

# Agenda Including Addeds

## Community Advisory Committee on Planning

6th Meeting of the Community Advisory Committee on Planning

November 9, 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).

	Pages
<b>1. Call to Order</b>	
1.1. Disclosures of Pecuniary Interest	
<b>2. Scheduled Items</b>	
<b>3. Consent</b>	
3.1. 5th Report of the Community Advisory Committee on Planning	3
3.2. Notice of Planning Application - Zoning By-law Amendment - 88 Chesterfield Avenue	6
3.3. Notice of Planning Application - Intent to Remove Holding Provision - 345 Sylvan Street	10
3.4. Notice of Planning Application - Zoning By-law Amendment - 761 Fanshawe Park Road West	12
3.5. Revised Notice of Planning Application - Official Plan and Zoning By-law Amendments - 952 Southdale Road West	16
3.6. <i>(ADDED) Notice of Public Information Centre No. 1 - University Drive Bridge, Western University - Municipal Class Environmental Assessment</i>	63
<b>4. Sub-Committees and Working Groups</b>	
4.1. Stewardship Sub-Committee Report	65
<b>5. Items for Discussion</b>	
5.1. Heritage Alteration Permit Application by J. Barker for the property located at 123 Wilson Avenue, Blackfriars/Petersville Heritage Conservation District	67
a. K. Gonyou, Heritage Planner	
b. J. Barker	

5.2.	Heritage Alteration Permit Application by J. Wong for the property located at 10 Moir Street, Blackfriars/Petersville Heritage Conservation District	80
	a. M. Greguol, Heritage Planner	
	b. J. Wong	
5.3.	Heritage Alteration Permit Application by M. Wales for the property located at 645 Lorne Avenue, Old East Heritage Conservation District	87
	a. K. Gonyou, Heritage Planner	
5.4.	Proposed Changes to Ontario Heritage Act – Bill 23 (Schedule 6), the proposed More Homes Built Faster Act, 2022	
	a. M. Greguol, Heritage Planner	
	b. <i>(ADDED) Presentation</i>	100
5.5.	Heritage Planners' Report	
	a. <i>(ADDED) Heritage Planners' Report</i>	111
6.	<b>Adjournment</b>	

# Community Advisory Committee on Planning Report

5th Meeting of the Community Advisory Committee on Planning  
September 14, 2022

Attendance                   PRESENT: K. Waud (Acting Chair), M. Bloxam, I. Connidis, 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. Ashman, S. Bergman, G. de Souza Barbosa and J. Wabegijig

ALSO PRESENT: L. Dent, K. Gonyou, M. Greguol, J. Kelemen and B. Westlake-Power

The meeting was called to order at 5:01 PM.

## 1. Call to Order

### 1.1 Disclosures of Pecuniary Interest

M. Wallace discloses a pecuniary interest in clauses 3.3 and 5.3 of the 5th Report of the Community Advisory Committee on Planning, having to do with a Notice of Planning Application - Zoning By-law Amendment - 634 Commissioners Road West and the Demolition Request for Non-Designated Built Resources on the Heritage Designated Property located at 850 Highbury Avenue North - the former London Psychiatric Hospital Lands by Old Oak Properties, by indicating that the applicants are members of the association that employs him.

## 2. Scheduled Items

None.

## 3. Consent

### 3.1 4th Report of the Community Advisory Committee on Planning

That it BE NOTED that the 4th Report of the Community Advisory Committee on Planning, from the meeting held on August 10, 2022, was received.

### 3.2 Notice of Planning Application - Zoning By-law Amendment - 1208 Fanshawe Park Road East

That it BE NOTED that the Notice of Planning Application, dated August 31, 2022, from N. Pasato, Senior Planner, with respect to a Zoning By-law Amendment related to the property located at 1208 Fanshawe Park Road East, was received.

### 3.3 Notice of Planning Application - Zoning By-law Amendment - 634 Commissioners Road West

That the following actions be taken with respect to the Notice of Planning Application, dated August 31, 2022, from O. Alchits, Planner I, with respect to a Zoning By-law Amendment related to the property located at 634 Commissioners Road West:

- a) the above-noted Notice BE RECEIVED;

b) a verbal presentation from L. Dent, Heritage Planner, including references to the Heritage Impact Assessment, with respect to this matter, BE RECEIVED;

c) it BE NOTED that the Community Advisory Committee on Planning (CACP) held a general discussion with respect to the above-noted matters; and,

d) it BE NOTED that the CACP is supportive of the Civic Administration proceeding to designate the property under the Ontario Heritage Act.

3.4 Notice of Study Commencement - University Drive Bridge, Western University - Municipal Class Environmental Assessment

That it BE NOTED that the Notice Study Commencement, as appended to the Agenda, with respect to a Municipal Class Environmental Assessment for the University Drive Bridge at Western University, 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 the meeting held on August 31, 2022, was received.

**5. Items for Discussion**

5.1 Heritage Alteration Permit Application by D. Ramdihal for 870 Queens Avenue, Old East Heritage Conservation District

That it BE NOTED that the Community Advisory Committee on Planning (CACP) received a report, dated September 14, 2022, with respect to a Heritage Alteration Permit Application by D. Ramdihal for the property located at 870 Queens Avenue, Old East Heritage Conservation District and the CACP supports the staff recommendation; it being noted that the presentation, dated September 14, 2022, as appended to the Added Agenda, was received with respect to this matter.

5.2 Request to Remove Properties from the Register of Cultural Heritage Resources by 2698746 Ontario Inc. for the property located at 185 Wellington Street and by 2700875 Ontario Inc. for the property located at 189 Wellington Street

That it BE NOTED that the Community Advisory Committee on Planning (CACP) received a report, dated September 14, 2022, with respect to a Request to Remove Properties from the Register of Cultural Heritage Resources by 2698746 Ontario Inc. for the property located at 185 Wellington Street and by 2700875 Ontario Inc. for the property located at 189 Wellington Street, and the CACP supports the staff recommendation.

5.3 Demolition Request for Non-Designated Built Resources on the Heritage Designated Property located at 850 Highbury Avenue North – the former London Psychiatric Hospital Lands by Old Oak Properties

That it BE NOTED that the Community Advisory Committee on Planning (CACP) received a report, dated September 14, 2022, with respect to a Demolition Request for the Non-Designated Built Heritage Resources on the Heritage Designated Property located at 850 Highbury Avenue North - the former London Psychiatric Hospital Lands - by Old Oak Properties and the CACP supports the staff recommendation; it being noted that the

CACP noted concerns with potential demolition impacts to heritage resources on the property.

5.4 Heritage Planners' Report

That it BE NOTED that the Heritage Planners' Report, dated September 14, 2022, was received.

**6. Confidential**

6.1 (ADDED) Personal Matter/Identifiable Individual

The Community Advisory Committee on Planning convened in closed session from 6:17 PM to 6:41 PM after having passed a motion to do so, with respect to a personal matter pertaining to identifiable individuals, including municipal employees, with respect to the 2023 Mayor's New Year's Honour List.

**7. Adjournment**

The meeting adjourned at 6:42 PM.

# NOTICE OF PLANNING APPLICATION

## Zoning By-Law Amendment

### 88 Chesterfield Avenue



**File: Z-9552**  
**Applicant: Amy Liu**

#### What is Proposed?

Zoning amendment to allow:

- The existing two-storey, three-unit converted dwelling.



## LEARN MORE & PROVIDE INPUT

Please provide any comments by **November 2, 2022**

Olga Alchits

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

519-661-CITY (2489) ext. 7154

Planning & Development, City of London

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

London ON PO Box 5035 N6A 4L9

File: Z-9552

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

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

Councillor Michael van Holst

[mvanholst@london.ca](mailto:mvanholst@london.ca) 519-661-CITY (2489) ext. 4001

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

# Application Details

## Requested Zoning By-law Amendment

To change the zoning from a Residential R2 (R2-2) Zone to a Residential R3 Special Provision (R3-2(\*)). 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:** R2-2

**Permitted Uses:** single detached dwellings, semi-detached dwellings, duplex dwellings and two unit converted dwellings.

**Residential Density:** Two units per lot.

**Height:** 10.5 metres

### Requested Zoning

**Zone:** Residential R3 Special Provision (R3-2(\*)

**Permitted Uses:** Single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, converted dwellings and fourplex dwellings.

**Special Provision(s):** To permit a driveway width of 11.0 metres whereas 8 metres is the maximum and to permit a front yard setback of 5.8 metres whereas 6.0 metres is required. The city may consider other special provisions to recognize existing site conditions.

**Residential Density:** In no case shall a converted dwelling have a lot area of less than 180.0square metres (1,937 square feet) per unit in the R3-2 Zone variation.

**Height:** 9.0 metres

The City may also consider other special provisions.

## Planning Policies

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

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

## How Can You Participate in the Planning Process?

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

### See More Information

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

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

### Reply to this Notice of Application

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

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

### Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to

attend this meeting, which is required by the Planning Act. You will also be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [Neighbourgood](#) 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 do so.

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

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

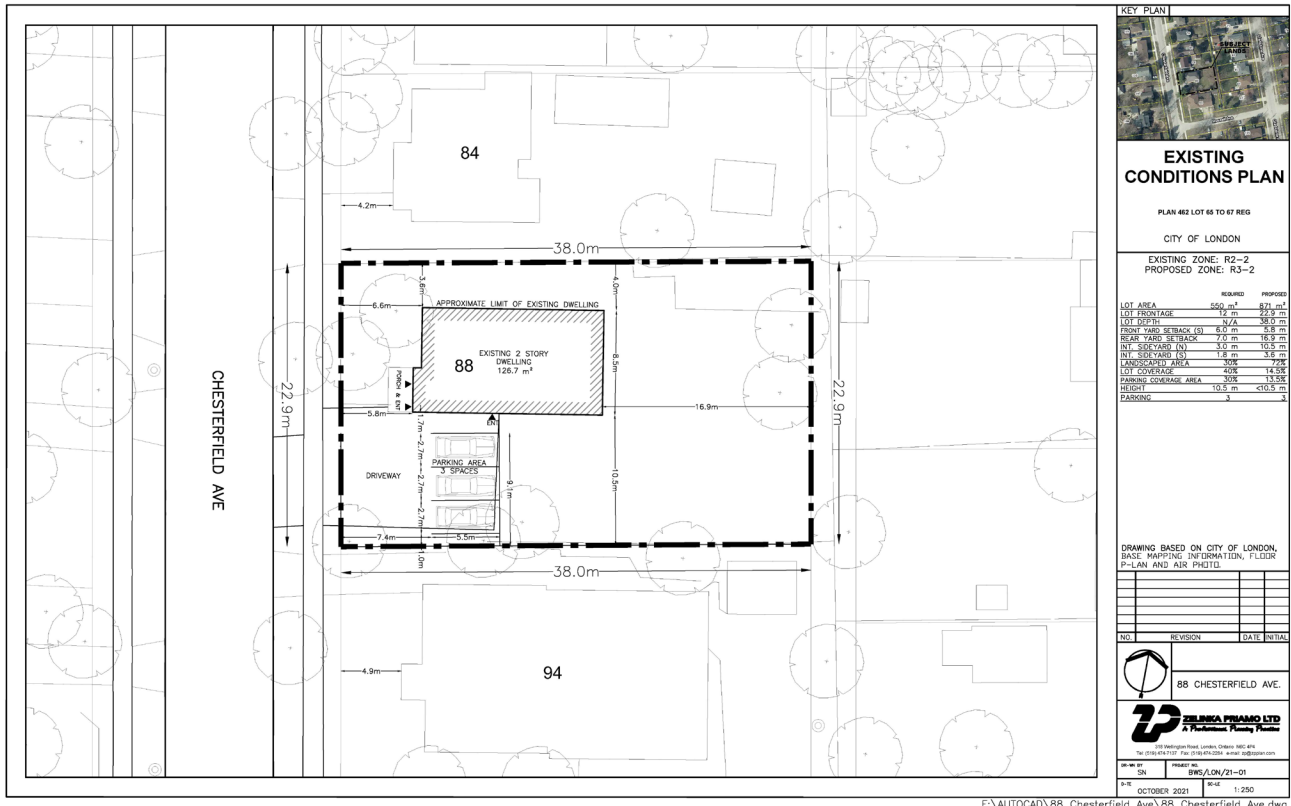
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

### **Accessibility**

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



# Site Concept



## Site Concept Plan

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

## Building Renderings



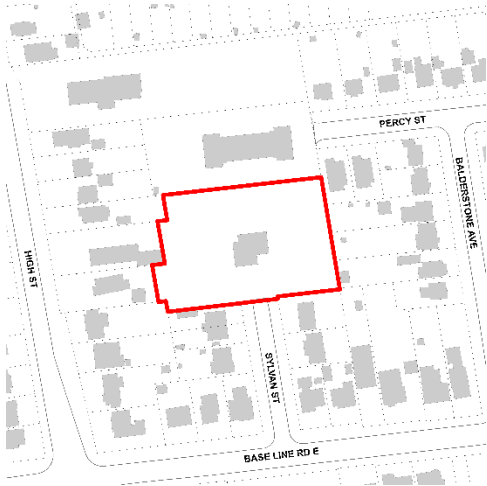
**Conceptual Rendering (east view from Chesterfield Avenue)**

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

# NOTICE OF PLANNING APPLICATION

## Intent to Remove Holding Provision

### 345 Sylvan Street



**File:** H-9551

**Applicant:** City of London – Municipal Housing Development

#### What is Proposed?

Removal of Holding Provision(s) regarding:

- Orderly development of lands and the adequate provision of municipal services

## LEARN MORE & PROVIDE INPUT

---

Please provide any comments by **November 11, 2022**

Archi Patel

apatel@london.ca

519-661-CITY (2489) ext. 5069

City of London, 300 Dufferin Avenue, 6<sup>th</sup> Floor,

London ON PO BOX 5035 N6A 4L9

File: H-9551

---

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

Stephen Turner

519-661-CITY (2489) ext. 4011

# Application Details

## Request to Remove Holding Provision(s)

Possible change to Zoning By-law Z.-1 by deleting the of Holding h Provision from the subject lands. The removal of the holding provision(s) is contingent on:

- h-5: To ensure that development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the Planning Act, R.S.O. 1990, c. P.13, prior to the removal of the "h-5" symbol. Permitted Interim Uses: Existing uses. (Z.-1-94236)

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

## Reply to this Notice of Application

The Planning and Environment Committee will not hear representations from the public on this matter; however, inquiries and comments regarding the amendment may be made by contacting the City's Planner listed on the first page of this Notice. The Delegated Authority for the City of London will consider removing the holding provision as it applies to the lands described above, no earlier than October 28, 2022.

## Notice of Collection of Personal Information

Personal information collected 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 this Notice, will be made available to the public, including publishing on the City's website. Questions about this collection should be referred to Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

## Accessibility

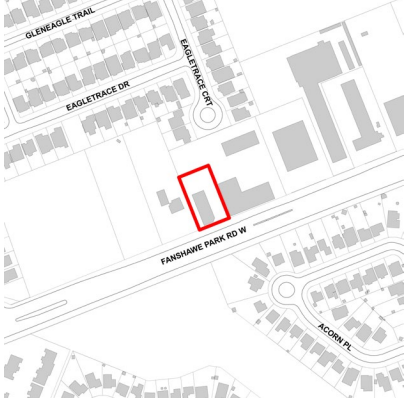
Alternative accessible formats or communication supports are available upon request. Please contact [plandev@london.ca](mailto:plandev@london.ca) for more information.



# NOTICE OF PLANNING APPLICATION

## Zoning By-Law Amendment

### 761 Fanshawe Park Road West



**File: Z-9554**

**Applicant: 1413045 Ontario Inc.**

#### What is Proposed?

Zoning amendment to allow:

- Additional permitted uses such as a broader range of service/retail commercial uses and complementary residential uses, while retaining existing land use permissions.



## LEARN MORE & PROVIDE INPUT

Please provide any comments by **November 16, 2022**

Olga Alchits

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

519-661-CITY (2489) ext. 7154

Planning & Development, City of London

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

London ON PO Box 5035 N6A 4L9

File: Z-9554

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

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

Councillor Josh Morgan- Deputy Mayor

[joshmorgan@london.ca](mailto:joshmorgan@london.ca) 519-661-CITY (2489) ext. 4007

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

Date of Notice: October 26, 2022

# Application Details

## Requested Zoning By-law Amendment

To change the zoning from a Convenience Commercial Special Provision (CC5(3)) Zone to a Neighbourhood Shopping Area Special Provision (NSA3(\_)) 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:** Convenience Commercial Special Provision (CC5(3)) Zone

**Permitted Uses:** Convenience service establishments without a drive-through facility, convenience stores without a drive-through facility, financial institutions without a drive-through facility, personal service establishments without a drive-through facility, dwelling units, together with any other permitted uses, medical/dental offices, food stores without a drive-through facility, restaurants, take-out, without a drive-through facility, brewing on premises establishment, convenience business service establishments without drive-through facilities, day care centres without drive-through facilities, offices without drive-through facilities and studios without drive-through facilities.

**Special Provision:** Additional permitted uses: home furnishing store and medical/dental office.

**Height:** 8.0 metres

### Requested Zoning

**Zone:** Neighbourhood Shopping Area Special Provision (NSA3(\*))

**Permitted Uses:** Bake shops, catalogue stores, clinics, convenience service establishments, day care centres, duplicating shops, financial institutions, food stores, libraries, medical/dental offices, offices, personal service establishments, restaurants, retail stores, service and repair establishments, studios, video rental establishments, brewing on premises establishment, an apartment building with any or all of the other permitted uses on the first and/or second floor.

**Special Provision(s):** Additional permitted uses: commercial recreation establishments and home furnishing store and notwithstanding the provisions of Section 23.3(4) to the contrary, the maximum gross floor area for a food store is 500m<sup>2</sup> and the maximum gross floor area for all other uses is 1,000m<sup>2</sup>

**Height:** 8.0 metres

The City may also consider other special provisions.

## Planning Policies

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

The subject lands are in Shopping Area Place Type in The London Plan, permitting a broad range of retail, service, office, entertainment, recreational, educational, institutional, and residential uses.

## How Can You Participate in the Planning Process?

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

### See More Information

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

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

### Reply to this Notice of Application

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

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

### **Attend a Future Public Participation Meeting**

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

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

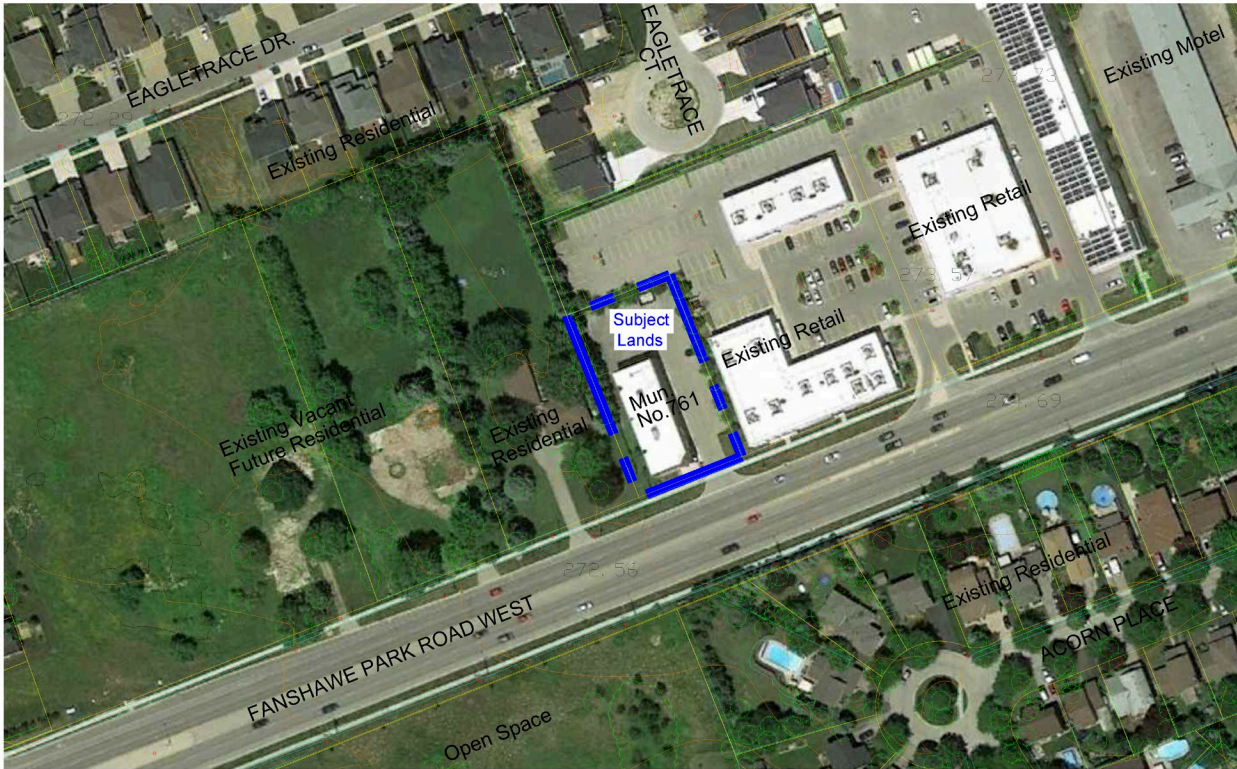
### **Notice of Collection of Personal Information**

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

### **Accessibility**

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

# Site Concept



## Site Concept

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

# Building Renderings



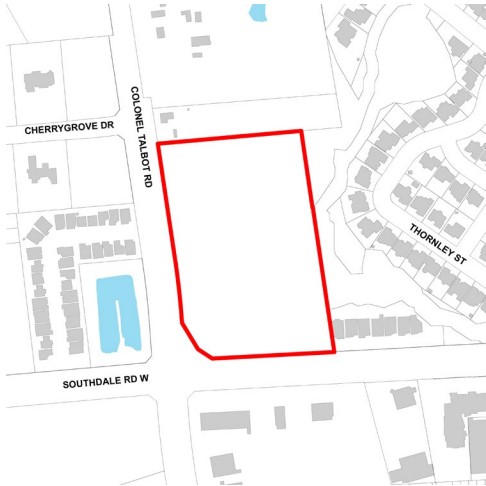
*Conceptual Rendering (north view from Fanshawe Park Road West)*

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

# REVISED NOTICE OF PLANNING APPLICATION

## Official Plan and Zoning By-law Amendments

### 952 Southdale Road West



**File: OZ-9431**

**Applicant: 1739626 Ontario Limited (Westdell Corp.)**

#### What is Proposed?

Official Plan and Zoning amendments to allow:

- Mixed-use commercial/office/residential
- On south part of site - grocery store, 2-storey office/commercial building and single storey commercial building
- REVISED - On north part of site – three 3-storey stacked townhouse buildings with a total of 30 units
- East part of site to remain undeveloped for environmental and hazard protection

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **November 25, 2022**

Nancy Pasato

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

519-661-CITY (2489) ext. 7156

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

File: OZ-9431

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

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

Paul Van Meerbergen

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

519-661-CITY (2489) ext. 4010

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



# Application Details

The purpose and effect of this Official Plan and zoning change is to permit a mixed-use commercial/office/residential development. The requested commercial component, located on approximately the southerly 2/3 of the site, includes a grocery store, a 2-storey commercial/office building, and a single-storey commercial building, with a total gross floor area (GFA) of 5,000m<sup>2</sup> and a drive through facility. The requested office component within the commercial development has an area of approximately 555m<sup>2</sup>(REVISED). The requested residential component, located on approximately the north 1/3 of the site includes four, three-storey stacked townhouse buildings with a total of 30 units (density 97 uph)(REVISED). The easterly part of the site is proposed to remain undeveloped to promote the protection and preservation of a Provincially Significant Wetland and associated natural heritage features and buffers.

## Requested Amendment to the 1989 Official Plan

**\*Please note: The original application contained a request to amend the 1989 Official Plan. Since that time the 1989 Official Plan has been rescinded and is no longer in force and effect.**

## Requested Amendment to The London Plan (New Official Plan)

To change the Place Type on Map 1 for a portion of the property from Green Space to Neighbourhoods, and from Neighbourhoods to Green Space; and to modify the natural heritage features on Map 5 to reflect current Ministry of Natural Resources and Forestry mapping.

