wood corbels, the band of carved detailing, and applied linear, squared and round medallion details found in the gable and bargeboards demonstrate the high degree of craftsmanship that has been maintained on the dwelling. The detailing has been applied on a reconstructed front porch in a manner that is supportive of the dwelling's architectural style.
	Demonstrates a high degree of technical or scientific achievement	The property at 44 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 historical value or associative value because it,	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The dwelling on the property at 44 Bruce Street was constructed in 1897 by Thomas Copp. Since its construction it has been owned and occupied by various individuals and families 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	The property does not appear to yield, or, have the potential to yield information that contributes to an understanding of a community or culture.

	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 by Thomas Copp in 1897, 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 44 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.” <sup>5</sup> As an example of a buff brick dwelling with Queen Anne Revival stylistic influences, 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 46 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 perspective of cultural heritage resources within London with other two-storey dwellings with Queen Anne Revival style influences (Appendix D).

<sup>5</sup> Corporation of the City of London, *Wortley Village-Old South Heritage Conservation District Plan and Guidelines*, 2014.

The comparative analysis supported the identification of the dwelling at 44 Bruce Street as a representative example of a vernacular dwelling with Queen Anne Revival stylistic influences.

#### **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.<sup>6</sup>

The dwelling at 44 Bruce Street demonstrates a high degree of integrity. While some alterations have been made to the property, the dwelling continues to retain a high degree of original heritage attributes, particularly in the masonry 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 owner has been engaged in the evaluation processes for the property. The property owner facilitated a site visit with the Heritage Planner in August 2021. The property owner has also reviewed and concurred with the Statement of Cultural Heritage Value or Interest for the property at 44 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 September 8, 2021.

## **Conclusion**

The evaluation of the property at 44 Bruce Street found that the property met the criteria for designation under Part IV the *Ontario Heritage Act*. As a representative example of a dwelling with Queen Anne Revival influences with a high degree of craftsmanship or artistic merit, the property has design/physical 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 44 Bruce Street is a significant cultural heritage resource that merits designation pursuant to Part IV of the *Ontario Heritage Act*.

**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 – 44 Bruce Street

#### **Sources**

Architectural Conservancy of Ontario Inc. London Region Branch. *Brackets and Bargeboards*. 1989.  
Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the present*. 1990.

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<sup>6</sup> MTC, 2006.

Corporation of the City of London. *Wortley Village-Old South Heritage Conservation District Plan and Guidelines*. 2014.  
Census. Various years.  
City Directory. Various years.  
City of London. *Register of Cultural Heritage Resources*. 2019.  
Grainger, J., ed. *From the Vault*. 2017.  
Land Registry Records.  
Lutman, John H. *The South and the West*. 1979.

# Appendix A – Property Location



Figure 1: Property Location for 44 Bruce Street

**Appendix B – Images**



*Image 1: Photograph of the south (front) facade of the dwelling at 44 Bruce Street.*



*Image 2: Photograph of the west facade of the dwelling at 44 Bruce Street.*





*Image 3: Photograph looking south, showing the east facade of the dwelling (at right). Note the dwelling on the left is the adjacent property at 46 Bruce Street.*



*Image 4: Photograph showing the east elevation of the rear addition with casement window and stained-glass.*



*Image 5: Photograph from the rear of the property showing the north (rear) facade with rear addition.*



*Image 6: Photograph showing the projecting gable on the front facade with decorative wood detailing.*



*Image 7: Photograph showing buff brick material, rusticated brick string course details and vermiculated voussoirs.*



*Image 8: Photograph showing the porch roof details, consistent with the detailing found in the gable of the dwelling.*



*Image 9: Photograph showing detail of the voussoirs, string course, and arched stained glass window.*



*Image 10: Photograph showing details in gable and decorative brackets.*



*Image 11: Photograph showing door detail and stained-glass transom window.*



*Image 12: Interior photograph showing the interior view of the arched stained glass transom window.*



*Image 13: Photograph showing porch located on the dwelling at 44 Bruce Street.*



*Image 14: Photograph showing details of porch columns and railing system.*



*Image 15: Photograph showing details of porch at 44 Bruce Street.*



*Image 16: Photograph showing rear outbuilding with decorative gable detailing, similar to that found on the projecting gable and porch of the dwelling.*

