

Agenda Including Addeds

Community Advisory Committee on Planning

3rd Meeting of the Community Advisory Committee on Planning

February 8, 2023, 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.

	Pages
1. Call to Order	
1.1 Disclosures of Pecuniary Interest	
2. Scheduled Items	
2.1 5:00 PM K. Grabowski, Manager, Transportation Planning and Design - Kensington Bridge Municipal Class Environmental Assessment	3
2.2 5:15 PM S. Mathers, Deputy City Manager, Planning and Economic Development and R. Wilcox, Director, Strategy and Innovation - Developing the 2023-2027 Strategic Plan - Overview of Process and Opportunity to Provide Feedback on the Draft Plan	
a. <i>(ADDED) Presentation</i>	21
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3.2 Public Meeting Notice - Draft Plan of Subdivision - 723 Lorne Avenue and 25 Queens Place	45
3.3 Notice of Planning Application - Draft Plan of Subdivision and Zoning By-law Amendment - 850 Highbury Avenue North	50
3.4 Notice of Planning Application - Draft Plan of Subdivision and Zoning By-law Amendments - 954 Gainsborough Road	140
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4.1	Stewardship Sub-Committee Report	174
5.	Items for Discussion	
5.1	Heritage Alteration Permit Application by P. McCulloch-Squires for the property located at 864 Hellmuth Avenue, Bishop Hellmuth Heritage Conservation District	175
	a. M. Greguol, Heritage Planner; and,	
	b. P. McCulloch-Squires	
5.2	Heritage Alteration Permit Application by K. Bell for the property located at 54 Duchess Avenue, Wortley Village-Old South Heritage Conservation District	210
	a. M. Greguol, Heritage Planner; and,	
	b. K. Bell, Crown Homes of London	
5.3	REQUEST FOR DELEGATION STATUS - A.M. Valastro - Buildings Listed on the Heritage Registry	226
5.4	Heritage Planners' Report	
	a. <i>(ADDED) Heritage Planners' Report</i>	227
6.	<i>Deferred Matters/Additional Business</i>	
6.1	<i>(ADDED) Notice of Planning Application - Intent to Remove Holding Provision - 604 Beaverbrook Avenue</i>	230
7.	Adjournment	



Kensington Bridge Municipal Class Environmental Assessment



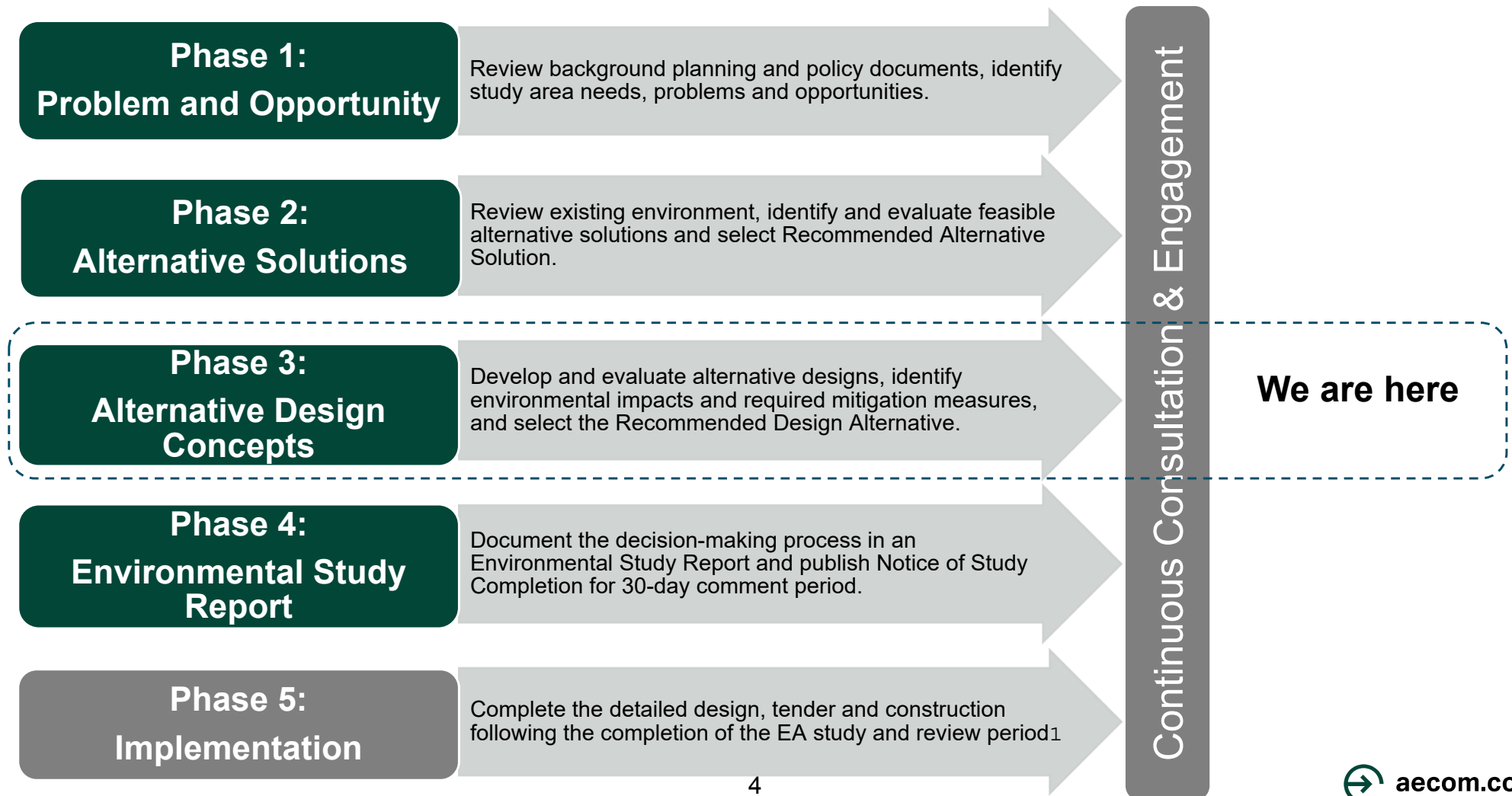
Community Advisory Committee on Planning

February 8, 2022, from 5-6 p.m.



Municipal Class EA Study Process

The Class EA study will be completed in accordance with the **Ontario Environmental Assessment Act** and will fulfill the requirements of the Municipal Class EA process for **Schedule C** projects. At the end of the EA process, an **Environmental Study Report** will be prepared for public review and comment to document the planning process followed.



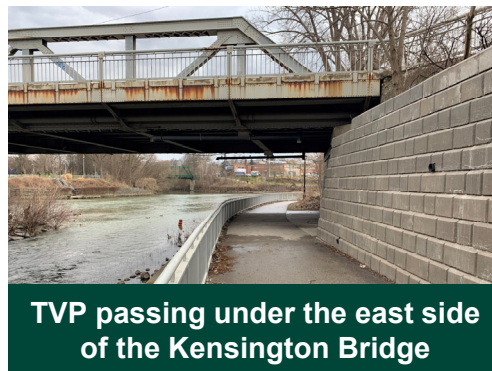
Study Area Features / Existing Conditions

Bridge Description

- Kensington Bridge was constructed in 1930 and is 3-span steel modified Warren pony-truss structure.
- The bridge deck currently has two 3.0 m wide eastbound travel lanes.
- The Annual Average Daily Traffic count at the bridge is 9,500 vehicles per day.
- Active transportation accommodations include sidewalks on both sides of the bridge and bidirectional cycle track on the south side of the bridge (2020).
- The Thames Valley Parkway (TVP) passes below the east and west spans adjacent to the Thames River. The daily users on the TVP averages about 1200 users per day with over 2500 users per day during summer periods.