## Requested Zoning By-law Amendment

To change the zoning from an Urban Reserve (UR2) Zone to a Residential R8 Special Provision (R8-4(\_)) Zone, a Community Shopping Area Special Provision (CSA1(\_)) Zone, and an Open Space (OS5) Zone. Also to place a Holding Zone (h-129) on a portion of the site (within a portion of the R8-4(\_)) Zone and the Open Space (OS5) Zone) to prohibit development in order to accommodate an interim flood storage solution until permanent flood storage measures are identified.

Both Official Plans and the Zoning By-law are available at [london.ca](http://london.ca).

### Current Zoning

**Zone:** Urban Reserve (UR2) Zone

**Permitted Uses:** existing dwellings; agricultural uses except for mushroom farms, commercial greenhouses, livestock facilities and manure storage facilities; conservation lands; managed woodlot wayside pit; passive recreation use

**Special Provision(s):** n/a

**Height:** 15.0 metres

### Requested Zoning

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

**Permitted Uses:** apartment buildings, handicapped persons apartment buildings, lodging house class 2, stacked townhouse, senior citizen apartment building, emergency care establishment, continuum-of-care facility

**Special Provision(s):** REVISED a minimum Front Yard setback of 3.0m whereas 7.0m is required; a minimum Rear Side Yard setback of 3.0m whereas 4.5m is required (adjacent to the OS5 Zone); an increased in density from 75 units/ha to 97units/ha; to permit stacked townhouse buildings three units high, rather than two as defined in the Zoning By-law; and to deem Colonel Talbot Road as the Front Lot Line for zoning purposes.

**Residential Density:** 97 units per hectare

**Height:** 13.0 metres

The City may also consider a reduced residential density and specify the areas of the site on which residential development may occur.

### Requested Zoning

**Zone:** Community Shopping Area Special Provision (CSA1(\_)) Zone

**Permitted Uses:** a broad range of retail, service, office, recreational, and institutional uses

**Special Provision(s):** REVISED a minimum Front Yard setback of 0.0m, whereas 8.0 m is required; a minimum Exterior Side Yard setback of 1.0m whereas 8.0m is required; a minimum Rear Yard setback of 2.0m whereas 8.0m is required (abutting the proposed R8-4(\_)) Zone); a minimum Interior Side Yard setback of 0.0m whereas 3.0m is required (adjacent to a non-residential zone being the OS5 Zone integrating the ecological buffer); a minimum required

parking setback from a road allowance of 0.5m whereas 3.0m is required; and a reduction of the drive-through stacking stalls from 15 to 8 for a coffee shop.

**Height:** 13.0 metres

The City may also specify the areas of the site on which commercial development may occur.

### **Requested Zoning**

**Zone:** Open Space (OS5) Zone

**Permitted Uses:** conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, managed woodlots

**Special Provision(s):** n/a

**Height:** 12.0 metres

The City may also consider adding a holding provision (h-129) on a portion of the site to ensure that the results of the Hydraulic Floodway Analysis are accepted to the satisfaction of the Upper Thames River Conservation Authority.

The City may also consider additional holding provisions and/or special provisions to implement the proposed development.

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

### **Planning Policies**

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Multi-family, Medium Density Residential and Open Space in the 1989 Official Plan. The Multi-family, Medium Density Residential designation permits multiple attached dwellings such as row houses or cluster houses, low-rise apartment buildings, rooming and boarding houses, emergency care facilities, converted dwellings, and small-scale nursing homes, rest homes and homes for the aged as the main uses. The Open Space designation permits parks, private open space, flood plain lands and lands that are subject to natural hazards, components of the Natural Heritage System, and lands that contribute to important ecological functions as the main uses.

The subject lands are in the Neighbourhoods and Green Space 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. A site-specific policy approved by the Local Planning Appeal Tribunal (now the Ontario Land Tribunal) permits retail, service and office uses to have a combined maximum floor area of 5,000 sq. m. subject to conditions. The permitted uses in the Green Space Place Type vary considerably dependent on natural heritage features, hazards and natural resources and may include parks, private green space uses such as cemeteries and private golf courses, agriculture, woodlot management, horticulture and urban gardens, conservation, essential public utilities and municipal services, storm water management, and recreational and community services.

## **How Can You Participate in the Planning Process?**

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

### **See More Information**

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

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

### **Reply to this Notice of Application**

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

## **Attend a Future Public Participation Meeting**

The Planning and Environment Committee will consider the requested Official Plan and zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the Planning Act. You will also be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [Neighbourgood](#) 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 official plan amendment and/or 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 proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

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

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

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

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

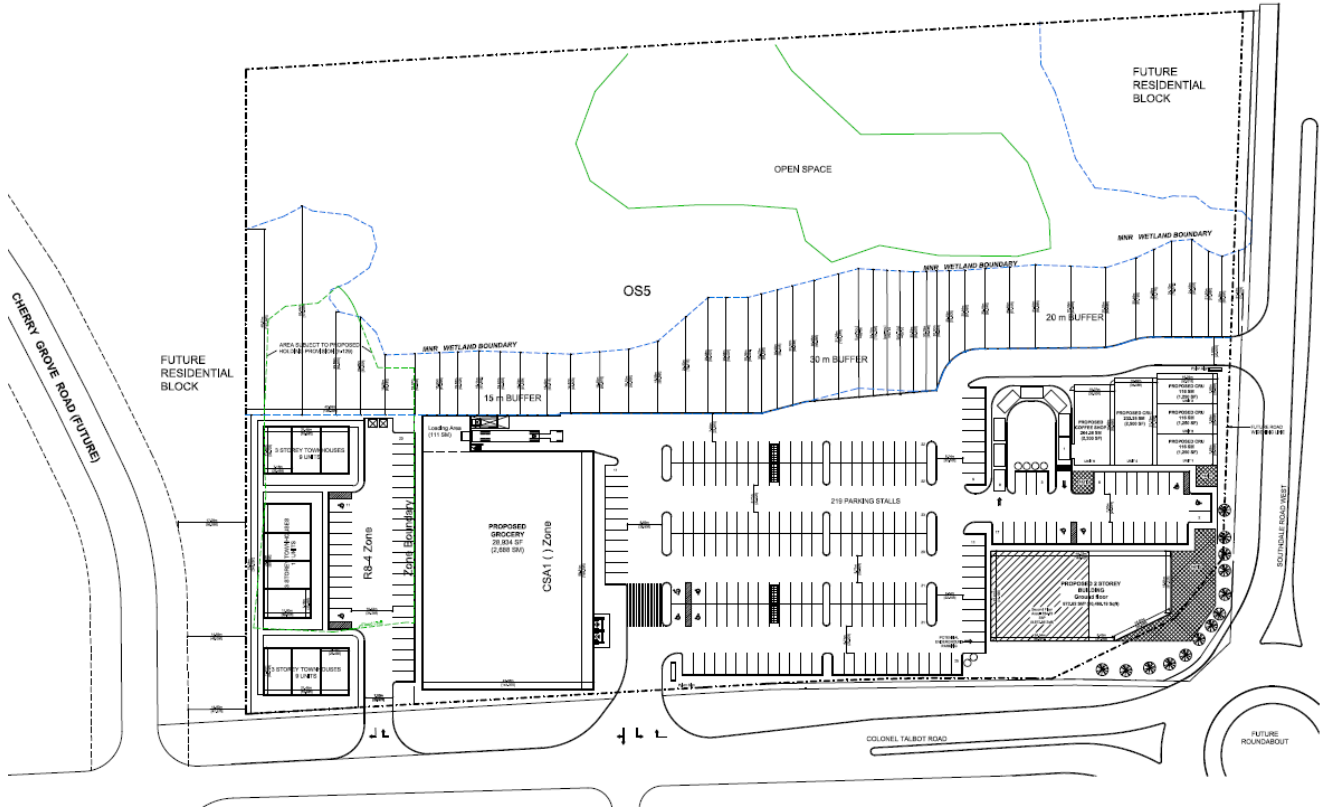
### **Notice of Collection of Personal Information**

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

### **Accessibility**

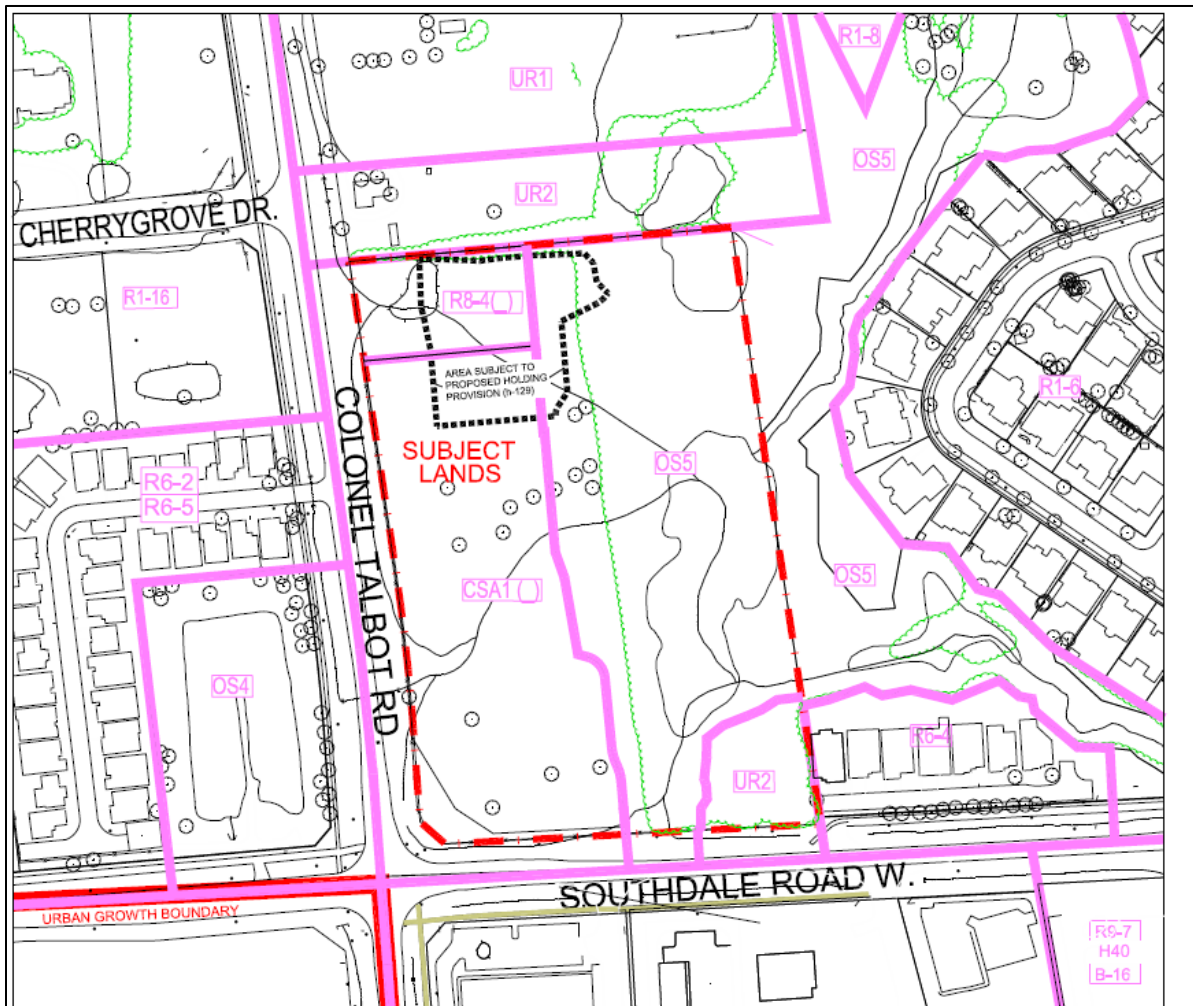
Alternative accessible formats or communication supports are available upon request. Please contact [plandev@london.ca](mailto:plandev@london.ca) for more information.

# Site Concept



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

# Requested Zoning



# Building Renderings



View of commercial/office from intersection of Southdale Road West and Colonel Talbot Road



View of commercial building from Southdale Road West



View of Townhouses from Colonel Talbot Road

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

Westdell Development Corp.

# Heritage Impact Assessment

*952 Southdale Road West/2574 Colonel Talbot Road*

**Prepared by:**

AECOM Canada Ltd.  
410 – 250 York Street, Citi Plaza  
London, ON N6A 6K2  
Canada

T: 519 673 0510  
F: 519 673 5975  
[www.aecom.com](http://www.aecom.com)

**Date:** May, 2019

**Project #:** 60601527

## Distribution List

# Hard Copies	PDF Required	Association / Company Name
0	✓	Westdell Development Corp.
0	✓	AECOM Canada Ltd.

## Revision History

Rev #	Date	Revised By:	Revision Description
0	May 8, 2019	M. Greguol	Draft Report
1	May 9, 2019	M. Greguol	Final Report

## Statement of Qualifications and Limitations

The attached Report (the “Report”) has been prepared by AECOM Canada Ltd. (“AECOM”) for the benefit of the Client (“Client”) in accordance with the agreement between AECOM and Client, including the scope of work detailed therein (the “Agreement”).

The information, data, recommendations and conclusions contained in the Report (collectively, the “Information”):

- is subject to the scope, schedule, and other constraints and limitations in the Agreement and the qualifications contained in the Report (the “Limitations”);
- represents AECOM’s professional judgement in light of the Limitations and industry standards for the preparation of similar reports;
- may be based on information provided to AECOM which has not been independently verified;
- has not been updated since the date of issuance of the Report and its accuracy is limited to the time period and circumstances in which it was collected, processed, made or issued;
- must be read as a whole and sections thereof should not be read out of such context;
- was prepared for the specific purposes described in the Report and the Agreement; and
- in the case of subsurface, environmental or geotechnical conditions, may be based on limited testing and on the assumption that such conditions are uniform and not variable either geographically or over time.

AECOM shall be entitled to rely upon the accuracy and completeness of information that was provided to it and has no obligation to update such information. AECOM accepts no responsibility for any events or circumstances that may have occurred since the date on which the Report was prepared and, in the case of subsurface, environmental or geotechnical conditions, is not responsible for any variability in such conditions, geographically or over time.

AECOM agrees that the Report represents its professional judgement as described above and that the Information has been prepared for the specific purpose and use described in the Report and the Agreement, but AECOM makes no other representations, or any guarantees or warranties whatsoever, whether express or implied, with respect to the Report, the Information or any part thereof.

Without in any way limiting the generality of the foregoing, any estimates or opinions regarding probable construction costs or construction schedule provided by AECOM represent AECOM’s professional judgement in light of its experience and the knowledge and information available to it at the time of preparation. Since AECOM has no control over market or economic conditions, prices for construction labour, equipment or materials or bidding procedures, AECOM, its directors, officers and employees are not able to, nor do they, make any representations, warranties or guarantees whatsoever, whether express or implied, with respect to such estimates or opinions, or their variance from actual construction costs or schedules, and accept no responsibility for any loss or



damage arising therefrom or in any way related thereto. Persons relying on such estimates or opinions do so at their own risk.

Except (1) as agreed to in writing by AECOM and Client; (2) as required by-law; or (3) to the extent used by governmental reviewing agencies for the purpose of obtaining permits or approvals, the Report and the Information may be used and relied upon only by Client.

AECOM accepts no responsibility, and denies any liability whatsoever, to parties other than Client who may obtain access to the Report or the Information for any injury, loss or damage suffered by such parties arising from their use of, reliance upon, or decisions or actions based on the Report or any of the Information (“improper use of the Report”), except to the extent those parties have obtained the prior written consent of AECOM to use and rely upon the Report and the Information. Any injury, loss or damages arising from improper use of the Report shall be borne by the party making such use.

This Statement of Qualifications and Limitations is attached to and forms part of the Report and any use of the Report is subject to the terms hereof.

*AECOM: 2015-04-13*

*© 2009-2015 AECOM Canada Ltd. All Rights Reserved.*

## Authors

**Report Prepared  
By:**



---

Michael Greguol, M.A.  
Cultural Heritage Specialist

**Report Reviewed  
By:**



---

Adria Grant, M.A., CAHP  
Ontario Department Manager  
Impact Assessment and Permitting

## Executive Summary

AECOM Canada Ltd. (AECOM) was contracted by Westdell Development Corp. (Westdell) to complete a Heritage Impact Assessment (HIA) for the proposed development of 952 Southdale Road West, in the City of London, Ontario. The proposed project involves residential and commercial development consisting of 3 storey townhouse units to be constructed on the north side of the property, and proposed commercial uses on the south side of the property (See Section 6, and Appendix A).

The adjacent property, 2574 Colonel Talbot Road, is listed on the City of London's Inventory of Heritage Resources (the Register). The listing for the property describes it as the "Green Property", including a Queen Anne Revival residence constructed c. 1890. It should be noted that the property appears to have been subdivided and the Queen Anne Revival house is now within the property limits of 2536/2544 Colonel Talbot Road. This HIA was prepared in order to assess the potential impacts that the proposed development at 952 Southdale Road may have on the adjacent heritage resources. For the purposes of this HIA, the adjacent properties include 2574 and 2536/2544 Colonel Talbot Road.

A site investigation was undertaken on April 25, 2019 in order to document the structures and landscape of the subject property at 952 Southdale Road West, and the adjacent properties at 2356/2544 Colonel Talbot Road, and 2574 Colonel Talbot Road. As a result of property access restrictions, the adjacent properties were documented from the public right-of-way, as well as from the subject property at 952 Southdale Road West. Due to the property restrictions, a complete analysis of the structures on the adjacent properties could not be completed; however, this approach allowed conclusions to be made about the properties and the potential impacts of the proposed development.

As described above, the subject property at 952 Southdale Road West consists of primarily of an agricultural field and a woodlot, and does not have cultural heritage value or interest.

The adjacent property at 2574 Colonel Talbot Road is included on the Register as a Priority 3 property. According to the Register:

"Priority 3 buildings may merit designation as a part of a group of buildings designated under Part IV of the Ontario Heritage Act or as part of a Heritage Conservation District designated under Part V of the Act, even though these buildings are not often worthy of designation individually. They may have some important architectural features or historical associations, be part of a significant streetscape or provide an appropriate context for building of a higher priority."

This HIA concluded that no direct or indirect impacts to cultural heritage resource were identified as a part of the proposed development. As a result, no mitigation strategies are required. No further assessment is recommended.



# Table of Contents

	page
<b>1. Introduction .....</b>	<b>1</b>
1.1 Study Purpose.....	1
1.2 Study Method .....	1
1.3 Description of Subject Lands.....	2
<b>2. Policy and Planning Framework .....</b>	<b>5</b>
2.1 Planning Act and Provincial Policy Statement.....	5
2.2 Ontario Heritage Act.....	5
2.3 City of London Policies .....	5
2.3.1 The London Plan.....	6
2.3.2 Inventory/Register .....	6
<b>3. Historical Context .....</b>	<b>8</b>
3.1 Middlesex County, Westminster Township, City of London.....	8
3.2 Southdale Road .....	9
3.3 Site History – Lot 42, Concession 1 .....	10
3.4 Queen Anne Revival – c. 1880-1915 .....	11
<b>4. Site Description.....</b>	<b>18</b>
4.1 Introduction .....	18
4.2 952 Southdale Road West .....	18
4.3 Adjacent Properties.....	18
<b>5. Cultural Heritage Value.....</b>	<b>23</b>
5.1 The Register.....	23
<b>6. Proposed Undertaking.....</b>	<b>24</b>
6.1 Project Description .....	24
<b>7. Potential Impacts and Mitigation .....</b>	<b>25</b>
7.1 Potential Impacts.....	25
7.2 Potential Mitigation .....	26
<b>8. Recommendations .....</b>	<b>28</b>
<b>9. Bibliography .....</b>	<b>29</b>

**List of Figures**

Figure 1: Location of Study Area .....3

Figure 2: Study Area in Detail .....4

Figure 3: Study Area, 1878 .....12

Figure 4: Study Area, 1913 .....13

Figure 5: Study Area, 1938 .....14

Figure 6: Study Area, 1955 .....15

Figure 7: Study Area, 1955 .....16

Figure 8: Study Area, 1967 .....17

**List of Tables**

Table 1: Register Listing for 2754 Colonel Talbot Road .....23

Table 2: Potential direct impacts and their relevance to the project .....25

Table 3: Potential indirect impacts and their relevance to the project .....25

**Appendices**

Appendix A. Preliminary Site Plan

---

# 1. Introduction

---

## 1.1 Study Purpose

AECOM Canada Ltd. (AECOM) was contracted by Westdell Development Corp. (Westdell) to complete a Heritage Impact Assessment (HIA) for the proposed development of 952 Southdale Road West, in the City of London, Ontario. The proposed project involves residential and commercial development consisting of 3 storey townhouse units to be constructed on the north side of the property, and proposed commercial uses on the south side of the property (See Section 6, and **Appendix A**).

The adjacent property, 2574 Colonel Talbot Road, is listed on the City of London's Inventory of Heritage Resources (the Register). The listing for the property describes it as the "Green Property", including a Queen Anne Revival residence constructed c. 1890. It should be noted that the property appears to have been subdivided and the Queen Anne Revival house is now within the property limits of 2536/2544 Colonel Talbot Road. This HIA was prepared in order to assess the potential impacts that the proposed development at 952 Southdale Road may have on the adjacent heritage resources. For the purposes of this HIA, the adjacent properties include 2574 and 2536/2544 Colonel Talbot Road.

## 1.2 Study Method

The City of London does not have a specified Terms of Reference for the preparation of HIAs. As a result, the general tasks and processes identified in relevant Ministry of Tourism, Culture, and Sport (MTCS), and Provincial Policy Statement (PPS) guidance documents have been utilized in the preparation of this report.

This HIA was prepared according to the guidelines set out in the MTCS Heritage Resources in the Land Use Planning Process document included as a part of the Ontario Heritage Toolkit. For the purposes of this report, AECOM undertook the following tasks:

- 1) Review of appropriate legislative and planning framework;
- 2) Review of the City of London's Register, as well as the Ontario Heritage Trust's online inventory of buildings, museums, and easement properties, the Canadian Register of Historic Places, and the Directory of Federal Heritage Designations;
- 3) Preparation of a land use history of the subject property based on a review of primary and secondary resources, historic mapping, and aerial coverage;
- 4) A site investigation, undertaken on April 25, 2019, to document the existing conditions of the properties;

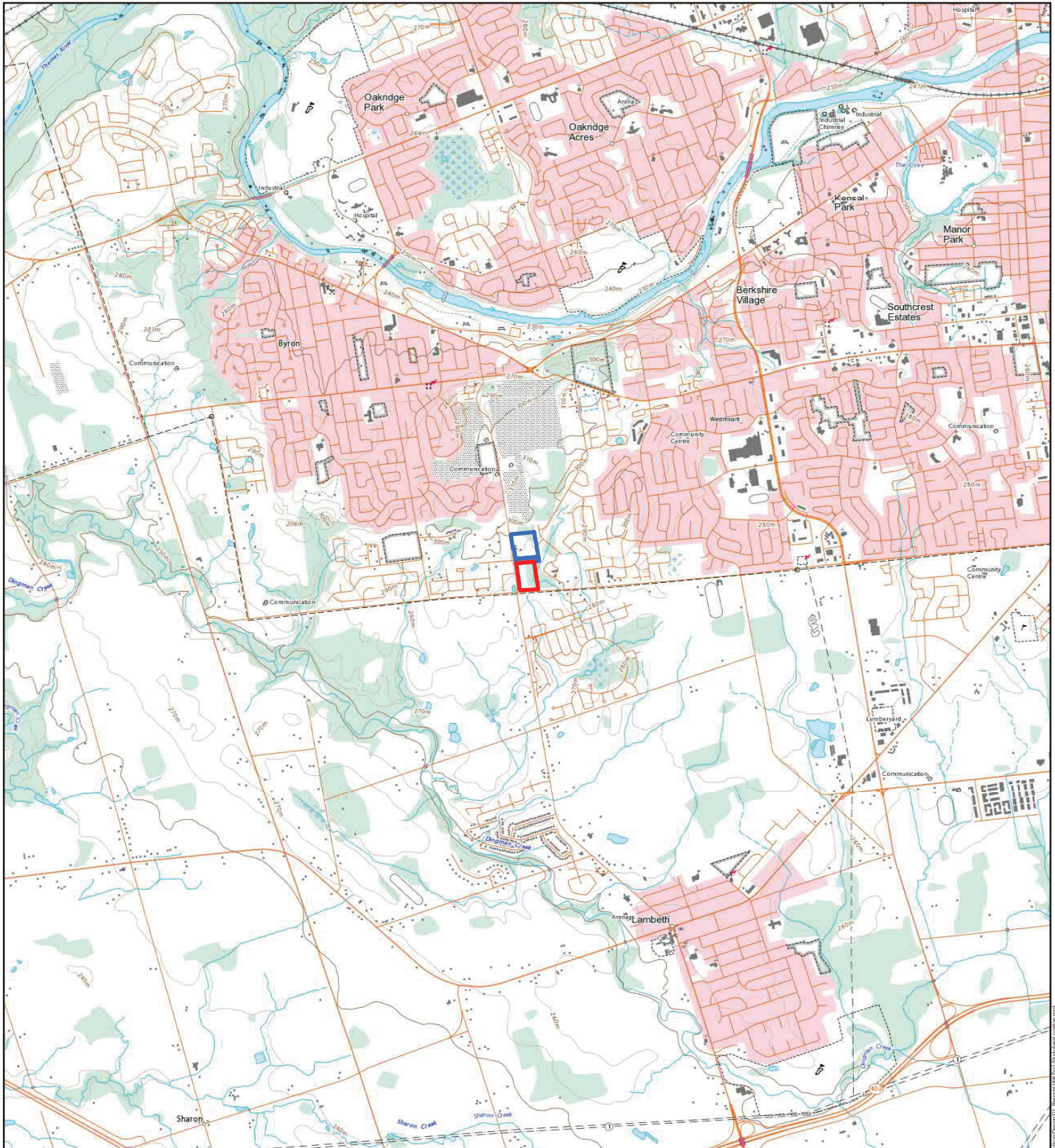
- 5) Review of the identified cultural heritage value or interest of the property and adjacent properties;
- 6) Identification and description of the proposed undertaking;
- 7) Assessment of impacts to identified cultural heritage value and heritage attributes;
- 8) Identification of potential mitigation strategies and preparation of recommendations to ensure the conservation of identified cultural heritage value.

