

# Agenda Including Addeds

## Community Advisory Committee on Planning

4th Meeting of the Community Advisory Committee on Planning

August 10, 2022, 5:00 PM

Advisory Committee Virtual Meeting - Please check the City website for current details

The City of London is situated on the traditional lands of the Anishinaabek (AUh-nish-in-ah-bek), Haudenosaunee (Ho-den-no-show-nee), Lūnaapéewak (Len-ah-pay-wuk) and Attawandaron (Add-a-won-da-run).


We honour and respect the history, languages and culture of the diverse Indigenous people who call this territory home. The City of London is currently home to many First Nations, Metis and Inuit people today.

As representatives of the people of the City of London, we are grateful to have the opportunity to work and live in this territory.

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

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| 6.1. | <i>(ADDED) Municipal Council resolution from the meeting held on August 2, 2022, with respect to the 3rd Report of the Community Advisory Committee on Planning</i> | 100 |
| 6.2. | <i>Public Meeting Notice - Zoning By-law Amendment - 4519, 4535, 4557 Colonel Talbot Road</i>   | 101 |
| 7.   | <b>Adjournment</b>  |     |



# Community Advisory Committee on Planning Orientation Planning and Development

Gregg Barrett, AICP  
Director, Planning and Development  
August 10, 2022

# Who are we?

## Planning and Development Planning and Economic Development

- Long Range Planning, Research and Ecology
- Subdivisions and Development Inspections
- Current Planning
- Community Planning, Urban Design and Heritage



# Why do we Plan?

- Establish priorities for growth and development
- Establish a “vision” for how we want to grow
- Establish policies for the long term protection of agricultural lands
- Establish policies for the long term protection of the natural heritage system
- Establish policies to support sustainable and resilient development
- Establish policies for how we will consider changes to our policies
- Establish policies for how we will consult with the Public

# Competing Perspectives



# We Have Limitations



# Planning Act

- Outlines what a municipality can do to plan land use
- Gives cities planning tools to:
  - Allow for the subdivision of land
  - Regulate land uses
  - Regulate site planning & design (with limitations)



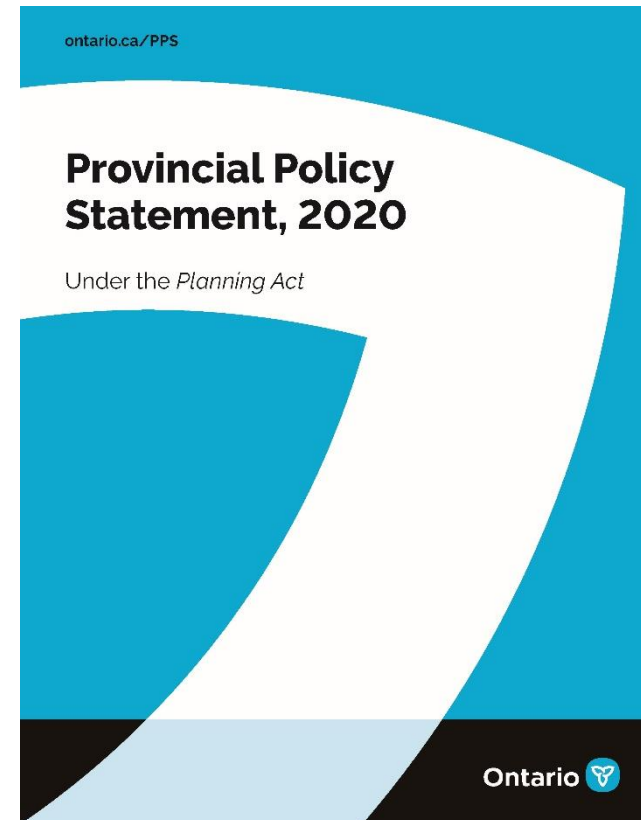


# Planning Act Does Not Allow

- Planning by relationship or by tenure
- Planning by socio-economic status
- Planning for “nothing” on a site
- Positive obligations
- Detailed control over operations

# Provincial Policy Statement (PPS)

- Planning Act **REQUIRES** that all municipalities make planning decisions that are consistent with the PPS
- PPS lays out provincial interests

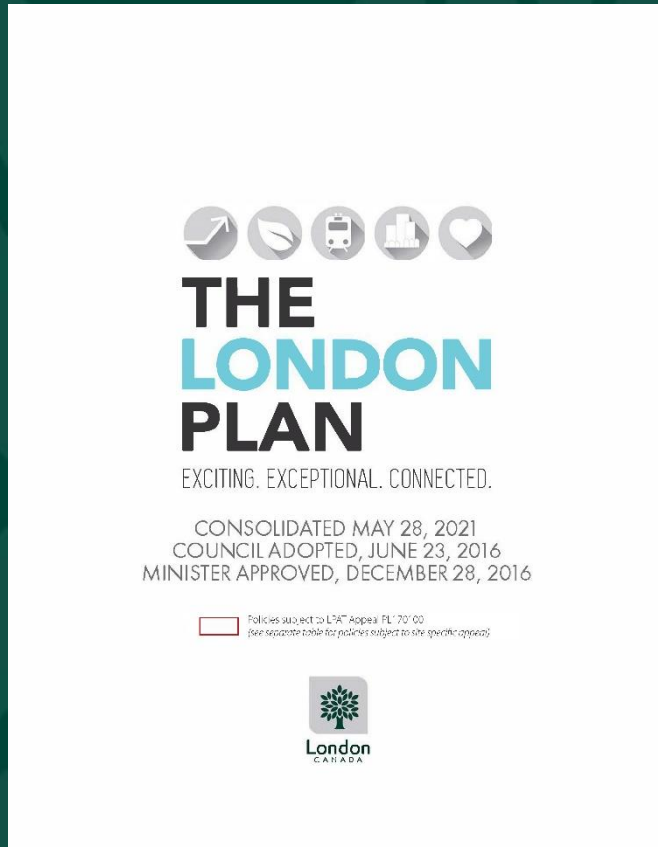


# Planning Tools

- Official Plans
- Zoning By-laws
- Site Plan By-laws



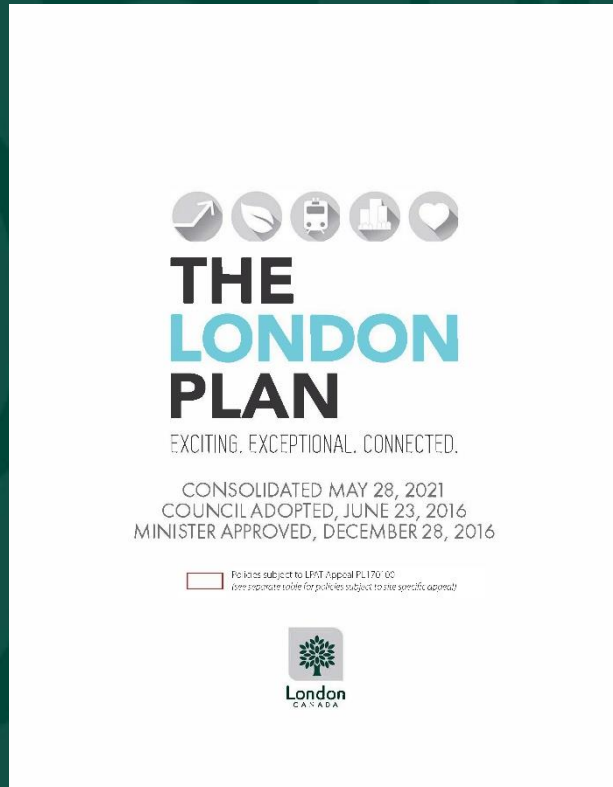
# Official Plan



- The Planning Act requires municipalities to enact an Official Plan
- Maps & Policies
- Provides the vision for how the City will develop over time
- Anticipates ongoing changes in land use, but gives a policy framework for how proposed changes will be evaluated to achieve the long term vision



# Official Plan



- All properties are given a land use designation
- Policies within that designation guide the evaluation of planning applications
- ALL BY-LAWS AND PUBLIC WORKS MUST CONFORM WITH THE OFFICIAL PLAN
- The Official Plan can be changed

# Zoning By-law

- Regulates the use and development of lands
- Must be in conformity with the Place Types and policies of the Official Plan
- Applies zone boundaries and prescribes Regulations for each Zone, such as:
  - Permitted uses
  - Minimum setbacks
  - Maximum building height
  - Maximum building coverage
  - Landscape Open Space
  - Parking requirements

# Changing the Zoning By-law

- Amendments to the Zoning By-law must be in conformity with the Official Plan
- Zoning By-law Amendments can be approved together with and Official Plan Amendment and/or a Plan of Subdivision
- All amendment applications include Notice and provision for public input, including a public participation meeting before the Planning and Environment Committee (PEC)
- Final decision is made by Municipal Council, and Council's decision is subject to appeal to the Ontario Land Tribunal (OLT)

# Plan of Subdivision

- Plans of subdivision regulate the division of land, and determine such things as lotting patterns, street layouts, and the installation of infrastructure
- Plans of subdivision are often submitted after a Secondary Plan has been adopted by Municipal Council
- Plans of Subdivision must be in conformity with the Place Types and policies of the Official Plan, and be consistent with any applicable Secondary Plan
- Applications for subdivision approval include Notice and provision for public input, including a public participation meeting before the Planning and Environment Committee (PEC)





# THE LONDON PLAN

EXCITING. EXCEPTIONAL. CONNECTED.







# STRUCTURE OF THE PLAN



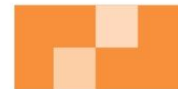
**OUR CHALLENGE**



**OUR STRATEGY**



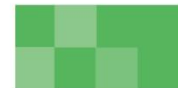
**OUR CITY**



**CITY BUILDING POLICIES**



**PLACE TYPE POLICIES**



**ENVIRONMENTAL POLICIES**



**SECONDARY PLANS**



**OUR TOOLS**



**APPENDIX 1 - MAPS**

# STRUCTURE OF THE PLAN



**OUR  
CHALLENGE**



**OUR  
STRATEGY**



**OUR CITY**



# THE LONDON PLAN APPROACH

BASED ON A VISION, VALUES & KEY DIRECTIONS

London 2035:

Exciting,  
Exceptional,  
Connected

## **VALUES**

1. BE ACCOUNTABLE
2. BE COLLABORATIVE
3. DEMONSTRATE LEADERSHIP
4. BE INCLUSIVE
5. BE INNOVATIVE
6. THINK SUSTAINABLE





# THE LONDON PLAN APPROACH

## KEY DIRECTIONS

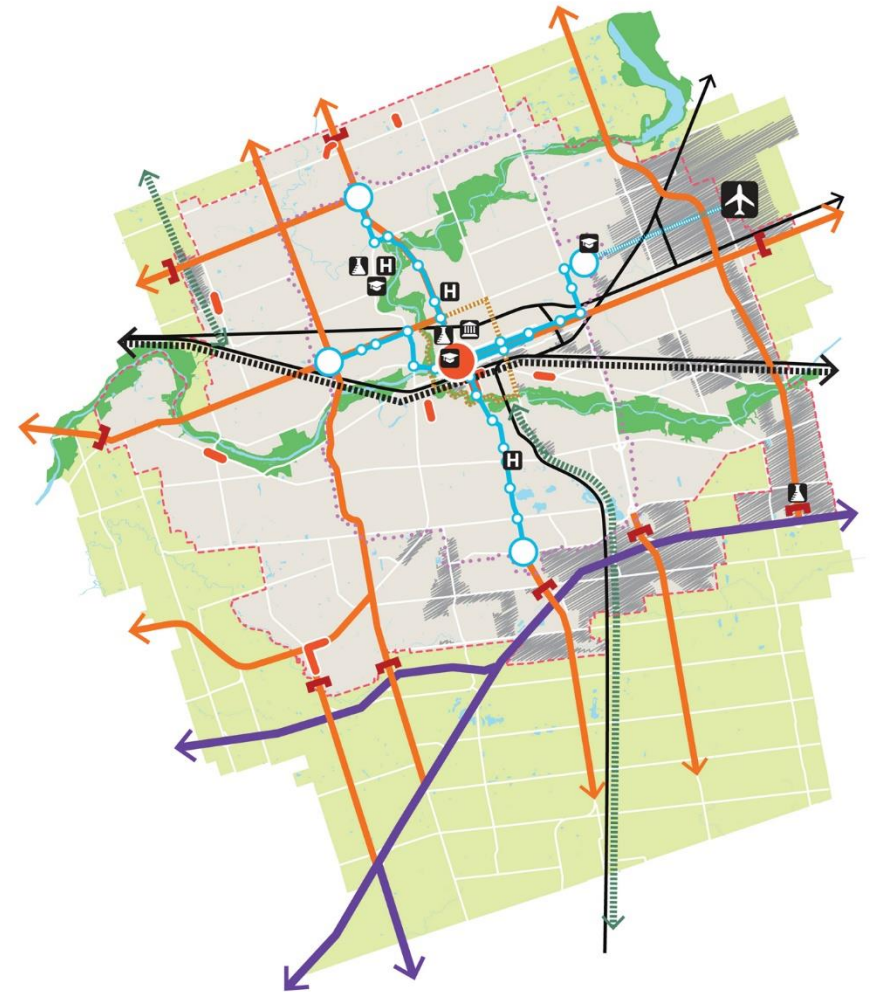
- #1** Plan strategically for a prosperous city
- #2** Connect London to the surrounding region
- #3** Celebrate and support London as a culturally rich, creative and diverse city
- #4** Become one of the greenest cities in Canada
- #5** Build a mixed-use compact city
- #6** Place a new emphasis on creating attractive mobility choices
- #7** Build strong, healthy and attractive neighbourhoods for everyone
- #8** Make wise planning decisions



# THE LONDON PLAN APPROACH

GROUNDED IN A CITY STRUCTURE CONCEPT

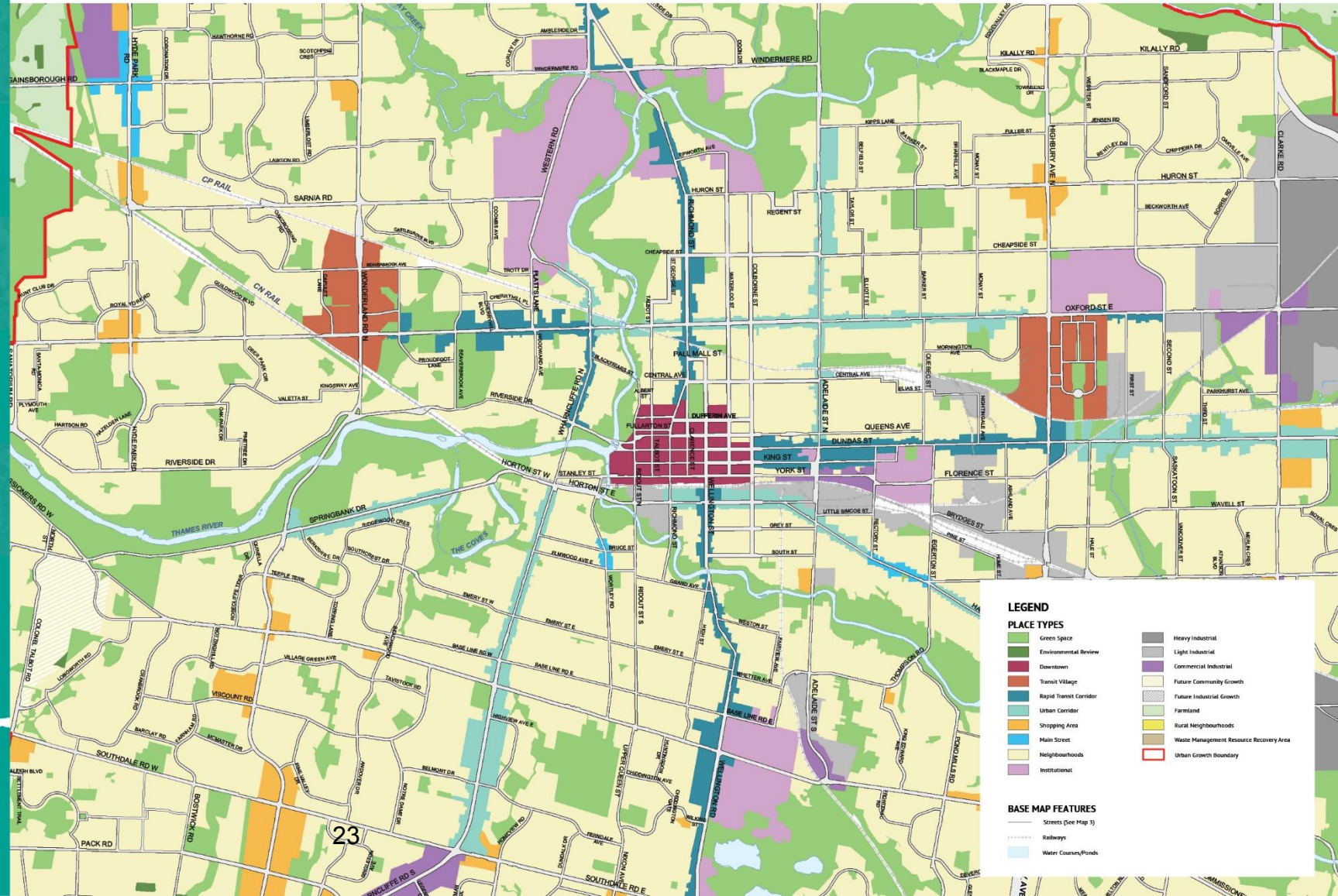
- #1** The growth framework
- #2** The green framework
- #3** The mobility framework
- #4** The economic framework
- #5** The community framework





# STRUCTURE OF THE PLAN

## PLACE TYPE POLICIES



# CACP Mandate

## Provide advice on the following matters:

- to advise Municipal Council within its capacity as the City's municipal heritage committee;
- to recommend and to comment on appropriate policies for the conservation of cultural heritage resources within the City of London, including Official Plan policies;
- to recommend and to comment on the protection of cultural heritage resources within the City of London, such as designation under the *Ontario Heritage Act*;
- to recommend and to comment on the utilization, acquisition and management of cultural heritage resources within the City of London, including those that are municipally owned;
- to recommend and to comment on cultural heritage matters, agricultural and rural issues;
- to recommend and comment on various planning and development applications and/or proposals;
- to review and to comment on the preparation, development, and implementation of any plans as may be identified or undertaken by the City of London or its departments where and when cultural heritage, rural and/or agricultural issues may be applicable;
- to advise Municipal Council and comment on legislation, programs, and funding that may impact the community's cultural heritage resources and rural issues; and
- to assist in developing and maintaining up-to-date information on cultural heritage resources, and to assist in the identification, evaluation, conservation, and management of those resources on an ongoing basis through the review of documents prepared by the Civic Administration and/or local community groups.