Thames Valley Parkway (TVP)



TVP passing under the east side of the Kensington Bridge



Existing two way cycle track on Kensington Bridge



Existing pedestrian walkway on Kensington Bridge

Study Area Features / Existing Conditions

Bridge Condition

- Previous major rehabilitation includes deck replacement (1960), construction of an exposed concrete overlay (1985), and structural steel recoating (1996). Kensington Bridge is 92 years old and has ongoing maintenance issues. Maintenance of the bridge since 2004 has included abutment refacing, sidewalk and deck repairs, bearing seat repairs, and replacement of the expansion joints.
- Exposed concrete deck is in fair to poor condition with narrow to wide cracking, concrete delaminations and previous patching. Concrete repairs and lane closures are required annually to address issues.
- Structural steel is in fair condition with localized poor conditions below the deck at the abutments and piers.
- Bridge bearings are in fair to poor condition with light to severe corrosion, flaking and pack rust.



Kensington Bridge – South Elevation



Localized corrosion on bridge truss



Kensington Bridge Soffit

Study Area Features / Existing Conditions

Cultural Heritage:

- A Cultural Heritage Evaluation Report was completed in 2018 and identified the bridge as having significant cultural heritage value or interest.
- The bridge acts as a gateway leaving the Blackfriars/Petersville HCD and entering the Downtown HCD.



Archaeology Assessment Stage 1:

- A Stage 1 Archaeological Assessment is underway to determine the potential for Archaeological Resources.

The Draft Stage 1 Archaeological Assessment has determined that, while the majority of the Kensington Bridge MCEA Study Area was found to no longer retain Archaeological potential, a small parcel of land in the southwest corner continues to retain high potential for the recovery of pre-contact First Nation and 19th century Euro-Canadian Archaeological Resources.



Heritage Summary

From CHER 2018:

Designation:

- Kensington Bridge is designated under Part V of the Ontario Heritage Act as part of the Blackfriars/Petersville HCD.

John Rostron:

- Assistant Engineer on Structural Works for the City of London.
- Identified as one of the key individuals for the design and construction.
- Worked on Victoria Bridge on Ridout Street.

Heritage Attributes:

- Location and setting of the bridge at the Forks of the Thames.
- Riveted, modified Warren painted steel pony truss structure including:
 - Three spans of 32m (104 feet) each and overall length of 96m (315 feet).
 - Steel top and bottom chords.
 - Riveted steel lattice details on underside of steel chords.
 - Steel gusset plates.
- Remnants of decorative concrete and limestone end posts at west end of the bridge.
- Decorative lamp posts in centre of the bridge spans.
- Hand railings original to the design of the bridge.

Thames River:

- Thames River is a designated heritage river as part of the Canadian Heritage Rivers System.



Problem and Opportunity Statement

The Problem and Opportunity Statement is the principal starting point of a MCEA and becomes the central theme and integrating element of the project. It also assists in setting the scope of the project.

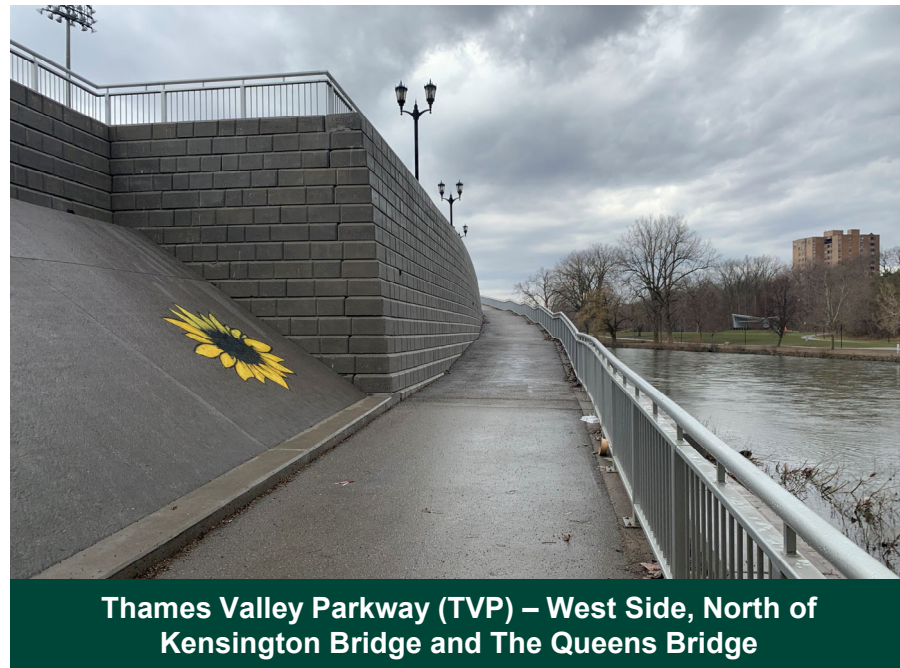
The Problem:

- To address ongoing maintenance issues with the bridge and achieve an additional service life objective of 50 years, complete concrete deck replacement, steel recoating and other major repairs are required.
- The Thames Valley Parkway (TVP) passes below the east and west spans of the bridge, with height clearances of 2.5 to 4.0m.
- The Bridge meets the criteria to merit heritage designation under the Ontario Heritage Act (OHA) and is currently designated under Part V of the OHA as part of Blackfriars/Petersville Heritage Conservation District.

Problem and Opportunity Statement

The Opportunity:

- To identify the preferred solution for a new or rehabilitated Kensington Bridge through supporting background studies, field investigations and a systematic qualitative evaluation process.
- Gather feedback from public, area stakeholders, agencies and Indigenous Communities allowing the sharing of ideas.
- Coordinate any bridge work with planned improvements to the TVP.