### 1.3 Description of Subject Lands

The subject property consists of a rectangular lot, comprised of a portion of the parcel historically known as Lot 42, Concession 1, in the former Township of Westminster, Middlesex County, Ontario (**Figures 1 and 2**). The property is located on the northeast corner of the intersection of Southdale Road West and Colonel Talbot Road. The existing parcel is 10.08 acres (ac) of agricultural field and woodlot. No structures are located on the subject property.

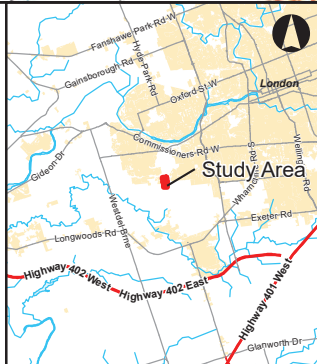
The adjacent properties consist of a rectangular lot at 2574 Colonel Talbot Road, and an irregularly-shaped lot at 2356/2544 Colonel Talbot Road. The property at 2574 Colonel Talbot Road consists of 3.44 ac lot with two frame outbuildings on the property that appear to be used for selling produce. The property at 2356/2544 Colonel Talbot Road consists of an 8.87 ac lot that includes two residential structures, a timber frame barn, and a series of outbuildings. The northern most residential structure consists of a one-and-a-half storey buff brick residence constructed in the Queen Anne Revival style commonly found in London. The southernmost residential structure consists of a single storey vernacular frame dwelling clad with horizontal metal siding.





**Legend**

- Study Area
- Adjacent Properties



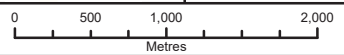
Heritage Impact Assessment  
 952 Southdale Road West and 2574 Colonel Talbot Road  
 London, Ontario

Location of Study Area

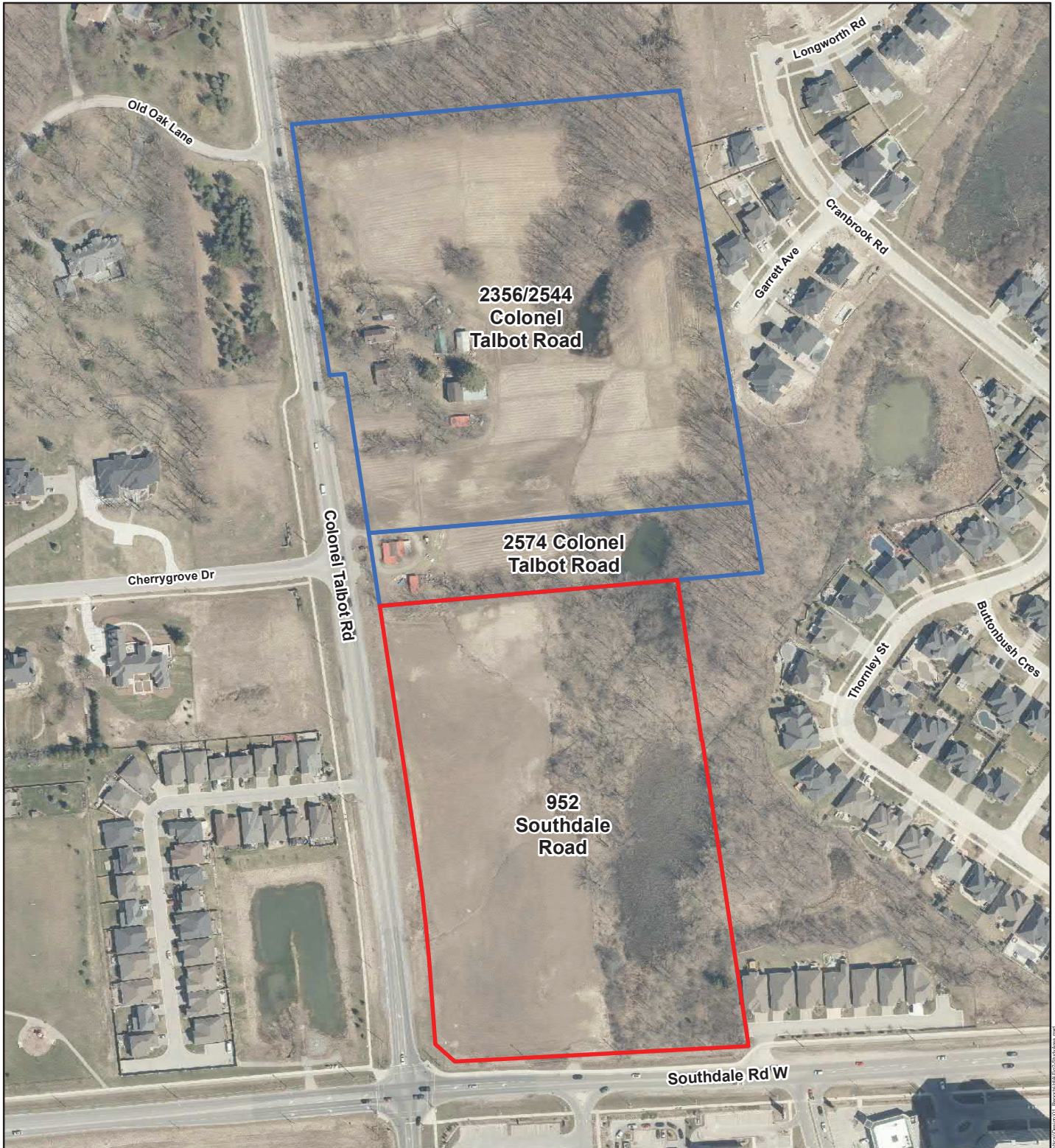
May 2019	1:50,000	Datum: NAD 83 UTM17 Source: <a href="http://wms.ess-ws.nrcan.gc.ca/wms/toporama_en">http://wms.ess-ws.nrcan.gc.ca/wms/toporama_en</a>
PH: 60601527	V#:	

**AECOM**

**Figure 1**

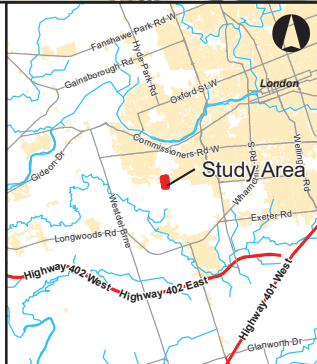


This drawing has been prepared for the use of AECOM's client and may not be used, reproduced or relied upon by third parties, except as agreed by AECOM and its client, as required by law or for use by governmental reviewing agencies. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that modifies this drawing without AECOM's express written consent.



**Legend**

- Study Area
- Adjacent Properties



Heritage Impact Assessment 952 Southdale Road West and 2574 Colonel Talbot Road London, Ontario		
Study Area in Detail		
May 2019	1:3,000	Datum: NAD 83 UTM17 Source: LIO 2017, City of London 2018
PH: 60601527	V#:	<b>Figure 2</b>
<b>AECOM</b>		
<p>This drawing has been prepared for the use of AECOM's client and may not be used, reproduced or relied upon by third parties, except as agreed by AECOM and its client, as required by law or for use by governmental reviewing agencies. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that modifies this drawing without AECOM's express written consent.</p>		

---

## 2. Policy and Planning Framework

---

### 2.1 Planning Act and Provincial Policy Statement

The *Planning Act* (1990) and the associated *Provincial Policy Statement* (2014) provide a legislative framework for land use planning in Ontario. Both documents identify matters of provincial interest, which include the conservation of significant features of architectural, cultural, historical, archaeological, or scientific interest. The *Planning Act* requires that all decisions affecting land use planning matters “shall be consistent with” the Provincial Policy Statement (PPS). In general, the PPS recognizes that Ontario’s long-term prosperity, environmental health, and social well-being depend on protecting natural heritage, water, agricultural, mineral, cultural heritage, and archaeological resources for their economic, environmental, and social benefits.

Section 2 of the *Planning Act* makes a series of provisions regarding cultural heritage. Section 2 of the *Planning Act* identifies various provincial interests that must be considered by the relevant authorities during the planning process. Specific to cultural heritage, Subsection 2(d) of the *Planning Act* states that, “The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matter of provincial interest such as...the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.”

As one of 18 interests to be considered, cultural heritage resources are to be considered within the framework of varying provincial interests throughout the land use planning process.

Pursuant to Section 3 of the *Planning Act* the PPS 2014, Policy 2.6.1 states, “*Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*”

### 2.2 Ontario Heritage Act

The *Ontario Heritage Act* enables municipalities and the province to designate individual properties and/or districts as being of cultural heritage value or interest. The province or municipality may also “list” a property or include a property on a municipal register that has not been designated but is believed to be of cultural heritage value or interest. *Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest* (O. Reg. 9/06) under the *Ontario Heritage Act* provides criteria for determining cultural heritage value or interest. If a property meets one or more of the criteria it may be designated under Section 29 of the *Ontario Heritage Act*.

## 2.3 City of London Policies

### 2.3.1 The London Plan

The *London Plan* is the City's new Official Plan. The *London Plan* sets out a new approach for planning in London which emphasizes growing inward and upward, so that the City can reduce the costs of growth, create walkable communities, revitalize urban neighbourhoods and business areas, protect farmlands, and reduce greenhouse gases and energy consumption. The plan sets out to conserve the City's cultural heritage and protect environmental areas, hazard lands, and natural resources. The plan has currently been approved by the Ontario Ministry of Municipal Affairs.

Specifically related to heritage conservation, the *London Plan* outlines a number of policies related to the conservation of cultural heritage resources within the City. The General Cultural Heritage Policies related to Design note:

*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.*

### 2.3.2 Inventory/Register

The City of London's *Inventory of Heritage Resources (the Register)* (2006) was adopted as the *Register* pursuant to Section 27 of the *Ontario Heritage Act* by Municipal Council on March 26, 2007. The *Register* includes information related to the listing of properties in London of recognized or potential cultural heritage value or interest. The *Register* includes a priority level system for identifying properties of greater priority and/or significance for heritage recognition. In addition, properties designated under the *Ontario Heritage Act* are maintained on the City's *the Register*. The *Register* is a living document subject to changes and approvals by Council, who are advised by the London Advisory Committee on Heritage (LACH).

The adjacent property for this HIA at 2574 Colonel Talbot Road includes a Priority 3 listing. The following definitions are included in *the Register*:

- Priority 1 buildings are London's most important heritage structures and merit designation under Part IV (Section 29) of the *Ontario Heritage Act*. This group includes not only landmark buildings and buildings in pristine condition, but also lesser known structures with major architectural/historical significance.

- Priority 2 buildings merit evaluation for designation under Part IV of the *Ontario Heritage Act*. They have significant architectural and/or historic value.
- Priority 3 buildings may merit designation as part of a group of buildings designated under Part IV of the *Ontario Heritage Act* or as part of a Heritage Conservation District designated under Part V of the Act, even though these buildings are not often worthy of designation individually. They may have some important architecture features or historical associations, be part of a significant streetscape or provide an appropriate context for buildings of a higher priority.

---

## 3. Historical Context

---

### 3.1 Middlesex County, Westminster Township, City of London

The subject property is located in what was historically Westminster Township, in Middlesex County. The former Westminster Township was one of the earliest townships to be settled within Middlesex County. The Township was first surveyed by Mahlon Burwell and land patents were issued by the Crown for land within Westminster Township as early as 1812. The lots were divided by the double front system which was commonly used by the Crown between 1815 and 1829.

Some of the earliest roads within Westminster Township were Commissioners and Longwoods Roads, and the North Talbot Road (now Colonel Talbot Road). Commissioners Road and Longwoods Road are believed to have followed Native hunting trails before being formalized into the settler road network. Colonel Talbot Road, previously known as the North Talbot Road was the northern extension of a colonial settlement road system that stretched from Long Point to Windsor.<sup>1</sup>

The Thames River had a profound impact on the growth of London. Historically, the city developed at the junction of the north and south branches of the river. In 1826, a town plot was surveyed by Mahlon Burwell with settlement beginning shortly after around the Forks of the Thames along Ridout Street and the Talbot Block. Settlement in London began to expand rapidly after the construction of the courthouse in 1827 with the population reaching 1,000 by 1835.

London underwent a number of population booms throughout its history beginning when the 32nd Regiment was stationed in London in 1838. Development of saw, cording, and grist industry powered by the Thames River and Medway Creek assisted the city's growth in the mid 1800's, bolstered by the arrival of the railways in the 1850s with the Great Western Railway in 1853, the London Port Stanley Railway in 1856, and the Grand Trunk Railway in 1858. Steady growth in London continued as the city was established as a financial centre for the surrounding regions with large manufacturing industries taking root, including the Carling and Labatt's Brewery and the London Cigar Industry. London was incorporated as a Village in 1840 and by 1855 the population had leapt to 10,000 at which time it officially became a city.

In the early-20<sup>th</sup> century, the City of London continued to grow with the rise of the automobile. By the 1920s suburban development began to extend out from the city's core. However, significant growth out towards to the study area did not occur until much later in the century. By 1948, the present-day Colonel Talbot Road and the Wharnccliffe Highway (now Wharnccliffe Road) were rapidly urbanizing, however, they primarily served as arterial roads to the urbanized areas of London.

---

<sup>1</sup> *London Street Names: An Illustrated Guide*, edited by Michael Baker and Hilary Bates Neary, Toronto: James Lorimer and Company Ltd., 2003, p. 27-28.

In the decades following World War II, rapid subdivision expansions into the rural portions of the surrounding townships eventually lead to a series of annexations. In 1961, a major annexation of portions of the townships surrounding London, including Westminster Township, resulted in the addition of land and close to 60,000 people to the City. As a result, the size of the City grew from approximately 28 to 160 square kilometres.

The subject property is part of what used to be the almost entirely rural areas of Westminster Township, located west of the City of London. The area would eventually be annexed into the boundaries of the City, late in the 20<sup>th</sup> century. Annexations continued to result in the physical and demographic growth of London, north of the subject property. Between 1950 and 1959 various small annexations took place from areas of London and Westminster Townships. A major annexation in 1961 resulted in the addition of 60,000 people to the City. With the expansion outwards from the City's core, London's physical appearance on the outskirts of the City have transitioned from a rural outskirts to suburban expansion. Lockwood Park, Sherwood Forest, and Oakridge Acres are residential outcomes of the suburban expansion of the City.<sup>2</sup> In 1993, an extensive annexation of large portions of Westminster Township resulted in the further demographic and geographic growth of the City. The subject property was annexed as a part of this late-20<sup>th</sup> century annexation.

## 3.2 Southdale Road

Southdale Road was formed as a result of the Crown survey undertaken by Mahlon Burwell in the early-19<sup>th</sup> century. Based on Burwell's 1821 (revised to 1843) *Survey of the Township of Westminster*, the original 200 acre lots in this area of Westminster Township had already been severed into smaller parcels of land by as early as 1843. As a result of these early severances, there are a number of landowners illustrated on each lot with lot severances continuing to alter the landscape and land ownership throughout the 19<sup>th</sup> century.

By 1862 the lots along Southdale Road were significantly subdivided with isolated structures depicted on historic mapping. Between what would become Colonel Talbot Road and Wonderland Road, only one structure is illustrated. No early community or village settlement had occurred within the study area by the late 19<sup>th</sup> century; however, a number of large farmsteads were present by 1878 which were fronted along the early roads in Westminster Township. The lack of village settlement and the presence of large farmsteads indicate that land use in the area was focused primarily on agriculture. The closest hamlet or village was Lambeth, located approximately three kilometres to the south.

---

<sup>2</sup> *City of London, "Founding of the Forest City"; Frederick H. Armstrong, The Forest City: An Illustrated History of London, Canada, Windsor: Windsor Publications, 1986; Edward G. Pleva, "Planning in the London Area: An Overview", in Simcoe's Choice: Celebrating London's Bicentennial, ed. Guy St. Denis, Toronto: Dundurn Press, 1992.*

At the beginning of the 20<sup>th</sup> century, the study area remained relatively rural with isolated structures located along the north and south sides of road. While the City of London continued to grow outwards from the Forks of the Thames, the study area remained relatively isolated with minimal growth on the north and south sides of the road. Major development did not take place along Southdale Road until well after the annexations in the late-20<sup>th</sup> century.

Shortly after the major 1961 annexation of portions of Westminster Township, Southdale Road was renamed to its existing name. Prior to the mid-1960s it was known simply as 2nd Concession, or was unofficially referred to as “Dearness Road”. In 1963, The London Free Press covered the road naming debate noting that the name “Glendale Road” was favoured by residents of the road, however, the name was rejected by the City as a Glendale Road already existed. By 1964, the name “Southdale Road” was chosen, evidently by residents in favour of incorporating “Dale” into the name as a reference to one of the early settlers along the road. Reportedly in the 1960s, descendants of the Dale family still lived along Southdale Road. Between 1972 and 1973, the City undertook a major road reconstruction effort from Colonel Talbot Road to Wonderland Road. In addition, Wonderland Road appears to have been realigned in the late-20<sup>th</sup> century, to its current configuration at the intersection of Southdale Road. Previously, Wonderland Road terminated at Southdale Road, approximately 500 metres west of its current alignment.

The streetscape character and appearance of Southdale Road has drastically changed over the last 20 years, and the landscape is currently in transition as urban and suburban development continues to take place along the north and south sides of the road. As the area develops from a former agricultural area between Lambeth and the core of London, the emergence of large commercial properties at Colonel Talbot Road and Wonderland Road, and residential subdivisions located on the north and south sides of Southdale Road are the most telling characteristic of the transition in land use. Today, few visible features remain of the historic landscape aside from isolated farm fields and a few remaining barns.

### 3.3 Site History – Lot 42, Concession 1

As part of the background review, historic maps of Westminster Township were reviewed to consider the development history of the subject property and adjacent properties. A series of historic maps were reviewed including Tremaine’s 1862 *Map of the County of Middlesex* and the 1878 *Illustrated Historical Atlas of Middlesex County*. On the 1862 Tremaine map, the landowners of Lot 42, Concession 1 include J. Rogers and Lord Montcastle along the west side of the lot, and John Skyse on the east.

The 1878 *Illustrated Historical Atlas of Middlesex County* depicts the lot as substantially subdivided by that time, with one farmstead fronted along Southdale Road West in the eastern corner of the lot, and one farmstead and orchard in the middle of the lot fronted along Colonel Talbot Road. Landowners listed on Lot 42 include J. Rogers, J. Skyse, Pirney Flint, and J. Cassady. At this time,



urban development remained focused near the Thames and there is no evidence of village development within the study area or immediately adjacent to the study area (**Figure 3**). Based on the historic maps, by 1878, land in this portion of Westminster Township remained primarily under agriculture.

Additional 20<sup>th</sup> century resources were reviewed including early and mid-20<sup>th</sup> century topographic mapping and historical aerial photography in order to consider the development history of the subject property and the adjacent properties. By 1913, historic topographic mapping indicates that a masonry building had been constructed on the property at 2536/2544 Colonel Talbot Road. Based on the site investigation completed for this report, it is assumed that the existing Queen Anne Revival residence on the property was likely constructed c.1890 and is the structure depicted on the topographic map. The subject property, and the property at 2574 Colonel Talbot Road are depicted with structures (**Figure 4**). The subject property and the adjacent property remain unchanged in 1938 mapping, however, by 1948 an additional structure is shown on the 2356/2544 property (**Figure 5** and **Figure 6**).

Historic aerial photography further depicts the development history of the properties. Aerial coverage indicates that by 1955, the properties remain relatively unchanged, however, by 1967 a few structures are shown on the 2574 property, likely the currently existing outbuildings. The subject property at 952 Southdale Road West has remained an undeveloped agricultural property throughout all of the reviewed resources (**Figure 7** and **Figure 8**).

### 3.4 Queen Anne Revival – c. 1880-1915

The adjacent property at 2536/2544 Colonel Talbot Road includes a 2-storey buff brick dwelling constructed in the Queen Anne Revival style.