## Appendix C – Historical Documentation and Research Materials

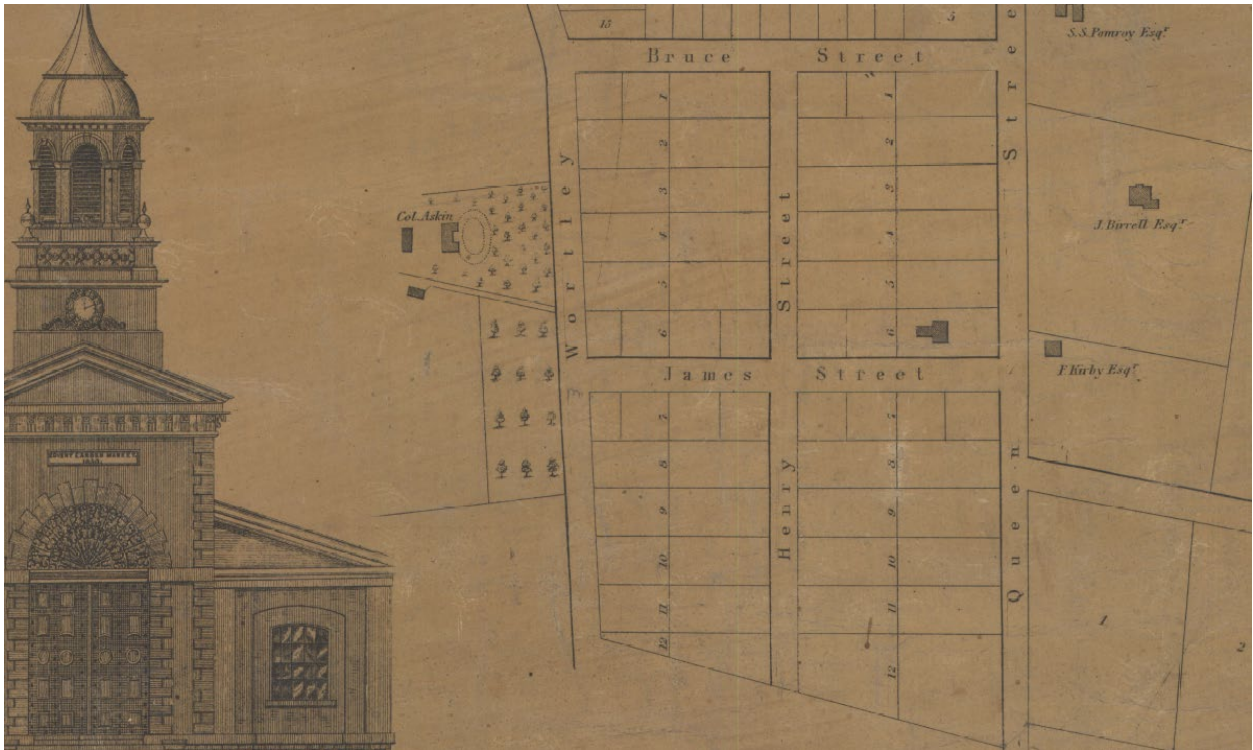


Figure 2: Excerpt of the "Map of the City of London Canada West" (1855), showing a portion of Colonel Askin's estate. The subject property at 44 Bruce Street was constructed west of the estate house, on a portion of the estate that was surveyed as a part of RP122(1856).



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 44 Bruce Street was constructed on Lots 36 and 37.