Alternative Planning Solutions Presented at PIC #1 (June 2022)

Planning solutions are alternatives that can implement the previously identified opportunities. The Planning Solutions for this project were identified below:

1. **Do Nothing** – This alternative provides a basis to which other alternative planning solutions can be compared. This alternative does not address the Problem and Opportunity Statement and therefore will not be evaluated as a viable option.
2. **Rehabilitate the Existing Structure** - This alternative would involve completing the recommended works to achieve a minimum 50-year service life objective. **Recommended and Carried Forward for further evaluation.**
3. **Replace Structure**
 - a) New Bridge on the existing alignment (remove existing bridge). **Not Recommended for further evaluation.**
 - b) New Bridge on a new alignment to the south. **Not Recommended for further evaluation.**

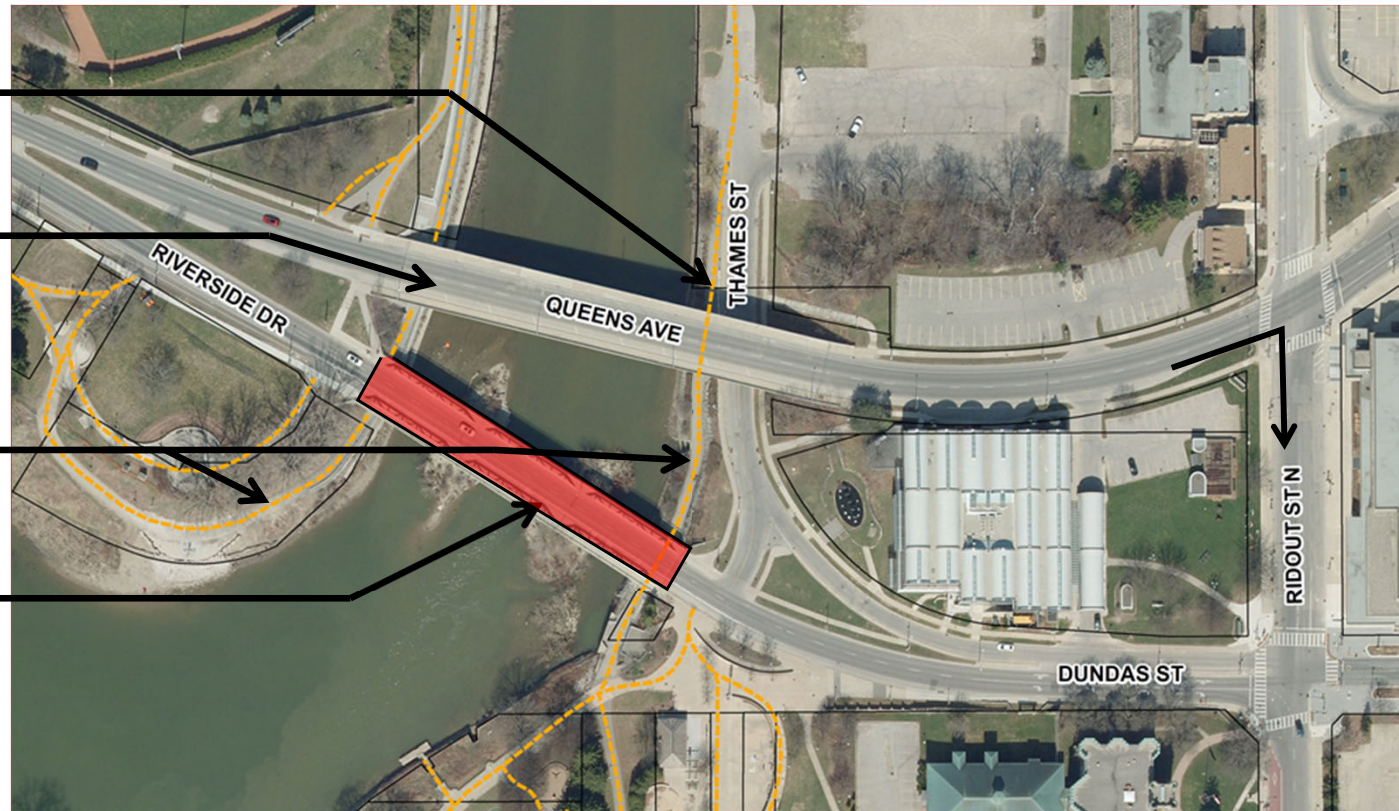
PIC #1 Recommendation: Rehabilitate the Existing Structure

Coordination with planned replacement of retaining wall.

Traffic detour using The Queens Bridge during Construction.
(coordination with Rapid Transit required).

TVP Closed during construction
TVP Detours necessary.

Rehabilitate existing bridge with **necessary repairs to increase service life.**



Design Alternatives - Summary

General Bridge Rehabilitation Base Scope – **Required Works**

- Deck replacement.
- Patch repairs.
- Joint elimination.
- Structural steel strengthening and recoating.
- Substructure repairs.
- Replacement of street lighting.
- Coordinate TVP improvements in detailed design.

Bridge Barrier System Alternative

1. Do Nothing – Structure and traffic are not protected from impact.
2. Concrete parapet wall.
3. Metal tube rail system – **Recommended.**

Pedestrian Railing System Alternatives

1. Rehabilitate and reuse the existing railing system.
2. Replacement with replicated/sympathetic design approach – **Recommended.**

Pillar Alternatives

1. Do Nothing – Maintain status quo (original pillars were removed and not part of arrangement).
2. Construct sympathetic Pillars at west end in the general area of the bridge in alignment with the truss (approaches/park).
3. Construct sympathetic Pillars at west end close to the bridge and outside of the sidewalk – **Recommended.**

Base Rehabilitation Scope Summary

- Remove existing deck and replace with 225 mm thick concrete deck.
- Asphalt pavement and waterproofing (90 mm thick).
- Eliminate deck expansion joints at piers and abutments (to reduce deterioration to substructure elements).
- Complete structural steel repairs to trusses and floor beams and other miscellaneous steel repairs.
- Recoat structural steel including environmental protection.
- Jack bridge and replace bearings at abutments and piers.
- Construct barrier system on the north side of the bridge.
- Concrete patch repairs to substructure including piers (above waterline).
- Remove abandoned duct structures suspended from the bridge.
- incorporate general bridge drainage improvements (deck drains and piping below).
- Construction staging, with consideration for full traffic closure on the bridge.

Bridge Barrier System Design Rationale and Summary

Rationale for Tube System

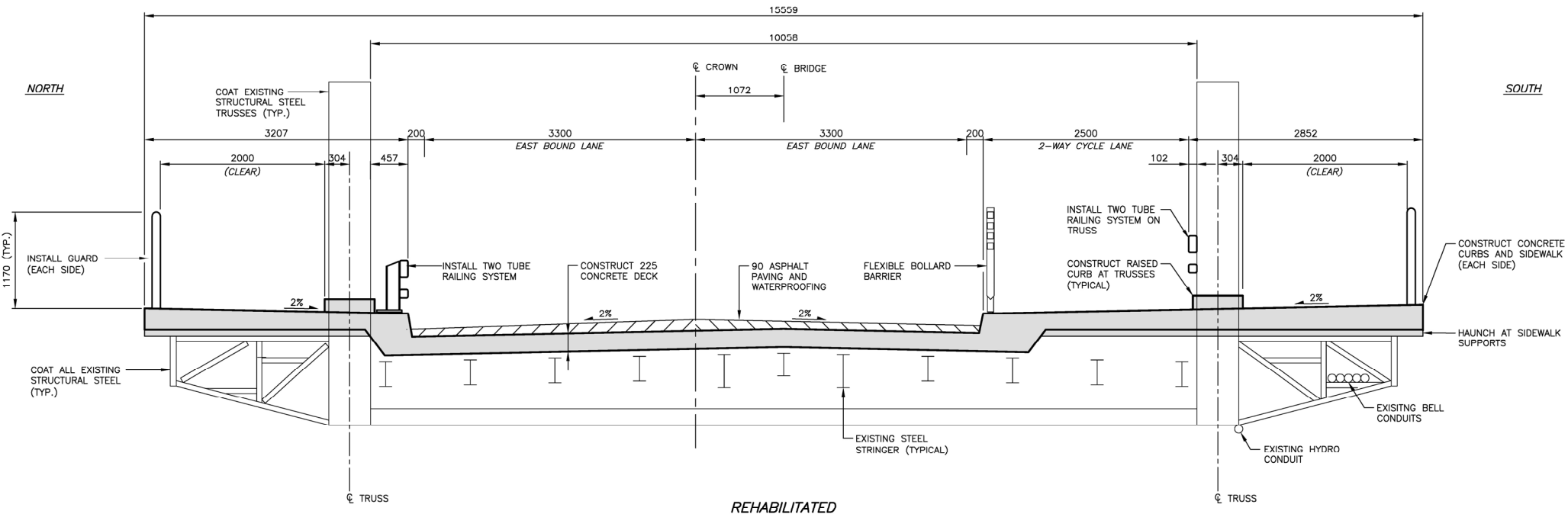
- Less aesthetic impact, preserves views from the bridge.
- Protects cyclists from impacts with the bridge trusses.
- Provides some vehicle collision protection for the bridge trusses.