A revival style of the late nineteenth century, the Queen Anne style was inspired by English homes of the mid-to-late 17<sup>th</sup> century. The style was named by English architect Richard Norman Shaw, although it is somewhat of a misnomer as Queen Anne only ruled from 1702-14. The style is characterised by asymmetrical, irregular silhouettes and an abundance of detail and design elements. Turrets, dormers, steep gables and bay windows are often used in various combinations. A variety of cladding materials are used, including brick, terracotta tile, imbricated shingles, and carved stone, frequently on the same building. A highly decorative style, stained glass windows and elaborate woodwork provide visual impact.<sup>3</sup> Later examples of the style often follow a simpler, boxier design with more classically-inspired details such as dentil moulding and Palladian windows.<sup>4</sup>

---

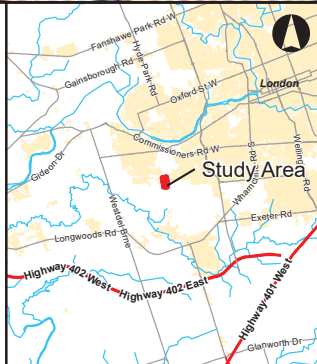
3. John Blumenson. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*. Markham, Ontario: Fitzhenry & Whiteside, 1990. p. 102-103

4. Alex Bozikovic & Patricia McHugh. *Toronto Architecture: A City Guide (Revised Ed.)*. Toronto: McClelland and Stewart, 2017. p. 16

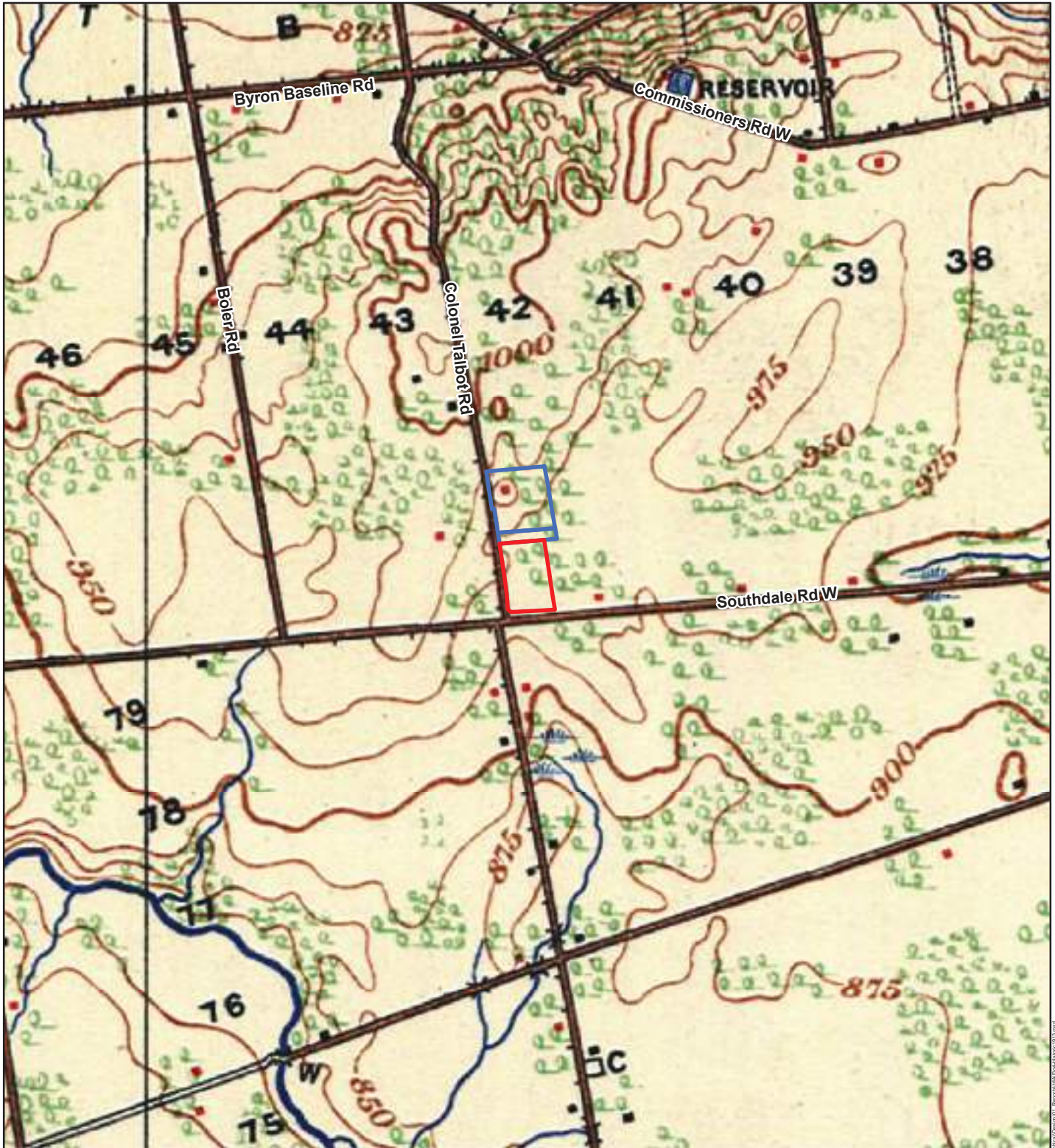


**Legend**

- Study Area
- Adjacent Properties

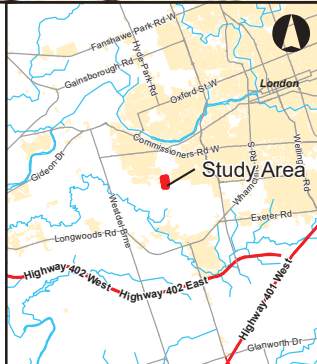


Heritage Impact Assessment		
952 Southdale Road West and 2574 Colonel Talbot Road London, Ontario		
Study Area, 1878		
May 2019	1:20,000	Datum: NAD 83 UTM17 Source: LIO 2017, H.R. Page and Co. 1878
PH: 60601527	V#:	<b>Figure 3</b>
<b>AECOM</b>		
<p>This drawing has been prepared for the use of AECOM's client and may not be used, reproduced or relied upon by third parties, except as agreed by AECOM and its client, as required by law or for use by governmental reviewing agencies. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that modifies this drawing without AECOM's express written consent.</p>		

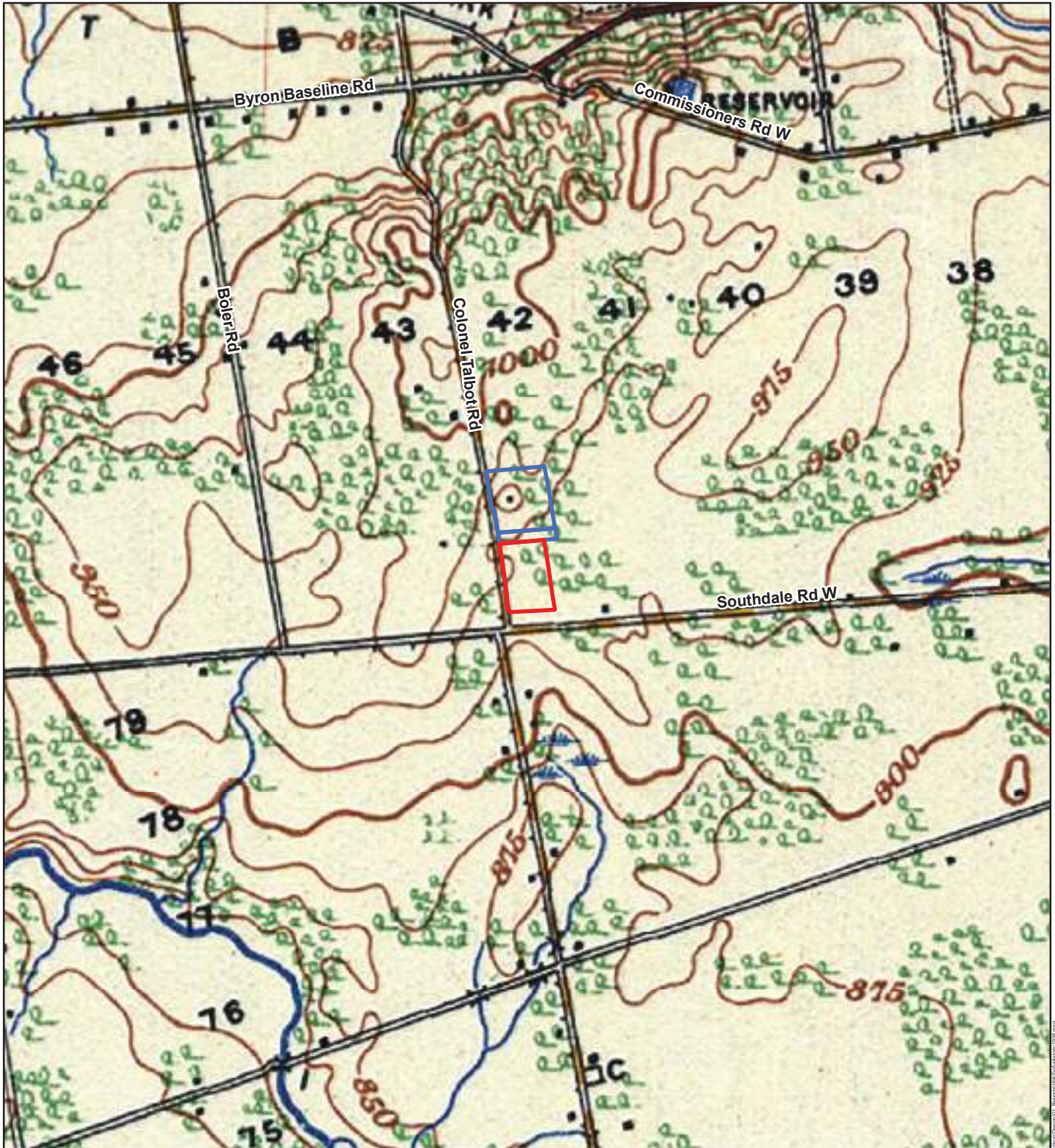


**Legend**

- Study Area
- Adjacent Properties

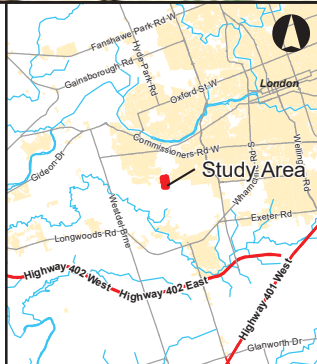


Heritage Impact Assessment		
952 Southdale Road West and 2574 Colonel Talbot Road London, Ontario		
Study Area, 1913		
May 2019	1:20,000	Datum: NAD 83 UTM17 Source: LIO 2017, Department of Militia and Defence 1913
PH: 60601527	V#:	<b>Figure 4</b>
<b>AECOM</b>		
<p>This drawing has been prepared for the use of AECOM's client and may not be used, reproduced or relied upon by third parties, except as agreed by AECOM and its client, as required by law or for use by governmental reviewing agencies. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that modifies this drawing without AECOM's express written consent.</p>		

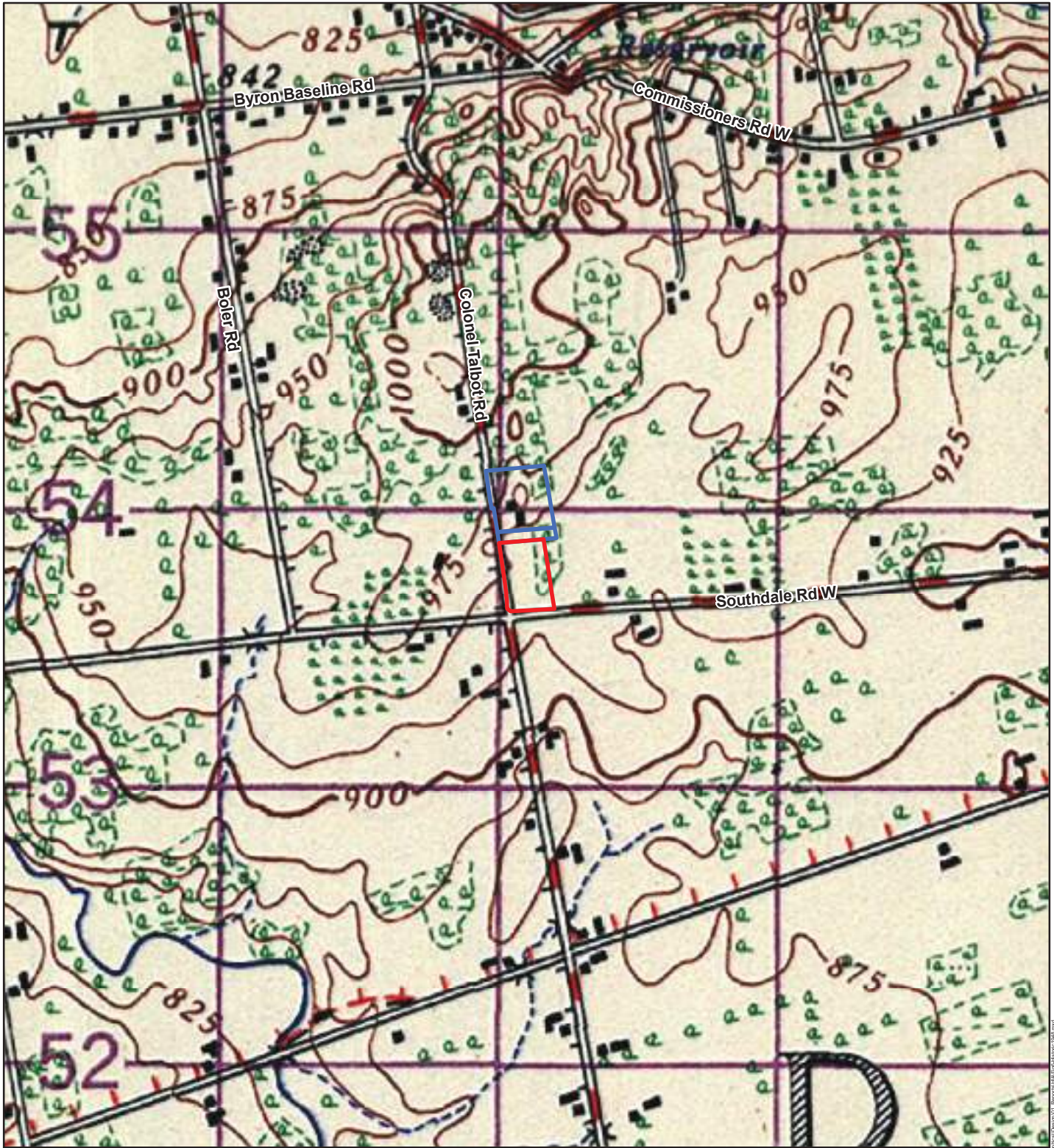


**Legend**

- Study Area
- Adjacent Properties

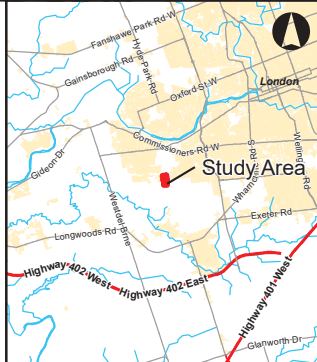


Heritage Impact Assessment			
952 Southdale Road West and 2574 Colonel Talbot Road London, Ontario			
Study Area, 1938			
May 2019	1:20,000	Datum: NAD 83 UTM17 Source: LIO 2017, Department of National Defence 1938	
PH: 60601527		V#:	
<b>AECOM</b>		<b>Figure 5</b>	
This drawing has been prepared for the use of AECOM's client and may not be used, reproduced or relied upon by third parties, except as agreed by AECOM and its client, as required by law or for use by governmental reviewing agencies. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that modifies this drawing without AECOM's express written consent.			



**Legend**

- Study Area
- Adjacent Properties

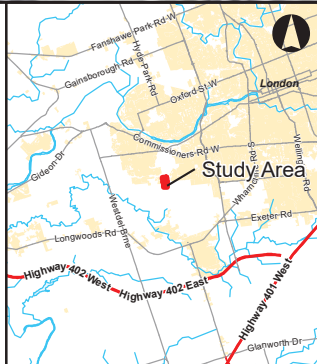


Heritage Impact Assessment			
952 Southdale Road West and 2574 Colonel Talbot Road London, Ontario			
Study Area, 1948			
May 2019	1:20,000	Datum: NAD 83 UTM17 Source: LIO 2017, Department of National Defence 1948	
PH: 60601527	V#:	<b>Figure 6</b>	
<b>AECOM</b>			
<p>This drawing has been prepared for the use of AECOM's client and may not be used, reproduced or relied upon by third parties, except as agreed by AECOM and its client, as required by law or for use by governmental reviewing agencies. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that modifies this drawing without AECOM's express written consent.</p>			



### Legend

- Study Area
- Adjacent Properties

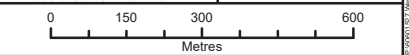


Heritage Impact Assessment  
 952 Southdale Road West and 2574 Colonel Talbot Road  
 London, Ontario

Study Area, 1955

May 2019	1:15,000	Datum: NAD 83 UTM17 Source: LIO 2017, Department of Lands and Forests, Line 4242, Photo 18, 1955.
PH: 60601527	V#:	

<b>AECOM</b>	<b>Figure 7</b>
--------------	-----------------

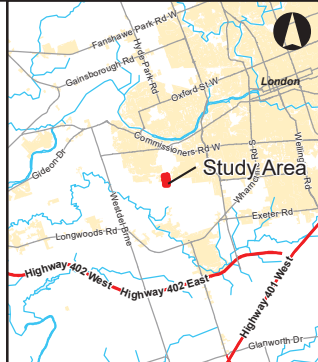


This drawing has been prepared for the use of AECOM's client and may not be used, reproduced or relied upon by third parties, except as agreed by AECOM and its client, as required by law or for use by governmental reviewing agencies. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that modifies this drawing without AECOM's express written consent.



**Legend**

- Study Area
- Adjacent Properties



Heritage Impact Assessment 952 Southdale Road West and 2574 Colonel Talbot Road London, Ontario											
Study Area, 1967											
May 2019	1:12,500	Datum: NAD 83 UTM17 Source: LIO 2017, Lockwood Survey Corp., Line 1, Photo 154, 1967.									
PH: 60601527		V#:									
<b>AECOM</b>		<b>Figure 8</b>									
<table style="width: 100%; border: none;"> <tr> <td style="border: none; width: 20%;">0</td> <td style="border: none; width: 20%;">150</td> <td style="border: none; width: 20%;">300</td> <td style="border: none; width: 20%;">600</td> </tr> <tr> <td colspan="4" style="border: none; text-align: center;">Metres</td> </tr> </table>				0	150	300	600	Metres			
0	150	300	600								
Metres											
<p>This drawing has been prepared for the use of AECOM's client and may not be used, reproduced or relied upon by third parties, except as agreed by AECOM and its client, as required by law or for use by governmental reviewing agencies. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that modifies this drawing without AECOM's express written consent.</p>											

---

## 4. Site Description

---

### 4.1 Introduction

A site investigation was undertaken on April 25, 2019 in order to document the structures and landscape of the subject property at 952 Southdale Road West, and the adjacent properties at 2356/2544 Colonel Talbot Road, and 2574 Colonel Talbot Road. As a result of property access restrictions, the adjacent properties were documented from the public right-of-way, as well as from the subject property at 952 Southdale Road West. Due to the property restrictions, a complete analysis of the structures on the adjacent properties could not be completed; however, this approach did allow for conclusions to be made about the properties, and the potential impacts of the proposed development.

### 4.2 952 Southdale Road West

The subject property at 952 Southdale Road West is located on the northeast corner of the intersection of Southdale Road West and Colonel Talbot Road. The existing parcel is 10.08 acres (ac) of agricultural field and woodlot. A large berm rises along the western edge of the property along Colonel Talbot Road and the property slopes towards the centre from the berm. The western portion of the property consists primarily of an agricultural field, and the eastern edge of the property includes a woodlot. The southern edge of the property runs along Southdale Road West, and the north edge of the property borders the adjacent property at 2574 Colonel Talbot Road West. A series of mature trees line the edge of the northern edge of the property (**Images 1 – 3**).

### 4.3 Adjacent Properties

For the purposes of this HIA, 2574 Colonel Talbot Road and 2356/2544 Colonel Talbot Road are considered the adjacent properties.

The property at 2574 Colonel Talbot Road consists of a 3.44 ac lot with two frame outbuildings on the property that appear to be used for selling produce. The structures on the property appear to have been constructed between the mid-1950s and mid-1960s, and do not appear to have potential cultural heritage value or interest. Although this property is included on the Register as a non-designated, listed heritage property, it is assumed that this listing refers to the adjacent property at 2356/2544 Colonel Talbot Road (**Image 4**).

The property at 2356/2544 Colonel Talbot Road consists of an 8.87 ac lot that includes two residential structures, a timber frame barn, and a series of outbuildings. The northern most residential structure consists of a one-and-a-half-storey buff brick residence constructed in the



Queen Anne Revival style commonly found in London. The southernmost residential structure consists of a single storey vernacular frame dwelling clad with horizontal metal siding.

The Queen Anne Revival dwelling consists of a one-and-a-half-storey structure with a steeply pitched gable roof clad in brown asphalt shingles. It is constructed of buff brick with Queen Anne style influences. The front (west) façade has a gable end and faces Colonel Talbot Road. A pair of vertically oriented windows is contained within the gable. The first storey contains a large window with a rounded arch of brick voussoirs and a concrete sill. The upper portion of this window appears to contain a decorative stained glass semi-elliptical window. A single entrance door is present on the left side of the façade; it has a transom light with a similar stained glass design. A gable roof porch cover extends above the front door. A small arched window also appears to be located on the north side of building. Decorative wooden elements are also located along the bargeboard that runs along the gable roofline **(Image 5)**.

The southernmost residential structure consists of a single storey vernacular frame dwelling clad with horizontal metal siding. The building includes a single storey dwelling with a shallow hipped-gable roof. The front (west) façade includes a central modern door flanked by a singular sash window to the left, and a pair of vertically oriented windows to the right **(Image 6)**.



**Photograph 1: View looking northeast from the western edge of the property at 952 Southdale Road West, showing agricultural field and woodlot at the far edge of the property.**



**Photograph 2: View looking north along the western edge of the property at 952 Southdale Road West, showing berm along the property line, and structures at 2574 Colonel Talbot Road**



**Photograph 3: View looking south towards southern portion of the property at 952 Southdale Road West**



**Photograph 4: View showing structures at 2574 Colonel Talbot Road, and mature trees along the edge of each property.**



**Photograph 5: View showing Queen Anne Revival structure located at 2356/2544 Colonel Talbot Road**



**Photograph 6: View showing single storey frame structure at 2356/2544 Colonel Talbot Road**

## 5. Cultural Heritage Value

### 5.1 The Register

As described above, the subject property at 952 Southdale Road West consists of primarily of an agricultural field and a woodlot, and does not have cultural heritage value or interest.

The adjacent property at 2574 Colonel Talbot Road is included on the *Register* as a Priority 3 property. According to the *Register*:

“Priority 3 buildings may merit designation as a part of a group of buildings designated under Part IV of the Ontario Heritage Act or as part of a Heritage Conservation District designated under Part V of the Act, even though these buildings are not often worthy of designation individually. They may have some important architectural features or historical associations, be part of a significant streetscape or provide an appropriate context for building of a higher priority.”

The property's listing on the *Register* is noted in **Table 1**.

**Table 1: Register Listing for 2754 Colonel Talbot Road**

Municipal Number	Street Name	Priority	Year Built	Building Name	Architectural Style	Designation	Comments
2574	Colonel Talbot Road	3	1890	Green Property	Queen Anne Revival	N/A	N/A

---

## 6. Proposed Undertaking

---

### 6.1 Project Description

The proposed development consists of a residential and commercial development consisting of 3-storey townhouse units to be constructed on the north side of the property, and proposed commercial uses on the south side of the property. The Preliminary Site Plan (**Appendix A**) indicates that four blocks of 3-storey townhouses will be developed on the northwest portion of the property, with parking access from Colonel Talbot Road. The rear portion of the yards of the townhouses will border the north edge of the property, adjacent to 2574 Colonel Talbot Road. The Preliminary Site Plan currently shows a row of trees/plantings along the edge of the property.

The south portion of the development consists of a proposed grocery store, a coffee shop, restaurant, and a proposed 2-storey building at the corner of Southdale Road West and Colonel Talbot Road. Trees are shown bordering the edge of the property along Southdale Road West, and Colonel Talbot Road for the entirety of the property. The eastern portion of the property is currently shown as open space.

For further information related to the proposed site plan, please refer to **Appendix A**.

## 7. Potential Impacts and Mitigation

### 7.1 Potential Impacts

The MTCS identifies typical types of direct and indirect impacts that can be anticipated to impact recognized or potential heritage properties as a result of a proposed undertaking. Thus, these impacts were assessed according to the MTCS' *Ontario Heritage Toolkit: Heritage Resources in the Land Use Planning Process*. The tables below outline the potential impacts identified by MTCS, and their relevance to this project.

**Table 2: Potential direct impacts and their relevance to the project**

Direct Impacts	Relevance to the Project
<b><i>Loss/Destruction/Demolition</i> of any or part of any significant heritage attribute or feature.</b>	<b>None anticipated:</b> The proposed development is not anticipated to result in loss, destruction, or demolition of any cultural heritage resources or part of any significant heritage attributes.
<b><i>Displacement/Alteration</i> that is not sympathetic, or is incompatible, with the historic fabric or appearance.</b>	<b>None anticipated:</b> The proposed development is not anticipated to result in displacement or alteration that is not sympathetic, or is incompatible, with the historic fabric or appearance of a cultural heritage resource or heritage attribute.