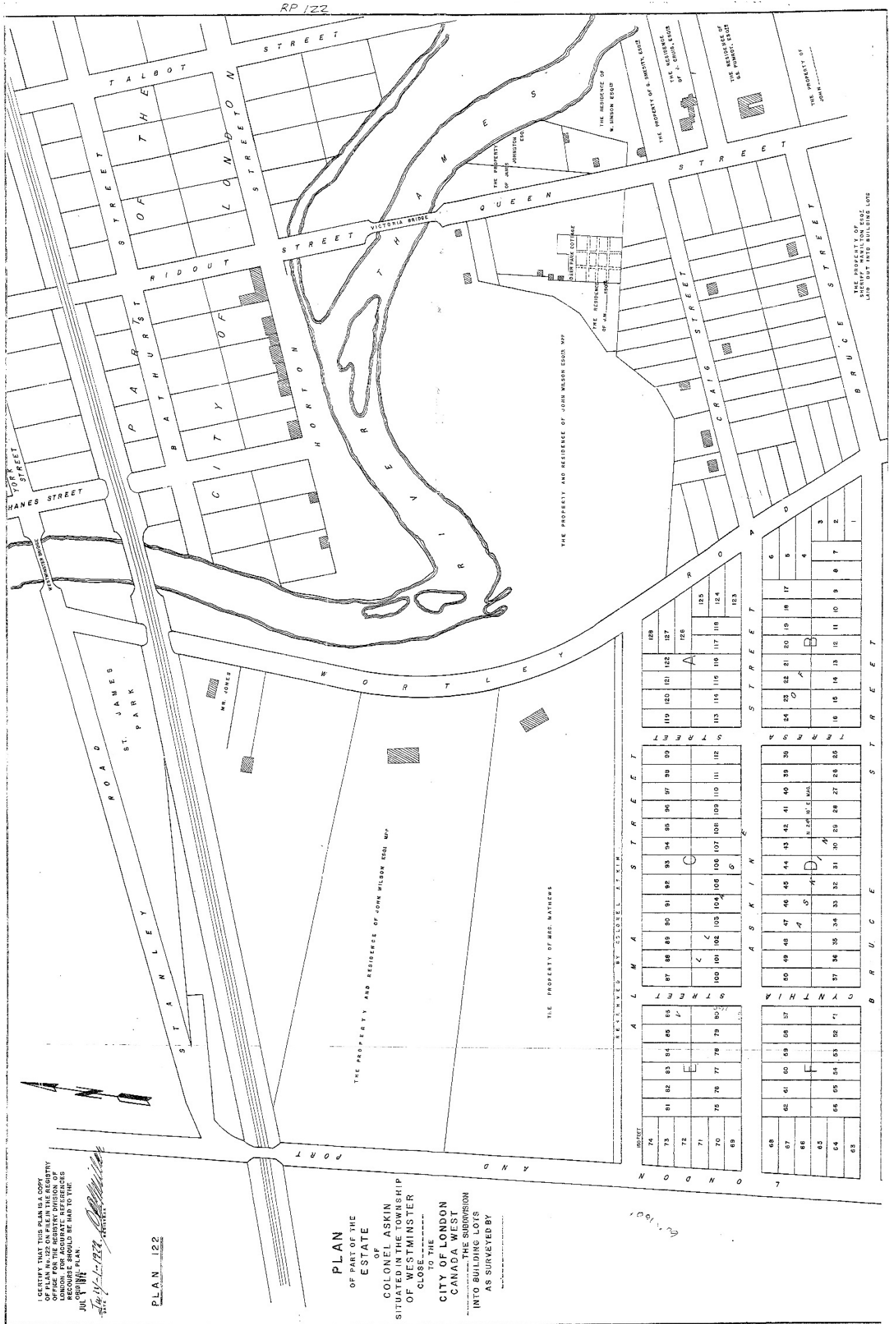


Figure 4: RP122(1856)(4) showing the Registered Plan for part of Colonel Askin's estate. Note, the original plan was drawn in 1856. This copy was re-drawn in 1972.

CITY OF LONDON,		Plan	122	LOT No.	36	
No. of Instrument	Instrument	Date of Registry	Creation	Quantity of Land	Consideration of Amount of Mortgage	Remarks
1193	1871	1871	James Taylor			Lot within lands
1194	1871	1871	James Taylor			MAR 11 1933
1195	1871	1871	James Taylor			MAR 11 1933
1196	1871	1871	James Taylor			
1197	1871	1871	James Taylor			
1198	1871	1871	James Taylor			
1199	1871	1871	James Taylor			
1200	1871	1871	James Taylor			
1201	1871	1871	James Taylor			
1202	1871	1871	James Taylor			
1203	1871	1871	James Taylor			
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Figure 5: Land Registry Records for Plan 122, Lots 36 and 37. The highlighted entries show the first few land transactions for the building lots including the purchase by Thomas Copp and later by Hannah Thompson.