Design Summary for Tubes System Barrier

- Barrier will be adjacent to the curb on the north side of the bridge.
- Barrier will be adjacent to the trusses on the south side of the bridge.

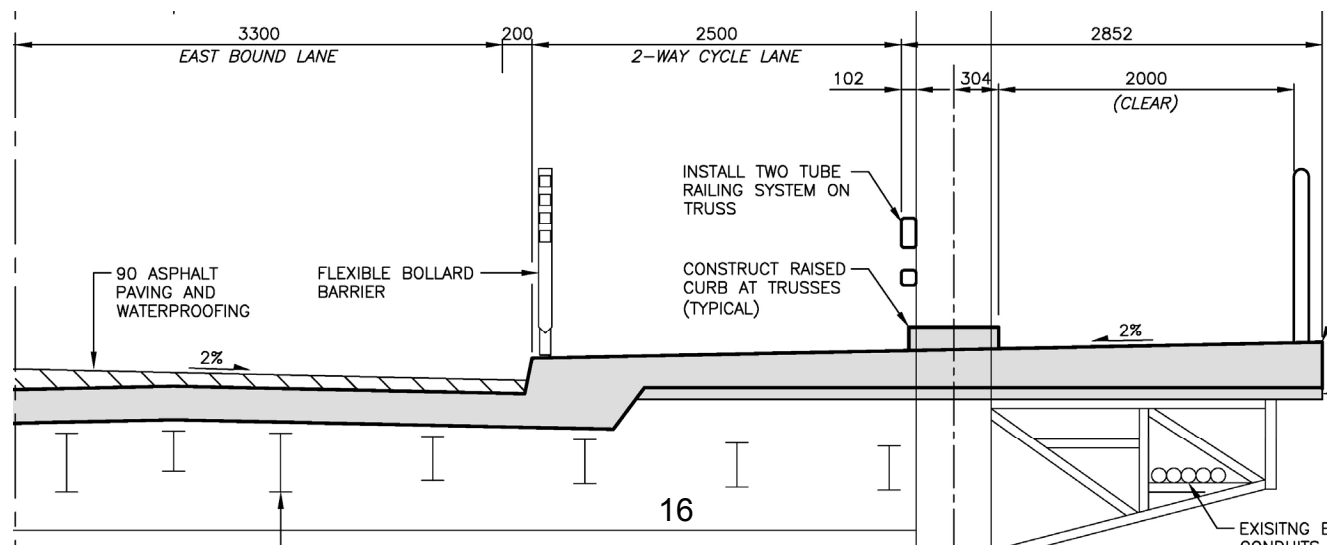
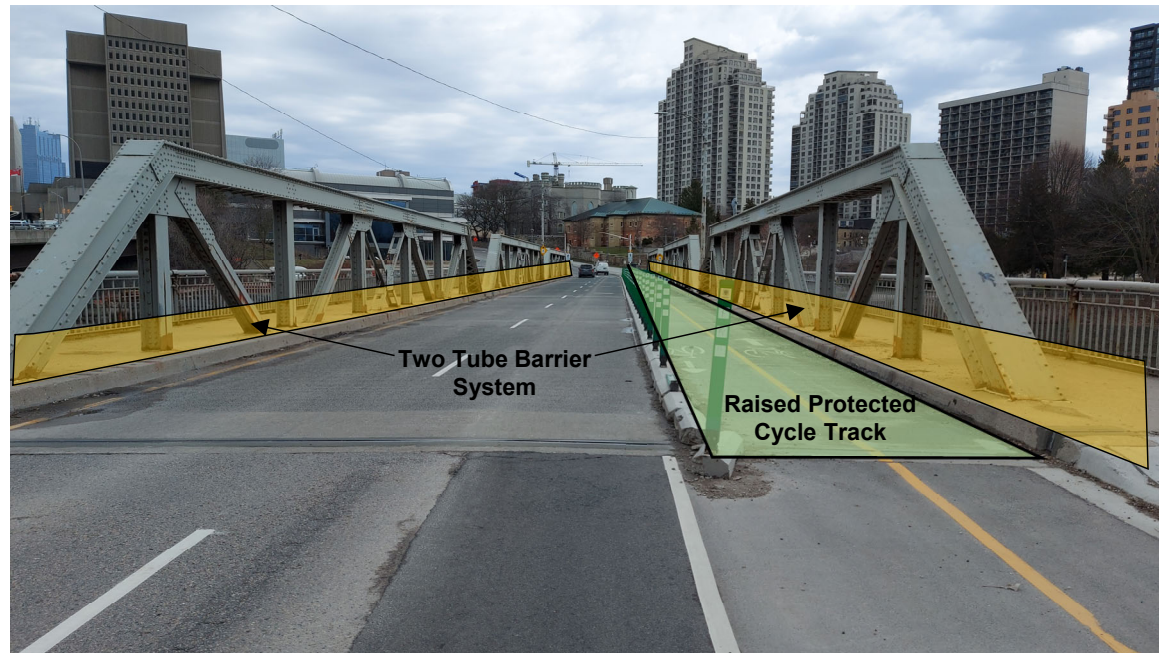


West Brough's Bridge – Example of two tube system



Preliminary Design Only – Lane widths and tube railing system to be confirmed during detailed design

Bridge Barrier System Design Rationale and Summary



Pedestrian Railing System Design Rationale and Summary

Rationale for Sympathetic Replication/Replacement

- Existing railing have sections with perforations and section loss (holes).
- Hidden deterioration likely and additional damage during rehabilitation (abrasive blast cleaning).
- Existing railing top rail has a large diameter (exceeds some code requirements).
- Top rail caps pose an injury risk to pedestrians such as hand abrasions.
- Replacement of the railing will provide a longer service life.
- The cost of replacement vs. rehabilitation is comparable.

Design Summary for Recommended Sympathetic Replication/Replacement

- Replicated railing will maintain general arrangement and aesthetics of the existing railing.
- A reduced top rail diameter may be incorporated (subject to further review during detailed design).
- Maintain existing post spacing with an additional post between.
- Top cap plates at the posts would not be integrated with the new design.
- Heritage Alteration permit required.