# Concluding Points

- Conservation of the City's cultural heritage resources and our agricultural land base are key elements of The London Plan.
- Farmland and Rural Neighbourhoods Place Type policies apply to the 40% of London that lies outside the Urban Growth Boundary and are intended to protect our agricultural land resources and maintain the viability of farming.
- Cultural Heritage policies are included in the City Building policies of the London Plan, and are intended to promote and conserve London's cultural heritage and ensure that new development is sensitive to these resources
- Official Plan policies provide the framework for London's future growth and development.
- CACP has a role in providing advice on matters related to the protection and conservation of the City's Cultural Heritage Resources and agricultural and rural issues.
- CACP serves as Council's municipal heritage committee, and provides advice on *Ontario Heritage Act* matters.



# Questions?



# Community Advisory Committee on Planning Report

3rd Meeting of the Community Advisory Committee on Planning  
July 13, 2022  
Advisory Committee Virtual Meeting  
Please check the City website for current details

Attendance                      PRESENT: K. Waud (Acting Chair), S. Ashman, M. Bloxam, I. Connidis, G. de Souza Barbosa, J. Dent, A. Johnson, S. Jory, J.M. Metrailler, M. Rice, M. Wallace, M. Whalley and M. Wojtak and J. Bunn (Committee Clerk)

ABSENT:     S. Bergman and J. Wabegijig

ALSO PRESENT:   R. Armistead, L. Dent, J. Fullick, K. Gonyou, D. Gough, M. Greguol, J. Kelemen and A. Mustard-Thompson, E. Skalski

The meeting was called to order at 5:00 PM.

## 1.     **Call to Order**

### 1.1     Disclosures of Pecuniary Interest

M. Wallace discloses a pecuniary interest in clause 3.3 of the 3rd Report of the Community Advisory Committee on Planning, having to do with a Notice of Application - Revisions to Application for Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments - 2331 Kilally Road and 1588 Clarke Road, by indicating that the applicant is a member of the association that employs him.

## 2.     **Scheduled Items**

### 2.1     Western Road / Sarnia Road / Philip Aziz Avenue Environmental Assessment

That it BE NOTED that the presentation, dated July 13, 2022, from J. Pucchio, AECOM, with respect to the Western Road/Sarnia Road/Philip Aziz Avenue Environmental Assessment, was received.

## 3.     **Consent**

### 3.1     2nd Report of the Community Advisory Committee on Planning

That it BE NOTED that the 2nd Report of the Community Advisory Committee on Planning, from the meeting held on June 15, 2022, was received.

### 3.2     Notice of Planning Application - Draft Plan of Subdivision and Zoning By-law Amendment - 1156 Dundas Street

That the following actions be taken with respect to the Notice of Application, dated June 15, 2022, from M. Johnson, Senior Planner, with respect to a Draft Plan of Subdivision and Zoning By-law Amendment, related to the property located at 1156 Dundas Street:

a)   the above-noted Notice BE RECEIVED; and,

b)   the ~~attached~~ communication, from D. Devine, with respect to affordable housing matters related to new developments, BE

FORWARDED to the Planning and Environment Committee for consideration with dealing with the Application.

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

That it BE NOTED that the London Community Advisory Committee on Planning (CACP) has reviewed the Notice of Planning Application, dated June 13, 2022, from L. Mottram, Senior Planner, with respect to Revisions to an Application for a Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments, related to the properties located at 2331 Kilally Road and 1588 Clarke Road, and the CACP reiterates the comments of the London Advisory Committee on Heritage (LACH), from its meeting held on July 14, 2021, related to this matter; it being noted that the communication, as appended to the Added Agenda for item 3.2 of this report, from D. Devine, was received with respect to this matter.

3.4 Notice of Planning Application - Zoning By-law Amendment - 2810 Roxburgh Road

That it BE NOTED that the Notice of Planning Application, dated June 29, 2022, from A. Singh, Planner I, with respect to a Zoning By-law Amendment, related to the property located at 2810 Roxburgh Road, was received.

3.5 Notice of Study Completion - Oxford Street West and Gideon Drive Intersection Improvements

That it BE NOTED that the Notice of Study Completion, dated June 23, 2022, from K. Johnson, City of London and H. Huotari, R.V. Anderson Associates Limited, with respect to the Oxford Street West and Gideon Drive Intersection Improvements, was received.

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

4.1 Stewardship Sub-Committee Report

That it BE NOTED that the Stewardship Sub-Committee Report, from its meeting held on June 29, 2022, was received.

**5. Items for Discussion**

5.1 Request to Remove the Fugitive Slave Chapel from the Heritage Designated Property at 432 Grey Street to the Fanshawe Pioneer Village

That it BE NOTED that the London Community Advisory Committee on Planning (CACP) received a report, dated July 13, 2022, with respect to a request to remove the Fugitive Slave Chapel from the Heritage Designated Property located at 432 Grey Street to the Fanshawe Pioneer Village and the CACP supports the staff recommendation.

5.2 Request for Designation for the property located at 514 Pall Mall Street under Part IV of the Ontario Heritage Act by J. Hassan and R. Benner

That it BE NOTED that the London Community Advisory Committee on Planning (CACP) received a report, dated July 13, 2022, with respect to a request for designation for the property located at 514 Pall Mall Street

under Part IV of the Ontario Heritage Act by J. Hassan and R. Benner, and the CACP supports the staff recommendation.

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

That it BE NOTED that the London Community Advisory Committee on Planning (CACP) received a report, dated July 13, 2022, with respect to a Heritage Alteration Permit Application by The Corporation of the City of London for the Elizabeth Street Infrastructure Renewal Project in the Old East Heritage Conservation District, and the CACP supports the staff recommendation.

5.4 Heritage Alteration Permit Application by A. Franze at 45 Bruce Street, Wortley Village-Old South Heritage Conservation District

That it BE NOTED that the London Community Advisory Committee on Planning (CACP) received a report, dated July 13, 2022, with respect to a Heritage Alteration Permit Application by A. Franze for the property located at 45 Bruce Street in the Wortley Village-Old South Heritage Conservation District, and the CACP supports the staff recommendation.

5.5 Demolition Request by the Roman Catholic Episcopal Corporation of the Diocese of London for the Dwelling on the Heritage Listed Property at 672 Hamilton Road

That it BE NOTED that the London Community Advisory Committee on Planning (CACP) received a report, dated July 13, 2022, with respect to a demolition request by the Roman Catholic Episcopal Corporation of the Diocese of London for the dwelling on the Heritage Listed Property located at 672 Hamilton Road, and the CACP supports the staff recommendation; it being noted that the CACP encourages the property owner to salvage materials from the demolition for reuse and notes its disappointment that multi-family housing is being removed for a parking lot.

5.6 Demolition Request for Heritage Listed Property at 254 Hill Street by Level Contracting Inc.

That it BE NOTED that the London Community Advisory Committee on Planning (CACP) received a report, dated July 13, 2022, with respect to a demolition request for the Heritage Listed Property located at 254 Hill Street by Level Contracting Inc., and the CACP supports the staff recommendation; it being noted that the CACP encourages City Planning to be flexible, where possible, related to parking requirements, where such may assist in allowing for more housing within the city.

5.7 Heritage Planners' Report

That it BE NOTED that the Heritage Planners' Report, dated July 13, 2022, was received.

## 6. Adjournment

The meeting adjourned at 7:47 PM.



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

July 6, 2022

Chair and Members  
Community Advisory Committee on Planning

I hereby certify that the Municipal Council, at its meeting held on July 5, 2022 resolved:

That, the following actions be taken with respect to the 2nd Report of the Community Advisory Committee on Planning, from its meeting held on June 15, 2021:

- a) the Planning and Environment Committee BE ADVISED of the following with respect to the Public Meeting and Revised Application Notice, dated June 1, 2022, from S. Wise, Senior Planner for Revised Official Plan and Zoning By-law Amendments, related to the properties located at 84-86 St. George Street and 175-197 Ann Street:
  - i) the revised application does not address the outstanding heritage concerns about the site; and,
  - ii) the Community Advisory Committee on Planning continues to support the previous recommendation to designate the properties located at 84-86 St. George Street and 175-197 Ann Street as heritage resources under the *Ontario Heritage Act*;
- b) the Planning and Environment Committee BE ADVISED that the London Community Advisory Committee on Planning (CACP) received a staff report, dated June 15, 2022, with respect to the Designation of 6092 Pack Road under Section 29 of the Ontario Heritage Act and the CACP supports the staff recommendation to designate the above-noted property to be of cultural heritage value or interest; and,
- c) clauses 1.1, 3.1, 3.3, 4.1, 5.2 and 65.1 BE RECEIVED for information.  
(5.1/12/PEC)

M. Schulthess  
City Clerk  
/pm

cc: J. Bunn, Committee Clerk



SUMMER / ÉTÉ  
**2022**

# CHOnews

QUARTERLY PUBLICATION OF COMMUNITY HERITAGE ONTARIO/PATRIMOINE COMMUNATAIRE DE L'ONTARIO

## GETTING TO THE BOTTOM OF IT – CORNWALL'S ARCHAEOLOGICAL MANAGEMENT PLAN

GINETTE GUY MAYER

When driving from Quebec into Ontario along Highway 401, you might notice the United Counties of Dundas, Stormont and Glengarry highway sign labelled "*Where Ontario Began / Le berceau de l'Ontario*", but in the life of the river that flows past our parks, that beginning was only yesterday. For thousands of years, Indigenous peoples used the land for food and shelter and the mighty Kaniatarowanenneh (St. Lawrence) River for transportation.

Historically, what lies below grade in successive layers of soil is unique and irreplaceable. If out of sight, out of mind was once the mindset, with the 'stuff' of archaeological digs merely worthless debris from the past, most of us are now calling for better.

Better identification, better record keeping, and better preservation of our history and artifacts.

The City of Cornwall is one example of a municipality preparing an Archaeological Management Plan (AMP) to support its planning. With a growing demand for development (including 'affordable' housing), such a plan is proactive and will guide policy initiatives. The *Ontario*

*Heritage Act (Part VI), Planning Act, and Environmental Assessment Act* cover heritage resource conservation and the importance of municipalities taking responsibility for their archaeological assets.

WSP Golder won the bid to lead the project, including public consultation to establish priorities. The resulting document will guide the planning process and show when and where further assessment is required at the time of development applications. Cornwall's waterfront

was the site of early settlement by Loyalists with their mills and factories, a canal, and dry docks. Indigenous peoples, including the Mohawk Council of Akwesasne, Huron-Wendat First Nation, and the Métis Nation of Ontario, have ties to the City of Cornwall



Old Cornwall Canal Lock #19

and surrounding regions.

The AMP project started in January, 2022 and is expected to be completed by winter 2023. The fieldwork will be used to create digital maps and long-term strategies.

*Ginette Guy Mayer is a Vice-President of CHO/PCO. Photograph by G. Guy Mayer.*

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## PRESIDENT'S MESSAGE



We had an excellent Ontario Heritage Conference in Brockville this June. If you are planning for 2023, please consider attending the Conference to be held in London.

While at the Conference, several issues arose that should interest you.

### **Owner Notification of Listing a property under the Ontario Heritage Act (OHA)**

The OHA now requires that a property owner be notified once Council has listed a property. Once notified, the owner has the right to object to Council about the listing. Council must respond to the objection and decide whether to continue with the listing, although the OHA does not specify a time limit for Council's decision.

However, the issue arose regarding notification prior to listing. One municipality notifies owners prior to the heritage committee and Council's decision, while another limits notification to after Council's decision out of a concern that the owner may obtain a demolition permit before Council make its decision. While the latter approach avoids inappropriate demolitions, it could spark many objections to Council out of a concern that the owner was not consulted prior to Council's decision or because of a misunderstanding about the purpose and effects of listing.

Clearly you should assess the situation in your municipality before deciding to notify owners prior to Council's decision on listing. Regardless of approach, you should have an information brochure for owners on the effects of listing.

### **Affordable Housing and Heritage Designation**

The province's Task Force on Affordable Housing identified heritage designation as an impediment to achieving more affordable housing. I noted this in my welcome address to Conference attendees as a heritage challenge.

While the province has not acted on the Task Force's recommendations regarding the OHA, it is important that every instance of heritage protection has a sound heritage rationale and not be seen as a tool to restrict affordable housing proposals from being built "not in my backyard".

We have demonstrated that we can meet the challenges in working with our Councils to conserve our community's heritage. We must continue to do so.

The CHO/PCO Board is here in support of all MHCs. Please feel free to approach us with any issues or concerns. At the moment there is one vacancy on the board - interested parties are warmly invited to please get in touch.

Wayne Morgan

# CHOnews

SUMMER / ÉTÉ 2022

CHOnews is published quarterly by Community Heritage Ontario.

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The financial support of the Ministry of Tourism, Culture and Sport is gratefully acknowledged.

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ISSN 1201 - 9852



**Submitted articles** must be in Microsoft Word format. Images must be sent as .jpg attachments in high quality resolution (300 dpi). Do not embed the images in the text of the article. Captions and credits must be provided.

Newspaper articles as updates to MHC activities cannot be used without permission of the newspaper and/or the original author. Text written by the MHC is encouraged.

Articles are published in the language they are received.



## THE LIGHT AT THE END OF THE TUNNEL

TRACY GAYDA

They came and they explored Brockville and the surrounding region for the Ontario Heritage Conference. The local organizing committee thanks all who participated, presented and volunteered behind-the-scenes. You helped to make this conference a resounding success! The response to the event was amazing; from the car rally and the welcome reception at the Aquatarium to the closing events at the Brockville Convention Centre, the activities and sessions were enjoyed throughout the weekend. Everyone was ecstatic to be together again and to network in-person.



Welcome Reception, Aquatarium (T. Gayda)

The year and a half of planning was not without its trials and tribulations due to the continuing COVID-19 pandemic. Plans envisioned and plans secured, were made with continual difficulties. Fulford Place and the Brockville Armories had been burdened with slow renovation schedules and worked incredibly hard for us to showcase them as our venues. It was immensely gratifying to read in the survey responses, that these venues were a highlight of the weekend. The Brockville Tunnel was also a great draw to first visitors to the area and those that participated in the **Historic Railways** session, were awe-struck during the presentations.

This year's program was diverse and intensive to plan. Many heritage trends emerged during the pandemic and we strived to include as many as we could in the agenda. Starting with Miranda Jimmy's **Keynote Address** about creating a path to better relations, we were able to gain an understanding of Indigenous rights and educate ourselves on moving forward to a deeper understanding of the issues. Ontario Heritage Trust continued the conversation of diversity and inclusion with **The Path to a More Inclusive Narrative: Sharing Experiences in Ontario's Black History**

and **Heritage**, while the **Heritage in a Post-Covid World** session summarized developments in inclusiveness.

The Ontario Heritage Conference included the things that people love most about this conference: opportunities to network with various streams of heritage professionals and advocates, and opportunities to immerse themselves in architecture, archeology, policy, and cultural landscapes. We also incorporated virtual presenters and pre-taped presentations, a new component to the conference.

CHO/PCO was happy to present in-person awards to two members at the **Gala Dinner**. Paul King, a longstanding board member, received the *Service to Community Heritage Ontario* award for his many contributions as President and Chair of Finance, as well as being a regular contributor to CHOnews. Carol Libbey, Heritage Cornwall, received the *Service to a Municipal Heritage Committee* award for her longstanding work to further knowledge of Cornwall's heritage assets including the Heritage Room at Cornwall Library, Heritage reports and sitting as a committee member for the OHC 2014 (Cornwall).



Top: Robert Deane, Nancy Matthews, Rob Honor, Nicola Alexander at The Experience and Challenges of Rural or Remote Municipal Heritage Committees session (T. Gayda)

Bottom: Paul King with Wayne Morgan (P. Ng)





**Carol Libbey with Wayne Morgan (P. Ng)**

Mark Denhez presented **Welcome to the Heritage Tunnel. How did we Get There, and How Do We Get Out?**

and spoke of travelling through past decades: heritage roadblocks, governments' uncertainties, branding and progress. Door prizes and raffles rounded out the evening of camaraderie and with another chance to meet presenters, participants (from as far away as Timmins!) and the locals. We hope those who attended enjoyed their time and best of luck to London, the 2023 OHC host. If you have never been to an Ontario Heritage Conference before, now is the time to make plans to attend in 2023. You will not want to miss the opportunity to share and learn a variety of heritage knowledge in Ontario.

*Tracy Gayda is a former board member of CHO/PCO, Heritage E-K Chair and LOC Chair of OHC 2022.*

## THE IMPACT OF OHC 2022

TAYLOR QUIBELL

I would like to thank the local organizing committee for selecting me as the recipient of the Student Subsidy for attending this year's Ontario Heritage Conference. I have spent the last couple of days reflecting on my experience and have been consumed with gratitude for being able to attend.

It was nice to be with like-minded people with the same core interests. It was also a fantastic opportunity to collaborate with professionals, learn new concepts, contribute to difficult conversations, and network with people in the heritage field.

The conference started with incredible keynote speaker Miranda Jimmy, to whom I appreciate and am extremely lucky to have been able to listen to. Her talk was incredibly moving and has inspired me to reflect on the seven grandfather teachings and read the Truth and Reconciliation Commissions' final report. Moreover, I aim to include Indigenous perspectives in all my work moving forward.

Next, I attended the Historic Railways session. Before attending the conference, I was unaware that Brockville had a railway tunnel. This shows how important hosting an in-person conference is and how special bringing people to our Ontarian cities is. It also helps us learn the different histories within our province.

Following the session on railways, I attended the Window Restoration Workshop at the armories. Jim Stinson from Algonquin college was an excellent presenter and educator!! This hands-on session gave me a stronger appreciation for skilled craftspeople and showed me the importance of preserving heritage windows.

The next day, I attended the Heritage, Security, and Accessibility session, which built on my engineering knowledge of heritage accessibility. In my previous studies, we spoke a lot about bringing heritage up to code,



**Brockville Rail Tunnel**

ideas around universal design, and making places AODA accessible; however, challenges still exist. Thea Kurdi helped me understand diverse types of disabilities and how to work towards accommodation. She also made me aware of temporary disabilities and how to look beyond just physical disabilities. Because of this, I now want to look more at making plaques AODA compliant and how to respectfully design ramps on heritage properties.

After this was the Engaging Youth in Heritage session, a discussion I had wanted to be a part of, as I have found it challenging to find professionals and resources in heritage while at school. Not until recently was I even aware that Heritage Planning existed. I appreciated the opportunity to speak about my experience and frustrations with accessing heritage education opportunities in my younger years. However, Paul Merredew and Blake Seward's work with their students makes me hopeful for a bright future in heritage.



I also appreciated Alex Sostar's speech on NextGen, and plan to apply for the annual Design Charrette. I hope I can continue to help with engaging youth in heritage and provide committee members with ways to target youth in schools.



Trevor Alkema, Tracy Tang, Taylor Quibell and Colin Herrewynen at the Gala Dinner

Lastly, I went to the Climate and Heritage: From Landscapes to Cities session with Lloyd, Dan, and Susan. I found this session extremely educational and advantageous to my deconstruction and material reuse thesis that I am drafting. At this session, I was able to ask a question about how to quantify embodied carbon in our built resources and how we can display this data to developers. In the next steps of my thesis, I plan to use the software and concepts discussed in this session.

In conclusion, the educational sessions were advantageous to my studies and future work, and the networking at this event was highly beneficial. I connected with people via email after the conference and now have a catalog of resources!