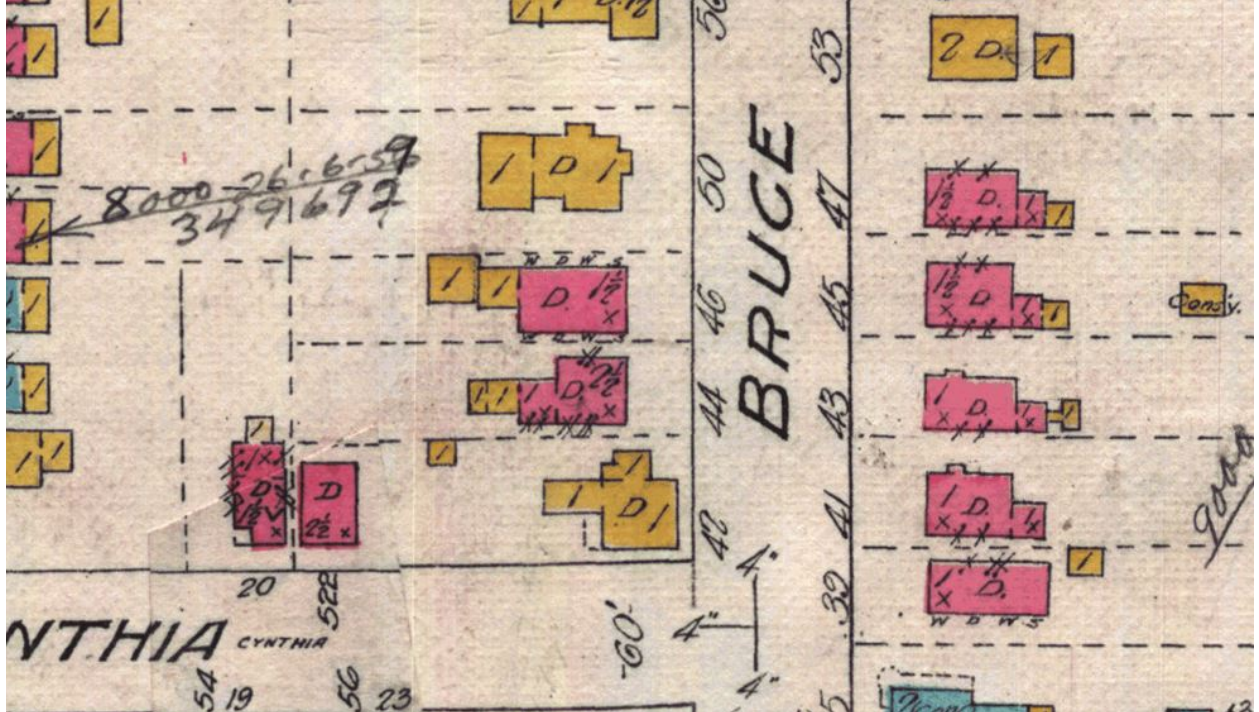


Figure 6: Excerpt from the 1912 revised 1915 Fire Insurance Plan showing the footprint of the dwelling at 44 Bruce Street.

## Appendix D – Comparative Analysis

A comparative analysis was undertaken from the perspective of cultural heritage resources within London with other two-storey dwellings with Queen Anne Revival stylistic influences.

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

- 419 Dufferin Avenue (West Woodfield Heritage Conservation District);
- 417 Dufferin Avenue (West Woodfield Heritage Conservation District);
- 292 Central Avenue (West Woodfield Heritage Conservation District);
- 163 Clarence Street (Listed);
- 161 Duchess Avenue (Wortley Village-Old South Heritage Conservation District);
- 167 Duchess Avenue (Wortley Village-Old South Heritage Conservation District);
- 237 Wortley Road (Wortley Village-Old South Heritage Conservation District);
- 243 Wortley Road (Wortley Village-Old South Heritage Conservation District);
- 938 Lorne Avenue (Old East Heritage Conservation District);
- 715 Dundas Street (Listed);
- 454 Quebec Street (Listed);
- 504 Quebec Street (Listed).

When compared to other two-storey dwellings with Queen Anne Revival stylistic influences, the identification of the dwelling at 44 Bruce Street is supported as a representative example of a vernacular dwelling with Queen Anne Revival influences.



Image 17: Property at 161 Wortley Road within the Wortley Village-Old South Heritage Conservation District.



*Image 18: Property at 938 Lorne Avenue within the Old East Heritage Conservation District.*



*Image 19: Photograph of the property located at 504 Quebec Street, listed on the Register of Cultural Heritage Resources.*

## Appendix E – Statement of Cultural Heritage Value or Interest

### Legal Description

PT LT 36 & 37, PL 122(4<sup>TH</sup>), AS IN 788739; T/W AS IN 788739 LONDON

### Description of Property

The property at 44 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 44 Bruce Street is of significant cultural heritage value or interest because of its physical/design value and its contextual value.

The property at 44 Bruce Street includes a two-storey buff brick dwelling that is representative of a vernacular dwelling with Queen Anne Revival stylistic influences constructed in 1897. The Queen Anne Revival influences are demonstrated in the detailing of the dwelling including rusticated buff brick string courses, highly decorative projecting gable, which includes a concentration of decorative wood details consisting of carved wood corbels and brackets, a pair of windows separated by a mullion, painted scalloped wood shingle imbrication, applied linear and round medallion details, and inverse sunbursts.

The porch on the dwelling was designed and constructed in the early-20<sup>th</sup> century, however, it was designed in a manner that is consistent with the Queen Anne Revival stylistic influences including turned wood columns, posts and spindles, curved top and bottom guard rails, and a shed style porch that includes a projecting gable over the entryway with applied decorative wood details. The first and second storey window openings remain on the dwelling with replacement windows including double-hung windows and a fixed front window with an arched stained-glass window, consistent with the stylistics influences of the Queen Anne Revival style.

Contextually, the property at 44 Bruce Street is included within the Wortley Village-Old South Heritage Conservation District and is 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.” The property at 44 Bruce Street includes a dwelling with Queen Anne Revival influences, consistent in style and materials with its surroundings within the Wortley Village-Old South Heritage Conservation District. As a result, the property is important in supporting and maintaining the character of the Wortley Village-Old South Heritage Conservation District.

The property is visually and historically linked to its surroundings. In particular, the dwelling on the adjacent property at 46 Bruce Street is of a different form and size 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 in the Wortley Village-Old South Heritage Conservation District.