15 Kensington Bridge Existing Railing



17 Kensington Bridge Existing Railing



TVP - Existing Railing

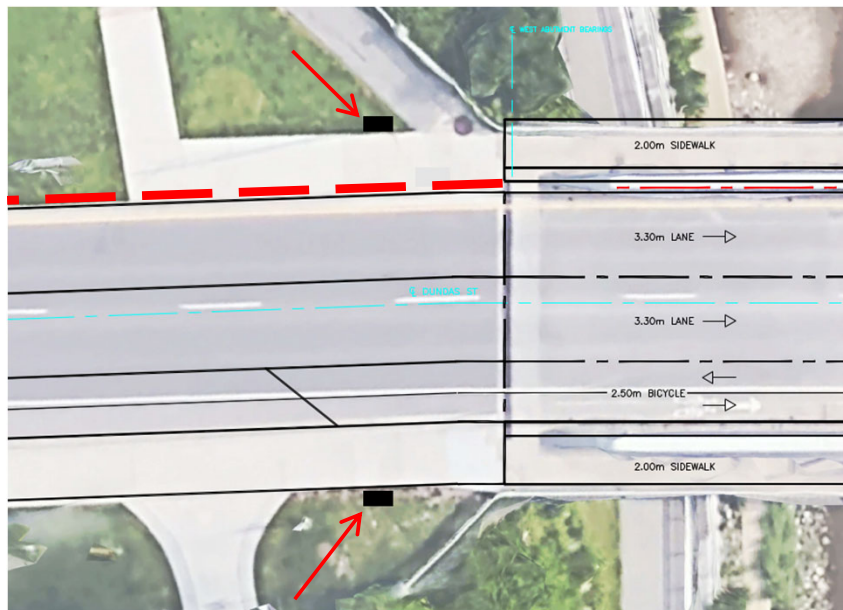
Pillars Design Rationale and Summary

Summary for Original Pillars

- Original Pillars are not officially recognized as a Heritage Attribute.
- Removed circa 2006.
- Opportunity to use similar sympathetic light fixtures.

Place Pillars Outside of the Walking Area on West Side

- Placing Pillars outside of the walking area is safer for active transportation and road users.
- Does not obstruct site lines.
- Prevents damage from vehicles and ploughs and reduces potential for deterioration from winter salt.
- Placing the Pillars on the west side will create a gateway feature entering the Downtown Core.



Kensington Bridge Pillar (Removed in 2006)

Other Considerations

Lighting

- Two of four original poles are still in place, but original decorative lighting arms were replaced.
- Existing light poles are in poor condition and require replacement.
- Existing light poles have decorative sleeve that will be mimicked.
- Lighting levels to be upgraded to current standards.

Structural Steel Coating

- Coating to be similar grey colour as existing.



Kensington Bridge Truss



Kensington Bridge Existing Light Standard
Base



Kensington Bridge Existing Light Standard

Next Steps

Winter 2023 Collect input from PIC #2

Receive and consider input from the public, agencies and stakeholders to confirm the preferred planning alternatives.

Winter/Spring 2023 Environmental Study Report

Prepare Environmental Study Report (ESR)

CACP Review of ESR

Report will be available for Public Review for 30-Days.

If no issues are raised within the 30-day review period and subject to MECP acceptance, the City can proceed to detailed design and HAP.

Council's Strategic Plan 2023-2027

Community Advisory Committee on Planning
February 8, 2023



Outline

1. Council's Strategic Plan – Introduction
2. Progress Update
3. Review Current Draft
4. Engagement on Council's Strategic Plan
5. Discussion
6. Next Steps



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Council's Strategic Plan Introduction



Council's Strategic Plan

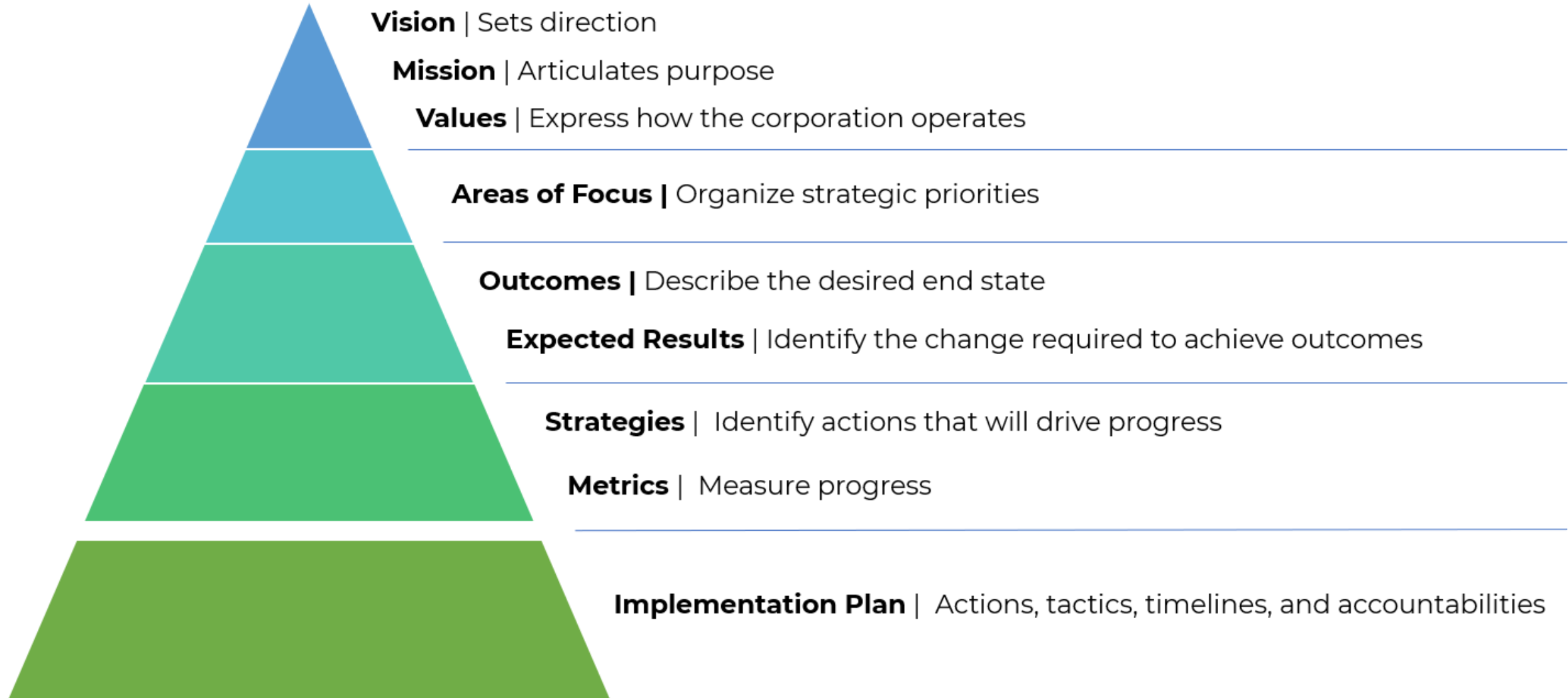
- Identifies a **shared vision, mission, and strategic areas of focus** to guide the work of Council and Administration.
- Is **deliberately connected** with the 2024-2027 Multi-Year Budget and Technology Investment Strategy.