**Table 3: Potential indirect impacts and their relevance to the project**

Indirect Impacts	Relevance to the Project
<b><i>Shadows</i> created that alter the appearance of a heritage attribute or change the visibility of a natural feature or plantings, such as a garden.</b>	<b>None anticipated:</b> The proposed development will result in the construction of various 2 and 3 storey buildings on the property at 952 Southdale Road West. However, the construction of these buildings is not anticipated to result in shadows that will alter the appearance of a heritage attributes or change the visibility of a natural feature or planting, such as a garden.
<b><i>Isolation</i> of a heritage attribute from its surrounding environment, context, or a significant relationship.</b>	<b>None anticipated:</b> The proposed development is not anticipated to result in isolation of a heritage attribute from its surrounding, environment, context, or a significant relationship.

Indirect Impacts	Relevance to the Project
<b>Land Disturbance</b> such as a change in grade that alters the historic patterns of topography or drainage.	<b>None anticipated:</b> The proposed development will result in land disturbances, however it is not anticipated to change the grade in a way that alters historic patterns of topography or drainage. Land disturbance activities that may impact archaeological resources will be assessed under separate report as a part of the required Archaeological Assessment.
<b>Changes in Land Use</b> such as rezoning a battlefield from open spaces to residential use, allowing new development of site alteration to fill in the formerly open spaces.	<b>None anticipated:</b> The proposed development will result in a change of land use from agricultural field to residential and commercial uses. However, this change in land use is not anticipated to result in indirect impacts to identified cultural heritage value or interest.
<b>Obstruction</b> of significant views or vistas from, within, or to a built and natural feature.	<b>None anticipated:</b> The proposed development will result in the construction of various 2 and 3 storey buildings on the property at 952 Southdale Road West. However, the construction of these buildings is not anticipated to obstruct significant views or vistas from, within, or to a built or natural feature.

## 7.2 Potential Mitigation

There is not one correct way to mitigate the adverse impacts of new construction on, or adjacent to historic structures and/or heritage properties. Strictly from the perspective of best practice for heritage conservation, the preferred option is one that conserves a property's cultural heritage value. The Provincial Policy Statement, 2014, identifies the requirement to conserve cultural heritage value; specifically Section 2.6.1 states, "Significant built heritage resources and significant cultural heritage landscapes shall be conserved."<sup>5</sup> Typically, this involves maintaining a heritage resource *in situ*. In reality, socio-economic, technical, and/or environmental site considerations may require some form of compromise and/or alternate means of conservation.

The MTCS identifies mitigation or avoidance strategies that can be used to mitigate the extent of impacts as a result of a proposed undertaking. These include:

- Alternative development approaches;
- Isolating development and site alteration from significant built and natural features and vistas;
- Design guidelines that harmonize mass, setback, setting, and materials;
- Limiting height and density;

<sup>5</sup> Provincial Policy Statement, 2014.



- Allowing only compatible infill and additions;
- Reversible alterations; and,
- Buffer zones, site plan control, and other planning mechanisms.

No direct or indirect impacts to cultural heritage resource were identified as a part of the proposed development. As a result, no mitigation strategies are required.

---

## 8. Recommendations

---

The MTCS identifies mitigation or avoidance strategies that can be used to mitigate the extent of impacts as a result of a proposed undertaking. These include:

- Alternative development approaches;
- Isolating development and site alteration from significant built and natural features and vistas;
- Design guidelines that harmonize mass, setback, setting, and materials;
- Limiting height and density;
- Allowing only compatible infill and additions;
- Reversible alterations; and,
- Buffer zones, site plan control, and other planning mechanisms.

This HIA concluded that no direct or indirect impacts to cultural heritage resource were identified as a part of the proposed development. As a result, no mitigation strategies are required. No further assessment is recommended.

---

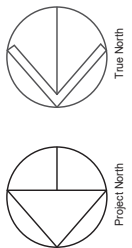
## 9. Bibliography

---

- Armstrong, Frederick H. *The Forest City: An Illustrated History of London, Canada*. Windsor. Windsor Publications, Ltd. 1986.
- Bates, Michael and Hilary Bates Neary, Eds. *London Street Names: An Illustrated Guide*. Toronto: James and Lorimer and Company Ltd. 2003.
- Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms: 1784 to the Present*. Markham, Ontario: Fitzhenry and Whiteside. 1990.
- Bozikovic, Alex and Patricia McHugh. *Toronto Architecture: A City Guide* (Revised Edition). Toronto: McClelland and Stewart. 2017.
- Chapman, John Lyman and Donald F. Putnam. *The Physiography of Southern Ontario*. 3<sup>rd</sup> Edition. Ontario Geological Survey Special Volume 2. Toronto: Ontario Ministry of Natural Resources, 1984.
- Dean, W.G. *Economic Atlas of Ontario*. Toronto: University of Toronto Press, 1969.
- Illustrated Historical Atlas of the County of Middlesex*. Toronto: H.R. Page, 1878.
- London, City of. *City of London Inventory of Heritage Resources*. London Advisory Committee on Heritage. Department of Planning and Development. 2006.
- London, City of. *The London Plan*. 2016. <https://www.london.ca/business/Planning-Development/Official-Plan/Pages/The-London-Plan.aspx>. (accessed April 2019).
- Ministry of Culture. *Heritage Resources in the Land Use Planning Process*. 2006.
- Ontario Heritage Act, R.S.O. 1990, c. 018*.
- Parks Canada. Canadian Register of Historic Places. [www.historicplaces.ca](http://www.historicplaces.ca) (accessed April 2019).
- Pleva, Edward. "Planning in the London Area: An Overview", in *Simcoe's Choice: Celebrating London's Bicentennial*. Edited by Guy St. Denis. Toronto: Dundurn Press. 1992.
- Provincial Policy Statement*, 2014.

**Appendix A**

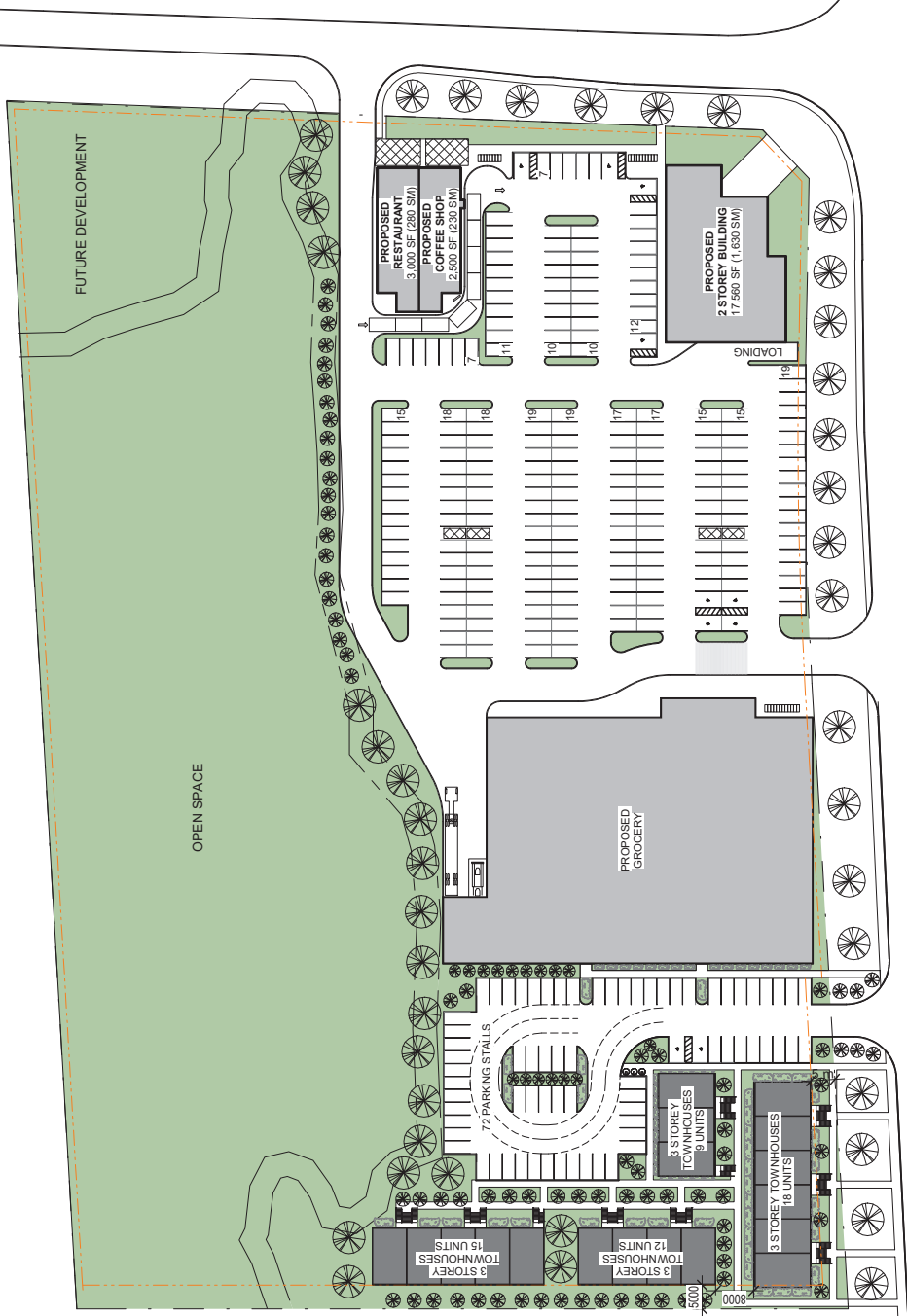
**Preliminary Site Plan**  
*952 Southdale Road West, London, Ontario*



SITE DATA		
952 SOUTHDALE ROAD WEST, LONDON, ON		
DATA	REQUIRED	PROVIDED
ZONING	CURRENT ZONING - UR2	
LOT AREA INCL. OPEN SPACE (m <sup>2</sup> )	40,755.54m <sup>2</sup> (4.07Ha)	
LOT AREA NO OPEN SPACE (m <sup>2</sup> )	26,402.41m <sup>2</sup> (2.64Ha)	
FRONT YARD (meters)	XX (m)	5.0 (m)
INTERIOR SIDE YARD (m)	XX (m)	XX (m)
EXTERIOR SIDE YARD (m)	XX (m)	6.5 (m)
REAR YARD (m)	XX (m)	XX (m)

BUILDING DATA		
DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	XX (units)	54 (units)
BUILDING AREA	XX (m <sup>2</sup> )	1,564 (m <sup>2</sup> )
GROSS CONSTRUCTION AREA	XX (m <sup>2</sup> )	6,264 (m <sup>2</sup> )
NUMBER OF STOREYS	--	3
BUILDING HEIGHT (m)	XX (m) MAX.	10.5 (m)

VEHICLE PARKING DATA		
DATA	REQUIRED	PROVIDED
RESIDENTIAL PARKING	1.25 / unit = 68	72 STALLS
BARRIER FREE PARKING	2	2 (INCLUSIVE)
<b>TOTAL</b>	<b>68</b>	<b>72 STALLS</b>



**1** SITE PLAN  
1 : 1000

18064  
2019-04-29  
**PRELIMINARY**



**SITE PLAN**  
**952 SOUTHDALE ROAD WEST**

## **Contact**

Michael Greguol  
Cultural Heritage Specialist  
T (519) 963 5866  
E michael.greguol@aecom.com

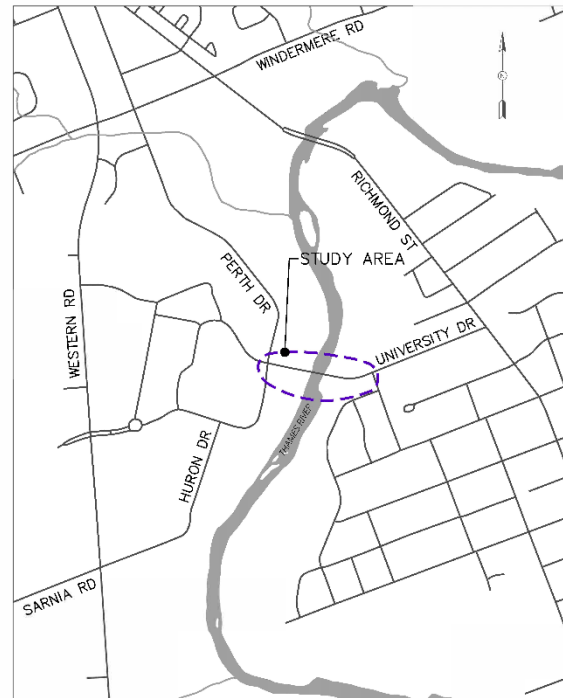
Adria Grant  
Ontario Department Manager  
Impact Assessment and Permitting  
T (519) 963-5861  
E adria.grant@aecom.com

## Notice of Public Information Centre (PIC) No. 1 University Drive Bridge, Western University Municipal Class Environmental Assessment (EA)

### Introduction

Western University has retained Entuitive and BT Engineering Inc., in joint venture, to complete the Environmental Assessment (EA) and detailed design for the rehabilitation/ replacement of the University Drive Bridge over the North Branch of the Thames River in the City of London. The existing bridge is near the end of its service life for vehicular traffic and the University will define a plan for the Thames River crossing considering the need to make improvements for active transportation. The plan will consider a range of alternatives to address the University's needs, including:

- Rehabilitation of the existing bridge;
- A new bridge on the existing alignment;  
or
- Rehabilitation of the existing bridge for active transportation plus construction of a new bridge for vehicular traffic.



### Study Process

The University Drive Bridge rehabilitation/replacement will be completed as a Schedule C project under the Municipal Class Environmental Assessment (MCEA) (2015). The study will complete all necessary phases of the MCEA, including: establish the need and justification for the project; document existing environmental conditions; document engineering considerations; consider alternatives; involve the public and regulatory agencies in developing the preferred solution for improvements; complete the related roadway design; and obtain environmental clearance for construction. The study will also define the construction staging plan and traffic management plan.

## Public Consultation

Public consultation is a component of the Class EA, and we value your input during the planning process. Western has scheduled the first Public Information Centre (PIC) for this project. This PIC will introduce the project, present background information, evaluate Alternative Planning Solutions, and summarize next steps.

The PIC public review period will be for a two-week period from **November 15 to 30, 2022**. Exhibits will be available during this period online at the University's website.

In addition, an online meeting (presentation and Q&A) will be held during the two-week review period. This event is scheduled for:

**Date:** November 17, 2022 from 6 to 8 pm

**Location:** Online Zoom Webinar

**To register for the online meeting, please send an email to [westernubridge@uwo.ca](mailto:westernubridge@uwo.ca) before November 17, 2022, identifying your interest in attending.**

There is an opportunity at any time during the EA process for interested persons to provide comments. All information will be collected in accordance with the *Freedom of Information and Protection of Privacy Act* (2009). With the exception of personal information, all comments will become part of the public record.

If you require additional information or wish to provide comments during the Class EA process, please contact us anytime at: [westernubridge@uwo.ca](mailto:westernubridge@uwo.ca)

**Tucker Morton, P.Eng., M.Eng.**  
Project Coordinator  
Western University  
1151 Richmond Street  
London, ON N6A 3K7

**Steve Taylor, P.Eng., M.Eng.**  
Project Manager  
BT Engineering Inc.  
509 Talbot Street  
London, ON N6A 2S5



**Stewardship Sub-Committee  
Report**  
Wednesday October 26, 2022

Location:  
Zoom Meeting  
6:30pm

Present: M. Whalley, M. Rice, T Regnier, B. Vazquez, J. Cushing, P. Milner, J. Hunten;  
M. Greguol (staff)

**Agenda Items:**

**1. Updates to Properties on the Stewardship Sub-Committee List**

The Stewardship Sub-Committee did not have any demolition requests or designation reports to review at this month's meeting. The Stewardship Sub-Committee held a meeting to discuss properties that have been included on previous meeting agendas to review potential research and designation opportunities. The following properties were reviewed:

- a. 1424 Clarke Road
  - i. M. Greguol provided a verbal update on previous and recent correspondence from community members with regards to the potential conservation of the Tackabury House at 1424 Clarke Road. The Stewardship Sub-Committee discussed continuing efforts to consider conserving the building.
- b. Halls Mill Road Properties
  - i. M. Greguol provided a verbal update on research efforts related to the various properties in Halls Mills that are being considered for designation pursuant to the *Ontario Heritage Act*. The Stewardship Sub-Committee discussed the history of Halls Mills and the importance of the subject properties.
- c. 2056 Huron Street
  - i. The Stewardship Sub-Committee held a discussion about previous research completed for the property at 2056 Huron Street. The Stewardship Sub-Committee expressed their desire to continue pursuing designation of the property pursuant to the *Ontario Heritage Act*.
- d. 415 Base Line Road East
  - i. The Stewardship Sub-Committee briefly discussed the property at 415 Base Line Road East as being a good example of a mid-century modern dwelling within the City.

- e. Clarke House, 1903 Avalon Street
  - i. M. Rice provided a verbal update about recent research and meetings with descendants of the Clarke family, associated with the Clarke House at 1903 Avalon Street. Recent research suggests that “Clarke” may not have had an “e” in the name. Further research is anticipated.

## Report to Community Advisory Committee on Planning

**To:** Chair and Members  
Community Advisory Committee on Planning  
**From:** Jana Kelemen, M.Sc.Arch., MUDS, RPP, MCIP  
Manager, Urban Design and Heritage  
**Subject:** Heritage Alteration Permit application by J. Barker for 123  
Wilson Avenue, Blackfriars/Petersville Heritage Conservation  
District  
**Date:** November 9, 2022

### Summary of Recommendation

Approval of the Heritage Alteration Permit application, with terms and conditions, to reinstate the important five-bay design of the Ontario Cottage at 123 Wilson Avenue, Blackfriars/Petersville Heritage Conservation District, is recommended. Terms and conditions are commended to ensure that the materials, finishes, and details of the reinstatement are appropriate.

### Executive Summary

Alterations were completed to the Contributing Resource at 123 Wilson Avenue, Blackfriars/Petersville Heritage Conservation District, without Heritage Alteration Permit approval. Those alterations removed the rare five-bay design of the front façade and installed windows that are not compatible with the cultural heritage value of the property. The proposed alterations seek to reinstate the five-bay design. However, the proposed design and details will be altered to fit within the structural alterations completed by the property owner. The proposed alterations are sufficiently compliant with the design guidelines of the *Blackfriars/Petersville Heritage Conservation District Plan* and should be permitted with terms and conditions.

### Analysis

#### 1.0 Background Information

##### 1.1 Property Location

The property at 123 Wilson Avenue is located on the southeast corner of Wilson Avenue and Carrothers Avenue (Appendix A).

##### 1.2 Cultural Heritage Status

The property at 123 Wilson Avenue is located within the Blackfriars/Petersville Heritage Conservation District, designated pursuant to Part V of the *Ontario Heritage Act* by By-law No. L.S.P.-3437-179, which came into force and effect on May 15, 2015.

The property at 123 Wilson Avenue is identified as a Contributing Resource by the *Blackfriars/Petersville Heritage Conservation District Plan*. This means that the property supports and maintains the cultural heritage value of the Blackfriars/Petersville Heritage Conservation District.

##### 1.3 Description

The house at 123 Wilson Avenue was built circa 1876, which is part of the earliest extant development in the Blackfriars/Petersville Heritage Conservation District area. The house is a rare example of a five-bay Ontario Cottage (Appendix B). The five-bays are expressed in the two windows to each side of the central front door, with a central peak over the doorway. An Ontario Cottage is typically three-bays, with one window to each side of a central front door. Five-bay examples of an Ontario Cottage are rare.

The building had been previously altered, including the installation of vinyl siding and conversion to two dwelling units. These alterations, however, did not alter the legibility of the important five-bay Ontario Cottage type and form.

### **1.5 Heritage Alteration Permit Application (HAP22-067-L)**

In September 2021, the City began to receive complaints from community members that the windows of the building on the heritage designated property at 123 Wilson Avenue were being removed and the window openings altered. The original five bay design was altered, removing the four windows, and installing large trip-partite picture windows in altered openings. Site visits were undertaken by staff from the Building Division and Heritage.

In addition to the requirement for a Heritage Alteration Permit, a Building Permit is also required because of the structural alterations to the window openings.

Following protocol, a letter regarding the non-compliance was sent to the property owners on October 22, 2021. The letter instructed the property owner to cease alteration of the windows. This direction was repeated in email starting on November 2, 2021.

Following compliance action by the City and lengthy correspondence, the property owner submitted a Heritage Alteration Permit application for alterations to the heritage designated property at 123 Wilson Avenue. The Heritage Alteration Permit application seeks approval to:

- Alter the proportions of the former five-bay Ontario Cottage by removing the two non-compliant large modern windows from the west façade and reinstating four windows:
  - Clad-wood windows (wood windows with exterior cladding),
  - Single or double hung,
  - 28” by 60” in size,
  - Wood trim replicating the original painted wood trim (approximately 5” in width, plus eared hood moulding),
  - Wood sills,
  - Simulated divided lights (interior and exterior grilles) to replicate the two-over-two fenestration pattern of the former windows.
- Retroactive approval for the installation of a large window on the south façade and to install painted wood trim around the window opening.
- Finish the exterior cladding with 4” white vinyl siding to match the existing.

The complete Heritage Alteration Permit application was received on September 15, 2022. Per Section 42(4), *Ontario Heritage Act*, a decision to approve, approve with terms and conditions, or refuse this Heritage Alteration Permit application is required before December 14, 2022.

## **2.0 Discussion and Considerations**

Cultural heritage resources are to be conserved and impacts evaluated as per fundamental policies in the *Provincial Policy Statement (2020)*, the *Ontario Heritage Act*, *The London Plan*. More specific, area-based policies and guidelines – part of the *Blackfriars/Petersville Heritage Conservation District Plan* – contain policies establishing intention and specific guidelines that provide direction on how to achieve the conservation of cultural heritage resources, heritage attributes, and character.

### **2.1 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.”

## **2.2 Ontario Heritage Act**

Section 42(1) of the *Ontario Heritage Act* requires that a property owner not alter, or permit the alteration of, the property without obtaining Heritage Alteration Permit approval. The *Ontario Heritage Act* enables Municipal Council to give the applicant of a Heritage Alteration Permit:

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

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

## **2.3 The London Plan**

*The London Plan* is the City of London’s Official Plan. The policies of *The London Plan* found in the Key Directions and Cultural Heritage chapter support the conservation of London’s cultural heritage resources.

Policy 61\_5 of *The London Plan* states, “Protect what we cherish by recognizing and enhancing our cultural identity, cultural heritage resources, neighbourhood character, and environmental features.”

Policy 594\_, *The London Plan*, includes policies relevant to change management within London’s Heritage Conservation Districts:

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

## **2.4 Blackfriars/Petersville Heritage Conservation District Conservation Plan**

The Blackfriars/Petersville Heritage Conservation District is recognized for its significant cultural heritage value, not just for its individual cultural heritage resources (Contributing Resources) but for the value that they have together, collectively. The goals of the designation of Blackfriars/Petersville as a Heritage Conservation District pursuant to Part V of the *Ontario Heritage Act* support the conservation of its resources.

As a goal for the Heritage Conservation District:

*Goal: To acknowledge, protect, and enhance Blackfriars/Petersville’s cultural heritage value and interest including contributing heritage resources such as structure, streetscapes, landmarks and landscape features and understand the valuable contribution they make to the area collectively by:*

- *Encouraging the conservation of the area’s cultural heritage value and interest through the appropriate practice of restoration, preservation, and rehabilitation processes that will maintain and enhance the value of the area.*
- *Providing guidance on best practice procedures related to the stewardship of heritage conservation.*

- *Understanding that the cultural heritage value of the district is expressed most effectively as a collection of resources that together possess unique qualities and characteristics.*
- *Providing a clear set of guidelines for alterations requiring and not requiring a Heritage Alteration Permit and providing property owners with the necessary information (terminology, checklists, and graphics) to guide them through the application process by which individual property owners will obtain these permits if necessary.*

Specifically, for its cultural heritage resources:

*Goal: To encourage the conservation of contributing heritage resources including buildings, landmarks, and other structures that contribute to the cultural heritage value of the district by:*

- *Encouraging that alterations, additions, and renovations to heritage resources be consistent with the identified cultural heritage value of the area.*
- *Encouraging the maintenance and retention of significant heritage landmarks identified in the district.*
- *Avoiding unnecessary demolition and inappropriate alterations of identified heritage resources that contribute to the heritage value of the district.*
- *Encouraging sympathetic design and appropriate alterations when new development is proposed to ensure that there is no negative impact on the heritage value of the area, with particular attention to form, scale, massing, and setback.*

To implement this goal and these objectives, the policies of Section 7.4 (Contributing Resources) and the design guidelines of Section 10.2.7 (Design Guidelines – Windows, Doors and Accessories) and Section 10.3.1 (Design Guidelines – Alterations) and Architectural Conservation Guidelines of Section 11 are considered in the evaluation of a Heritage Alteration Permit application.