## 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 stylistic influences applied to the dwelling on the property, as demonstrated by:
  - Form, scale and massing of the two-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 at the spring point of the voussoirs on the first and second storey windows, and below the sills of the first storey window;
    - Patterned and colour brick voussoirs over the arched front window, and second storey windows;
    - Fixed front window with stained-glass arched window;
    - Wood front door with stained glass, and wood trim surrounding the doorway
    - Stained glass transom window above the front door;
    - Hipped roof form with projecting front gable;
    - Projecting front gable including;
      - Pair of carved corbels at the base of the projecting gable
      - Bargeboard with applied decorative linear, square and round medallion details;
      - Band of decorative cut wood detailing;
      - Scalloped wood shingle imbrication;
      - Pair of wood sash windows separated by a mullion including three carved corbels, and two inverse corbels;
      - Course of brackets above the pair of windows supporting the gable peak;
      - Medallion and inverse sunbursts details in the gable peak;
    - Front porch including:
      - Shallow shed style porch roof with projecting front gable including applied round medallion details and inverse sunbursts
      - Turned wood columns, on top of boxed wood plinths, supporting the porch roof;
      - Rounded top and bottom rails, with turned posts and spindles
      - Wood porch floor;
      - Vertically-arranged wood porch skirt;
    - Window and door openings;
    - Patterned brick voussoirs;
  - One storey rear buff brick rear addition consisting with gable roof
  - Buff brick chimney on the west side of the dwelling;

## Report to London Advisory Committee on Heritage

**To:** Chair and Members  
London Advisory Committee on Heritage  
**From:** Gregg Barrett, Director, Planning and Development  
**Subject:** Demolition Request for the Anne Eadie Park Stage on the Heritage Listed Property at 900 King Street  
**Date:** September 8, 2021

### Recommendation

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, with respect to the demolition request for the Anne Eadie Park Stage on the heritage listed property at 900 King Street, that:

- a) The Chief Building Official **BE ADVISED** that Municipal Council consents to the demolition of the Anne Eadie Park Stage on the property.

**IT BEING NOTED** that the property located at 900 King Street should remain on the Register of Cultural Heritage Resources as it is believed to be of cultural heritage value or interest.

### Executive Summary

A demolition request was received for the heritage listed property at 900 King Street. The subject property, otherwise known as Queen's Park, is listed on the City of London's Register of Cultural Heritage Resources. When received, a demolition request for a building or structure on a heritage listed triggers a formal review process pursuant to the requirement of the *Ontario Heritage Act* and the Council Policy Manual. The property was previously evaluated through a Cultural Heritage Evaluation Report/Heritage Impact Assessment according to the criteria outlined in Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest. The property was identified as having cultural heritage value or interest, however, the Anne Eadie Park Stage was not identified as a heritage attribute of the property.

The demolition of the Anne Eadie Park Stage on the subject property would not result in adverse impacts to the cultural heritage value or interest of the property.

### 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 900 King Street (925 Dundas Street) is an irregularly shaped lot bound by King Street and Dundas Street to the north, Egerton Street to the east, Florence Street to the south, and Rectory Street and Ontario Street to the west. The property is known as the main location of the Western Fair District and also includes Queen's Park, a City-owned park.

## 1.2 Cultural Heritage Status

The property at 900 King Street is a heritage listed property. The property is considered to be of potential cultural heritage value or interest. The listing of the property on the Register of Cultural Heritage Resources came into force and effect on March 26, 2007.

## 1.3 Description

The property at 900 King Street is an approximately 19-hectare property (approximately 47 acres) bound by Dundas Street and King Street to the north, Egerton Street to the east, Florence Street to the south, and Rectory and Ontario Street to the west. The property is known primarily as the main location of the Western Fair District. The property includes a collection of buildings related to the Western Fair including the Arts Building, the Confederation Building, the West Annex, the Progress Building, the Raceway and the Grandstand. The western portion of the property consists primarily of surface parking lots.

A portion of the north half the property consists of Queen's Park. The City-owned park is primarily used as a passive open space with large expanses of lawn and mature trees, including accesses roads and pathways accessed from Dundas Street and the parking lots that service the Western Fair District.

The Anne Eadie Park Stage is located in the southeast corner of Queen's Park, north of the Progress Building and west of the raceway. The structure is an open-air stage constructed of a steel frame, painted concrete block, and cast-in-place concrete with a shingled roof. The stage structure also contains storage facilities at the rear, and the stage proper has been added and expanded upon with pressure-treated lumber and decking.