Guiding Principles

- Build from the existing Strategic Plan, with a continuous improvement mindset.
- Reflect all the services the City provides, but specifically identify strategic direction, focus, and priorities for the next four years.
- Uphold commitments to equity and inclusion, fiscal stewardship and sustainability, and evidence informed decision-making.
- Drive decision-making through the Multi-Year Budget and the Technology Investment Strategy.

Strategic Plan Structure





Strategic Plan Development Timeline

Municipal Election

Open Public Engagement

Direct Engagement – ABCs / Community Partners / Service Areas



Finalize 2023-2027 Strategic Plan

Multi-Year Budget Process Begins

Implementation Plan



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2023-2027 Strategic Plan Progress Update



Strategic Plan Development Timeline

Open Public Engagement

Vision, Mission, Values, Strategic Areas of Focus, Outcomes, Expected Results

Strategies, Metrics

Revisit Plan, PPM

Approval of 2023-2027 Strategic Plan

January

February

March

April

January 11

SPPC

Begin setting Vision, Mission, Values

February 7

SPPC

Set vision, mission, values, areas of focus; Revisit outcomes, expected results; Table Draft Strategies

March 8

SPPC

Public Participation Meeting
Finalize direction on Plan

April 4

Council

2023-2027 Strategic Plan Approval

January 23

SPPC

Begin setting Strategic Areas of Focus, Outcomes, Expected Results

February 28

SPPC

Review order of magnitude costing, draft metrics

Further direction re: Strategies 29

March 28

SPPC

Final Draft Plan



Strategic Plan Engagement Timeline

Open Public Engagement			
2019-2023 Vision, Mission, Values; Priorities; Context	Vision, Mission, Values, Strategic Areas of Focus, Outcomes, Expected Results	Strategies, Metrics	Revisit Plan, PPM

December	January	February	March
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Phase 1: Dec 14 – Jan 4	Phase 2: Jan 4 - Feb 7	Phase 3: Feb 8 - Mar 8
<p>GetInvolved launches; stakeholder meetings continue.</p> <p><u>Feedback focus:</u></p> <ul style="list-style-type: none"> Existing vision, mission, and values. 	<p>GetInvolved site updated; stakeholder meetings continue.</p> <p><u>Feedback focus:</u></p> <ul style="list-style-type: none"> Draft version(s) of 2023-2027 vision, mission, and values (updated following Jan. 11 SPPC meeting). Draft strategic areas of focus, outcomes and expected results. 	<p>GetInvolved site updated; stakeholder meetings continue; Ward meetings; Public Participation Meeting.</p> <p><u>Feedback focus:</u></p> <ul style="list-style-type: none"> All strategic plan elements (vision, mission, values, areas of focus, outcomes, expected results), including strategies. Drafts updated following SPPC meetings.



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Current Draft SPPC Agenda – February 7



Strategic Plan Components

- **Strategic Areas of Focus** articulate where we will focus over the next four years and organize the functional elements of the plan.
- **Outcomes** describe the desired end state (change in the lives of individuals, families, organizations, or community to be accomplished through the implementation of the Strategic Plan).
- **Expected Results** identify the change required to achieve the outcomes.
- **Strategies** identify the actions that will drive progress toward achieving the outcomes and expected results identified in the 2023-2027 Strategic Plan.



SPPC Agenda

Developing the 2023-2027 Strategic Plan – Items 4.2-4.4
Strategic Priorities and Policy Committee (SPPC) Agenda for February 7, 2023

<https://pub-london.escribemeetings.com/Meeting.aspx?Id=1537869a-d117-4281-830b-acd0dcb2a6c3>



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Engagement on Council's Strategic Plan



How Community Feedback Will Be Used

- As part of the third phase of engagement, from February 8 to March 3 feedback on the draft Strategic Plan will be collected.
- All feedback gathered will be compiled, themed, and shared with Council at the February 28 and March 8 Strategic Priorities and Policy Committee Meetings to support Council's deliberation on the various components of the Strategic Plan.



Share Your Feedback

- Visit the City's engagement platform and complete a survey (www.getinvolved.london.ca/strategicplan).
- Complete a hardcopy of the survey and submit to the Strategic Plan team (to be provided).
- Host or participate in a discussion using the Community Conversation Toolkit and submit your results (to be provided).
- Email your feedback to stratplan@london.ca.



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Discussion



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Next Steps



Strategic Plan Development Timeline

Open Public Engagement

Open Public Engagement			
Vision, Mission, Values, Strategic Areas of Focus, Outcomes, Expected Results	Strategies, Metrics	Revisit Plan, PPM	Approval of 2023-2027 Strategic Plan
January	February	March	April
January 11 SPPC Begin setting Vision, Mission, Values	February 7 SPPC Set vision, mission, values, areas of focus; Revisit outcomes, expected results; Table Draft Strategies	March 8 SPPC Public Participation Meeting Finalize direction on Plan	April 4 Council 2023-2027 Strategic Plan Approval
January 23 SPPC Begin setting Strategic Areas of Focus, Outcomes, Expected Results	February 28 SPPC Review order of magnitude costing, draft metrics Further direction re: Strategies	March 28 SPPC Final Draft Plan	



Get Involved



<https://getinvolved.london.ca/strategicplan>



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Thank You

Community Advisory Committee on Planning Report

2nd Meeting of the Community Advisory Committee on Planning
January 11, 2023

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

ABSENT: S. Ashman and J. Wabegijig

ALSO PRESENT: L. Dent, K. Gonyou, M. Greguol and E. Skalski

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

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Scheduled Items

None.

3. Consent

3.1 6th and 1st Reports of the Community Advisory Committee on Planning

That it BE NOTED that the 6th and 1st Reports of the Community Advisory Committee on Planning, from the meetings held on November 9, 2022 and December 14, 2022, respectively, were received.

3.2 Notice of Planning Application - Zoning By-law Amendment - 200 Albert Street

That the Planning and Environment Committee BE ADVISED of the following with respect to the Notice of Planning Application, dated December 14, 2022, from N. Pasato, Senior Planner, related to the property located at 200 Albert Street and the Cultural Heritage Impact Assessment for the property located at 200 Albert Street, dated August 9, 2022, from Parslow Heritage Consultancy Inc.:

a) the Community Advisory Committee on Planning (CACP) has reviewed the above-noted Notice of Planning Application and Cultural Heritage Impact Assessment;

b) the CACP supports this kind of mid-rise development in this area as it is sensitive to the heritage properties surrounding it and to the streetscape itself.