The policies of Section 7.4.1 of the *Blackfriars/Petersville Heritage Conservation District Plan* require the conservation of a Contributing Resource and the cultural heritage value of the Blackfriars/Petersville Heritage Conservation District. In particular,

- Policy 7.4.1.a *The cultural heritage value of the Blackfriars/Petersville Heritage Conservation District shall be conserved;*
- Policy 7.4.1.b *Contributing resources shall be conserved;*
- Policy 7.4.1.c *Classes of alterations for contributing resources requiring or not requiring a Heritage Alteration Permit shall be identified.*
- Policy 7.4.1.e *Alterations that have the potential to impact heritage attributes of a protected heritage resource shall not be permitted.*
- Policy 7.4.1.i *Major alterations to the exterior façade of a contributing resource shall not be permitted. Such alteration should only be considered where the intent is to conserve the contributing resource.*
- Policy 7.4.1.j *Additions or alterations to contributing resources should be sympathetic, subordinate, distinguishable, and contextual in relation to the existing resource and its context, as well as the heritage attributes and cultural heritage value of the Blackfriars/Petersville Heritage Conservation District.*
- Policy 7.4.1.k *Interventions or alterations for energy efficiency (e.g. solar panels, windows) should be encouraged but shall not compromise, diminish, or negatively impact the heritage attributes of the contributing resource.*

Section 10.2.7, *Blackfriars/Petersville Heritage Conservation District Plan*, highlights the importance of windows and doors, noting, "... much of the character of the 'modest' cottages consists of the additional functional and decorative building features that add to the unique qualities and character of each building."

The direction of Section 10.3.1, Design Guidelines – Alterations, *Blackfriars Petersville Heritage Conservation District Plan*, highlights that alterations to the street-facing façade have "the potential to significantly alter the appearance of the building itself, but the entire streetscape." It further states, "new doors and windows should be of similar, style, orientation and proportion as on the existing building. The use of appropriate reclaimed materials should be considered. New construction should avoid irreversible changes to original construction."

Guidelines regarding doors and windows can be found in Section 11.2.10, *Blackfriars/Petersville Heritage Conservation District Plan*. In its introduction, it states, "retaining the shape, size and proportion of the original doors and windows is an important aspect of preserve the heritage character of the district."

Conservation and maintenance guidelines for windows and doors include,

- *The preservation of original doors and windows is strongly encouraged wherever possible as the frames, glass and decorative details have unique qualities and characteristics that are very difficult to replicate.*
- *Regularly clean and inspect doors, windows and frames for cracks, loose putty or weather stripping, or other signs of damage or deterioration.*
- *Original wood framed doors and windows in most cases can be restored or replaced with new wooden products to match if the original cannot be salvaged but may require a custom-made product. Take particular care that exist visible details are replicated in such elements as the panel moulding and width and layout of the muntin bars between the panes of glass.*
- *If possible, retain parts of the original doors and windows, particularly the original glass. Small differences in the interpretation of these details make a huge difference in the overall appearance of the building.*
- *The replacement of original wood framed windows by vinyl or aluminum clad windows is discouraged. If this is the only reasonable option, the replacement windows should mimic the original windows with respect to style, size and proportion, with a frame that is similar in colour, or can be painted, to match other windows.*
- *If a door or window has a decorative transom must be replaced with new, make every effort to preserve at least the transom on top of the door or window opening.*
- *Original door and window openings on street facing façades should not be blocked up or covered as this can greatly alter the visual character of the dwelling.*

Trim is the important detail that finishes window and door openings, accenting the heritage attributes of Contributing Resources. Conservation and maintenance guidelines for decorative trim and detail, from Section 11.2.14, *Blackfriars/Petersville Heritage Conservation District Plan*, include,

- *Inspect decorative trim and details regularly to identify areas which require repair, repainting, or other maintenance. Keep the paint film on decorative wood components intact. Use a wood preservative, such as copper naphthanate, or zinc naphthanate, brushed liberally onto bare wood and wood joints prior to painting to reduce deterioration from rot.*
- *Avoid covering or otherwise obscuring decorative trim and details with other materials, particularly vinyl and aluminum siding.*
- *Where decorative elements have deteriorated or disappeared, their reconstruction or replacement to complete the original appearance is strongly encouraged.*
- *Preserve and restore as much of the original trim and detailing as possible and use the original as templates for new replacements.*

- *For trim and casings, research the profiles that were available and popular in the location and the period and notice the methods for joining the edges and corners that are different from current construction. Some larger replacement profiles may have to be fabricated from more segments than the original to build up the overall size and projections from the walls.*
- *Avoid the use of mouldings that are standard profiles called 'Victorian' or 'Colonial' available at building supply stores – they are poor substitutes for the delicate profiles of the original. There are speciality moulding suppliers who carry a wider range of stock material and some millwork shops that can cut profiles to order. Consider using contrasting paint to highlight decorative details.*

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

None.

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

The Contributing Resource at 123 Wilson Avenue is valued for defining and maintaining the cultural heritage value of the Blackfriars/Petersville Heritage Conservation District. The Contributing Resource is also valued as a rare example of a five-bay Ontario Cottage that is worthy of conservation.

Alterations that were completed to the Contributing Resource at 123 Wilson Avenue were not respectful of its heritage attributes and contrary to the goals of the designation of the Blackfriars/Petersville area as a Heritage Conservation District. The alterations eliminated the important five-bay design of the main (west) façade and introduced a large tripartite picture window that is not appropriate for this Contributing Resource.

Unfortunately, none of the original material was retained by the property owner. Structural alterations completed to the window openings, to accommodate the large tripartite windows, have complicated the ability to restore the former windows.

When alterations, including window replacement, the design guidelines of Section 10.3.1 and Section 11.2.10, *Blackfriars/Petersville Heritage Conservation District* are used in the evaluation of Heritage Alteration Permit applications. The applicable design guidelines emphasize three important criteria:

- Style,
- Size, and
- Proportion.

While the proposed alterations will return the important five-bay design, the design will be somewhat altered to fit within the structural alterations completed by the property owner without Heritage Alteration Permit approval. It would be preferable to restore the windows to the original details and proportions, however a compromise has been proposed by the property owner.

The four windows on the west façade would be installed within the structural opening of the large picture windows. This will result in smaller, narrower windows (28" by 60" in size) than original (estimated closer to 32" or 34" in width) but designed to accommodate the replicated wood trim (approximately 5" in width plus the hooded ears) in accordance with the design guidelines of Section 11.2.14, *Blackfriars/Petersville Heritage Conservation District Plan*. The proposed replacement windows are the correct style: single or double hung. The proposed replacement windows are generally appropriate proportion in replicating the original two-over-two windows using simulated divided lights (with grilles between the glass panes as well as on the exterior of the glass). Wood is the preferred window material within a Heritage Conservation District, but clad-wood windows may be sufficient.

Four-inch vinyl siding has been proposed to clad the exterior, where exposed, to match the existing siding. Restoring the wood siding that underlies the existing vinyl siding would be preferable.



Provided that trim, matching/replicating the remaining trim of the house, is installed around the new window on the south façade, no significant adverse impacts are anticipated.

## Conclusion

The alterations to the important five-bay design of the Ontario Cottage at 123 Wilson Avenue had a negative impact on the cultural heritage value of the property and diminished its contributions to the Blackfriars/Petersville Heritage Conservation District.

Through this Heritage Alteration Permit application, the property owner has proposed alterations to reinstate the five-bay design of this Contributing Resource. This has been presented as a compromise, as the original materials have been discarded and the size of the replacement windows is altered to fit within the new structural opening.

Preservation of the original five-bay design, including its windows, trim, and details, would have been preferable. The proposed alterations are sufficiently compliant with the design guidelines of the *Blackfriars/Petersville Heritage Conservation District Plan* and should be permitted with terms and conditions.

**Prepared by:** Kyle Gonyou, RPP, MCIP, CAHP  
Heritage Planner

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

Appendix A Location  
Appendix B Images  
Appendix C Drawings

### Selected Sources

City of London. Property File.  
City of London. *Blackfriars/Petersville Heritage Conservation District Plan*. 2014.  
City of London. *Register of Cultural Heritage Resources*. 2019.  
City of London. *The London Plan*. 2022, consolidated.  
Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*. 2020.  
*Ontario Heritage Act*. 2019, c. 9. Sched. 11.

# Appendix A – Property Location



### Location Map

Project Title: 123 Wilson Avenue  
 Description:  
 Created By: Kyle Gonyou  
 Date: 4/28/2022  
 Scale: 1:1000

### Legend

- Subject Site
- Parks
- Assessment Parcels
- Buildings
- 123 Address Numbers



Corporation of the City of London

**Appendix B – Images**



*Image 1: View of the front (west) façade of the Contributing Resource at 123 Wilson Avenue on February 26, 2018.*



*Image 2: View through the overgrown hedge at 123 Wilson Avenue, showing the alterations to the window openings on west façade.*



*Image 3: View of the main (west) and south façades of the Contributing Resource at 123 Wilson Avenue on May 5, 2020.*



*Image 4: View showing the south half of the main façade and south façade of the Contributing Resource on October 21, 2021.*

# Appendix C – Drawings

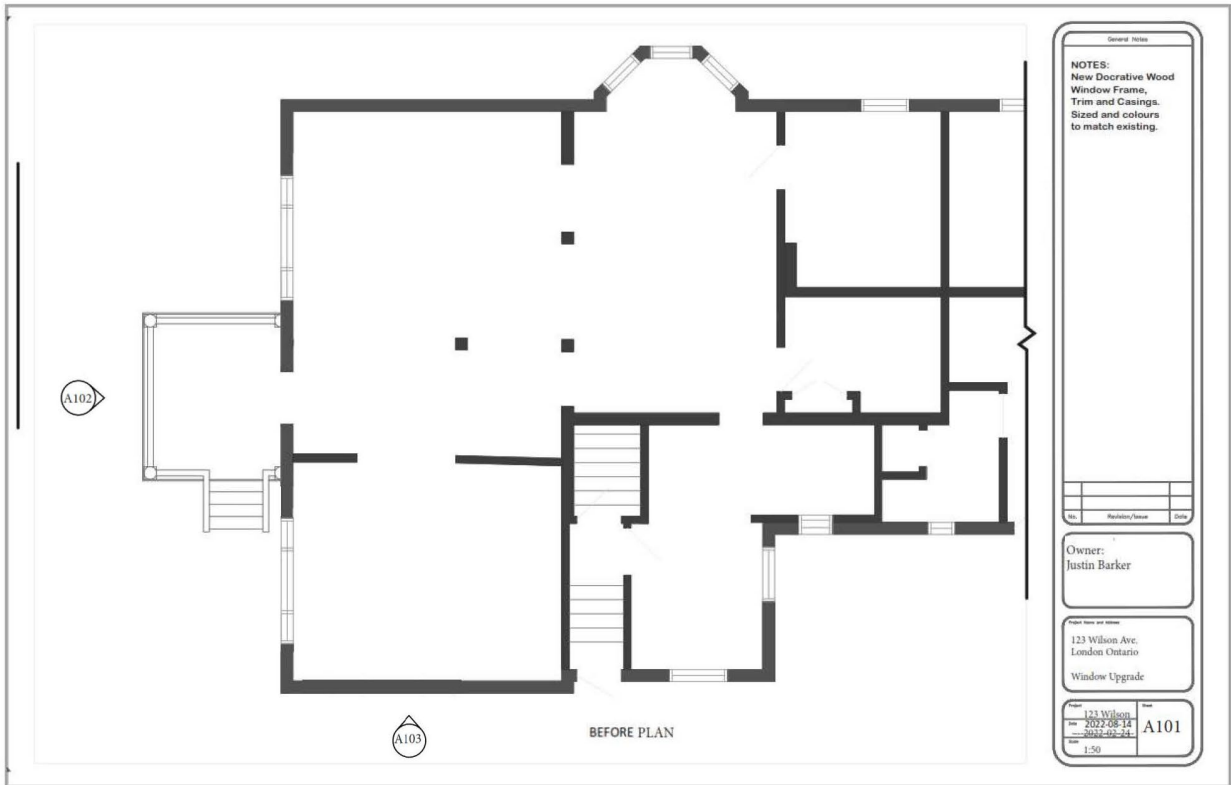


Figure 1: Floor plan drawing, submitted as part of the Heritage Alteration Permit application, showing the existing floorplan with the existing windows. Note: existing large window on the south façade not shown.



Figure 2: West elevation drawing, submitted as part of the Heritage Alteration Permit application, showing the existing condition.

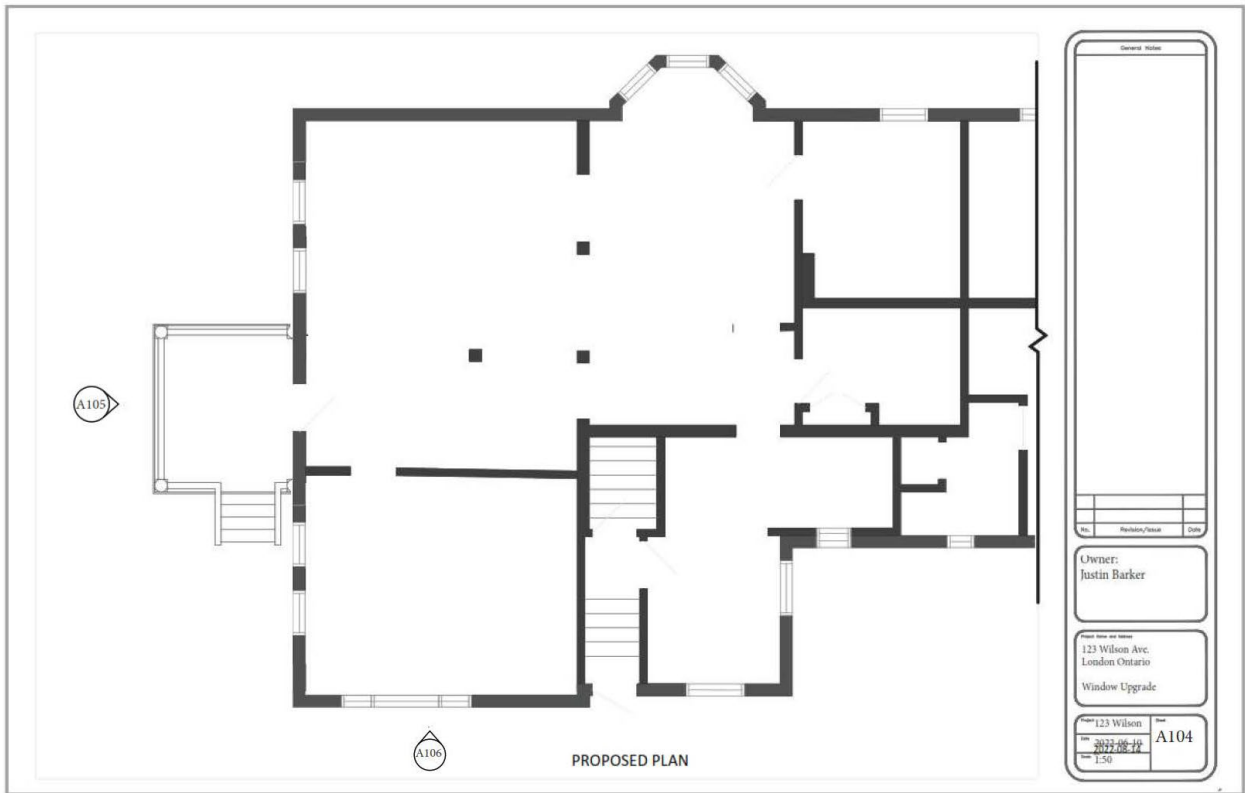


Figure 3: Proposed floor plan, submitted as part of the Heritage Alteration Permit application. Showing the proposed reinstatement of the four windows on the west façade as well as the existing window on the south façade.

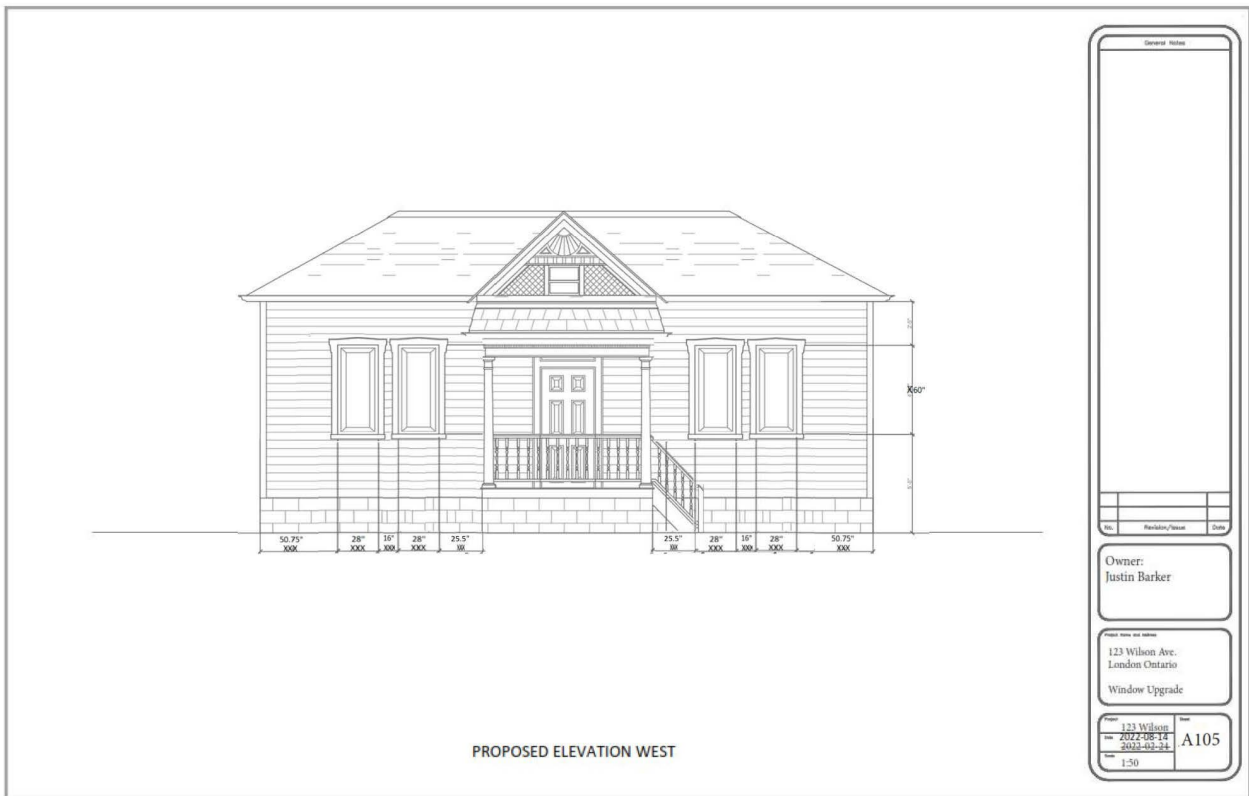


Figure 4: Proposed west elevation drawing, submitted as part of the Heritage Alteration Permit application. Showing the reinstated five-bay design with replicated window trim. Note: the proposed replacement windows must include the two-over-two fenestration pattern of the former windows (not shown on the above drawing).

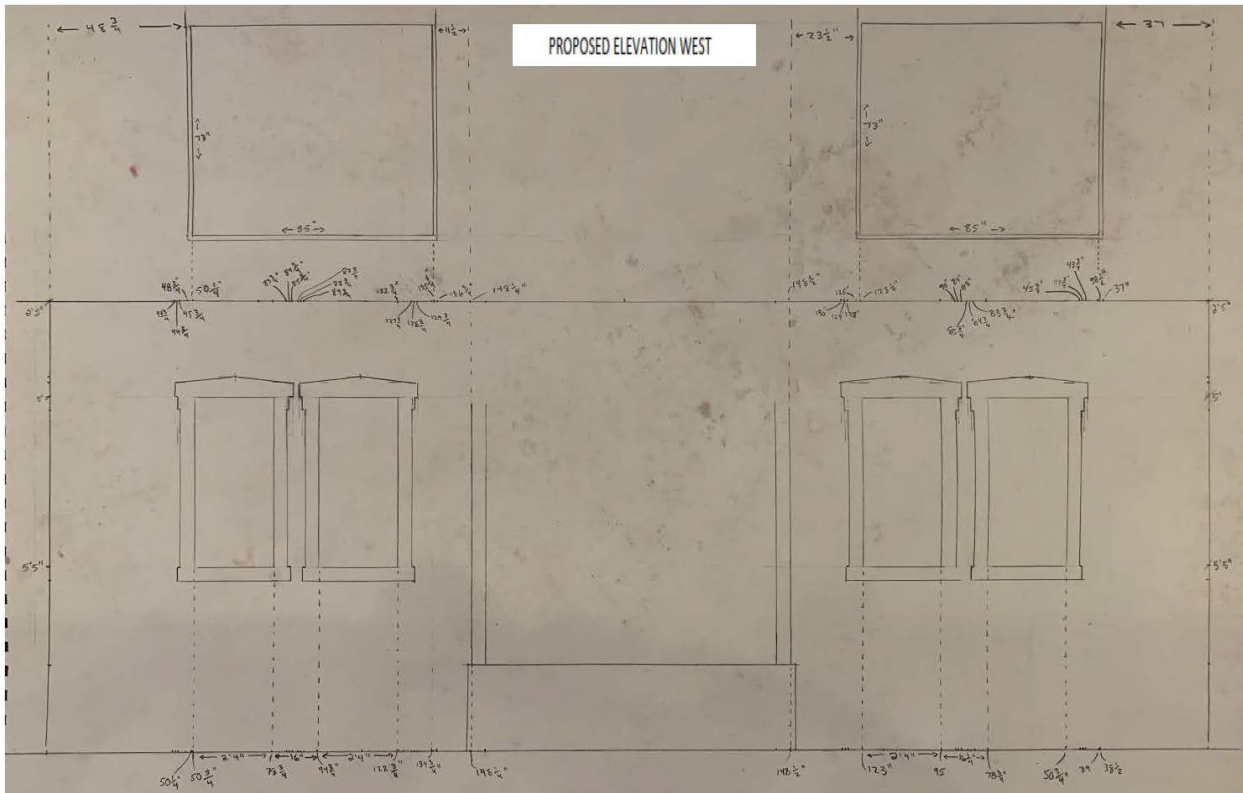


Figure 5: Sketch, submitted as part of the Heritage Alteration Permit application. Showing how the proposed four windows would fit within the structural alterations completed by the property owner. The rough opening of the windows is 28" by 60", with approximately 16" between to accommodate the 5" trim around each window opening. Note: the proposed replacement windows must include the two-over-two fenestration pattern of the former windows (not shown on the above drawing).



Figure 6: Proposed south façade drawing, submitted as part of the Heritage Alteration Permit application. Showing the proposed trim around the existing window.

## 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:** Heritage Alteration Permit application by J. Wong at 10 Moir Street, Blackfriars/Petersville Heritage Conservation District  
**Date:** Wednesday November 9, 2022

## Recommendation

Refusal of the Heritage Alteration Permit application seeking approval to pave a portion of the front yard for parking on the heritage designated property at 10 Moir Street, Blackfriars/Petersville Heritage Conservation District, is recommended.

## Executive Summary

The property at 10 Moir Street is a significant cultural heritage resource, designated as a part of the Blackfriars/Petersville Heritage Conservation District. As a “Contributing Resource”, the property, structure, and landscape support the identified cultural heritage values, character, and/or integrity of the Blackfriars/Petersville Heritage Conservation District. The applicant has submitted a Heritage Alteration Permit application seeking approval for the construction of a new front yard parking space. New or increased parking areas, especially within front yards, require Heritage Alteration Permit approval within the Blackfriars/Petersville Heritage Conservation District. The policies and guidelines of the Blackfriars/Petersville Heritage Conservation District Plan and Guidelines discourages front yard parking and encourages the use of side or rear yard parking. The recommended action is to refuse the application.