I am so grateful for this opportunity, and I hope to see you again at future conferences!

*Taylor Quibell recently completed her first year in the Master of Applied Science: Civil Engineering Program with NSERC CREATE Heritage Program with a focus on deconstruction, material salvage, and adaptive reuse. She is currently working as a Heritage Planning intern at the City of Peterborough. Photography by T. Quibell.*

## ONE HERITAGE DESIGNATED PROPERTY, SIX OWNERS... WHAT CAN GO WRONG?

GINETTE GUY MAYER

Stormont Cottages is a residential building in Cornwall containing six row houses. It was originally built in 1882 by the Stormont Cotton Mill for company employees, who rented their units. In 1955 with the closure of the mill, the tenants were given the opportunity of purchasing their individual units. From 1955 to the present day, instead of one owner, each residential unit of the Stormont Cottages has been owned separately. In 1987, with the concurrence of the six owners at the time, the City of Cornwall passed a by-law designating the six properties. Unfortunately, no 'maintenance' agreement has ever been signed by the owners to deal with issues such as maintenance, restoration, repairs, a reserve fund, insurance, and use of common elements. These properties were never set up as a co-op and, given that these properties were never converted to a condominium, the Stormont Cottages are not protected by provincial condominium legislation.

Today, the units are still individually owned, and some are rental units. The heritage designation seems to be a minor note as owners move on and the lack of a maintenance agreement between them leaves all to fend for themselves. Unlike a condominium structure with reserve funds set aside for improvements and maintenance and a clear direction on cohesion, the units are losing their heritage integrity.

In Cornwall, there is no heritage property standards by-law, only general by-laws that apply to all properties and are

complaint based. The architectural details once cited as the reason for designation are not uniform anymore so there is a loss of symmetry, and lintels and windows are gone in some units, not to mention mismatched doors and balconies. Shared parking spaces and common areas have been a challenge for present owners and renters.



Stormont Cottages

It is hard to go back and fix the changes that have occurred through the passage of time, although with funding, this might be possible. There should have been a maintenance agreement put in place at the time of designation but this did not happen. Now there is some will amongst owners to correct the situation but funding is an issue. A government

source of funding for these property owners would go a long way in making preservation of heritage attributes possible, and certainly would help to raise the property values.

Do you have properties in your municipality facing the same or similar issues? How has it been resolved? I welcome

your suggestions.

*Ginette Guy Mayer is a Vice-President of CHO/PCO.  
Photograph by G. Guy Mayer.*

## HIDDEN DIAMONDS

PAUL R. KING

A building may be dilapidated and look insignificant but may be, as the saying goes, 'a diamond in the rough'. We tend to value heritage buildings because of their architectural merit but, of course, the value does not stop there. Regulation 9/06 under the *Ontario Heritage Act* sets out three criteria for cultural heritage value or interest: (1) design value or physical value; (2) historical value or associative value; and (3) contextual value. Investigative research is critical to reveal historical value or associative value which might be 'a diamond in the rough' regardless of how dilapidated and apparently insignificant a building might be.

For example, there is a small, apparently insignificant, building in the SoHo neighbourhood of London, Ontario. In its current state, this frame building looks like a candidate for demolition, but it is a heritage structure of surprising importance. This structure was originally built in 1848 and was located at 275 Thames Street, London near the Askunissippi (Thames) River. In 2014, the owner of the Thames Street property had plans for a large redevelopment so existing buildings on the site were slated for demolition. To avoid this fate, this 1848 building was moved to its current location at 430 Grey Street, London. Now there is a plan to move this building a second time to a permanent location at Fanshawe Pioneer Village, London. So you may well ask: Why all the fuss and bother?



**Beth Emmanuel (British Methodist Episcopal) Church (left) and Fugitive Slave Chapel (right)**

This building, originally the African Methodist Episcopal Church, is now called the Fugitive Slave Chapel. From 1848

until 1869 this building was a safe place for refugee slaves who escaped from the southern states to Canada and it was also a community centre for the Black population of early London. More recently this building was used as a residence and its early history only became apparent through investigative research. It now sits on the Grey Street property beside the Beth Emmanuel Church.

In 1983 prior to the Fugitive Slave Chapel being moved to the Grey Street property, the City of London passed a designation bylaw under Part IV of the *Ontario Heritage Act* for 430 Grey Street. The designation statement includes the following:

*The congregation of the British Methodist Episcopal Church, then known as the African Methodist Church, was organized at some time prior to September 1856, at which time it was holding services in a building on Thames Street [i.e. the building now called the Fugitive Slave Chapel]. Sometime between 1868 and 1871, the present Beth Emmanuel B.M.E. Church, a white brick Gothic Revival structure, was erected.... In later years, the building was raised [i.e. lifted up] for the construction of a basement. Beth-Emmanuel is the oldest surviving black church in London. [Note: Research completed later in the 1980s confirmed that Beth-Emmanuel is the second oldest surviving black church in London, the first being the Fugitive Slave Chapel.] At the time the congregation was founded, the City had a large and prosperous black community, many of whom had escaped from slavery in the United States via the Underground Railroad.... Some of the names associated with the Beth-Emmanuel congregation are noteworthy: John Brown, the abolitionist, preached at the Thames Street Church [i.e. the building now called the Fugitive Slave Chapel] in 1858 before his ill-fated raid on Harper's Ferry the following year [October 1859]...*

There is some question whether John Brown did in fact preach at the Fugitive Slave Chapel but there is no question that John Brown and his son, John Brown, Jr. came to Upper Canada to enlist support for their abolitionist cause. John

Brown held a secret conference in April 1858 at the First Baptist Church, Chatham, Ontario and, in early 1859, John Brown, Jr. toured through Hamilton, St. Catharines, London, Chatham, Buxton and Windsor attempting to drum up abolitionist support. In addition to John Brown and his son, there were noteworthy congregation members of the Beth Emmanuel B.M.E. Church who made significant contributions to the London community and beyond.



**The Sign for the FSC Preservation Project including an old photo of the FSC from 1926**

To ensure that the contextual value of a building is not lost, it is best to leave a building in its original location if possible. In this case, leaving the Fugitive Slave Chapel within the floodplain area of the Askunissippi (Thames) River would have resulted in its demolition. The Chapel's second location beside the Beth Emmanuel B.M.E. Church on Grey Street is an appropriate alternative supported by some congregation members. There are, however, good reasons to move the chapel to Fanshawe Pioneer Village, a living history museum interpreting London and Middlesex County history between 1820 and 1920. First and foremost, having the Fugitive Slave Chapel at the Village will provide an important nuance to

the current narrative, which centres on white, middle class history. Widening the narrative helps to counter cultural biases and norms plus emphasizes the Black presence and contributions throughout Canada's history. Thousands of people visit the Village each year, so they will be learning an important aspect of pre and post Confederation history. Having this modest building in the Village provides a base where local, national and international histories involving the Black population will be told.

As stated on the Fanshawe Pioneer Village website:

*"Church officials felt, 'the Pioneer Village would be a better location to preserve, promote and share the rich history of the Fugitive Slave Chapel, and to provide education about the involvement of London in the Underground Railroad. We want to make sure this important piece of Black history isn't lost...' The addition of the Chapel building to the Village aligns well with our Museum's mission to connect our communities by remembering, sharing and celebrating local histories, and also helps include more voices in the story we share. It is an exciting opportunity, and we are working with our community partners to ensure it is presented authentically," says Dawn Miskelly, Executive Director."*

So this modest building of surprising heritage importance has escaped demolition. Are there similar situations in your community? What hidden diamonds are awaiting your investigative research?

*Paul R. King is a past board member of CHO/PCO. Photography by P.R. King.*

## CHONEWS BACK ISSUES

For those wishing to organize their issues of CHOnews, we have bound copies from 2000 to 2020. These are hard cover books.

*Book 1 covers the years 2000-2010*

*Book 2 covers the years 2011-2020*

The old CHOnews issues are free, you pay only \$25 for the binding, plus shipping. If interested, contact the Corporate Secretary: [schofield@communityheritageontario.ca](mailto:schofield@communityheritageontario.ca)

## CHO/PCO MISSION STATEMENT

*To encourage the development of municipally appointed heritage advisory committees and to further the identification, preservation, interpretation, and wise use of community heritage locally, provincially, and nationally.*

## BOARD MEETINGS

CHO/PCO Board of Directors meetings are open to any MHC member. Meetings will be held virtually until further notice. Please contact the Corporate Secretary if you wish to attend.



It is often said by heritage planners and directors of planning that a heritage easement (maintenance) agreement and an easement bylaw are potentially the strongest tools in the heritage toolbox for preservation of heritage structures.

Under the *Ontario Heritage Act* (OHA), Sec 37, Council can pass by-laws entering easements or covenants – voluntary legal agreements – with heritage property owners. Easement agreements set out requirements for maintaining a property or specific heritage features of a property.

The agreement is registered on the title to the property and is binding on future owners. Entering into an easement agreement assures owners that their heritage properties will be protected over the long term.

### How are Heritage Easements Different Than Heritage Designation?

Heritage easements complement designation under the OHA. For example, there are no provisions under the OHA to require the owner of a designated property to maintain the building or its heritage features in good condition, to insure the building appropriately, or to replace the building or heritage features in case of loss or damage. Heritage easements can help address these concerns.

Easements also provide Council much stronger control over major construction or demolition.

To protect heritage features that are important to the community, easement agreements can in some circumstances be required in return for:

- Granting municipal planning approvals or exemptions, such as density bonuses
- Funding a restoration project or providing a property tax reduction<sup>1</sup>

### Example

Here is a typical easement example from a recent (2016) designation: the structure involved is a former community hall (c.1910), converted to residential use (1928) and later renovated and expanded (2005-2006). The original structure is basically intact. The extension is connected by a portal on the ground floor and a hallway on the second floor.

The modern additions (1,000 sq. ft. including garage, plus closed-in porch, two patio decks, retaining walls, outbuilding) are specifically excluded from the heritage attributes.



**Former Community Hall**

Heritage attributes include features of the original building, such as:

- 1 1/2 storey wood frame, balloon style construction
- Exterior and interior walls built of 12" x 2" pine planks on a rectangular 20' plan
- Open wooden porch on the northern entrance
- 9 1/2-foot ceiling on the ground floor, 7-foot ceiling on the second floor
- Original strip flooring (maple) on the main floor, running throughout the length (40 ft) of the original building
- Similar strip flooring (red pine) on the second floor
- Staircase to the second floor
- Other exterior and interior features

Due to the deterioration of the original clapboard siding, the original structure and extension were clad with new pine siding in 2005 (repainted in 2022).

The Heritage Easement Agreement is between the Municipality and the owners (*current and subsequent*), is registered on title<sup>2</sup> and includes two principal components:

### Preservation and Repair

1. The owner agrees to preserve and maintain the exterior of the building.
2. The owner agrees to maintain the building in a good state of repair, so that there is no deterioration in the condition and appearance of the exterior.<sup>3</sup>
3. The owner requires Council's permission to construct, demolish, or do anything to the

<sup>1</sup> This easement agreement does not refer to heritage property tax rebates or grants, but eligibility for such programs requires the heritage easement agreement on title in this municipality.

<sup>2</sup> Registry of the agreement on title may restrict the owner's freedom to develop or redevelop the property.

<sup>3</sup> The agreement does not address monitoring the property or right of access to the property to ensure that heritage features are well conserved.

building inconsistent with the agreement or the building's heritage aspects or attributes.

### Insurance

1. The owner agrees to provide and maintain All-Risk property insurance for replacement or restitution (but not replication) of heritage aspects and heritage attributes, as defined by the Statement of Reasons for Designation.
2. The municipality may request the owner to obtain a "Certified Building Appraisal" to confirm the replacement cost of the building.
3. The owner agrees that all insurance proceeds will be applied to the rebuilding, restoration, etc. of the building in line with the heritage aspects and attributes, unless Council approves otherwise.

*Terry Fegarty is the Chair of Finance for CHO/PCO.  
Photograph by T. Fegarty.*

### OHC 2022 TidBIT

Attendees could learn about restoration of the heritage plantings, hardscaping and landscaping, for the gardens at Fulford Place.

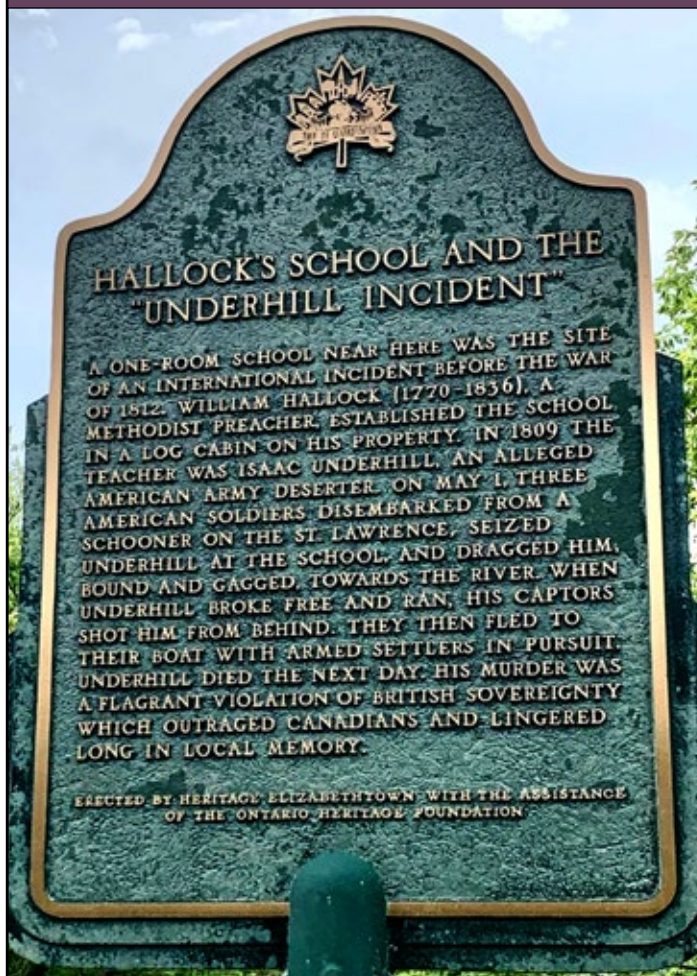


Photograph: Courtesy of Ontario Heritage Trust

### OHC 2022 TidBIT

The Road Rally was on the Thursday before the conference. It was a tour through parts of Elizabeth-Kitley Township. Participants were given questions that could only be answered by following the tour route instructions and by visiting the mentioned locations. Completing the tour took about 3 or 4 hours.

These road tours were also a part of the Midland/Tay/Tiny conference in 2013, the Stratford/St. Marys conference in 2016. I think it might have been a part of other Ontario Heritage Conferences. The concept is to give conference registrants a greater appreciation of sites in the area which the main part of the conference cannot cover. One of the teams participating in the road rally wins by getting the most number of questions answered correctly. The winning team this year was Patrick Ng and some dude called Paul King, who were presented with the Local Flavours gift basket from Mary-Anne Gibson (EKTWP/LOC member).



Story and photograph: Paul R. King



## ARCHITECTURAL STYLES: SECOND EMPIRE

NANCY MATTHEWS

Second Empire is an architectural style originating under the reign of Napoleon III (President of France 1848-52, Emperor 1852-1870). During the reconstruction of Paris, Baron Haussmann had farsighted plans to convert the dark rabbit warren of medieval Paris into the present-day City of Light. This necessitated the expropriation of many houses situated along narrow streets destined to become wide, straight boulevards radiating from important focal points. Replacement of all this lost living space was a major socio-economic concern. The larger, high-ceilinged rooms—well lit by dormers contained within a Mansard roof on a 3-4 storey building—were a stylistically attractive and very practical alternative to the cramped living spaces of the garrets in conventional attics under gable roofs.

The key design component of Second Empire buildings is an elaborate Mansard-style roof. This design was popularized in the early 17th century by François Mansart (1598–1666), an accomplished architect of the French Baroque period. The slope of the Mansard could be flat, concave or convex, had ornate dormers, and often was enhanced by at least one turret. A key feature of many second empire turrets is a belvedere (usually but not always, an open roof-top balcony) having a distinctively decorative railing. This feature is

frequently called a “widow’s walk” because in coastal towns, sailor’s wives standing there to watch the fleet come in, would first suspect they had been widowed that day.

The impressive facades and visually distinctive rooflines of the new Parisienne boulevards were widely admired, and Second Empire rapidly became a popular architectural style. Thus, it is not surprising that Canadian Parliament Buildings of the late 1860s constructed in the first bloom of this popularity, featured Second Empire turrets. The style remained popular for Canadian public buildings until about 1905.

Private dwellings built in this elegant style tend to be an imposing large mansion. In general, any prominent person who built a Second Empire home not only wished to showcase their wealth and status, but also wanted to demonstrate discerning and sophisticated taste in such matters.

For more descriptions and pictures of a wide variety of Second Empire buildings across the province:

<https://barbararaue.ca/2020/09/20/second-empire-architecture-in-ontario-top-32-picks/>

*Nancy Matthews is a board member for CHO/PCO.*



The original Centre Block building, under construction during Confederation and opened in 1869 was destroyed by fire in 1916. The extruding turrets with concave Second Empire roofs feature a rondel, a belvedere cap and elaborate stonework eaves.

Photograph: William James Topley/Library and Archives Canada/PA-009636. Celebrations for Queen Victoria's Diamond Jubilee on Parliament Hill, Ottawa, 1897.



The Prince of Wales Hotel built 1864 in Niagara-on-the-Lake is a fine example of a Second Empire commercial building. The corner placement of door and turret on an angle is a common feature of department stores and hotels located at an intersection. Noteworthy design attributes include contrasting voussoirs and banding, extruded turrets on side walls, ornate woodwork and the eyebrow lintels on the highly decorative dormer windows.

Photograph: Philipp Hienstorfer 2007 CC BY-SA 4.0



The Second Empire roof on this 1890s home in Brockville appears shorter than normal with smaller dormers but is greatly enhanced by decorative designs in the fish scale shingles and the elaborate cornice and banding below. Other design attributes of note: Differing voussoirs for different sized windows on the first and second floor are tied together by identical keystones and the balance between the large front entry and the side windows is achieved by identical voussoirs.

Photograph: T. Gayda



Phillips House in Flesherton, built 1904, is small for this normally ostentatious architectural style, but the usual stylistic details have been perfectly adapted. Ornate, decorative dormers painted in contrasting colors jut from the bell curve mansard roof. The central opening front door with its double rounded panes is in an extended portico that allows a second-floor balcony that is skillfully delineated by the signature up-sweep of the eaves. The crowning glory of this elegant little gem is the attractive grillwork framing a square belvedere.

Photograph: N. Matthews

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## NEWS FROM THE BOARD OF DIRECTORS

RICK SCHOFIELD

Following the CHO/PCO Annual General Meeting held in Brockville on June 18th, the Board of Directors met on June 26th to organize the various officer positions for the year 2022-2023. With the retirement of Tracy Gayda, Regan Hutcheson was nominated and acclaimed to fill the vacancy of Vice-President. The Board expressed its thanks for the work done by Tracy over several years. Wayne Morgan will continue as President; Ginette Guy will continue as the other Vice President and Terry Fegarty will remain as Chair of Finance.