3.3 Revised Notice of Planning Application - Zoning By-law Amendment - 300-320 King Street

That the Planning and Environment Committee BE ADVISED of the following with respect to the Revised Notice of Planning Application, dated December 14, 2022, from A. Riley, Senior Planner, related to a Zoning By-law Amendment for the properties located at 300-320 King Street and the

Heritage Impact Assessment for the property located at 320 King Street, dated October 6, 2022, from Zelinka Priamo Ltd.:

a) the Community Advisory Committee on Planning (CACP) has reviewed the above-noted Revised Notice of Planning Application and Heritage Impact Assessment;

b) the CACP is generally supportive of this application but would like to see additional analysis and/or renderings as part of a heritage alteration permit application that addresses conservation of the Dundas Street view of the Armouries building which has been identified as a significant heritage attribute in the Downtown Heritage Conservation District.

3.4 Public Meeting Notice - Zoning By-law Amendment - 634 Commissioners Road West

That it BE NOTED that the Public Meeting Notice, dated December 21, 2022, from O. Alchits, Planner I, with respect to a Zoning By-law Amendment for the property located at 634 Commissioners Road West, was received.

3.5 Notice of Planning Application - Zoning By-law Amendment - 376-390 Hewitt Street and 748 King Street

That it BE NOTED that the Notice of Planning Application, dated January 4, 2023, from C. Maton, Senior Planner, with respect to a Zoning By-law Amendment for the properties located at 376-390 Hewitt Street and 748 King Street, was received.

3.6 Letter of Resignation - G. de Souza Barbosa

That it BE NOTED that the letter of resignation from the Community Advisory Committee on Planning, as appended to the Agenda, from G. de Souza Barbosa, was received.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

5.1 Heritage Easement Agreement - 1656 Hyde Park Road

That it BE NOTED that the Community Advisory Committee on Planning (CACP) received a report, dated January 11, 2023, with respect to a Heritage Easement Agreement for the property located at 1656 Hyde Park Road and the CACP supports the staff recommendation; it being noted that the CACP is supportive of the adaptive reuse of this structure.

5.2 Heritage Listed Properties (Bill 23)

That it BE NOTED that the presentation, dated January 11, 2023, from K. Gonyou, M. Greguol and L. Dent, Heritage Planners, with respect to More Homes Built Faster - Bill 23, was received.

5.3 Heritage Planners' Report

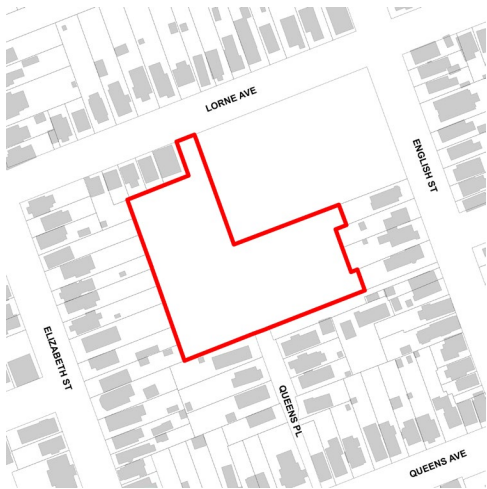
That it BE NOTED that the Heritage Planners' Report, dated January 11, 2023, was received.

6. Adjournment

The meeting adjourned at 6:19 PM.

Draft Plan of Subdivision

723 Lorne Avenue & 25 Queens Place



File: 39T-21504

Applicant: Habitat for Humanity – Heartland Ontario

What is Proposed?

Draft Plan of Subdivision to allow:

- 12 single detached dwellings
- Extension of Queens Place north to Lorne Avenue

YOU ARE INVITED!

Further to the Notice of Application you received on April 21, 2022, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, January 30, 2023, no earlier than 5:00 p.m.

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

For more information contact:

Alison Curtis
acurtis@london.ca
519-661-CITY (2489) ext. 4497
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: 39T-21504

london.ca/planapps

To speak to your Ward Councillor:

Susan Stevenson
sstevenson@london.ca
519-661-CITY (2489) ext. 4004

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

Application Details

Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of 12 single detached dwellings all served by the extension of Queens Place north to Lorne Avenue.

The Application has been revised to account for an existing easement providing driveway access to adjacent properties. A Transportation Impact Assessment on the function and design of the proposed Queens Place extension has been completed to assist in the evaluation of this Application.

Planning Policies

The subject lands are in the Neighbourhoods Place Type in The London Plan, permitting single-detached, semi-detached, duplex, converted dwellings, townhouse, secondary suites, home occupations and group homes.

How Can You Participate in the Planning Process?

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

See More Information

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

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

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Draft Plan of Subdivision at this meeting, which is required by the Planning Act. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the Neighbourgood website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting. The Council Decision will inform the decision of the Director, Planning & Development, who is the Approval Authority for Draft Plans of Subdivision.

What Are Your Legal Rights?

Notification of Approval Authority's Decision

If you wish to be notified of the Approval Authority's decision in respect of the proposed draft plan of subdivision, you must make a written request to the Director, Planning & Development, City of London, 300 Dufferin Ave., P.O. Box 5035, London ON N6A 4L9, or at plandev@london.ca. You will also be notified if you provide written comments, or make a written request to the City of London for conditions of draft approval to be included in the Decision.

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subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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.

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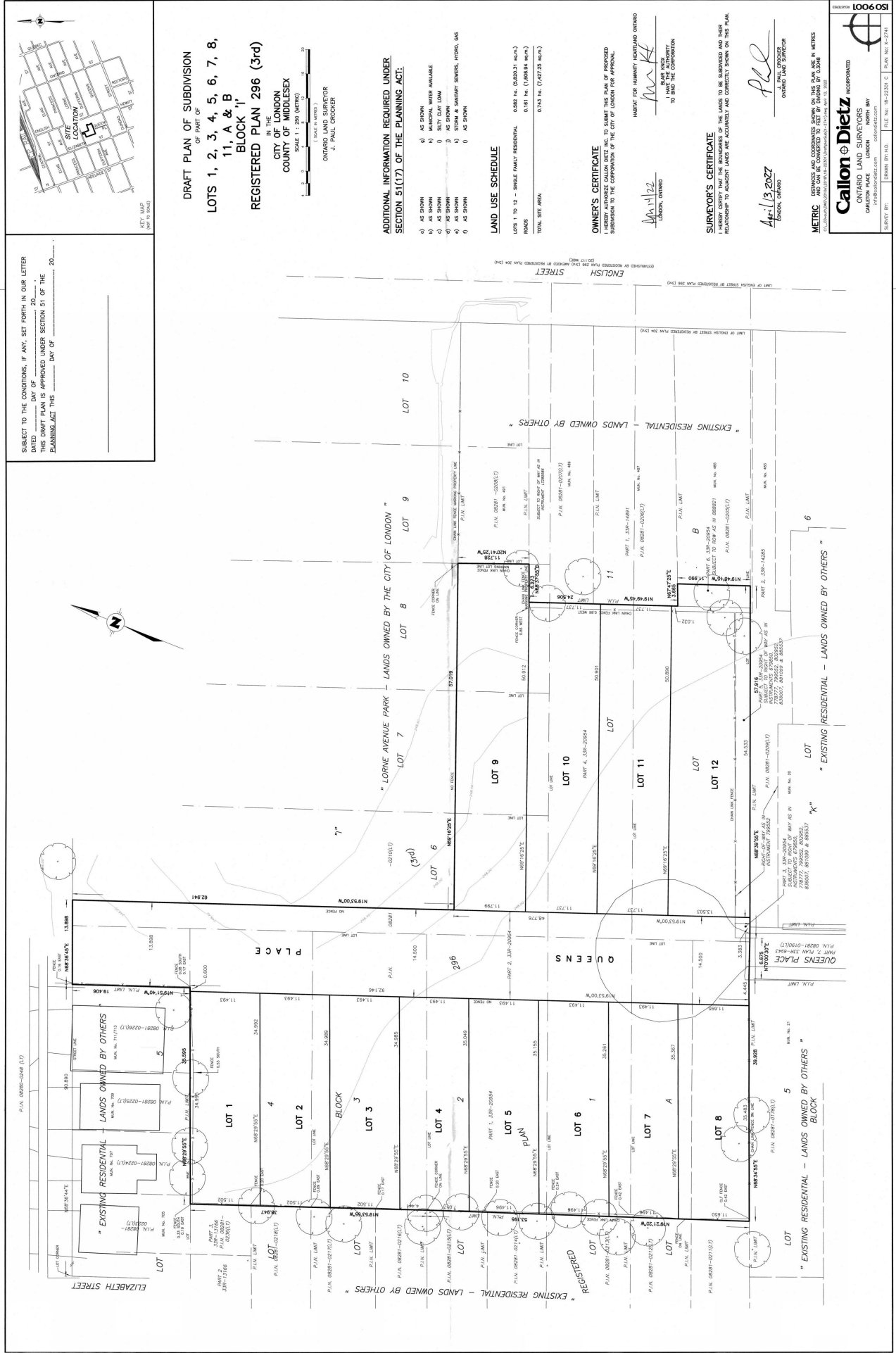
Notice of Collection of Personal Information