## Analysis

### 1.0 Background Information

#### 1.1 Location

The property at 10 Moir Street is located on the north side of Moir Street between Wharncliffe Road North and Albion Street (Appendix A).

#### 1.2 Cultural Heritage Status

The property at 10 Moir Street is located within the Blackfriars/Petersville Heritage Conservation District, which is designated pursuant to Part V of the Ontario Heritage Act by By-law No. L.S.P.-3437-179 in 2015. The property is identified as a “Contributing Resource” within the *Blackfriars/Petersville Heritage Conservation District Plan and Guidelines*. Contributing resources are described as “a property, structure, landscape element, or other attribute of a Heritage Conservation District (HCD) that supports the identified cultural heritage values, character, and/or integrity of the HCD. Contributing resources are subject to the policies and guidelines for conservation, alteration, and demolition.”

#### 1.3 Description

The dwelling on the property at 10 Moir Street was constructed around 1922. The residential form building is one-and-a-half storeys in height and includes a pitched front roof extending over the verandah – a style or form often referred to as a “Craftsman” or “Bungalow” style. A large second storey roof dormer projects out of the roof to accommodate the second storey living spaces. The exterior of the dwelling is clad primarily with painted stucco. The dormer is clad with aluminum siding.

A shared driveway leading to rear parking spaces is located between the west side of the subject property and the adjacent property at 12 Moir Street. The driveway consists



of two single track driveways with turf/grass between the gaps. Parking is located at the rear of the property.

## **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*, and *The London Plan*.

### **2.2 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.”

### **2.3 Ontario Heritage Act**

The *Ontario Heritage Act* enables municipalities to protect properties of cultural heritage value or interest. Properties of cultural heritage value can be protected individually, pursuant to Section 29 of the *Ontario Heritage Act*, or where groups of properties have cultural heritage value together, pursuant to Section 41 of the *Ontario Heritage Act* as a Heritage Conservation District (HCD). Designations pursuant to the *Ontario Heritage Act* are based on real property, not just buildings.

#### **2.3.1 Contravention of the Ontario Heritage Act**

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

#### **2.3.2. Heritage Alteration Permit**

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

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

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

### **2.4 The London Plan**

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

*Policy 594\_ Within heritage conservation districts established in conformity with this chapter, the following policies shall apply:*

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

*Policy 596\_ A property owner may apply to alter a property within a heritage conservation district. The City may, pursuant to the Ontario Heritage Act, issue a permit to alter the structure. In consultation with the London Advisory Committee on Heritage, the City may delegate approvals for such permits to an authority.*

## **2.5 Blackfriars/Petersville Heritage Conservation District Plan and Guidelines**

The *Blackfriars/Petersville Heritage Conservation District Plan and Guidelines* includes policies and guidelines related to alterations to properties located within the Blackfriars/Petersville Heritage Conservation District. The policies of Section 7.7.1 (Residential Area Policies) and 12.3 (Parking) are relevant to applications for driveways and parking within the HCD.

Section 7.7.1 (Residential Area Policies) states:

*k) Parking should be located in the driveways at the side of the garages at the rear of the main building, wherever possible. New garages shall not be permitted at the front of the building. Front yard parking shall be discouraged.*

The *Blackfriars/Petersville Heritage Conservation District Plan and Guidelines* recognizes that “Front, side, and rear yards can be affected when private green space is transitioned into hardscape surfaces.” Further, “this affects the relationship between built features and their surroundings, as well as the overall rhythm and pattern of the streetscape.” Careful consideration and planning are emphasized when planning parking within the HCD to ensure the integrity of the built form and the streetscape are maintained.

Section 12.3 (Parking) includes recommendations and direction to evaluate parking applications within the Blackfriars/Petersville Heritage Conservation District:

- *Encourage parking to the sides of buildings or within rear lot areas. Locate parking away from the street frontage;*
- *Views of vehicles and/or parking areas should be screened through the use of fencing or hedging.*
- *In residential applications, it is recommended that two single track driveways or parking areas be used, with turf installed between the gaps in order to minimize the impact of hard surfacing on the landscape;*
- *The use of large, monotonous expanses of one hardscape material is discouraged. Where feasible, permeable paving should be utilized and appropriate patterning should be employed to reflect the heritage character of the area; and,*
- *Avoid the siting of parking lots at corner properties.*

## **3.0 Financial Impact/Considerations**

None.

## 4.0 Key Issues and Considerations

### 4.1. Heritage Alteration Permit application (HAP22-073-L)

Various complaints from community members were received by the City in early September 2022 regarding the property owner's plan to establish increased parking space at the front of the dwelling at 10 Moir Street. Site visits undertaken on September 2, 2022 indicated that at that time, construction on increased parking spaces had not begun. "New or increased parking areas (especially front yard)" are a class of alteration that requires Heritage Alteration Permit approval within the Blackfriars/Petersville Heritage Conservation District.

Following initial email consultation, the owners submitted a Heritage Alteration Permit application seeking approval to remove a portion of the manicured front lawn of the property in order to construct a new driveway at the front of the property. Based on the application submission, the proposed driveway is anticipated to be 15 feet in length and 6 feet in width.

Recent aerial photography indicates that the rear yard is currently being used for vehicle parking for the subject property. As a part of the Heritage Alteration Permit application, staff completed a site visit to the subject property to review the front and rear yard parking. At the time of the site visit, two vehicles were observed within the rear yard parking area.

The policies and guidelines of the *Blackfriars/Petersville Heritage Conservation District* emphasize that additional parking space must be carefully considered. Further, the policies and guidelines encourage parking at the sides of buildings or within rear lots and discourage parking at the fronts of buildings.

Staff encourage the continued use of rear yard parking, and an expansion to the rear yard parking to accommodate additional parking space, if desired. This approach would be compliant with the policies and guidelines included within the *Blackfriars/Petersville Heritage Conservation District Plan and Guidelines*.

## Conclusion

The proposed paved front yard parking space at the heritage-designated property at 10 Moir Street is not consistent with the policies and guidelines of the *Blackfriars/Petersville Heritage Conservation District Plan and Guidelines*. An application that seeks to increase the rear yard parking on the subject property to address additional parking requirements rather than introducing a new front yard parking space would be more appropriate to conserve the cultural heritage value or interest of the Blackfriars/Petersville Heritage Conservation District. The application seeking approval for front yard parking should not be approved.

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

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

### Appendices

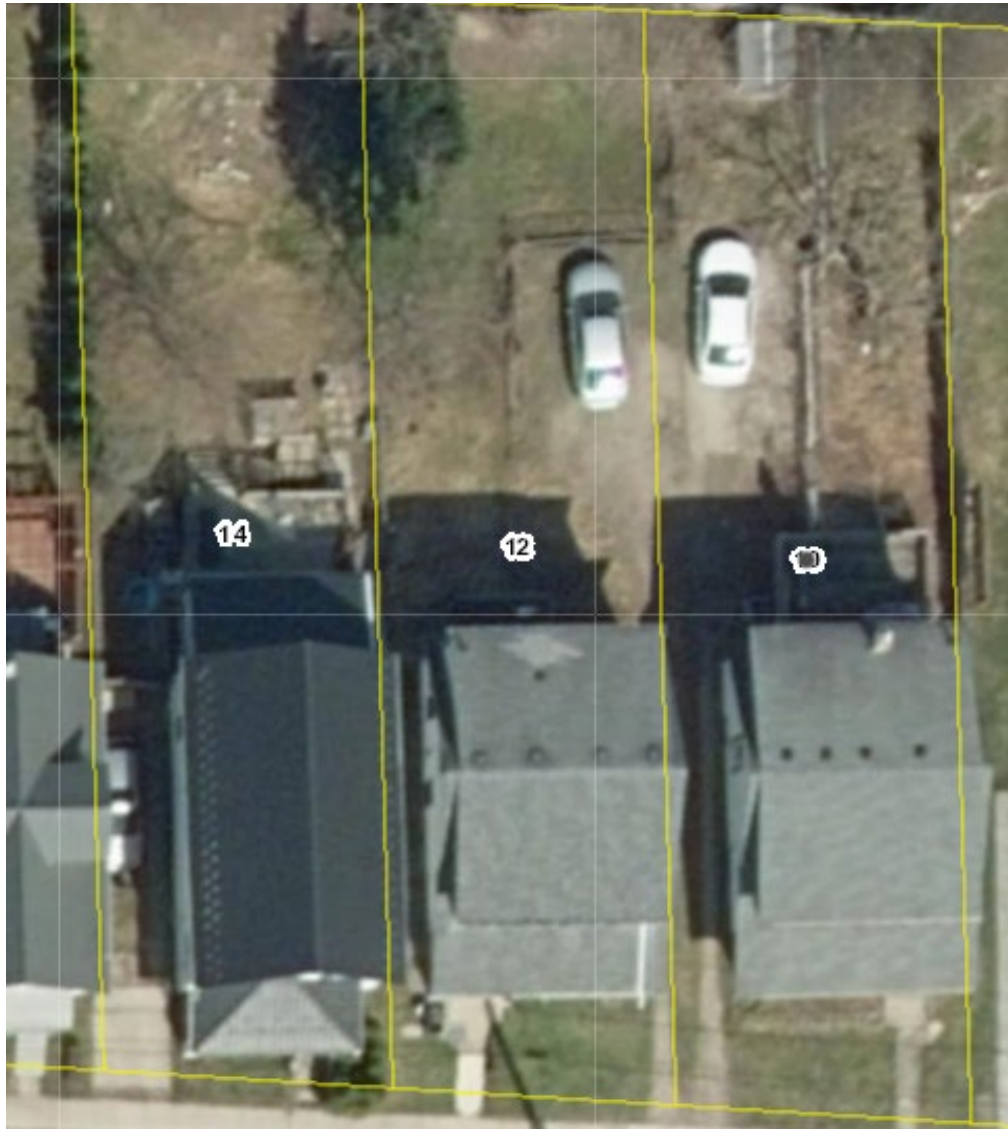
Appendix A Property Location  
Appendix B Images

# Appendix A – Property Location



Figure 1: Location of the subject property at 10 Moir Street, located within the Blackfriars/Petersville Heritage Conservation District.

**Appendix B – Images**



*Image 1: Aerial photograph (2021) showing existing rear yard parking spaces located at 10 and 12 Moir Street, within the Blackfriars/Petersville Heritage Conservation District.*



*Image 2: Photograph showing the property located at 10 Moir Street, located within the Blackfriars/Petersville Heritage Conservation District. Note, the existing front yard consists of manicured grass.*



*Image 3: Photograph showing the shared driveway located between the dwellings at 10 and 12 Moir Street. The driveway leads to existing rear yard parking for both properties. Note, two vehicles are shown parked within the rear yard at 10 Moir Street (right).*



*Image 4: Photograph showing the rear yard parking located at 10 Moir Street (right) and 12 Moir Street (left). Note, there are two cars parked within the space currently available for 10 Moir Street and additional space could be accommodate at right.*

## Report to Community Advisory Committee on Planning

**To:** Chair and Members  
**Community Advisory Committee on Planning**  
**From:** Jana Kelemen, M.Sc.Arch., MUDS, RPP, MCIP,  
Manager, Urban Design and Heritage  
**Subject:** Heritage Alteration Permit application by M. Wales for 645  
Lorne Avenue, Old East Heritage Conservation District  
**Date:** November 9, 2022

### Summary Recommendation

Approval of the Heritage Alteration Permit application seeking retroactive approval for the removal of the verandah and balcony and approval of the proposed porch and doorway-window alterations with terms and conditions is recommended. Terms and conditions are recommended to ensure compatibility with the heritage character of the property at 645 Lorne Avenue and the Old East Heritage Conservation District.

### Executive Summary

The property at 645 Lorne Avenue is a C-ranked property in the Old East Heritage Conservation District, making contributions to its heritage character. The property owner previously removed the verandah and balcony, citing its poor condition. This Heritage Alteration Permit application seeks retroactive approval for the removal of the verandah and balcony, as well as approval of a new proposed uncovered porch and alteration of an upper doorway into a window. While conserving the former porch would be preferred, the proposed alterations are sufficiently consistent with the guidelines of the *Old East Heritage Conservation District Conservation & Design Guidelines* and should be approved with terms and conditions.

### Analysis

#### 1.0 Background Information

##### 1.1 Property Location

The property at 645 Lorne Avenue is located on the south side of Lorne Avenue between Adelaide Street North and Elizabeth Street (Appendix A).

##### 1.2 Cultural Heritage Status

The property at 645 Lorne Avenue is located within the Old East Heritage Conservation District, designated pursuant to Part V of the *Ontario Heritage Act* by By-law No. L.S.P.-3383-111, passed on September 10, 2006.

The property at 645 Lorne Avenue is C-rated by the *Old East Heritage Conservation District Plan*. A C-ranking is assigned to a property that are “of value as part of the environment” (Section 4.2, *Old East Heritage Conservation District Study*), meaning that they contribute to the heritage character of the area.

##### 1.3 Description

The building at 645 Lorne Avenue was built in about 1885 (Appendix B). It is a two-storey, frame, residential form building. The building is clad in horizontal vinyl siding. The primary (north) façade of the building faces Lorne Avenue and featured a verandah and balcony across the entire primary façade. The porch had a rug brick base, including plinths and solid balustrade, with square colonettes supporting the upper balcony which had metal railings. Overall, the composition of the primary façade was asymmetrical owing to the access to the verandah and balcony and three-quarters height of the upper storey. Nevertheless, the vernacular building contributes to the heritage character of the Old East Heritage Conservation District.

Between March and November 2020, the verandah and balcony were removed (see Appendix B).

### **1.5 Heritage Alteration Permit Application (HAP22-075-L)**

In November 2020, the City received complaints from community members that the porch of the heritage designated property at 645 Lorne Avenue had been removed. A site visit was completed by staff on November 12, 2020.

In addition to the requirement for a Heritage Alteration Permit, a Building Permit is also required.

Following compliance action by the City, a Heritage Alteration Permit application has been submitted by an agent for the property owner of the heritage designated property at 645 Lorne Avenue. The Heritage Alteration Permit application seeks approval for:

- Removal of the verandah and balcony;
- Alteration of the upper doorway into a window; and,
- Construction of a new entry porch.

The property owner cited the poor condition of the verandah and balcony as the reasons for its removal.

The complete Heritage Alteration Permit application was received on September 28, 2022. Per Section 42(4), *Ontario Heritage Act*, a decision to approve, approve with terms and conditions, or refuse this Heritage Alteration Permit application is required before December 27, 2022.

## **2.0 Discussion and Considerations**

Cultural heritage resources are to be conserved and impacts evaluated as per fundamental policies in the *Provincial Policy Statement (2020)*, the *Ontario Heritage Act*, *The London Plan*. More specific, area-based policies and guidelines – part of the *Old East Heritage Conservation District Conservation Plan* and *Old East Village Heritage Conservation District Conservation & Design Guidelines* – contain policies establishing intention and specific guidelines that provide direction on how to achieve the conservation of cultural heritage resources, heritage attributes, and character.

### **2.1 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.”

### **2.2 Ontario Heritage Act**

Section 42(1) of the *Ontario Heritage Act* requires that a property owner not alter, or permit the alteration of, the property without obtaining Heritage Alteration Permit approval. The *Ontario Heritage Act* enables Municipal Council to give the applicant of a Heritage Alteration Permit:

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



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

### **2.3 The London Plan**

*The London Plan* is the City of London's Official Plan. The policies of *The London Plan* found in the Key Directions and Cultural Heritage chapter support the conservation of London's cultural heritage resources.

Policy 61\_5 of *The London Plan* states, "Protect what we cherish by recognizing and enhancing our cultural identity, cultural heritage resources, neighbourhood character, and environmental features."

Policy 594\_, *The London Plan*, includes policies relevant to change management within London's Heritage Conservation Districts:

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

### **2.4 Old East Heritage Conservation District Conservation Plan**

The Old East Heritage Conservation District was designated pursuant to Part V of the *Ontario Heritage Act* by By-law No. L.S.P.3383-111 and came into force and effect on September 10, 2006. The *Old East Heritage Conservation District Conservation Plan* articulate a policy framework to help manage change for the nearly 1,000 properties located within its boundaries.

The goals and objectives of the designation of the Old East as a Heritage Conservation District are found within Section 3.2 of the *Old East Heritage Conservation District Conservation Plan*. Two goals are particularly relevant:

- *Recognize, protect, enhance and appreciate the integrity of heritage buildings and streets in Old East and value their contributions to the interest and diversity of the community by:*
  - *Encouraging individual building owners to recognize the unique character of each building and to become more interested in the conservation and celebration of that unique character*
  - *Encouraging individual building owners to understand the broader context of heritage restoration in history, and recognize that buildings should outlive their individual owners and each owner or tenant should consider themselves stewards of the building for future owners and users*
- *Avoid the destruction and/or inappropriate alteration of the existing building stock, materials and details by:*
  - *Encouraging sensitive restoration practices that make gentle, reversible changes, when necessary, to significant heritage buildings*
  - *Providing homeowners with conservation and maintenance guidelines and best practices so that appropriate building and repair activities are undertaken,*
  - *Establishing design guidelines to ensure new development or alterations are sensitive to the heritage characteristics and details of the Old East Heritage Conservation District*

Section 4.1, *Old East Heritage Conservation District Conservation Plan* (Dealing with Growth and Change – Architecture), includes important references to understand the

individual contributions of properties to the heritage character of the Old East Heritage Conservation District:

- "...the intent of the designation of the heritage conservation district is to preserve an adequate stock of the heritage features that define the character of the area to preserve the cohesive nature of the district"
- "The contribution of each individual property to the overall character of the district is primarily the front façade of the building except at corners where the side façade also contributes to the street appearances."
- "Any of the original components that face the public street(s) should be preserved as much as possible to conserve the heritage character of the street"

Policies regarding alterations, in Section 4.2, *Old East Heritage Conservation District Conservation Plan*, highlight the importance of conserving the street-facing facades, stating,

*Alterations to the street-facing façade of the buildings (typically the front of the house or the front and side of the house on corner lots) have the potential to dramatically affect the appearance of not only the building itself, but the entire streetscape.*

Table 7.1, in Section 7.1, *Old East Heritage Conservation District Conservation Plan*, describes the classes of alterations that do or do not require Heritage Alteration Permit approval. Heritage Alteration Permit approval is required for "door removal, replacement or addition" and "window removal, replacement or addition" as well as "porch/verandah replacement, removal or addition" for A, B, and C-ranked properties in the Old East Heritage Conservation District.

## **2.5 Old East Heritage Conservation District Conservation & Design Guidelines**

To support the conservation of the cultural heritage resources within its boundaries, the *Old East Heritage Conservation District Conservation & Design Guidelines* provides guidelines to help manage change.

Specifically, Section 3.4 (Exterior Walls), Section 3.6 (Doors and Windows), Section 3.7 (Porches and Verandahs), Section 3.9 (Paint and Colour), and Section 4.3 (Alterations).

Vinyl siding is not recommended to cover or replace original exterior cladding materials, like wood siding (Section 3.4). When considering replacement windows, the guidelines of Section 3.6 direct that,

- *The replacement windows should mimic the original windows with respect to style, size and proportion with a frame that is similar in colour, or can be painted, to match other windows.*
- *Original door and window openings on the street facing façade should not be blocked up or covered as this can greatly alter the visual character of the dwelling.*

Guidelines of Section 3.7, *Old East Heritage Conservation District Conservation & Design Guidelines*, recommends,

- *Removal or substantial alteration to the size, shape and design of existing porches is strongly discouraged.*
- *Do not remove or cover original porches or porch details, except for the purpose of quality restoration.*
- *When restoring a porch that is either intact or completely demolished, some research should be undertaken to determine the original design which may have been much different from its current condition and decide whether to restore the original.*
- *For the structural elements of the porch, use the best of current technology including secure footings extending below frost and pressure treated wood for wood framing.*
- *For decorative elements such as gingerbread fretwork and other trim, wood is still the best choice to recreate the original appearance, but using improved technology such as waterproof glues and biscuit joiners and liquid preservatives*

*and best quality paints to protect the finished product.*

- *Fibreglass and plastic versions of decorative trims should be avoided. Poor interpretation of the scale and design of applied decoration detract from the visual appearance and architectural coherence of porches and verandahs.*
- *Where there are no other reasonable options, fibreglass and plastic versions of these decorative trims may be considered if the appropriate shape and size is available and they are kept in good condition with adequate maintenance of the paint.*
- *Install and maintain a porch apron on all exterior sides below the porch floor level that permit good ventilation and prevent animals and debris from entering. Research some of the attractive and functional trellis designs that are used in the neighbourhood to fulfil this purpose.*

Painting exterior wood is supported by the guidelines of Section 3.9, *Old East Heritage Conservation District Conservation & Design Guidelines*. It notes that painting presents “a finished appearance to the neighbourhood, and to protect the investment in the house.”

Section 4.3, *Old East Heritage Conservation District Conservation & Design Guidelines*, provides general guidance on alterations, including:

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

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

None.

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

#### **4.1 Verandah and Balcony**

A verandah is shown on the 1892, revised 1907 Fire Insurance Plan for the property at 645 Lorne Avenue (see Figure 2, Appendix A). A similar verandah is shown on the 1912, revised 1915 Fire Insurance Plan and 1912, revised 1922 Fire Insurance Plan. However, the former verandah and balcony appear to date from the mid-twentieth century (see Appendix B). This dating is attributed to the use of rug brick balustrade and plinths which became more common into the 1930s, accompanied by metal railings that appeared more typical of an early post-WWII period, and could be accounted by several or successive alterations. It is unlikely that the verandah and balcony were an original conception, but of comparable size to what was shown in the Fire Insurance Plan.

The verandah and balcony were removed by the property owner citing poor condition.

Presently, only a basic wooden step to the front door has been provided. This is not in

keeping with the heritage character of the property or the Old East Heritage Conservation District.

Recognizing that porches are an important part of the heritage character of the Old East Heritage Conservation District, a smaller uncovered porch at the front doorway of the house at 645 Lorne Avenue has been proposed (see Appendix C). The proposed porch is approximately 108” in width by 60” in depth, approximately 20” in height to meet the front doorway. Pressure treated wood has been proposed as the primary material for the porch, including steps, deck, and wood spindles.

While not of the same size or scale as the former verandah and balcony, the proposed porch will maintain this important feature and make contributions supporting the heritage character of the Old East Heritage Conservation District. To ensure that the porch is appropriate for the property and Old East Heritage Conservation District, turned wood spindles should be used, a square or diamond pattern lattice-style wood porch skirt installed, all exposed wood be painted, and consideration be given to using the colour palette of the Old East Heritage Conservation District (see Figure 3, Appendix A).

#### **4.2 Doorway to Window Alteration**

As the verandah and balcony have been removed, the upper doorway serves no function. Retaining an unarticulated doorway on the second storey of the house could present potential safety risks to inhabitants as well as an unbalanced façade composition.

The applicant has proposed to insert a window into the doorway opening. This would retain the opening on the façade and its associated trim detailing. As the proposed window (34” wide by 53” in height) does not fill the entire doorway opening (generally about 80” in height), the lower portion of the opening would be clad in vinyl siding to match the front façade of the house. The applicant advised that siding can be salvaged from a location on the house not visible from the street to ensure the siding matches. A sill and other finishing details would be installed to match the adjacent window opening.

This proposed alteration seeks to match the finishes of the house and presents a reasonable solution provided there is support for the removal of the verandah and balcony. Removing the doorway from the second storey diminishes the likelihood that the upper balcony will be restored.

## **Conclusion**

Conservation, rather than removal, of the former verandah and balcony would have been preferable from a cultural heritage perspective and better aligned with the policies and guidelines of the *Old East Heritage Conservation District*. However, the verandah and balcony were removed by the property owner citing poor condition.