Board members then divided up the responsibilities of serving on the various committees for the upcoming year.

Ginette summarized the results of the Brockville Conference in a detailed written and verbal report. Despite the lockdowns and restrictions caused by the COVID-19 pandemic, the conference was tremendously successful. Thanks were extended to the local organizing committee and board members.

Finally, the Board reaffirmed its decision regarding the division of any surplus or loss among CHO/PCO, OAHP and ACO resulting from the conference.

*Rick Schofield is the Corporate Secretary/Treasurer of CHO/PCO.*

### 2022-2023 BOARD OF DIRECTORS

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#### ARTICLE DEADLINES

JANUARY 10

MARCH 10

JUNE 10

OCTOBER 10

**Article submissions are always welcome.**

**Stewardship Sub-Committee  
Report**

Wednesday June 29, 2022

Location: Zoom  
5:00pm

Present: T. Regnier, M. Whalley, J. Cushing; M. Greguol (staff)

**Agenda Items**

**1. Request for Demolition: 140-142 Wellington Street**

The Stewardship Sub-Committee received a brief verbal report from M. Greguol, for and reviewed the Cultural Heritage Evaluation Report for the properties at 140-142 Wellington Street.

Motion: The Stewardship Sub-Committee does not object to the removal of the properties at 140-142 Wellington Street from the Register of Cultural Heritage Resources.

Moved: M. Whalley Seconded: T Regnier. Passed.

**2. Request to Demolish Heritage Designated Property at 520 Ontario Street**

The Stewardship Sub-Committee received a brief verbal report from M. Greguol, regarding the request for demolition for the heritage designated property at 520 Ontario Street.

Motion: The Stewardship Sub-Committee does not object to the demolition of the dwellings on the properties at 520 Ontario.

Moved: M. Whalley Seconded: J. Cushing. Passed.

**3. Referred by the LACH from its meeting on February 9, 2022 – properties identified in the Cultural Heritage Report – Oxford Street West/Gideon Drive Environmental Assessment**

The Stewardship Sub-Committee reviewed the documents circulated related to the properties identified in the Cultural Heritage Report for the Oxford Street West/Gideon Drive Environmental Assessment.

The Stewardship Sub-Committee identified the properties at 2012 Oxford Street West, 2085 Oxford Street West, and 1976 Oxford Street West as being potentially worthy of further research and consideration for designation pursuant to the *Ontario Heritage Act*. The Stewardship Sub-Committee noted the property at 2012 Oxford Street West should be prioritized for further study.

## **Education Sub-Committee Report**

Tuesday August 2, 2022

5:00pm

Location: Zoom

### **Agenda Items:**

#### **1. Kilworth Waterworks Marker**

The Education Sub-Committee received an image of the proposed signage marker including text and graphic

This signage marker will be located at the former site of the spring-fed waterworks, opposite the Kilworth United Church.

The Education Sub-Committee supports the proposed signage maker for the Kilworth Waterworks Marker.

#### **2. Thames Street Area – Cultural Heritage Interpretive Signage**

The Education Sub-Committee received draft text and images for the proposed Thames Street Area cultural heritage interpretive sign.

The proposed sign will be installed on Thames Street, near the original site of the Fugitive Slave Chapel.

The Education Sub-Committee provided comments on the direction and text of the draft text and working images for the proposed signage.

#### **3. Lambeth & Longwoods Road – Cultural Heritage Interpretive Signage**

The Education Sub-Committee received draft text and images for the proposed Lambeth cultural heritage interpretive sign.

The proposed sign will be installed at the northeast corner of Longwoods Road/Main Street and Colonel Talbot Road.

The Education Sub-Committee provided comments on the direction and text of the draft text and working images for the proposed signage.

#### **4. Vimy Ridge Park – Cultural Heritage Interpretive Signage**

The Education Sub-Committee received draft text and images for two proposed signs related to the history of the Battle of Vimy Ridge.

The proposed signs will be installed at Vimy Ridge Park, on Trafalgar Street.

The Education Sub-Committee provided comments on the direction and text of the draft text and working images for the proposed signage.



## Report to Community Advisory Committee on Planning

**To:** Chair and Members  
Community Advisory Committee on Planning  
**From:** Jana Kelemen, M.Sc.Arch., MUDS, MCIP RPP,  
Manager, Urban Design and Heritage  
**Subject:** Request to Remove Properties from the Register of Cultural  
Heritage Resources by J. Fernandez for the Properties at 140  
& 142 Wellington Street  
**Date:** Wednesday August 10, 2022

## Recommendation

Removal of the properties located at 140 and 142 Wellington Street from the Register of Cultural Heritage Resources is being recommended, in response to a request received by the City. As heritage listed properties, Municipal Council must decide whether the properties should continue to be included on the Register of Cultural Heritage Resources or whether they should be removed.

## Executive Summary

A written request to remove the properties at 140 and 142 Wellington Street from the Register of Cultural Heritage Resources was received by the City. Pursuant to the requirements of the *Ontario Heritage Act*, when considering a request to remove a property from the Register of Cultural Heritage Resources, Municipal Council must make a decision as to whether the property should continue to be included on the register or whether it should be removed and provide notice of decision to the owner of the property within 90 days after the decision. A Cultural Heritage Evaluation Report (CHER) submitted with this request for the subject properties determined that the properties do not meet the criteria of *Ontario Regulation 9/06* and do not merit designation pursuant to the *Ontario Heritage Act*. Staff agree with the findings and conclusions of the Cultural Heritage Evaluation Report.

## Analysis

### 1.0 Background Information

#### 1.1 Property Location

The properties located at 140 and 142 Wellington Street are located on the east side of Wellington Street, between Grey Street and Hill Street (Appendix A).

#### 1.2 Cultural Heritage Status

The properties at 140 and 142 Wellington Street are heritage listed properties. The properties were added to the Register of Cultural Heritage Resources by resolution of Municipal Council on March 28, 2018.

#### 1.3 Description

##### 1.3.1 140 Wellington Street

The dwelling on the property at 140 Wellington Street consists of a 1 ½ storey vernacular frame dwelling, clad with vinyl siding. The front elevation of the dwelling previously included a simple wood porch that appears to have been a more recent alteration based on the pressure treated posts, porch skirt, and decking. However, the porch appears to have been more recently removed and currently consists of a simple set of wood steps and small stoop leading to the front door. Much of the dwelling has been altered or replaced including the exterior cladding, front porch, doors, and windows. A single pendant remains in the gable peak.

### 1.3.2 142 Wellington Street

The dwelling on the property at 142 Wellington Street also consists of a 1 ½ storey vernacular frame dwelling, clad with beige vinyl siding. A single concrete step leads to the front door of the side hall plan dwelling. The first floor windows are covered with plywood, however, they appear to have been replaced with a large set of vinyl windows. A pair of windows in the gable peak appear to consist of wood sash windows, though several panes appear to be missing from the sashes.

## 1.4 History

The Euro-Canadian history of the properties at 140 and 142 Wellington Street begins with the original survey of the town plot of London, completed by Colonel Mahlon Burwell in 1826 under the direction of Surveyor-General Thomas Ridout. The original town site was bounded by North Street (later Queens Avenue), Wellington Street, and the Thames River.

No structure is shown on the property in the *Map of the City of London, Canada West* (1855) by Samuel Peters. The *Bird's Eye View of London, Ontario, Canada* (1872) and the *Bird's Eye View of London, Ontario Canada* (1890) show the development of the block between Grey Street and Hill Street. The former Wellington Street Methodist Church (156 Wellington Street) and the former Christ Anglican Church (138 Wellington Street) are prominently featured, with smaller residential buildings in between suggesting that the two subject buildings were constructed by this time (Appendix B).

A review of Land Registry Records and City Directories suggests that the subject dwellings were constructed in the early 1870s. Lot 1 North of Hill Street was first granted by the Crown in 1844, and was sold in its entirety numerous times until 1853, when Lewis Day began selling portions of the lot, likely for new building lots. Consistent with the 1872 *Bird's Eye View of London, Ontario*, the 1873 City Directory reveals that the block had been partially developed as it includes an entry within the street directory for the Christ Church as well as an entry for Henry Stedmon, a labourer who lived adjacent to the church. By 1875, seven homes are noted on the east side of Wellington Street between Grey Street and Hill Street. In the absence of municipal street numbers, the street directory entries suggest that Andrew Yerex, a mason lived at 140 Wellington Street and James McCracken, a fruit dealer lived at 142 Wellington Street. Municipal addresses are present by the 1881 City Directory, which notes that Edward Grenfell, a travelling sales agent lived at 140 Wellington Street and Frank Chalcraft, a butcher lived at 142 Wellington Street. Both occupants are noted as tenants.

The subject dwellings are depicted on the 1881, revised 1888 *Fire Insurance Plan* and the depictions and details remain consistent through to the 1912, revised 1922 *Fire Insurance Plan*. The two churches that bookend the block are also clearly visible at this time. The two subject dwellings located at 140 and 142 Wellington Street are demonstrated as 1 ½ storey wood frame dwellings with single storey additions at the rear.

The property is located within the SoHo neighbourhood, which has been identified as an area for future study as a potential Heritage Conservation District. It is part of a historically commercial streetscape, including purpose-built commercial buildings, institutional buildings, and residential-form buildings including some that have been adapted to commercial uses. Nearby heritage landmarks include the former Wellington Street Methodist Church (156 Wellington Street, heritage listed property), former Christ Anglican Church (138 Wellington Street, heritage designated property), and the Red Antiquities Building (129-131 Wellington Street). There are numerous adjacent and nearby heritage listed properties.

## 2.0 Discussion and Considerations

### 2.1 Legislative and Policy Framework

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

### **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, *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), *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 Community Advisory Committee on Planning (CACP) is consulted, and a public participation meeting is held at the Planning & Environment Committee.

Section 27(8), *Ontario Heritage Act*, requires that when an objection to a property’s inclusion on the Register is received, Municipal Council must make a decision as to whether the property should continue to be included on the Register or whether it should be removed, and provide notice of Municipal Council’s decision to owner of the property within 90 day after decision.

Section 29, *Ontario Heritage Act* enables municipalities to designate properties to be of cultural heritage value or interest. Section 29, *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).

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

*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. These same criteria are in Policy 573\_ of *The London Plan*.

### **2.1.3 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.

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. If a property is evaluated and found to not meet the criteria for designation, it should be removed from the Register of Cultural Heritage Resources.

The properties at 140 and 142 Wellington Street are included on the Register of Cultural Heritage Resources as a heritage listed properties.

## **3.0 Financial Impact/Considerations**

None

## **4.0 Key Issues and Considerations**

### **4.1. Request to Remove Properties from the Register of Cultural Heritage Resources**

A complete written request to remove the properties at 140 and 142 Wellington Street from the Register of Cultural Heritage resources was received by the City on July 15, 2022.

Pursuant to Section 27(8) of the *Ontario Heritage Act*, when considering a request to remove a property from the Register of Cultural Heritage Resources, Municipal Council must make a decision as to whether the property should continue to be included on the register or whether it should be removed and provide notice of decision to the owner of the property within 90 days after the decision.

### **4.2 Cultural Heritage Evaluation Report (CHER)**

A Cultural Heritage Evaluation Report (Zelinka Priamo Ltd., dated June 20, 2022) was submitted as a part of the request to remove the properties from the Register of Cultural Heritage Resources. As required, the CHER included an evaluation of the properties according to the criteria of *Ontario Regulation 9/0, Criteria for Determining Cultural Heritage Value or Interest*. Through the evaluation, the applicant's heritage consultant determined that the properties do not meet the criteria of *Ontario Regulation 9/06* and



therefore do not merit designation pursuant to the *Ontario Heritage Act*. Staff agree with the conclusions of the Cultural Heritage Evaluation Report.

**4.3 Consultation**

Pursuant to the Council Policy Manual, notification of the request to remove the subject properties from the Register of Cultural Heritage Resources has been sent to property owners within 120m of the subject property on August 4, 2022, as well as community groups including the Architectural Conservancy Ontario – London Region Branch, the London & Middlesex Historical Society, and the Urban League of London. Notice was published in the London on August 4, 2022.

A Public Participation Meeting (PPM) will be held at the Planning and Environment Committee (PEC) at their meeting to be held on August 22, 2022.

**Conclusion**

A complete request to remove the properties at 140 and 142 Wellington Street was received by the City. A Cultural Heritage Evaluation Report was submitted with the written request, and included an evaluation of the properties according to the criteria of *Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest*. The evaluation determined that the properties did not meet the criteria, and therefore do not warrant designation pursuant to the *Ontario Heritage Act*. Staff agree with the findings and conclusions of the Cultural Heritage Evaluation Report. The properties should be removed from the Register of Cultural Heritage Resources.

**Prepared by:** Michael Greguol, CAHP  
Heritage Planner

**Submitted by:** Jana Kelemen, M.Sc.Arch., MUDS, RPP, MCIP  
Manager, Urban Design and Heritage

**Appendices**

|            |   |
|------------|---|
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| Appendix B | Images  |
| Appendix C | Historical Documentation and Research Materials |
| Appendix D | Cultural Heritage Evaluation Report             |

**Sources**

Corporation of the City of London. *2019-2023 Strategic Plan*.  
Corporation of the City of London. *Heritage Places 2.0*. 2019.  
Corporation of the City of London. Property file.  
Corporation of the City of London. *Register of Cultural Heritage Resources*. 2020.  
Corporation of the City of London. *The London Plan*. 2021 (consolidated).  
Land Registry Records.  
Ministry of Culture. *Ontario Heritage Toolkit: Heritage Property Evaluation*. 2006.  
*Ontario Heritage Act*. 2019, c. 9. Sched. 11.  
Zelinka Priamo Ltd. Heritage Impact Assessment, 140-142 Wellington Street, June 20, 2022.

Appendix A – Property Location

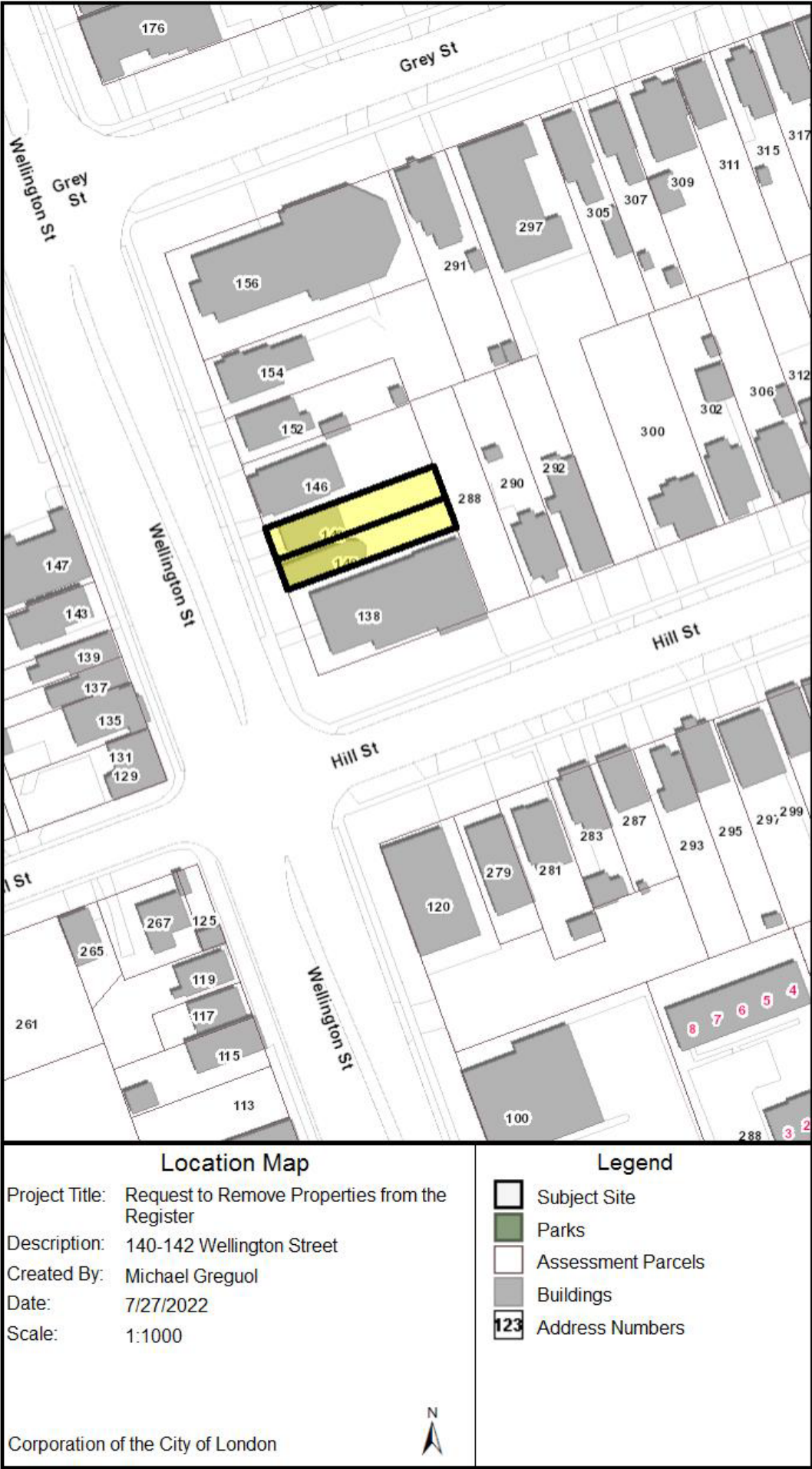


Figure 1: Location of the subject properties at 140 and 142 Wellington Street.