## 1.4 Property History

The portion of the property that includes Queen's Park was originally a portion of the historic Salter's Grove. John Salter, a London-based surgeon, pharmacist and philanthropist, owned a large tract of forest east of London's city limits known as Salter's Grove. He reportedly permitted the usage of the grounds for members of the public for picnics and strolls. The grove was described as "part of the virgin forest and contained huge oak and pine trees, some six to eight feet in diameter, interspersed here and there by a majestic elm."<sup>1</sup>

In the 1870s, the park was acquired by the City, following London East's annexation by the City of London. Through community and municipal efforts, the area was made into a public park and in 1879 it was officially opened as Queen's Park, to commemorate the 60<sup>th</sup> birthday of Queen Victoria. In March 1887, City Council voted in favour of selecting Queen's Park as the new location for the Western Fair and the construction of a new exhibition building.<sup>2</sup> September 1887 marked the first fair held in its current location. Since then, the property and Queen's Park has served as the main location of the Western Fair.

The Anne Eadie Park Stage was constructed in 1971, one of the later additions to the property. The open-air stage replaced an earlier "Silver Dome" stage that was built in the mid-1960s as a temporary stage for entertainment purposes. The new open-air stage was first opened to visitors to the Western Fair in September 1971. Since then, it has been used during events at various times throughout the year. Originally known as the park stage, the stage was renamed to the "Anne Eadie Park Stage" in 2006 to celebrate the career of Anne Eadie, the Community Development and Entertainment Manager for the Western Fair Association for 35 years. Known locally as the "Fair Godmother", Anne was, and continues to be known for her devotion to the fair industry and for her commitment to the annual Youth Talent Search Competition, resulting in the re-naming of the stage after years of dedication to youth talent development.<sup>3</sup>

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<sup>1</sup> Edwin Seaborn, *The March of Medicine in Western Ontario*, p. 154.

<sup>2</sup> Nancy Tausky and Lynn DiStefano, *Victorian Architecture in London and Southwest Ontario: Symbols of Aspiration*, p. 331.

<sup>3</sup> "Open-air stage replaces Silver Dome at Western Fair," *London Free Press*, September 3, 1971.



For further research and historical information related to the history of the Western Fair and the property at 900 King Street, please see the Cultural Heritage Evaluation Report/Heritage Impact Assessment linked in Appendix C.

## **2.0 Discussion and Considerations**

### **2.1 Legislative and Policy Framework**

Cultural heritage resources are to be conserved and impacts assessed as per the fundamental policies in the *Provincial Policy Statement (2020)*, the *Ontario Heritage Act*, *The London Plan* and the *Official Plan (1989 as amended)*.

#### **2.1.1 Provincial Policy Statement**

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

“Significant” is defined in the *Provincial Policy Statement (2020)* as, “resources that have been determined to have cultural heritage value or interest.” Further, “processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.”

Additionally, “conserved” means, “the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained.”

#### **2.1.2 Ontario Heritage Act**

Section 27 of the *Ontario Heritage Act* requires that a register kept by the clerk shall list all properties that have been designated under the *Ontario Heritage Act*. Section 27(1.2) of the *Ontario Heritage Act* also enables Municipal Council to add properties that have not been designated, but that Municipal Council “believes to be of cultural heritage value or interest” on the Register.

The only cultural heritage protection afforded to heritage listed properties is a 60-day delay in the issuance of a demolition permit. During this time, Council Policy directs that the London Advisory Committee on Heritage (LACH) is consulted, and a public participation meeting is held at the Planning & Environment Committee.

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 appeal the designation of a property. 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).

#### **2.1.3 The London Plan/Official 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.

Policies 575\_ and 576\_ of *The London Plan* also enable City Council to designate areas of the City under Part V of the *Ontario Heritage Act* as Heritage Conservation Districts. These policies include a set of criteria in the evaluation of an area. *Heritage Places 2.0* is a guideline document as a part of the Cultural Heritage Guidelines. The document describes potential heritage conservation districts and assigns a priority to these

districts for consideration as heritage conservation districts.

#### **2.1.4 Register of Cultural Heritage Resources**

Municipal Council may include properties on the Register of Cultural Heritage Resources that it “believes to be of cultural heritage value or interest.” These properties are not designated, but are considered to have potential cultural heritage value or interest.

The Register of Cultural Heritage Resources states that further research is required to determine the cultural heritage value or interest of heritage listed properties. The subject property is included on the Register of Cultural Heritage Resources.

### **3.0 Financial Impact/Considerations**

None

### **4.0 Key Issues and Considerations**

#### **4.1. Demolition Request**

Written notice of intention to demolish the Anne Eadie Park Stage at 900 King Street was submitted by the Western Fair Association on August 17, 2021.

Municipal Council must respond to a notice of intention to demolish a building or structure on a heritage listed property within 60 days, or the request is deemed consented. During this 60-day period, the London Advisory Committee on Heritage (LACH) is consulted, and pursuant to Council Policy, a public participation meeting is held at the Planning and Environment Committee (PEC).