The proposed alterations seek to reinstate the important contributions of a porch to the heritage character of the C-ranked property at 645 Lorne Avenue and support its contributions to the Old East Heritage Conservation District. The proposed uncovered porch and doorway/window alteration are sufficiently consistent with the guidelines for the *Old East Heritage Conservation District Conservation & Design Guidelines* and should be approved with terms and conditions.

**Prepared by:** Kyle Gonyou, RPP, MCIP, CAHP  
Heritage Planner

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

Appendix A Location  
Appendix B Images  
Appendix C Drawings

**Selected Sources**

City of London. Property File.

City of London. *Old East Heritage Conservation District Conservation Plan and Old East Heritage Conservation District Conservation & Design Guidelines*. 2006.

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

City of London. *The London Plan*. 2022, consolidated.

Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*. 2020.

*Ontario Heritage Act*. 2019, c. 9. Sched. 11.

# Appendix A – Location Map



Figure 1: Location map of the heritage designated property at 645 Lorne Avenue.

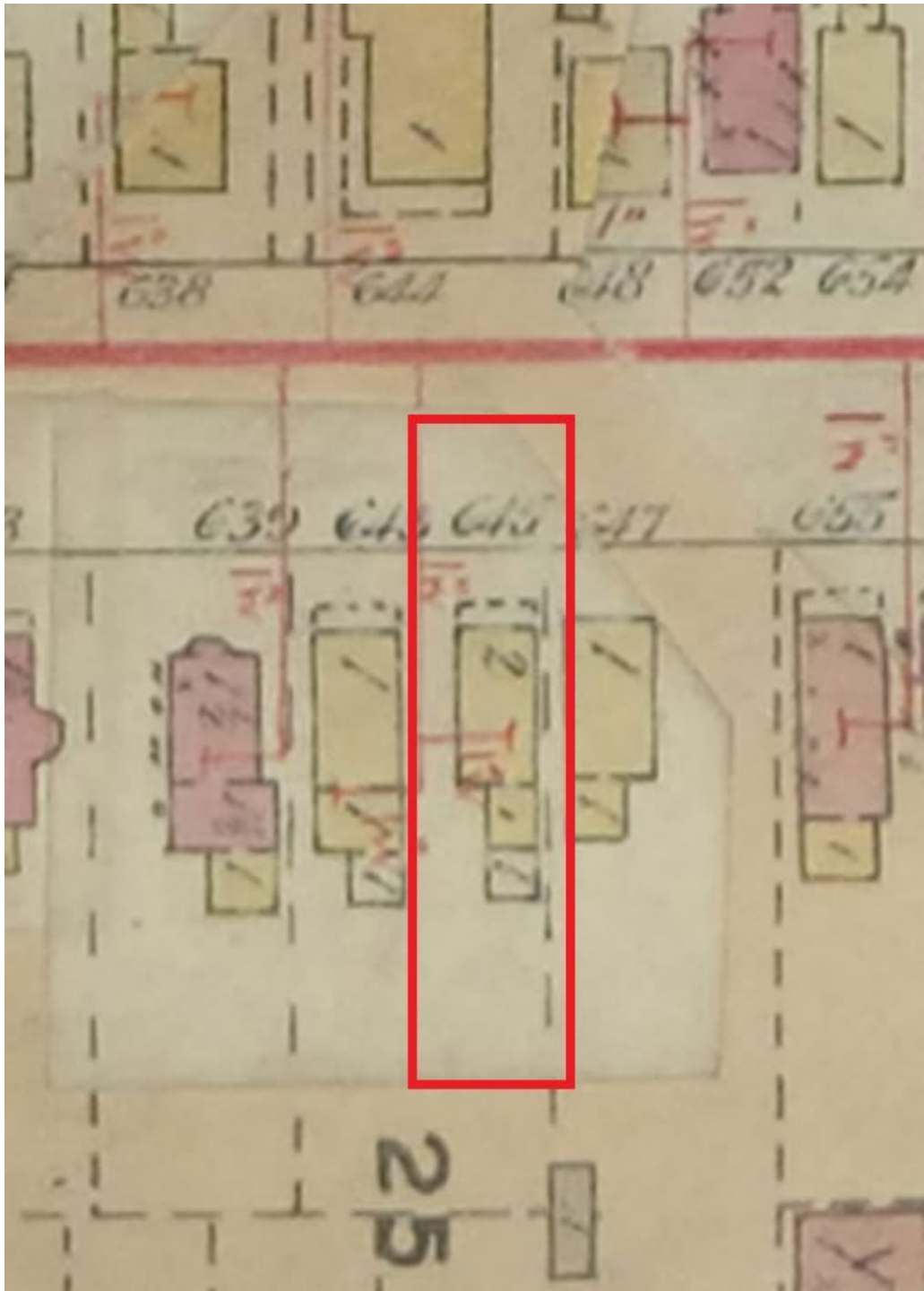


Figure 2: Detail of Sheet 21, 1892, revised 1907 Fire Insurance Plan (courtesy Maps and Data Centre, Western University). The dashed line in front of the building indicates a verandah.

Townsend Harbor Brown HC-64	Holdley Red HC-65	Branchport Brown HC-72	Shore Line CC-364	Bryant Gold HC-7	Livingston Gold HC-16	Forest Floor CC-570	Hale Navy HC-154	Knoxville Gray HC-154	Onyx 2133-10
Laurentian Red CC-152	Somerville Red HC-62	Fairview Taupe HC-85	Revere Pewter HC-172	Dijon CC-210	Lenox Tan HC-44	Tate Olive HC-112	Brewster Gray HC-162	Duxbury Gray HC-163	Kendall Charcoal HC-166
Georgian Brick HC-30	Bradstreet Beige HC-48	Creamy White OC-7	White Chocolate OC-127	Hepplewhite Ivory HC-36	Putnam Ivory HC-39	Louisburg Green HC-113	Wickham Gray HC-171	Palladian Blue HC-144	Chelsea Gray HC-168

Figure 3: Colour palette for the Old East Heritage Conservation District.

**Appendix B – Images**



*Image 1: Photograph of the heritage designated property at 645 Lorne Avenue on March 12, 2020.*



*Image 2: Photograph of the heritage designated property at 645 Lorne Avenue (left) on November 12, 2020.*





*Image 3: Photograph, submitted as part of the Heritage Alteration Permit application, showing the current condition of the property at 645 Lorne Avenue.*

**Appendix C – Drawings**

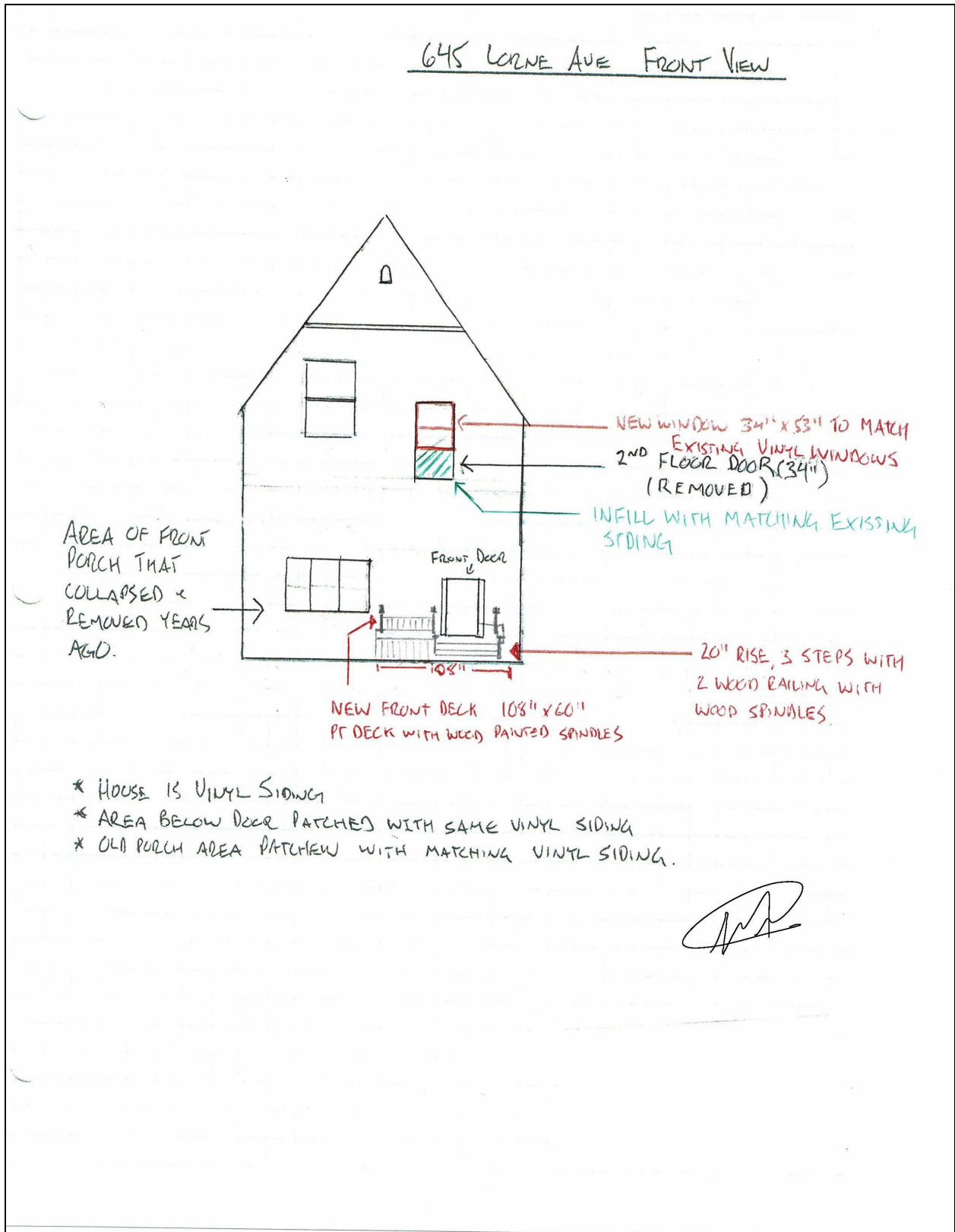


Figure 4: Elevation drawing submitted as part of the Heritage Alteration Permit application showing the proposed changes to the heritage designated property at 645 Lorne Avenue. Note: not to scale.

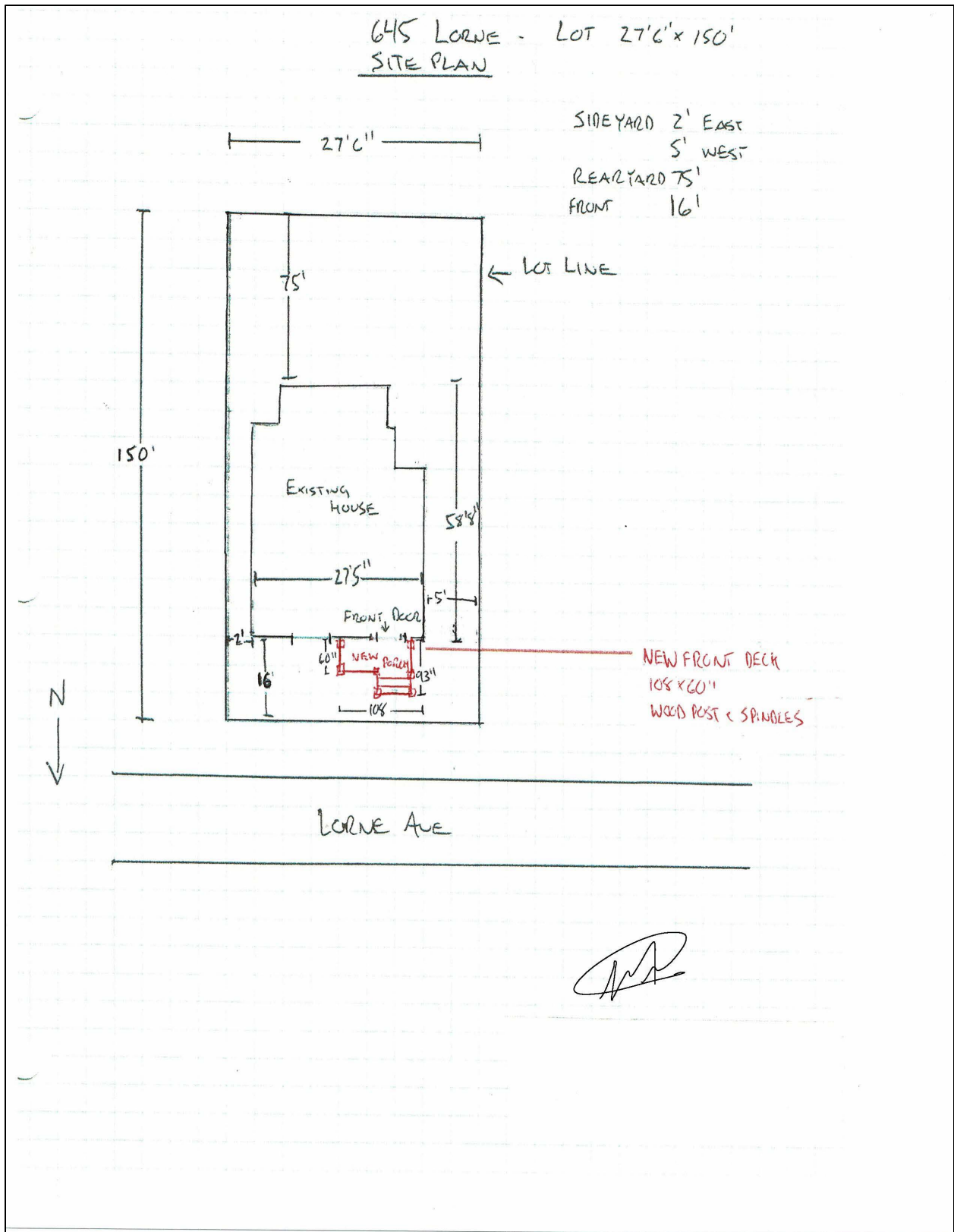


Figure 5: Plan drawing submitted as part of the Heritage Alteration Permit application showing the proposed changes to the heritage designated property at 645 Lorne Avenue.



# Proposed Changes to the *Ontario Heritage Act* – Bill 23, *More Homes Built Faster Act, 2022*



Community Advisory Committee on Planning  
November 9, 2022

**\*\*For Information Purposes Only**

# Bill 108 and Bill 109

- Changes to designation (Part IV)
  - Objection and appeal processes
  - By-law contents
  - Prescribed events
  - Required steps following demolition
- Changes to Register
  - Adding properties, notifications
  - Objections to inclusions
- Changes to CRB/OLT
- Bill 109
  - Timelines
  - Fee refunds for planning applications



# Proposed Changes to the *Ontario Heritage Act* – Bill 23, *More Homes Built Faster Act, 2022*

- *Bill 23, More Homes Built Faster Act, 2022*
  - *Planning Act*
  - *Development Charges Act*
  - ***Ontario Heritage Act***
  - *Conservation Authorities Act*
  - *Natural Hazards Regulatory Changes*
  - *Inclusionary Zoning Regulatory Changes*
  - *Ontario Land Tribunal Act*
- Proposal posted - October 25, 2022
- Comment period – 30 days, expires November 24, 2022
- ERO - <https://ero.ontario.ca/notice/019-6196>



# Section 25.2 – Provincial Heritage Properties

*(3.1) If the process for the identification of properties referred to in clause (3) (a) permits a ministry or prescribed public body to determine whether a property has cultural heritage value or interest, the process may permit the Minister to review the determination, or any part of the determination, whether made before, on or after the day subsection 2 (1) of Schedule 6 to the More Homes Built Faster Act, 2022 comes into force, and may permit the Minister to confirm or revise the determination or part of it.*

~~*(7) The heritage standards and guidelines approved under this section are not regulations within the meaning of Part III (Regulations) of the Legislation Act, 2006. 2005, c. 6, s. 13; 2006, c. 21, Sched. F, s. 136 (1).*~~

*(7) The Lieutenant Governor in Council may, by order, provide that the Crown in right of Ontario or a ministry or prescribed public body is not required to comply with some or all of the heritage standards and guidelines approved under this section in respect of a particular property, if the Lieutenant Governor in Council is of the opinion that such exemption could potentially advance one or more of the following provincial priorities:*

- 1. Transit.*
- 2. Housing.*
- 3. Health and Long-Term Care.*
- 4. Other infrastructure.*
- 5. Such other priorities as may be prescribed.*

*(8) The heritage standards and guidelines approved under this section and orders made under subsection (7) are not regulations within the meaning of Part III (Regulations) of the Legislation Act, 2006.*

# Section 27 – Register

~~(3) In addition to the property listed under subsection (2), the register may include property that has not been designated under this Part but that the council of a municipality believes to be of cultural heritage value or interest and shall contain, with respect to such property, a description of the property that is sufficient to readily ascertain the property.~~

- *(3) Subject to subsection (18), in addition to the property listed in the register under subsection (2), the register may include property that has not be designated under this Part if,*
  - *(a) the council of a municipality believes the property to be of cultural heritage value or interest; and*
  - *(b) where criteria for determining property is of cultural heritage value or interest have been prescribed for the purposes of this subsection, the property meets the criteria.*



# Section 27 – Register

*(14) In the case of a property included in the register under subsection (3), or a predecessor of that subsection, before, on or after the day subsection 3 (4) of Schedule 6 to the More Homes Built Faster Act, 2022 comes into force, the council of the municipality shall remove the property from the register if the council of the municipality has given a notice of intention to designate the property under subsection 29(1) and any of the following circumstances exist:*

- 1. The council of a municipality withdraws the notice of intention under subsection 29(7).*
- 2. The council of a municipality does not withdraw the notice of intention, but does not pass a by-law designating the property under subsection 29(1) within the time set out in paragraph 1 of subsection 29(8).*
- 3. The council of a municipality passes a by-law designating the property under subsection 29(1) within the time set out in paragraph 1 of subsection 29(8), but the by-law is repealed in accordance with subclause 29(15)(b)(i) or (iii).*

# Section 27 – Register

*(15) In the case of a property included in the register under subsection (3) on or after the day subsection 3 (4) of Schedule 6 to the More Homes Built Faster Act, 2022 comes into force, the council of a municipality shall remove the property from the register if the council of the municipality does not give a notice of intention to designate the property under subsection 29(1) on or before the second anniversary of the day the property was included in the register.*

*(16) In the case of a property included in the register under a predecessor of subsection (3), as of the day before subsection 3 (4) of Schedule 6 to the More Homes Built Faster Act, 2022 comes into force, the council of a municipality shall remove the property from the register if the council of the municipality does not give a notice of intention to designate the property under subsection 29 (1) on or before the second anniversary of the day subsection 3 (4) of Schedule 6 to the More Homes Built Faster Act, 2022 comes into force.*

*(17) Despite subsection (4), the council of the municipality is not required to consult with its municipal heritage committee, if one has been established, before removing a property from the register under subsection (14), (15) or (16). Prohibition re including property in register, subss. (14) to (16)*

*(18) If subsection (14), (15) or (16) requires the removal of a property from the register, the council of the municipality may not include the property again in the register under subsection (3) for a period of five years after the following date: 1. In the case of subsection (14), the day any of the circumstances described in paragraphs 1, 2 and 3 of that subsection exist. 2. In the case of subsection (15), the second anniversary of the day the property was included in the register.*

# Section 29 - Designation

~~Limitation (1.2) If a prescribed event has occurred in respect of a property in a municipality, the council of the municipality may not give a notice of intention to designate the property under subsection (1) after 90 days have elapsed from the event, subject to such exceptions as may be prescribed. 2019, c. 9, Sched. 11, s. 7 (3).~~

*Limitation (1.2) The following rules apply if a prescribed event has occurred in respect of a property in a municipality: 1. If the prescribed event occurs on or after the day subsection 4 (2) of Schedule 6 to the More Homes Built Faster Act, 2022 comes into force, the council of the municipality may give a notice of intention to designate the property under subsection (1) only if the property is listed in the register under subsection 27 (3), or a predecessor of that subsection, as of the date of the prescribed event. 2. The council may not give a notice of intention to designate such property under subsection (1) after 90 days have elapsed from the event, subject to such exceptions as may be prescribed.*

# Section 41 – Designation of HCD

~~41 (1) Where there is in effect in a municipality an official plan that contains provisions relating to the establishment of heritage conservation districts, the council of the municipality may by by-law designate the municipality or any defined area or areas thereof as a heritage conservation district. R.S.O. 1990, c. O.18, s. 41 (1); 2002, c. 18, Sched. F, s. 2 (23). Designation of heritage conservation district 41~~

*41 (1) The council of the municipality may, by by-law, designate the municipality or any defined area or areas of it as a heritage conservation district if,*

- (a) there is in effect in the municipality an official plan that contains provisions relating to the establishment of heritage conservation districts; and*
- b) where criteria for determining whether a municipality or an area of a municipality is of cultural heritage value or interest have been prescribed, the municipality or any defined area or areas of the municipality meets the prescribed criteria.*

*(10.2) If the council of a municipality wishes to amend a by-law made under this section, the council of a municipality shall do so in accordance with such process as may be prescribed, which may require the municipality to adopt a heritage conservation district plan for the relevant district. Repeal of by-law*

*(10.3) If the council of a municipality wishes to repeal a by-law made under this section, the council of a municipality shall do so in accordance with such process as may be prescribed.*

# Section 41.1 – HCD Plan By-laws

*(5.1) Where criteria have been prescribed for the purposes of clause 41 (1) (b), the statement referred to in clause (5) (b) of this section must explain how the heritage conservation district meets the prescribed criteria.*

*(13) If the council of a municipality wishes to amend a by-law passed under subsection (2), the council of a municipality shall do so in accordance with such process as may be prescribed. Repeal of by-law*

*(14) If the council of a municipality repeals a by-law passed under subsection (2), the council of a municipality shall do so in accordance with such process as may be prescribed.*

# Regulations

- *(i.1) prescribing criteria for the purpose of clause 27(3)(b)*
  - Adding a property to the Register
- *(k.1) prescribing criteria for the purposes of clause 41(1)(b)*
  - Designation of a Heritage Conservation District

## Heritage Planners' Report to CACP: November 9, 2022

1. Heritage Alteration Permits processed under Delegated Authority By-law:
  - a) 432 Grey Street (Part IV) – removal and relocation to FPV
  - b) 850 Highbury Avenue North (Part IV) – infirmary east porch reconstruction
  - c) 1 Roger Avenue (B/P HCD) – amended HAP, change in siding material
  - d) 364 Richmond Street (Downtown HCD) – storefront alterations
  - e) 291 Pall Mall Street (West Woodfield HCD) – garage/accessory building at rear
  - f) 41 Cathcart Street (WV-OS HCD) – window opening alterations
  - g) 443 Central Avenue (West Woodfield HCD) – porch reconstruction/restoration
  - h) 179 Dundas Street (Downtown HCD) – door replacement, security gate
  - i) 21 Albion Street (B/P HCD) – side porch alteration
  - j) 699 Queens Avenue (OE HCD) – amended HAP, change to porch posts
  - k) 836 Waterloo Street (Bishop Hellmuth HCD) – rear addition
  - l) 16 Marley Place (WV-OS HCD) – detached garage
  - m) 260 Wortley Road (WV-OS HCD) – amended HAP, revisions to rear addition
  - n) 10 Elmwood Avenue East (WV-OS HCD) – chimney height alteration
2. Fugitive Slave Chapel Update
3. Bill 23 – *More Homes Built Faster Act, 2022*
4. Western University Public History Program – Property Evaluation Presentations on Wednesday November 30, 2022 at 6:30pm
5. London Heritage Awards
  - a) Nominations are now open. Deadline for nominations is Wednesday November 30, 2022. More information: <https://londonheritageawards.ca/>
6. Recently Installed City of London Heritage Property Plaques (see below)
  - a) 142 Dundas Street
  - b) 336 Piccadilly Street

## Upcoming Heritage Events

- 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)

- “Landmarks and Leisure” Exhibit at Westland Gallery, featuring the work of Amelia Husnik and Derek McLarty. November 1-19, 156 Wortley Road, London. Several examples of London’s heritage architecture are highlighted in this exhibition.



Photographs of the recently installed City of London blue Heritage Property plaques at 142 Dundas Street (A. Chisholm & Co., left) and 336 Piccadilly Street (Kenross, right).