## Appendix B – Images



*Image 1: Photograph of the dwellings located on the subject properties at 140 and 142 Wellington Street, January 2022.*



*Image 2: Photograph of the dwellings located on the subject properties at 140 and 142 Wellington Street, March 2022.*



## Appendix C – Historical Documentation and Research Materials

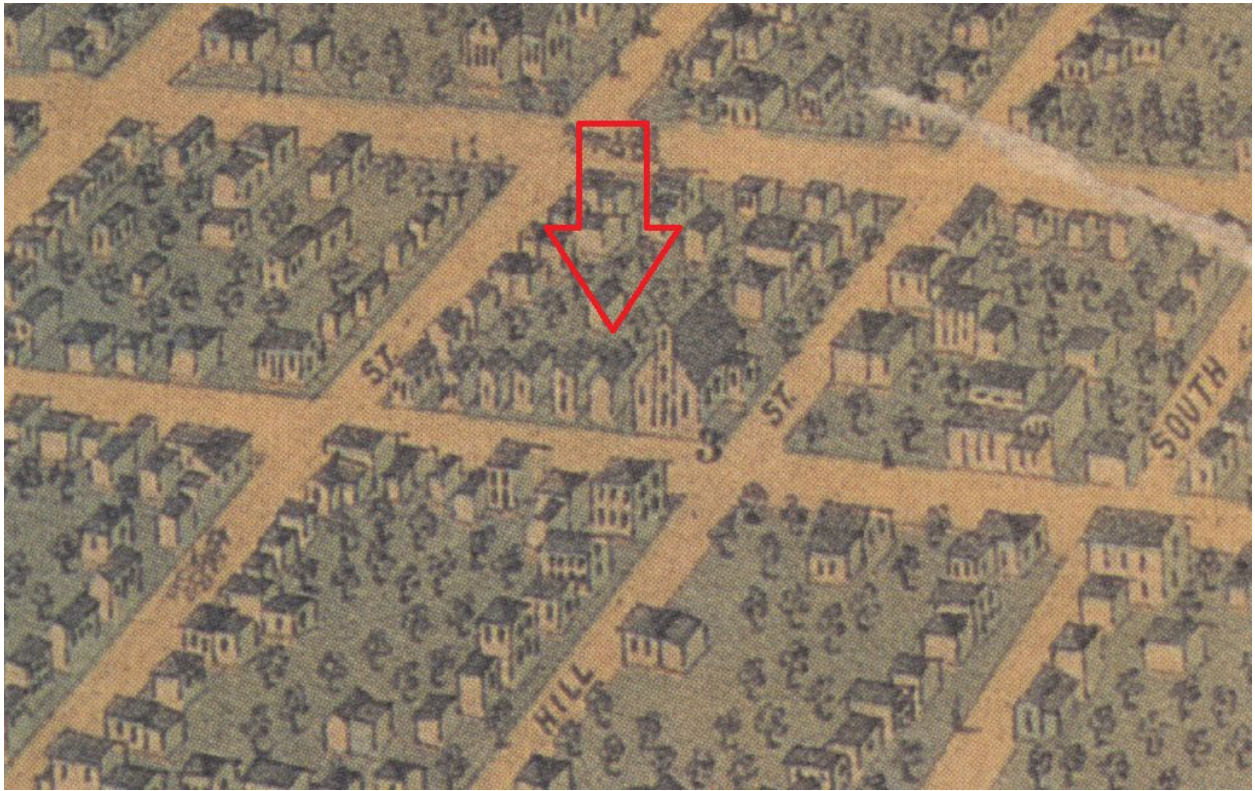


Figure 2: Bird's Eye View of London, Ontario (1872) showing the location of the dwellings located on the properties at 140-142 Wellington Street. Note, the Christ Anglican Church appears to have been constructed by the time this graphic was prepared, but the rest of the block appears to be residential in form.

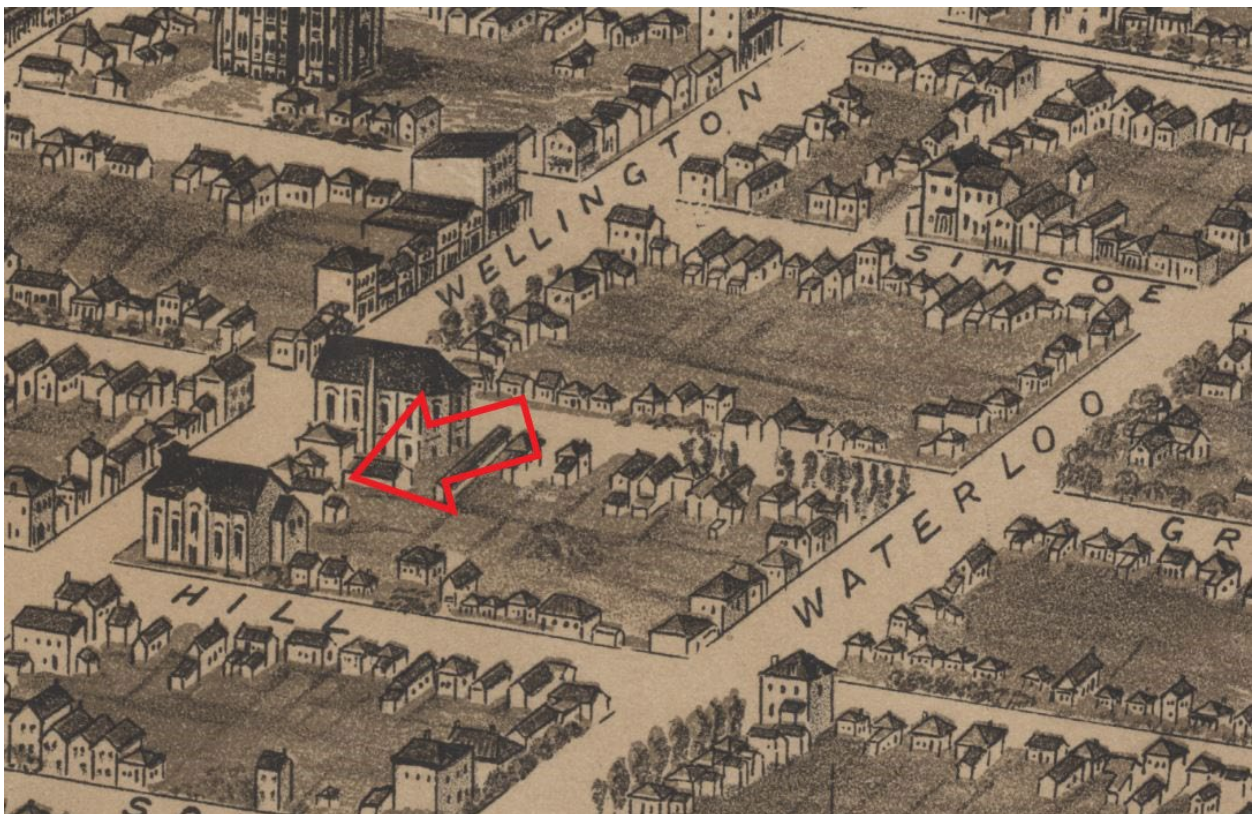


Figure 3: Bird's Eye View of London, Ontario (1890) showing the location of the dwellings on the properties at 140-142 Wellington Street. Note, the angle of this view obscures the subject properties as a result of the artistic portrayal of the churches. Nonetheless, the buildings in between the two churches appear to be drawn as residential in form.



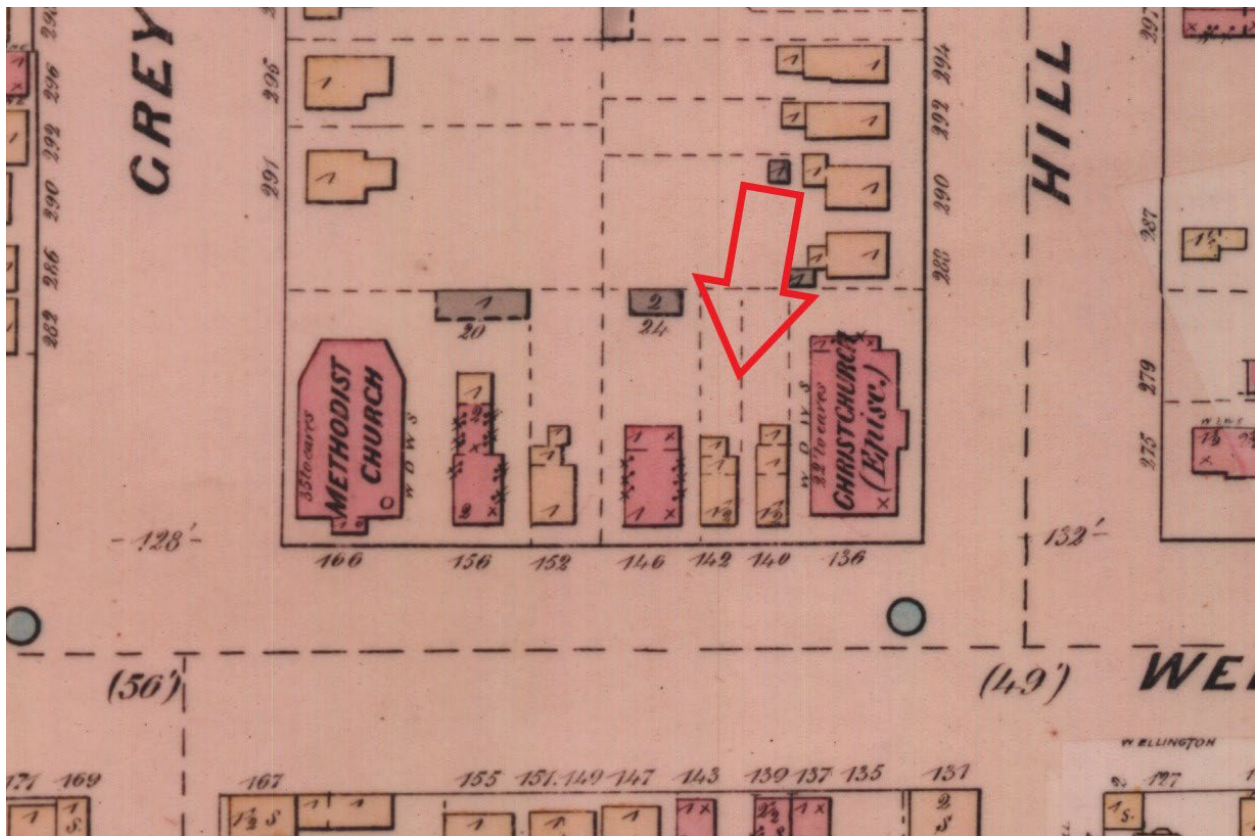


Figure 4: 1881 Revised 1888 Fire Insurance Plan showing the block on the east side of Wellington Street, between Grey Street and Hill Street. The two subject properties are shown as 1 1/2 storey wood frame dwellings with single storey additions.

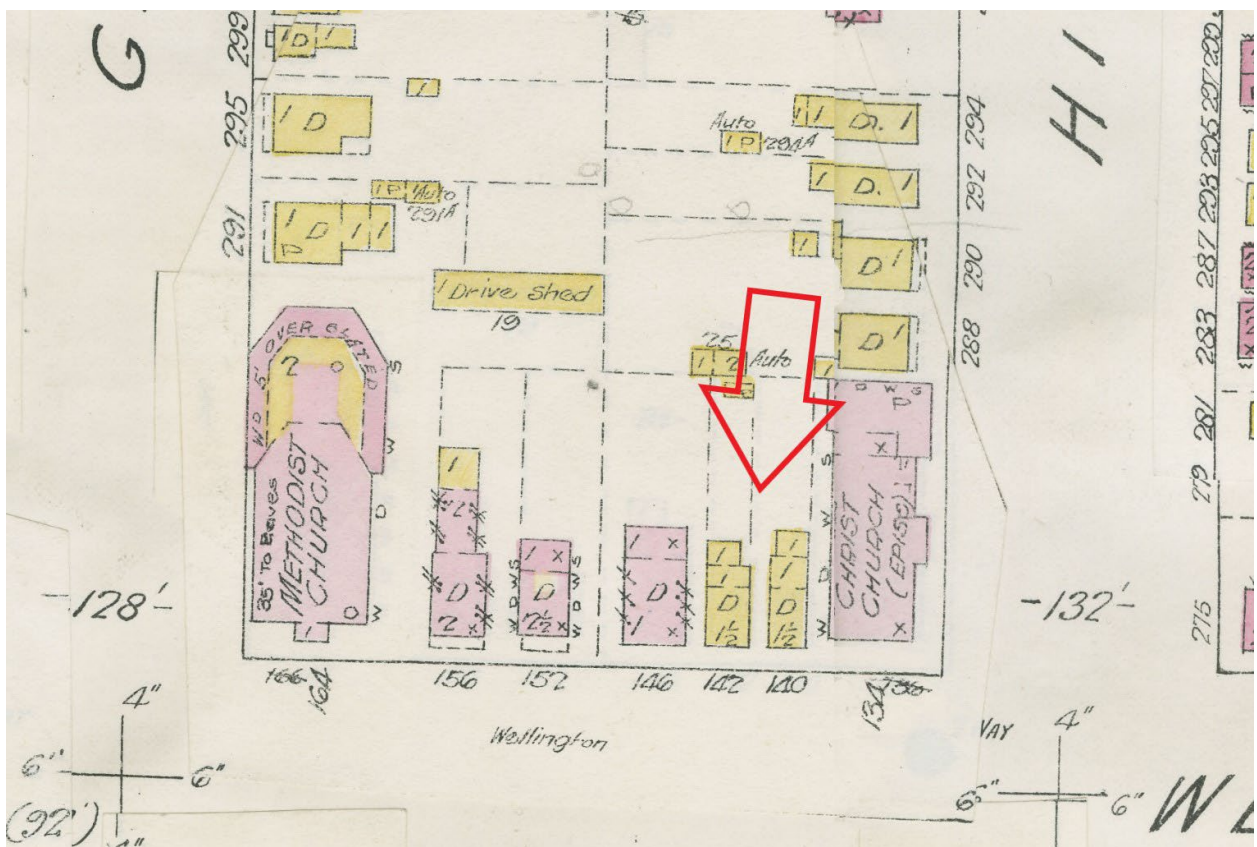


Figure 5: 1912 Revised 1922 Fire Insurance Plan showing the block on the east side of Wellington Street, between Grey Street and Hill Street. The two subject properties are shown as 1 1/2 storey wood frame dwellings with single storey additions, and appear to be unchanged from earlier iterations of the Fire Insurance Plans.

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

Cultural Heritage Evaluation Report (Zelinka Priamo Ltd., dated June 20, 2022) –  
*attached separately*

# Cultural Heritage Evaluation Report

James Fernandez

140-142 Wellington Street  
City of London



June 20, 2022



**ZELINKA PRIAMO LTD**  
*A Professional Planning Practice*



## EXECUTIVE SUMMARY

Zelinka Priamo Ltd. was retained by the client, James Fernandez, to prepare a Cultural Heritage Evaluation Report (CHER) as a background document for the request of the removal of the lands known municipally as 140 Wellington Street and 142 Wellington Street (hereinafter referred to as the “study area”) from the *City of London Register of Cultural Heritage Resources*. This CHER involves a built heritage assessment to assist the City of London (the City) with its decision-making process regarding approval of the request to remove from the register.

The purpose of this CHER is to determine if the identified built heritage resources hold significant cultural value within the City by responding to provincial and municipal policy requirements and evaluation criteria regarding the conservation of built heritage resources in the land use planning process.

A Cultural Heritage Evaluation Report examines a property as a whole, its relationship to its surroundings, as well as its individual elements – engineering works, landscape etc. The recommendations of the CHER are based on an understanding of the physical values of the property, a documentation of its history through research, an analysis of its social context, and mapping.

The buildings occupying the lands at 140-142 Wellington Street are 1.5-storey homes circa pre-1881. Based on the background historical research, field review, description of integrity, and application of Ontario Regulation 9/06 criteria, the properties were not determined to have significant cultural heritage value or interest.

The completion of the CHER has resulted in the following recommendation:

- The properties at 140-142 Wellington Street were not determined to have significant cultural heritage value or interest. Subsequently, no additional cultural heritage work is recommended for the properties at this time.

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## 1.0 INTRODUCTION

Zelinka Priamo Ltd. was retained by the client, James Fernandez, to prepare a Cultural Heritage Evaluation Report (CHER) as a background document for the request of the removal of the lands known municipally as 140 Wellington Street and 142 Wellington Street (hereinafter referred to as the “study area”) from the *City of London Register of Cultural Heritage Resources*. This CHER involves a built heritage assessment to assist the City of London (the City) with its decision-making process regarding approval of the request to remove from the register.

The properties located at 140-142 Wellington Street were identified in the *City of London Cultural Heritage Screening Report* (CHSR) (October 2018) as being a directly impacted, listed cultural heritage property. The CHSR was completed as part of the *Transit Project Assessment Process* (TPAP) for the London Bus Rapid Transit project.

### 1.1 Purpose

The purpose of this CHER is to determine if the identified built heritage resources hold significant cultural value within the City by responding to provincial and municipal policy requirements and evaluation criteria regarding the conservation of built heritage resources in the land use planning process. Consideration must be given to the conservation of heritage resources where a development or site alteration is proposed within or adjacent to a protected heritage property.

A Cultural Heritage Evaluation Report examines a property as a whole, its relationship to its surroundings, as well as its individual elements – engineering works, landscape etc. The recommendations of the CHER are based on an understanding of the physical values of the property, a documentation of its history through research, an analysis of its social context, and mapping.

### 1.2 Study Area

The study area includes the lands known municipally as 140 Wellington Street and 142 Wellington Street. These lands are listed on the *City of London Register of Cultural Heritage Resources* as of March 27, 2018.



Figure 1: Study Area



## 2.0 BUILT HERITAGE RESOURCE EVALUATION CONTEXT

### 2.1 Policy Framework

#### 2.1.1 The Planning Act

The *Planning Act* is provincial legislation that provides a framework for land use planning in Ontario. One of the general purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions. Part I of the *Planning Act* identifies that the Minister, municipal councils, local boards, planning boards, and the Ontario Land Tribunal shall have regard to matters of provincial interest, such as:

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

#### 2.1.2 The Provincial Policy Statement, 2020

The *Provincial Policy Statement* (PPS), issued under the authority of Section 3 of the *Planning Act* and updated in 2020, provides policy direction on matters of provincial interest related to land use planning in order to ensure efficient development and protection of natural resources. All planning applications required to be consistent with these policies. The PPS has several provisions relating to heritage conservation.

The relevant policies for the conservation of cultural heritage features are contained in Section 2 – Wise Use and Management of Resources, wherein Subsection 2.6 – Cultural Heritage and Archaeological Resources, states the following provisions:

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

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

Under the PPS definition, ‘built heritage resource’ means:

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

Under the PPS definition, ‘conserved’ means:

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

Under the PPS definition, 'significant' in regards to cultural heritage and archaeology means:

*Resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.*

### 2.1.3 The London Plan

The properties at 140 Wellington Street and 142 Wellington Street are heritage listed properties on the *City of London Register of Cultural Heritage Resources*. The City's Official Plan, *The London Plan*, sets out the following policy with regard to development within or adjacent to designated and listed heritage properties:

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

The following general objectives from *The London Plan* regarding cultural heritage resources also apply:

554\_In all of the planning and development we do, and the initiatives we take as a municipality we will:

1. Promote, celebrate, and raise awareness and appreciation of London's cultural heritage resources.
2. Conserve London's cultural heritage resources so they can be passed on to our future generations.
3. Ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources.

Under *The London Plan* definition, 'cultural heritage resource' means:

*A human work or a place that gives evidence of human activity or has spiritual or cultural meaning or value, and which has been determined to have historic value. Cultural heritage resources include both the physical and intangible resources, properties protected under the Ontario Heritage Act, built heritage resources, cultural heritage landscapes,*

*archaeological resources, paleontological resources and both documentary and material heritage.*

The following design objective from *The London Plan* is applicable:

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

### **2.1.4 Ontario Regulation 9/06**

Ontario Regulation 9/06 provides the Criteria for Determining Cultural Heritage Value or Interest under the Ontario Heritage Act. This regulation was created to ensure a consistent approach to the designation of heritage properties within Ontario under the act. All designations under the Ontario Heritage Act after 2006 must meet the minimum criteria outlined in the regulation.