The 60-day period for the demolition request for the Anne Eadie Park Stage expires on October 16, 2021.

#### **4.3 Cultural Heritage Evaluation**

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

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:

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

A property is required to meet one or more of the abovementioned criteria to merit protection under Section 29 of the *Ontario Heritage Act*. Should the property not meet the criteria for designation, the demolition request should be granted.

#### **4.4 Evaluation**

An evaluation of the property at 900 King Street was undertaken using the criteria outlined in O.Reg. 9/06 in a Cultural Heritage Evaluation Report/Heritage Impact Assessment (CHER/HIA) completed as a part of a proposed Official Plan Amendment and Zoning By-law Amendment in 2018. The evaluation found that the property met the

criteria of O.Reg. 9/06 for its design/physical value, historical/associative value, and contextual value. The CHER/HIA determined:

*900 King Street has a rich history as a place of public enjoyment, both related to and preceding the relocation of the Western Fair to the site in 1887. The site has important associations with the Western Fair, several prominent London architecture firms, harness racing, and the local history of London East. The site contains a number of significant heritage buildings, including the Arts Building (built in 1912), and the Confederation Building (built in 1927). The evaluation determined that 900 King Street meets the criteria for Historical, Design, and Contextual values under the Ontario Heritage Act. The specific heritage values and related heritage attributes are outlined fully 7.0 Proposed Statement of Significance.*

Although the property is identified as having met the criteria of O.Reg 9/06, and being of cultural heritage value, the Anne Eadie Park Stage was not identified as a heritage attribute of the property.

Staff have reviewed the CHER/HIA and the evaluation of the property using the criteria of O.Reg. 9/06. Staff concur with the findings of the evaluation that the property meets the criteria of O.Reg 9/06, but that the Anne Eadie Park Stage is not identified as a heritage attribute of the property.

#### **4.5 Consultation**

Pursuant to Council Policy for the demolition of buildings or structures on heritage listed properties, notification of the demolition request was sent to property owners within 120m of the subject property on September 1, 2021, as well as community groups including the Old East Village Community Association, the Architectural Conservancy Ontario – London Region Branch, London & Middlesex Historical Society, and the Urban League of London. Notice was also published in *The Londoner*.

## **Conclusion**

The evaluation of the property at 900 King Street found that the property met the criteria of O.Reg. 9/06, however, the Anne Eadie Park Stage was not identified as a heritage attribute. The proposed demolition of the stage structure is not anticipated to result in impacts to the cultural heritage value of the property. Municipal Council should consent to the demolition of the Anne Eadie Park Stage. The property at 900 King Street should remain on the Register of Cultural Heritage Resources as it is believed to be of cultural heritage value or interest.

**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 Common Bond Collective. 900 King Street CHER & HIA. Final August 2018.

#### **Sources**

Common Bond Collective. 900 King Street CHER & HIA. Final August 2018.

Corporation of the City of London. *Queen’s Park at Western Fair Master Plan*. 2009.

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

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Grainger, Jennifer. *Vanished Villages of Middlesex*. 2002.

*London Free Press* Clippings (London Room, London Public Library).  
Ministry of Culture. *Ontario Heritage Toolkit: Heritage Property Evaluation*. 2006.  
Seaborn, Edwin. *The March of Medicine in Western Ontario*. Toronto: The Ryerson Press, 1944.  
Tausky, Nancy Z. and Lynne DiStefano. *Victorian Architecture in London and Southwestern Ontario: Symbols of Aspiration*. Toronto: University of Toronto Press, 1986.