#### **Criteria**

A property may be designated under section 29 of the Ontario Heritage Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
  - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
  - ii. displays a high degree of craftsmanship or artistic merit, or
  - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
  - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
  - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
  - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
  - i. is important in defining, maintaining or supporting the character of an area,
  - ii. is physically, functionally, visually or historically linked to its surroundings, or
  - iii. is a landmark. O. Reg. 9/06, s. 1 (2).



## 3.0 HISTORICAL CONTEXT

### 3.1 Local Context and Settlement History

#### 3.1.1 City of London

Prior to European settlement, the present site of London was occupied by several Neutral, Odawa, and Ojibwe villages, which were driven out by the Iroquois by circa 1654 in the Beaver Wars. Archaeological investigations in the region show that indigenous people have resided in the area for at least 10,000 years (City of London, n.d.).

The current location of London was selected as the site of the future capital of Upper Canada in 1793 by Lieutenant Governor John Graves Simcoe, who also named the village which was founded in 1796. The original town plot for London was laid out in 1826, and over time, the town plot and the surrounding downtown core have become a densely built-up area containing structures and streetscapes that date to the 1840s (Tourism London, 2021). The continuous redevelopment of the downtown core has resulted in a variety of building types and uses from every period of the core's development. Many of the surviving buildings and properties within the downtown core represent industrial, wholesaling, retailing, and financial firms that have been important in the development of the City of London, and the broader region. Specific to Wellington Street, the east and west sides are historically lined with private residences.

London has a diverse and extensive inventory of heritage structures. The cultural value of London's extensive built heritage is one of Canada's most significant, with over 6,000 buildings (about 3% of buildings in London) listed on the *City of London Register of Cultural Heritage Resources* (City of London, n.d.).

#### 3.1.2 Soho Neighbourhood

The study area is located within the Soho neighbourhood of the City of London; the neighbourhood derives its present name from "South of Horton Street". SoHo has a long history as a community in the City of London from its early days as a place of refuge on the Underground Railroad, to housing one of the City's major medical facilities, to being located along the edges of the Downtown and the Thames River. These factors have given this neighbourhood a prominent role in the development of the City (City of London, 2019).

Originally named St. David's Ward, it was originally one of four wards within the boundaries of the Village of London in 1844. In the 1840s, a bridge was constructed on Wellington Road across the Thames River to connect the Village of London to Westminster Township on the south side of Thames. Construction of this bridge was petitioned by Reverend William Clarke, who resided on the south bank of the Thames, opposite his church, which was located on the north bank along Wellington Street (WSP, 2019). In the 1870s, the General Hospital was established on South Street, between Waterloo Street and Colborne Street (City of London, 2019). At this time, most of the surrounding streets were lined with modest homes, occupied by a working-class

community. Today, the Soho neighbourhood is bound by the CN rail tracks to the north; Adelaide Street to the East; and, the Thames River to the south and west.

### 3.1.3 Wellington Street

Running north to south from Huron Street to the City of St. Thomas with brief interruptions by the Grand Trunk Railway (now Canadian Pacific Railway) line, Wellington Road was named for Arthur Wellesley, 1st Duke of Wellington, and personal friend of Colonel Talbot (Priddis, 1909). A major figure in British military history, Wellington was famous for his victory over Napoleon at the Battle of Waterloo in 1815. From 1818 to 1827, he served Master General of the Ordnance, commanding military officers and artillery in Upper Canada (London Street Names, 2003). Within London, Wellington Road is identified by various official names, at varying points within the City. Between Huron Street and the Thames River, the road runs relatively parallel with Richmond Street and is identified in this section as Wellington Street. South of the Thames River, the road changes names to Wellington Road, and is identified as such between the River and the road's intersection with Exeter Road, just north of Highway 401. Lastly, the road is identified as Wellington Road South southwards from Exeter Road to south of the municipal city limits.

## 3.2 Land Use History

### 3.2.1 1881-1981

The study area properties are located on part of Lot 1, north of Hill Street in the City of London. A review of City Directories and Land Registry records suggests that although the properties at 140 Wellington Street and 142 Wellington Street are noted in the *City of London Register of Cultural Heritage Resources* without a construction date, ownership of the properties date as far back as 1881. The 1881, revised 1888 Fire Insurance Plan; the 1892, revised 1907 Fire Insurance Plan; and, the 1912, revised 1922 Fire Insurance Plan identify a 1.5-storey frame construction and composite siding house on each property which appear to be the present houses. Aerial imagery from 1922 confirms that the present wood-frame houses had been constructed by that time.

City Directories and Land Registry records indicate that both 140 Wellington Street and 142 Wellington Street changed occupancy numerous times during this time period and appear to have been rented due to the rapid turnover of occupants.

### 3.2.2 1981-2011

From approximately 1966-2010, 142 Wellington Street was owned by the Weedmark family. No notable significance was found regarding this family name in the London area. The house changed ownership once more prior to 2021 when the client purchased the lands. City Directories indicate that 140 Wellington Street had a number of different tenants, suggesting it continued to be rented at this time. Around 1980, the house at 140 Wellington Street was converted to apartment dwellings, with an average of three tenants concurrently occupying the building. It appears to have been converted back to a single-family home around 2007, when only one name appears on the directory records at this address from 2007 onwards; however, Land Registry searches indicate the property changed hands several times more prior to 2020 when the client purchased the lands.

Figure 2: Fire Insurance Plan (1881, revised 1888)

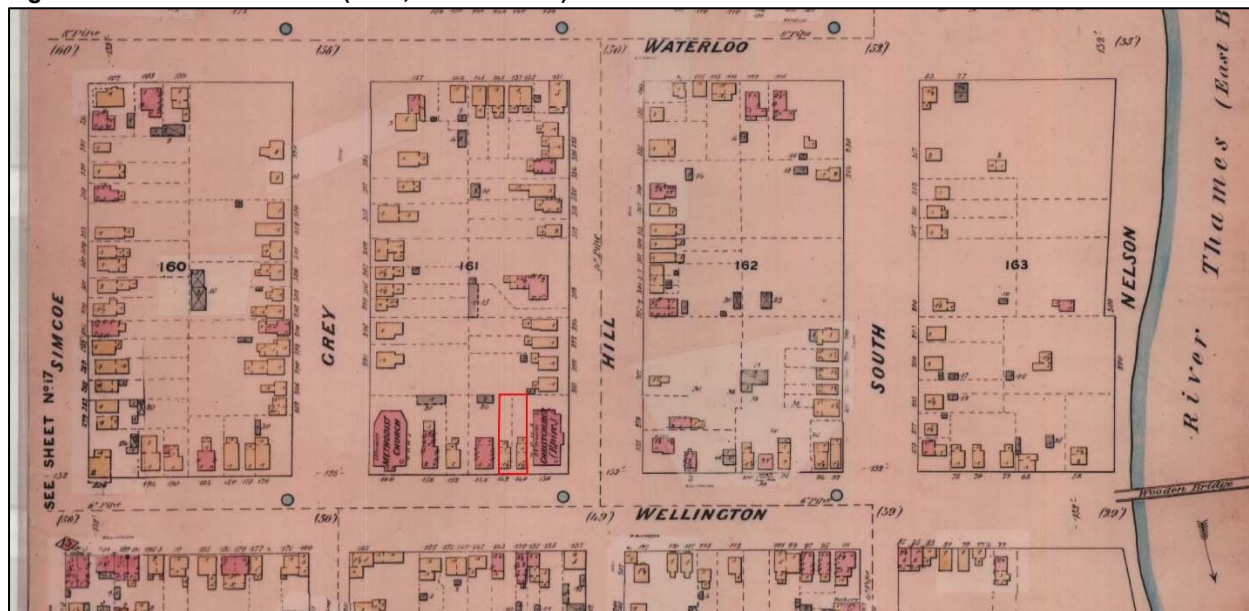


Figure 3: Fire Insurance Plan (1892, revised 1907)

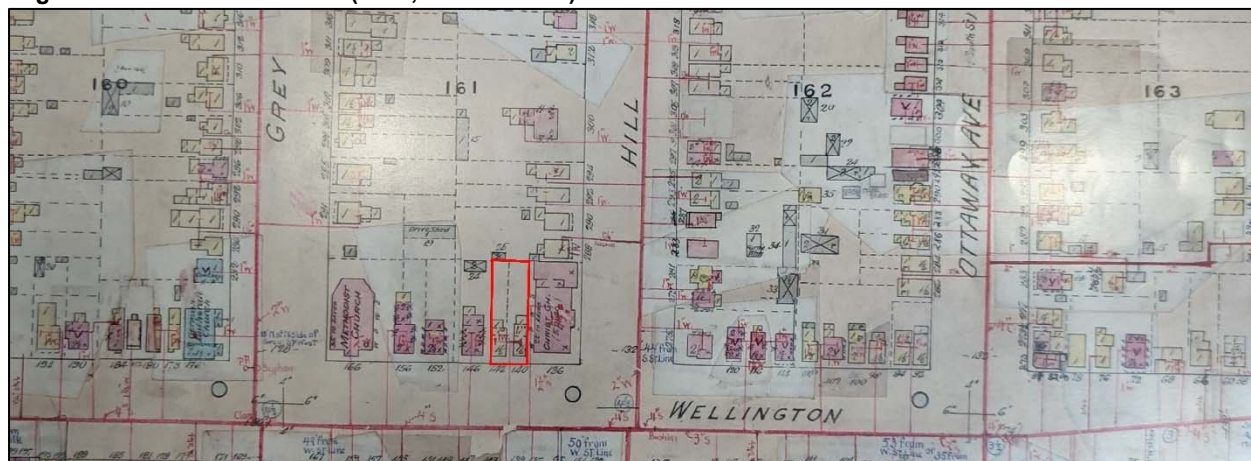


Figure 4: Fire Insurance Plan (1912, revised 1922)

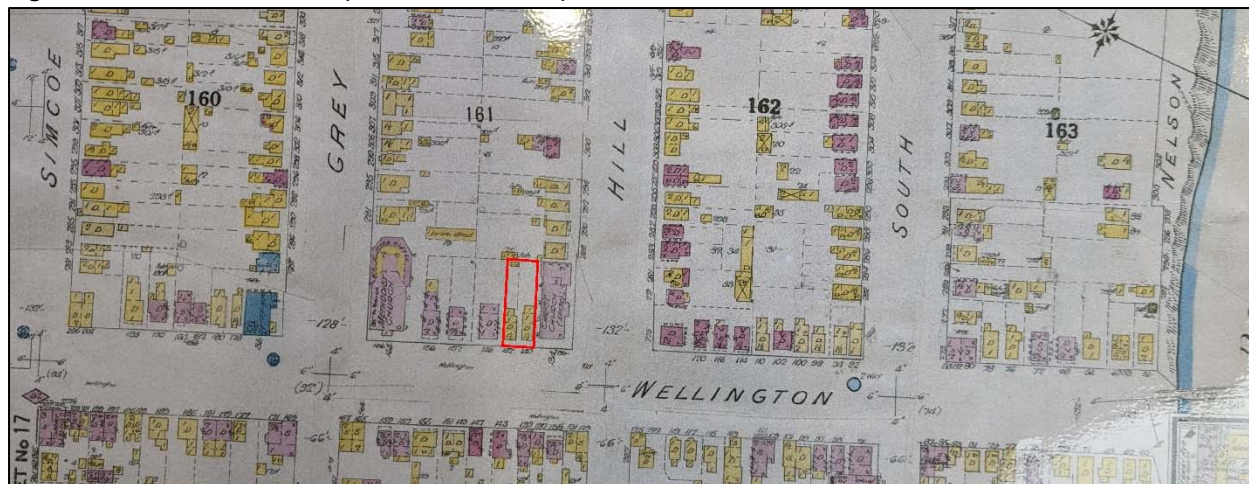
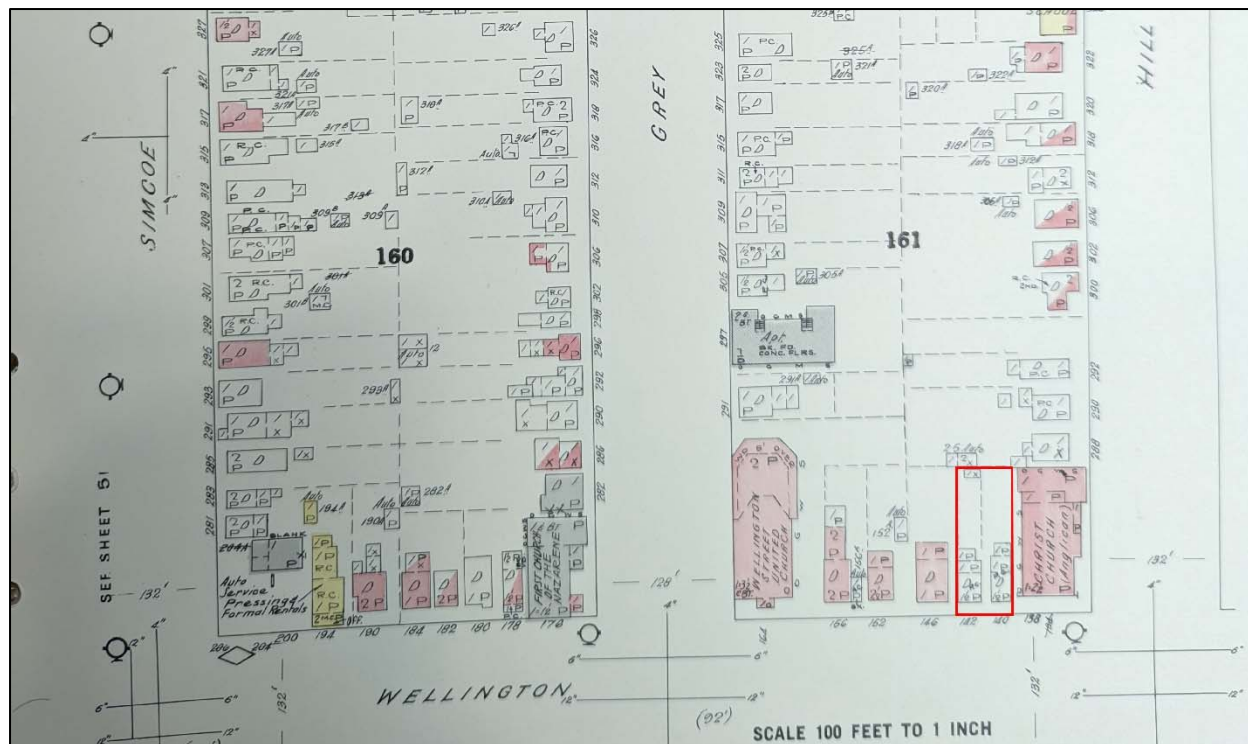




Figure 5: Aerial Photography (1922)



Figure 6: Fire Insurance Plan (1968)





## 4.0 EXISTING CONDITIONS

### 4.1 Landscape Context

The study area is located on the east side of Wellington Street between Grey Street and Hill Street. The subject properties are two of seven buildings on this segment of Wellington Street; two of the remaining buildings are churches, one of the remaining buildings is a commercial use, and the other two buildings are residential dwellings. In this area, Wellington Street is a four-lane arterial road which provides a connection between London's downtown area and Highway 401. Nearby land uses are primarily commercial and residential, with buildings generally one- to two-storeys in height. Most of the commercial properties have been converted from former residential dwellings. The study area abuts residential uses to the north and east; a church to the south; and, Wellington Street to the west.

### 4.2 Architectural Description

The study area contains two, 1.5-storey detached houses. Although the exact construction date is unknown, evidence suggests it was pre-1881. Historically, the buildings have been used as private residences. Both houses are simple wood-framed with rectangular massing, vinyl siding, steeply pitched front gabled roofs, and off-to-side entrances. The front (west) façades of the houses face Wellington Street.

The building at 140 Wellington Street has a blue face and beige sides with a concrete stone foundation and a covered wooden porch leading to the first-storey entrance; however, a majority of the porch was recently removed according to discrepancies in Google Earth imagery and the field visit conducted. The aluminum door and window frames at the building's entrance and the upper and side windows and frames appear to be modern replacements. There is an original wooden architectural feature at the point of the gable; however, it is damaged and all other woodworking that would generally be found associated with this type of feature (i.e., finial and bargeboard/vergeboard) was either removed or not initially constructed. As such, the feature is stand-alone and does not contribute to the architectural value of the property. The rear of the property was not accessible during the field visit.

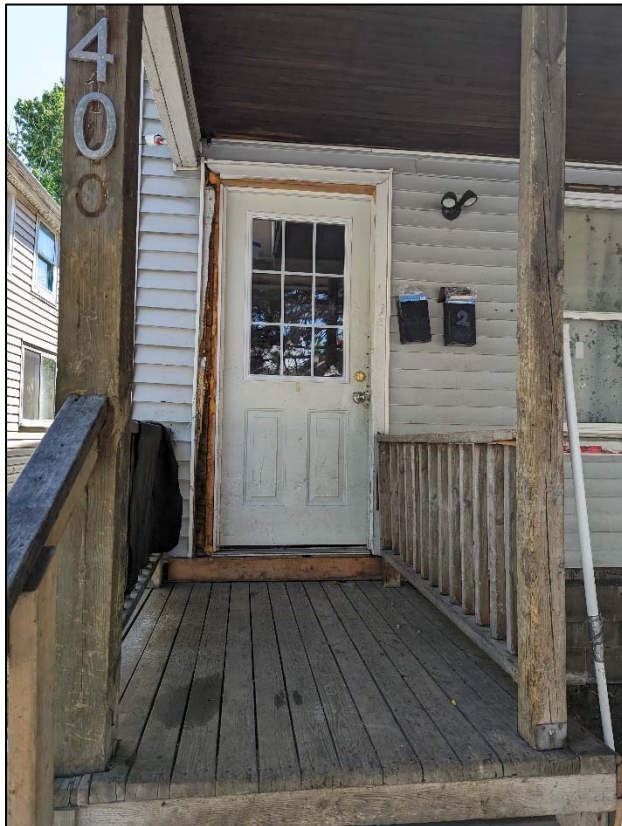
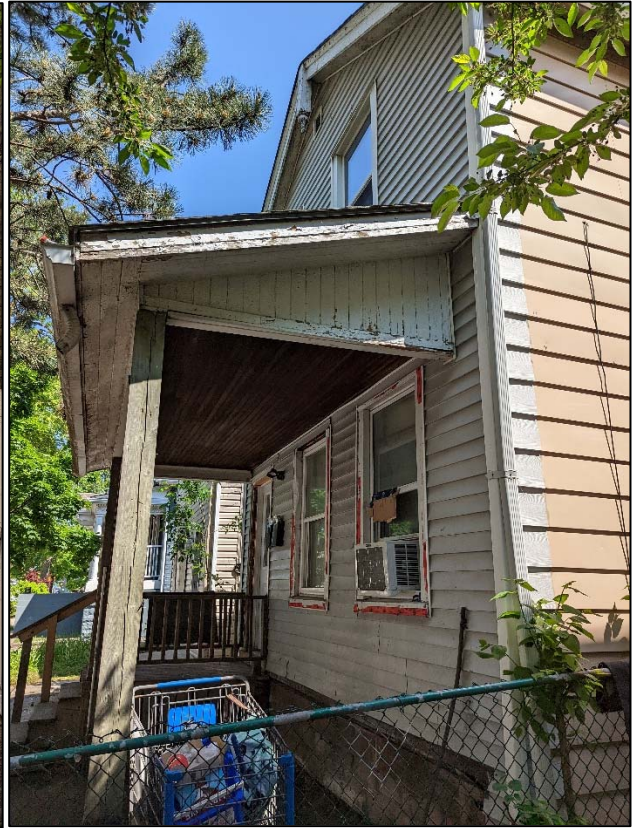
The building at 142 Wellington Street is beige all-around with a concrete stone foundation and concrete steps leading to the front entrance. The aluminum door and window frames on the building's façade, and the side windows and frames are modern replacements. The ground floor windows at the building's entrance have been covered with plywood. There are no distinctive architectural features. The rear of the property was not accessible during the field visit.

Figures 7-10: 140 Wellington Street





Figures 11-14: 140 Wellington Street





Figures 15-18: 142 Wellington Street





**Figure 19: 142 Wellington Street (left), 140 Wellington Street (right)**



## 5.0 CULTURAL HERITAGE EVALUATION

### 5.1 Ontario Regulation 9/06 Evaluation

Table 1: Ontario Regulation 9/06 Evaluation – 140 Wellington

| CRITERIA                                   | Y/N | EVALUATION  |
|--|-----|---|
| <b>Design/<br/>Physical<br/>Value</b>      |     |   |
|  | N   | The property does not hold any design or architectural value as it is simple with no distinctive features and was constructed out of normal materials for that time period. Therefore, it does not meet this criterion.       |
|  | N   | The property does not have any distinctive design elements and does not display a high degree of craftsmanship or artistic merit. Therefore, it does not meet this criterion.   |
|  | N   | No evidence was found to suggest that the property demonstrates a high degree of technical merit or scientific achievement. Therefore, it does not meet this criterion.   |
| <b>Historical/<br/>Associate<br/>Value</b> | N   | No notable individuals, associations, institutions, or themes were discovered associated with this property. Therefore, it does not meet this criterion.  |
|  | N   | The property has not been associated with any notable communities or cultures, and is not known to potentially yield information regarding their neighbourhood community context. Therefore, it does not meet this criterion. |
|  | N   | The property is not associated with a known architect, artist, builder, designer, or theorist, and therefore does not meet this criterion.  |

|                         |  |   |  |
|-------------------------|--|---|--|
| <b>Contextual Value</b> | Is important in defining, maintaining or supporting the character of an area     | N | While the property reflects the residential characteristic of the Soho neighbourhood, it does not play an important role in defining, maintaining or supporting the character of the area.   |
|                         | Is physically, functionally, visually or historically linked to its surroundings | N | The property has been used continuously as a residential dwelling since its construction, but this connection is not of importance to its surroundings; and, the property does not reflect the architectural detail of those surrounding it. Therefore, it does not meet this criterion. |
|                         | Is a landmark  | N | The property is not considered to be a landmark in this area. Therefore, it does not meet this criterion.  |

Table 2: Ontario Regulation 9/06 Evaluation – 142 Wellington

| CRITERIA                          |   | Y/N | EVALUATION  |
|-----------------------------------|---|-----|---|
| <b>Design/<br/>Physical Value</b> | Is a rare, unique, representative or early example of a style, type, expression, material, or construction method | N   | The property displays an original architectural feature; however, it is damaged and unassociated with any other distinctive features. As such, the feature is not rare nor unique and does not hold any architectural or design value. The property was constructed out of normal materials for that time period. Therefore, it does not meet this criterion. |
|                                   | Displays a high degree of craftsmanship or artistic merit   | N   | While the property has an original architectural feature, it does not display a high degree of craftsmanship or artistic merit. Therefore, it does not meet this criterion.   |

|  |   |   |  |
|--|---|---|--|
|  | Demonstrates a high degree of technical or scientific achievement   | N | No evidence was found to suggest that the property demonstrates a high degree of technical merit or scientific achievement. Therefore, it does not meet this criterion.  |
| <b>Historical/<br/>Associate<br/>Value</b> | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | N | No notable individuals, associations, institutions, or themes were discovered associated with this property. Therefore, it does not meet this criterion.   |
|  | Yields, or has the potential to yield, information that contributes to an understanding of a community or culture                     | N | The property has not been associated with any notable communities or cultures, and is not known to potentially yield information regarding their neighbourhood community context. Therefore, it does not meet this criterion.  |
|  | Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community   | N | The property is not associated with a known architect, artist, builder, designer, or theorist, and therefore does not meet this criterion.   |
| <b>Contextual<br/>Value</b>                | Is important in defining, maintaining or supporting the character of an area  | N | While the property reflects the residential characteristic of the Soho neighbourhood, it does not play an important role in defining, maintaining or supporting the character of the area.   |
|  | Is physically, functionally, visually or historically linked to its surroundings  | N | The property has been used continuously as a residential dwelling since its construction, but this connection is not of importance to its surroundings; and, the property does not reflect the architectural detail of those surrounding it. Therefore, it does not meet this criterion. |
|  | Is a landmark   | N | The property is not considered to be a landmark in this area.  |



## 5.2 Discussion of Integrity

According to the Ontario Heritage Toolkit, Heritage Property Evaluation (MTCS 2006), *“Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.”* The following discussion of integrity was prepared to consider the ability of the property to represent and retain its cultural heritage value over time. It does not consider the structural integrity of the building, or the overall condition of the building. Access to the interior of the building was not available, and observations have been made from the public right-of-way. Structural integrity, should it be identified as a concern, should be determined by a qualified heritage engineer, building scientist, or architect.

The study area contains two, 1.5-storey detached residential dwellings. The buildings appear to have originally been constructed prior to 1881. Although no historic drawings or photographs were located, the buildings do not appear to have undergone any significant modifications since their construction. The visible windows appear to be modern replacements, while the remaining features are either in disarray or have their view obstructed. The houses do not appear to be in good condition and show signs of wear and/or damage. Overall, the houses have few noteworthy design elements that would contribute to their identification of a significant architectural style.

## **6.0 CONCLUSION**

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject properties at 140 and 142 Wellington Street were not determined to be of significant cultural heritage value or interest and should be removed from the City of London Register of Cultural Heritage Resources.

## REFERENCES

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## Report to Community Advisory Committee on Planning

**To:** Chair and Members  
**Community Advisory Committee on Planning**  
**From:** Jana Kelemen, M.Sc.Arch., MUDS, MCIP RPP,  
Manager, Urban Design and Heritage  
**Subject:** Demolition Request for Heritage Designated Property at 520  
Ontario Street, Old East Heritage Conservation District  
**Date:** Wednesday August 10, 2022

## Recommendation

Approval of a demolition request for the heritage designated property at 520 Ontario Street is being recommended. The subject property is D-ranked within the Old East Heritage Conservation District and sustained extensive damage as a result of a storm in May 2022. As a heritage designated property, located within a heritage conservation district, Municipal Council must respond to the demolition request within 90 days of receipt of the request.

## Executive Summary

A request to demolish the dwelling on the property at 520 Ontario Street, designated pursuant to Part V of the Ontario Heritage Act as a part of the Old East Heritage Conservation District was received by the City. Pursuant to the requirements of the Ontario Heritage Act, Municipal Council must respond to the request within 90 days. The property is D-ranked by the Old East Heritage Conservation District Conservation Plan, and the subject dwelling on the property was extensively damaged as a result a windstorm in May 2022. A structural assessment of the dwelling recommends demolition of the dwelling's roof and wall structures and a reconstruction of a new dwelling on the property. Heritage Alteration Permit approval will be required for a new dwelling on the property. The demolition of the existing dwelling on the heritage designated property at 520 Ontario Street should be permitted.

## Analysis

### 1.0 Background Information

#### 1.1 Location

The property located at 520 Ontario Street is located on the east side of Ontario Street, between Princess Avenue and Lorne Avenue (Appendix A).

#### 1.2 Cultural Heritage Status

The property at 520 Ontario Street is designated pursuant to Part V of the Ontario Heritage Act, by By-law No. L.S.P.-3383-111, as part of the Old East Heritage Conservation District. The Old East Heritage Conservation District came into force and effect on September 10, 2006.

The property at 520 Ontario Street is identified as a D-ranked property by the *Old East Heritage Conservation District Conservation Plan*. The D-ranking identified within the *Old East Heritage Conservation District Study* notes that properties were ranked as D if any one or combination of the following were true:

- Original heritage qualities had been irreversibly lost or covered; and/or,
- The original design, new or old, was lacking architectural character to contribute to the area.

D-ranked properties are not representative of the collective heritage of the area.

### 1.3 Description

The dwelling on the property at 520 Ontario Street consists of a single storey cottage with a low-pitch hipped roof. The dwelling's front façade is clad with angel-stone, a faux stone cladding and includes a projecting bay, front door, and pair of windows. A small front porch extends across a portion of the front façade. The side elevations of the dwelling include a few windows but are primarily characterized by the horizontal vinyl siding cladding that wraps the remainder of the elevations.

The Register of Cultural Heritage Resources includes a construction date of 1883 for the dwelling. A review of the 1915 Revised 1922 *Fire Insurance Plan* for the property suggests that the existing dwelling had been constructed by then. The dwelling noted on the property consisted of a single storey wood frame dwelling with single storey rear additions, including a projecting bay on the front of the dwelling and a small porch, matching the footprint of the existing dwelling.

Aside from its scale and type, the dwelling has been extensively altered since its construction.

## 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*.

#### 2.1.1 *Provincial Policy Statement*

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

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

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

#### 2.1.2 *Ontario Heritage Act*

The *Ontario Heritage Act* enables municipalities to protect properties of cultural heritage value. This includes the designation of individual properties to be of cultural heritage value or interest pursuant to Section 29 (Part IV), *Ontario Heritage Act*, and groups of properties that together have cultural heritage value or interest pursuant to Section 42 (Part V), *Ontario Heritage Act*, as a Heritage Conservation District.

While the criteria for the designation of a Heritage Conservation District are found in Policy 576\_ of *The London Plan*, the *Ontario Heritage Act* establishes process requirements for decision making.

Section 42(1), *Ontario Heritage Act*, states,

*No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so:*

- 1. Alter, or permit the alteration, of any part of the property owner than the interior of any structure of building on the property.*
  - 2. Erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure.*
- 2005, c.6 s.32(1).

### **2.1.3        *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.

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        *Old East Heritage Conservation District Conservation Plan and Old East Heritage Conservation District Conservation Guidelines***

The *Old East Heritage Conservation District Plan* establishes principles, goals and objectives for the heritage conservation district; recommends policies and guidelines pertaining to major architectural, streetscape and land use changes, and outlines the approvals process for heritage work long with other implementation recommendations.

The *Old East Heritage Conservation District Conservation Guidelines* provides residents and property owners with additional guidance regarding appropriate conservation, restoration, alteration and maintenance activities and assist municipal staff and Council in reviewing and making decisions on permit and development applications within the district.

The *Old East Heritage Conservation District Conservation Plan* contains policies relating specifically to demolition.

Section 6.5 (Demolition) notes:

*The goal of a heritage conservation district is to preserve and protect the heritage assets within the short term and over the long term. Demolition of buildings within a heritage district is strongly discouraged.*

However, the plan also notes:

*...it is recognized that there are situations where demolition may be necessary such as partial destruction due to fire or other catastrophic events, severe structural instability, and occasionally redevelopment that is in keeping with appropriate City policies.*

## **3.0 Financial Impact/Considerations**

None.

## **4.0 Key Issues and Considerations**

### **4.1.    Demolition Request**

During a severe windstorm on May 21, 2022 a large mature tree fell onto the dwelling located at on the property at 520 Ontario Street, causing extensive damage to the dwelling. The tree caused damage to the entirety of the roof, as well as extensive damage to the structural components of the dwelling.

A Structural Assessment prepared for the dwelling (Pow Peterman Consulting Engineers, dated May 27, 2022) noted that the tree which was blown over during the storm was approximately 24" to 36" in diameter. It crushed the roof of the house, as well as the sitting room and front entryway. In addition, a large beam supporting the roof structure, as well as interior load bearing walls were cracked. The assessment



recommends that the entire roof and wall structure be demolished.

A demolition request for the dwelling was received on July 26, 2022. Consistent with the requirements of the Ontario Heritage Act and the Council Policy Manual, Municipal Council must respond to the demolition request within 90-days. During the 90-day period, the Community Advisory Committee on Planning (CACP) is consulted, and a public participation meeting is held at the Planning and Environment Committee (PEC).

It is understood through the communication with the applicant that a replacement dwelling will be constructed on the property. Typically for demolition requests within a Heritage Conservation District, a Heritage Alteration Permit application is also processed at the time of the demolition process to ensure compatibility with the appropriate Heritage Conservation District policies and guidelines. This application seeks to separate the processes to ensure that the demolition can proceed prior to designing a replacement dwelling. The design of a replacement dwelling will be processed at a future time, ensuring that it is consistent with the policies and guidelines of the *Old East Heritage Conservation District Conservation Guidelines*.

**4.2 Consultation**

Pursuant to the Council Policy Manual, notification of the demolition request has been sent to property owners within 120m of the subject property on August 4, 2022, as well as community groups including the Architectural Conservancy Ontario – London Region Branch, the London & Middlesex Historical Society, and the Urban League of London. Notice was published in the *Londoner* on August 4, 2022.

A Public Participation Meeting (PPM) will be held at the Planning and Environment Committee (PEC) at their meeting to be held on August 22, 2022.

**Conclusion**

A request to demolish the heritage designated property at 520 Ontario Street was received by the City. The dwelling on the subject property sustained extensive damage as a result of a windstorm in May 2022. The property is D-ranked by the *Old East Heritage Conservation District Conservation Plan*. The demolition of dwelling on the property at 520 Ontario Street should be permitted. Heritage Alteration Permit approval will be required for a new building on the subject property and will be processed at a later date.

**Prepared by:** Michael Greguol, CAHP  
Heritage Planner

**Submitted by:** Jana Kelemen, M.Sc.Arch., MUDS, RPP, MCIP  
Manager, Urban Design and Heritage

**Appendices**

- Appendix A Property Location
- Appendix B Images
- Appendix C Images from Inspection Report

**Sources**

Corporation of the City of London. *Old East Heritage Conservation District Conservation Plan*. 2005.

Corporation of the City of London. *Old East Heritage Conservation District Conservation Design Guidelines*. 2005.

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Pow Peterman Consulting Engineers. 520 Ontario Street Storm Damage Structural  
Assessment. May 27, 2022.  
Winmar. Inspection Report. May 23, 2022.

Appendix A – Property Location

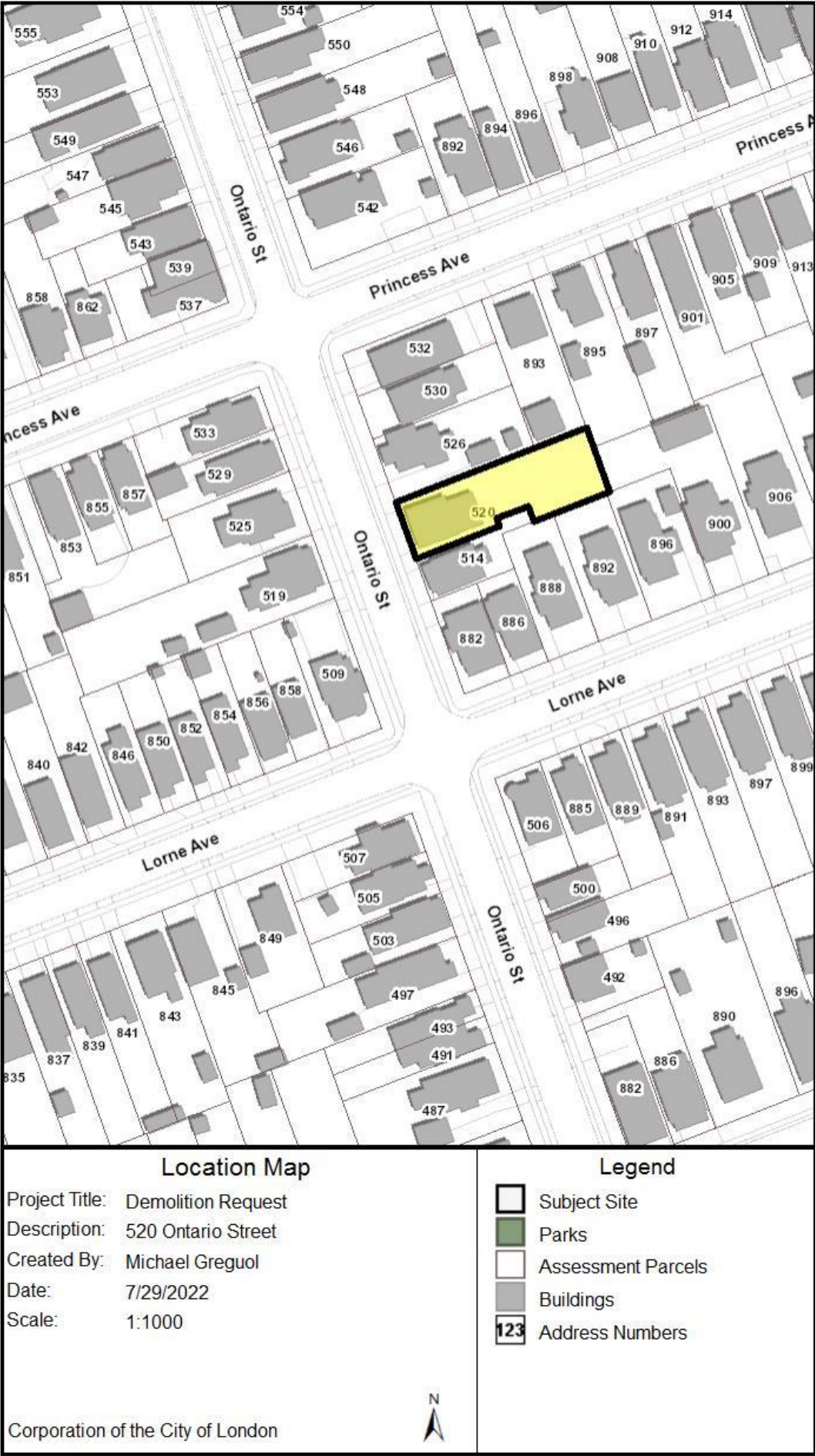


Figure 1: Location of the subject property at 520 Ontario Street, within the Old East Heritage Conservation District.



## Appendix B – Images



*Image 1: Google Street Image of the dwelling on the subject property at 520 Ontario Street, shown in August 2019, prior to experiencing damage.*



*Image 2: Photograph of the subject property at 520 Ontario Street in its current condition following the tree damage caused in May 2022.*



Appendix C – Images from Inspection Report



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior

Image 3: Photographs included within an inspection report demonstrating extent of the damage to the dwelling at 520 Ontario Street.