# Appendix A – Property Location

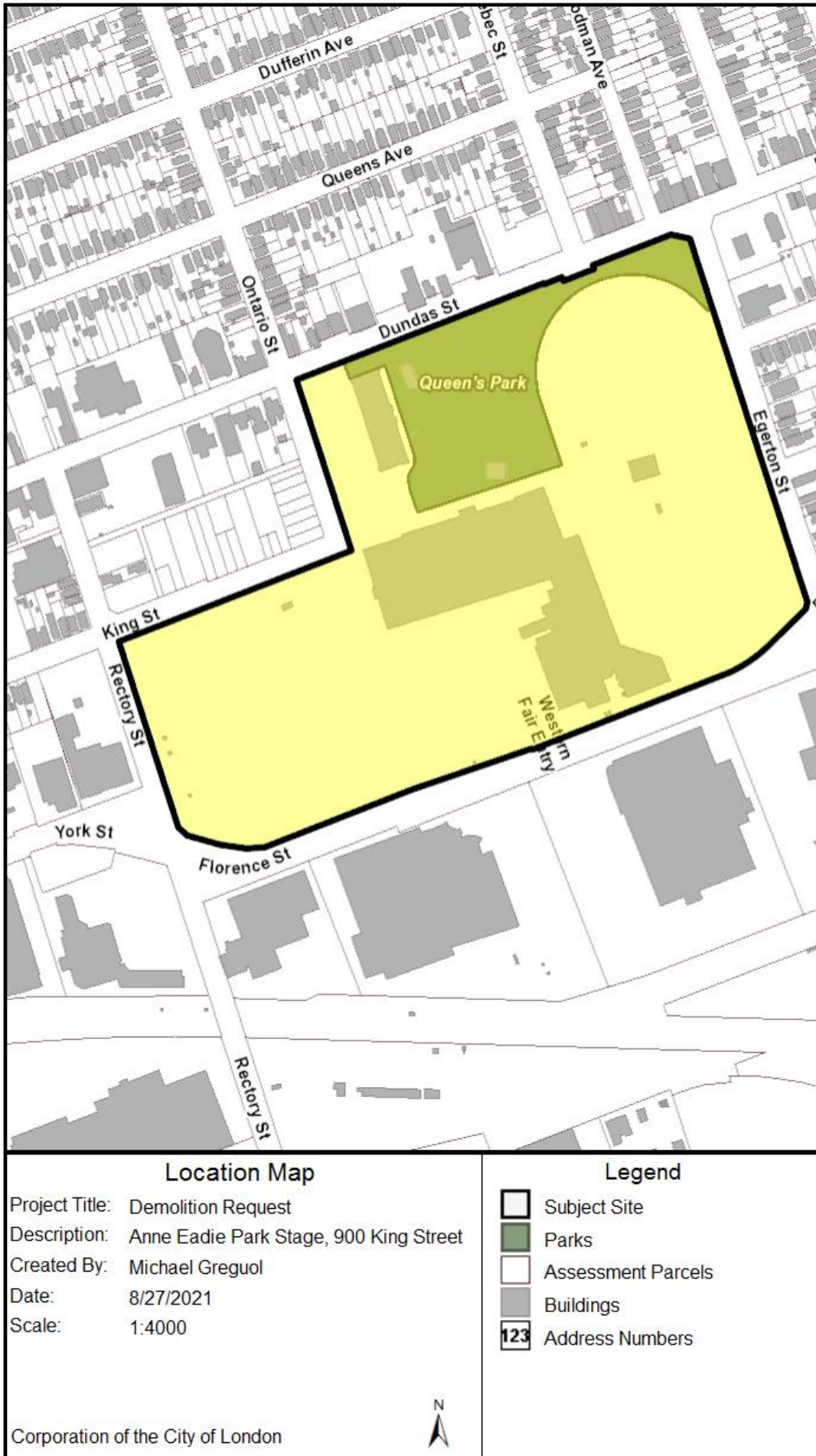


Figure 1: Property Location Map for the property at 900 King Street. The Anne Eadie Park Stage is identified by the square in the south end of Queen's Park.

## Appendix B – Images



*Image 1: Photograph showing the construction of the park stage at Queen's Park, as shown in the London Free Press, September 3, 1971.*



*Image 2: Photograph showing the Anne Eadie Park Stage, 2021.*



*Image 3: Photograph showing the Anne Eadie Park Stage, 2021.*



*Image 4: Photograph showing the access to the south side of the Anne Eadie Park Stage, 2021.*



*Image 5: Photograph showing the north side of the Anne Eadie Park Stage, 2021. Note, the Progress Building south of the stage is visible at right.*



*Image 6: Photograph showing the rear (east) side of the Anne Eadie Park Stage.*



## Appendix C – Cultural Heritage Evaluation Report/Heritage Impact Assessment

**900 King Street** (see Item 3.9 on the LACH Agenda for its meeting on September 12, 2018: <https://pub-london.escribemeetings.com/Meeting.aspx?id=a4e25b23-55e7-41cc-bb33-da1748cadf07&Agenda=Merged&lang=English>)

## Heritage Planners' Report to LACH: September 8, 2021

1. Heritage Alteration Permits processed under Delegated Authority By-law:
  - a) 498 Dufferin Avenue (EW HCD): porch
  - b) 62 Albion Street (B/P HCD): detached garage
  - c) 9 Napier Street (B/P HCD): porch
  - d) 16 Cathcart Street (WV-OS HCD): door
  - e) 779 Queens Avenue (OE HCD): porch
  - f) 304 Talbot Street (DT HCD): signage

## 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>
- Wood Window Restoration Workshop in Hamilton on September 11-12, 2021. More information: [info@geofferywilliam.org](mailto:info@geofferywilliam.org)
- Historic Hillsdale Cemetery Tour in Petrolia on September 18, 2021, noon-4pm. More information: 519-882-2350
- 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>
- Survey: Ontario Place redevelopment: <https://www.ontario.ca/form/survey-ontario-place-redevelopment> (open until October 28, 2021)