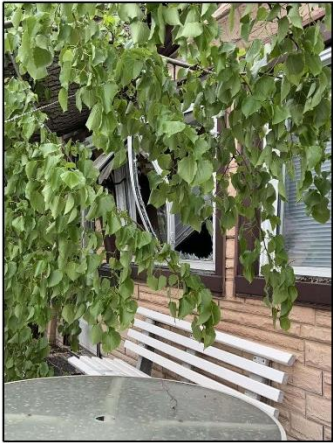
Exterior



Exterior



Exterior



Exterior



Exterior



Exterior

Image 4: Photographs included within an inspection report demonstrating extent of the damage to the dwelling at 520 Ontario Street.





Exterior



Exterior



Exterior



Exterior



Exterior



Exterior

Image 5: Photographs included within an inspection report demonstrating extent of the damage to the dwelling at 520 Ontario Street.



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior

Image 6: Photographs included within an inspection report demonstrating extent of the damage to the dwelling at 520 Ontario Street.





Exterior



Exterior



Exterior



Exterior



Exterior



Exterior

*Image 7: Photographs included within an inspection report demonstrating extent of the damage to the dwelling at 520 Ontario Street.*



Interior



Interior



Interior



Interior



Interior



Interior

*Image 8: Photographs included within an inspection report demonstrating extent of the damage to the dwelling at 520 Ontario Street.*



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

July 6, 2022

To: Nominating Committees and Organizations

Re: **2023 Mayor's New Year's Honour List – Call for Nominations**

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

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

Reports to Community and Protective Services Committee ([cpssc@london.ca](mailto:cpssc@london.ca))

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

Reports to Strategic Priorities and Policy Committee ([sppc@london.ca](mailto:sppc@london.ca))

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

Reports to Planning and Environment Committee ([pec@london.ca](mailto:pec@london.ca))

| NOMINATING BODY                          | CATEGORY |
|--|----------|
| Community Advisory Committee on Planning | Heritage |

Reports to Civic Works Committee ([cwc@london.ca](mailto:cwc@london.ca))

| NOMINATING BODY   | CATEGORY    |
|---|-------------|
| Environmental Stewardship and Action Community Advisory Committee | Environment |

2023 Mayor's New Year's Honour List – Call for Nominations  
July 6, 2022

Page 2

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

All nominations must be received at the email indicated **no later than 9 a.m. Monday, September 26, 2022**, to be included on the agenda for recommendation to Council on October 17, 2022. This timetable ensures that the slate of honourees is finalized for the traditional New Year's Day announcement.

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

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

Sincerely,



Michael Schulthess  
City Clerk

Attachments (3)

cc: Mayor Ed Holder



Barb Westlake-Power  
Deputy City Clerk





# Mayor's New Year's Honour List Nomination Form

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

## NOTICE OF COLLECTION OF PERSONAL INFORMATION

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

### A. Nominee information

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

### B. Nominator information

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

### C. Nomination category (check one):

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

### D. Reason for nomination

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

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



## Mayor’s New Year’s Honour List Policy

**Policy Name:** Mayor’s New Year’s Honour List Policy

**Legislative History:** Adopted June 13, 2017 (By-law No. CPOL.-18-214); Amended April 24, 2018 (By-law No. CPOL.-18(a)-144); Amended July 24, 2018 (By-law No. CPOL.-18(b)-390); Amended October 15, 2019 (By-law No. CPOL.-18(c)-288); Amended August 10, 2021 (By-law No. CPOL.-18(d)-231); Amended July 5, 2022 (By-law No. CPOL.-18(e)-204)

**Last Review Date:** July 5, 2022

**Service Area Lead:** City Clerk

### 1. Policy Statement

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

### 2. Definitions

- 2.1 Not applicable.

### 3. Applicability

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

### 4. The Policy

#### 4.1 Categories

Persons may be recognized in any of the following categories:

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



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

#### 4.2 Nominating Committees/Organizations

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

- a) Accessibility – Accessibility Community Advisory Committee
- b) Age Friendly – Age Friendly London Network
- c) Arts – London Arts Council
- d) Diversity and Race Relations – Diversity, Inclusion and Anti-Oppression Community Advisory Committee
- e) Environment – Environmental Stewardship and Action Community Advisory Committee
- f) Heritage – Community Advisory Committee on Planning
- g) Housing – Community and Protective Services Committee
- h) Humanitarianism – Diversity, Inclusion and Anti-Oppression Community Advisory Committee
- i) Safety & Crime Prevention – Community and Protective Services Committee
- j) Sports – London Sports Council
- k) Distinguished Londoner – Each Council Member may submit one (1) name to the Mayor for consideration. The Mayor may select up to six (6) individuals for recommendation to Municipal Council.”

#### 4.3 Conditions

The following conditions shall apply to the nomination of individuals:

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

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

#### 4.4 Form of Recognition

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



## MAYOR'S NEW YEAR'S HONOUR LIST (1976 – 2022)

### 1976 (Arts)

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

### 1977 (Arts)

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

### 1978 (Arts)

Robin Dearing  
Donald Fleckser  
Angela Labatt  
Dorothy Scuton  
Pegi Walden

### 1979 (Arts)

Paul Eck  
Edward Escaf  
Clifford Evans  
Arnim Walter

### 1980 (Arts)

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

### 1981 (Arts)

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

### 1982 (Arts)

Wesanne McKellar  
Edward R. Procnier  
J. Allyn Taylor

### 1983 (Arts)

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

### 1984 (Arts)

Minnette Church  
Betty Duffield

### 1985 (Arts)

Nancy Poole  
Paddy Gunn O'Brien  
Thomas F. Siess

### 1986 (Arts)

Sasha McInnis Hayman  
Gregory R. Curnoe  
Thomas J. Hannigan

### 1987 (Arts)

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

### 1988 (Arts)

Maurice A. Coghlin  
Arthur Ender  
Bernice Harper  
Ian Turnbull

### 1989

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

### 1990

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

### 1991

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

### 1992

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





## MAYOR'S NEW YEAR'S HONOUR LIST (1976 – 2022)

### 1993

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

### 1994

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

### 1995

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

### 1996

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

### 1997

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

### 1998

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

### 1999

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

### 2000

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

### 2001

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

### 2002

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

### 2003

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

### 2004

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

### 2005

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



## MAYOR'S NEW YEAR'S HONOUR LIST (1976 – 2022)

### 2006

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

### 2007

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

### 2008

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

### 2009

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

### 2010

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

### 2011

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

### 2012

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

### 2013

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

### 2014

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

### 2015

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

### 2016

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



**London**  
CANADA

## MAYOR'S NEW YEAR'S HONOUR LIST (1976 – 2022)

### 2017

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

### 2018

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

### 2019

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

### 2020

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

### 2021

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

### 2022

Hayley Gardiner – Accessibility  
Patrician Hoffer – Arts  
Joyce E. Larsh – Distinguished Londoner  
Mario Circelli – Distinguished Londoner  
Mike Evans – Distinguished Londoner  
Mandi Fields – Distinguished Londoner  
Mary Anne Hodge – Environment  
Dorothy Palmer – Heritage  
Robert Sexsmith – Housing  
Kait Symonds – Safety and Crime Prevention  
Maggie MacNeil – Sports



## Heritage Planners' Report to CACP: August 10, 2022

1. Heritage Alteration Permits processed under Delegated Authority By-law:
  - a) 940 Dufferin Avenue (Old East HCD) – detached garage
  - b) 255 Dufferin Avenue (Downtown HCD) – accessibility entrance (Dufferin Avenue)
  - c) 7 Cherry Street (B/P HCD) – porch
  - d) 602 Queens Avenue (East Woodfield HCD) – slate roof replacement
  - e) 85 York Street (Downtown HCD) – signage
  - f) 644 Queens Avenue (Old East HCD) – porch alteration
  - g) 521 Chester Street (Part IV) – rear attached addition
  - h) 1 Rogers Avenue (B/P HCD) – revision to addition
  - i) 504 Colborne Street (West Woodfield HCD) – non-original window replacement
  - j) 659 Queens Avenue (Old East HCD) – porch replacement
2. London Heritage Council – seeking new Board Members. More information:  
[www.londonheritage.ca/board-committee](http://www.londonheritage.ca/board-committee)
3. 183 and 197 Ann Street – Proposed Designation By-laws under Part IV, Section 29 of the *Ontario Heritage Act* – Consideration of Objections
  - The City has been served with an objection to Council's Notice of Intention to Designate and is to consider withdrawing or reaffirming its Notice of Intent to Designate at the August 22, 2022 Planning and Environment Committee meeting

## Upcoming Heritage Events

- Summer Tea at Eldon House – until August 28, 2022:  
[www.eldonhouse.ca/product/summer-tea-program-3/](http://www.eldonhouse.ca/product/summer-tea-program-3/)
- Museum of Ontario Archaeology 2<sup>nd</sup> Annual Heritage Scavenger Hunt, August 26 – September 5, 2022: [www.archaeologymuseum.ca/2nd-annual-heritage-savenger-hunt/](http://www.archaeologymuseum.ca/2nd-annual-heritage-savenger-hunt/)
- Doors Open London – September 17-18, 2022:  
[www.londonheritage.ca/doorsopenlondon](http://www.londonheritage.ca/doorsopenlondon)
- National Trust for Canada Conference, October 20-22, 2022, Toronto, Ontario. More information: [www.nationaltrustconference.ca](http://www.nationaltrustconference.ca)
- Association for Preservation Technology International Conference, November 7-12, 2022 in Detroit, Michigan. More information: [www.eventscribe.net/2022/APTDetroit](http://www.eventscribe.net/2022/APTDetroit)
- Canadian Baseball History Conference, November 12-13, Windsor, Ontario:  
<https://baseballresearch.ca/>
- Thrill! Arthur A. Gleason's Aerial Photography exhibition at Museum London – until April 16, 2023: [www.museumlondon.ca/exhibitions/thrill-arthur-a-gleasons-aerial-photography](http://www.museumlondon.ca/exhibitions/thrill-arthur-a-gleasons-aerial-photography)



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

August 3, 2022

M. Johnson  
Senior Planner, Planning and Development

I hereby certify that the Municipal Council, at its meeting held on August 2, 2022 resolved:

That, the following actions be taken with respect to the 3rd Report of the Community Advisory Committee on Planning from its meeting held on July 13, 2022:

a) the following actions be taken with respect to the Notice of Application, dated June 15, 2022, from M. Johnson, Senior Planner, with respect to a Draft Plan of Subdivision and Zoning By-law Amendment, related to the property located at 1156 Dundas Street:

i) the above-noted Notice BE RECEIVED; and,  
ii) the communication appended to the 3rd Report of the Community Advisory Committee on Planning, from D. Devine, with respect to affordable housing matters related to new developments, BE FORWARDED to the Planning and Environment Committee for consideration with dealing with the Application; and,

b) clauses 1.1, 2.1, 3.1, 3.3 to 3.5, inclusive, 4.1, 5.1 to 5.7, inclusive, BE RECEIVED for information. (2022-A02) (2.2/13/PEC)

M. Schulthess  
City Clerk  
/pm

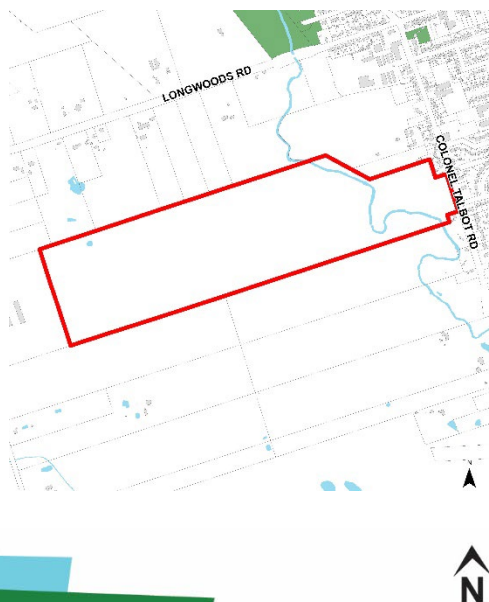
cc: Chair and Members, Community Advisory Committee on Planning  
H. Lysynski, Committee Clerk, City Clerks Office



# PUBLIC MEETING NOTICE

## Zoning By-Law Amendment

### 4519, 4535, 4557 Colonel Talbot Road



**File: Z.9433**

**Applicant: Farhi Holdings Corp.**

#### What is Proposed?

Zoning amendment to allow:

- 80 townhouses and 62 back-to-back stacked townhouses; and
- Special provisions for increased density to 83 units per hectare, reduced landscaped area of 0.5 metres, reduced interior side yard setbacks of 2.5 metres, and a reduced rear yard setback of 2.5 metres.

## YOU ARE INVITED!

Further to the Notice of Application you received on November 15, 2021, you are invited to a public meeting of the Planning and Environment Committee to be held:

**Meeting Date and Time:** Monday, August 22, 2022, no earlier than Time 5:30 p.m.

**Meeting Location:** The Planning and Environment Committee Meetings are hosted in City Hall, Council Chambers; virtual participation is also available, please see City of London website for details.

For more information contact:

Alanna Riley  
ariley@london.ca  
519-661-CITY (2489) ext. 4579  
Planning and Development, City of London  
300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO Box 5035 N6A 4L9  
File: Z-9433

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

To speak to your Ward Councillor:

Anna Hopkins  
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.**

Date of Notice: August 4, 2022



# Application Details

## Requested Zoning By-law Amendment

To change the zoning from an Arterial Commercial (AC), Residential R1 (R1-11) and a Holding Residential R1(h-4\*R1-11) Zone to Residential R6 Special Provision (R6-5(\_)) Zone and a Residential R8 Special Provision (R8-4(\_)) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

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

### Current Zoning

**Zone:** Arterial Commercial (AC) Zone

**Permitted Uses:** A range of retail, office and service uses in a small scale, and single detached dwellings.

### Requested Zoning

**Zone:** Residential R6 Special Provision R6-5 ( ) Zone, a Residential R8 Special Provision (R8-4 ( )) Zone and an Open Space (OS5) Zone

**Permitted Uses:** Cluster housing, townhouses, stacked townhouse.

**Special Provision(s):** Special provisions for increased density to 83 units per hectare, a reduced landscaped area of 0.5 metres, a reduced interior side yard setbacks of 2.5 metres, and a reduced rear yard setback of 2.5 metres.

## Planning Policies

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

These lands are currently designated as Low Density Residential and Multi-Family Medium Density Residential. The Low-Density residential designation permits a range of land uses including townhouses with a maximum of 30 units per hectare (UPH), as well as opportunities for intensification, where appropriate, up to 75 UPH (Policy 3.2.1 - 3.2.3). The Multi-Family Medium Density designation permits a range of land uses including such as townhouses and stacked townhouses up to four-storeys in height and permits a maximum density of 75 UPH and a minimum of 35 UPH. (Policy 3.3.1-3.3.3).

The subject lands are in the Neighbourhoods Place Types in The London Plan. The Neighbourhoods Place Type permits a broad range of housing types including stacked townhouses and low-rise apartment buildings, home occupations, group homes, small-scale community facilities, emergency care establishments, rooming houses, supervised correctional residences, mixed-use buildings and stand-alone retail, service, and office buildings. The London Plan contemplates bonusing up to, but not exceeding a maximum of 6-storeys at this location.

## 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.

# 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 Clerk 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 add the person or public body as a party.

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

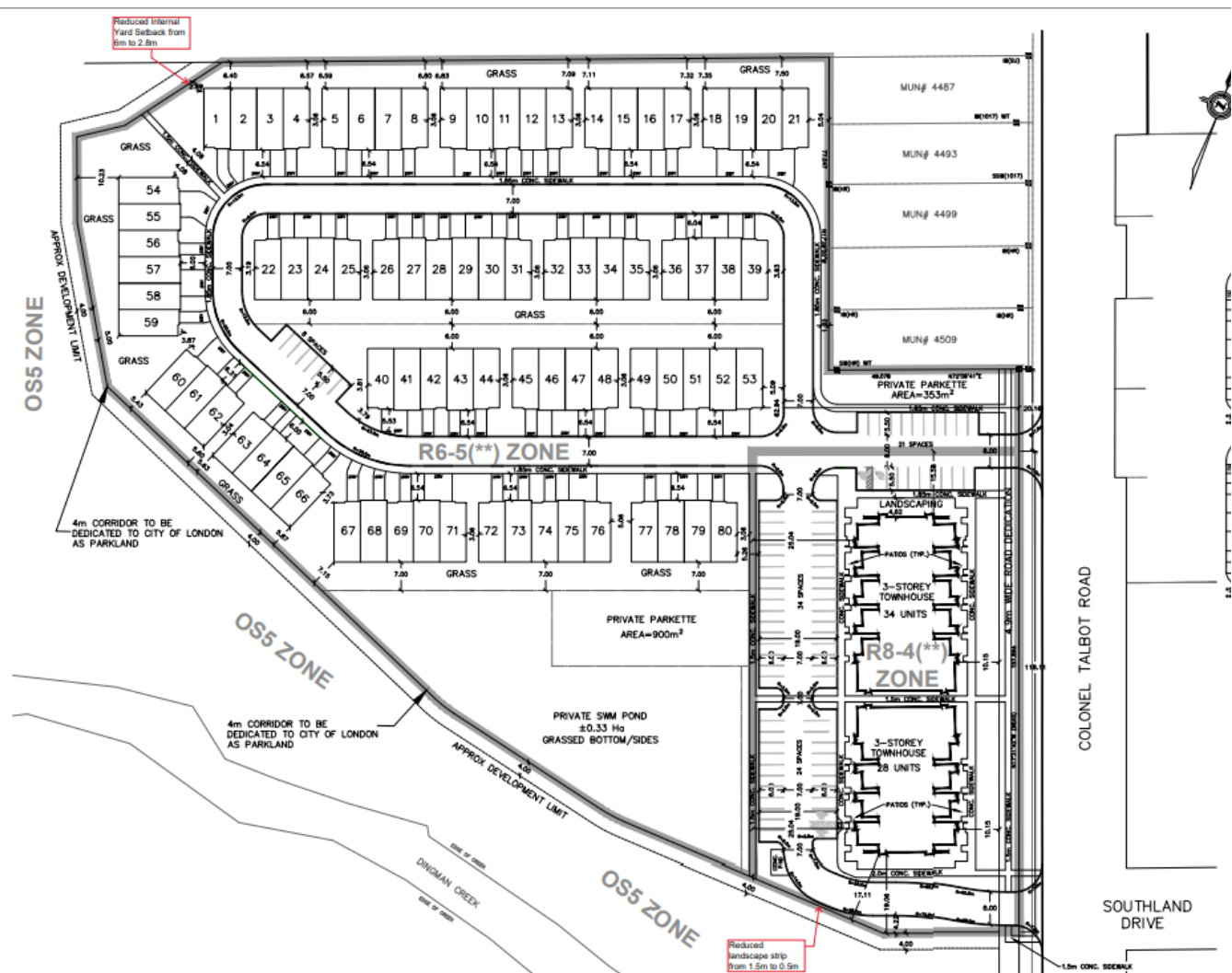
## Notice of Collection of Personal Information

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 Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

## Accessibility

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# Site Concept



## Conceptual Site Plan

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



# Building Renderings



*Conceptual Rendering of Front Elevation*



*Conceptual Rendering*



*Front View of Stacked Townhouses*

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