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

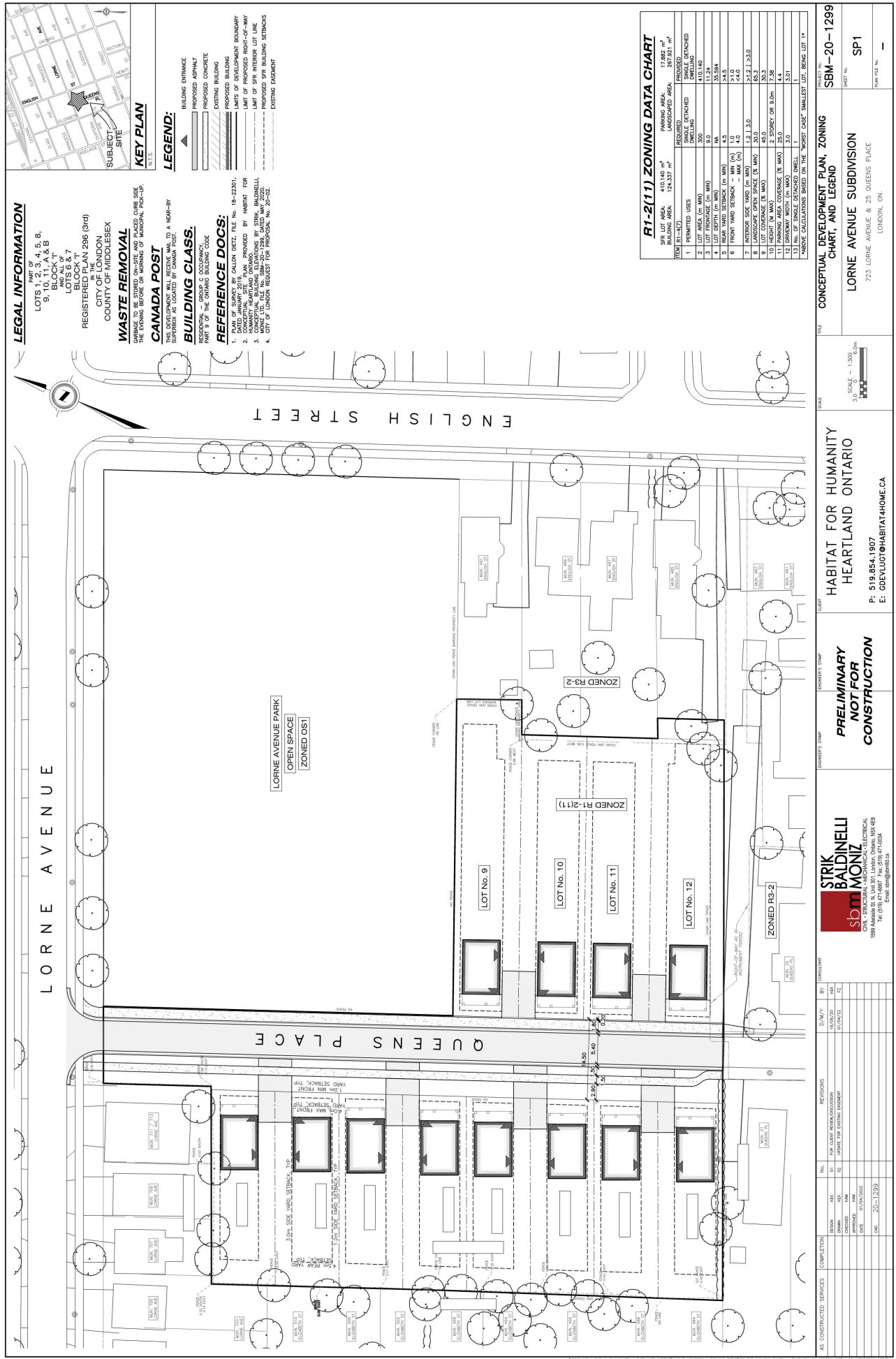
The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at plandev@london.ca by January 23, 2023, to request any of these services.

Requested Draft Plan of Subdivision



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

Conceptual Development Plan

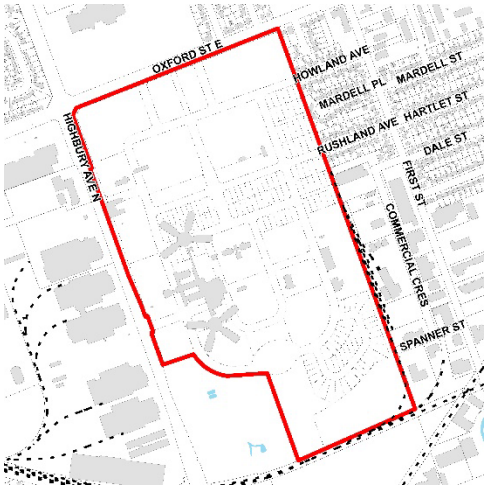


The above image represents the applicant's proposal as submitted and may change.

NOTICE OF PLANNING APPLICATION

Draft Plan of Subdivision and Zoning By-law Amendment

850 Highbury Avenue North



File: 39T-21503 / Z-9577

Applicant: Old Oak Properties

What is Proposed?

Draft Plan of Subdivision and Zoning amendment to allow:

thirty (30) single detached residential lots, eight (8) medium residential density blocks, two (2) medium density residential/mixed use blocks, eight (8) high density residential/mixed use blocks, six (6) heritage blocks, three (3) parkland/open space blocks, one (1) institutional block, one (1) stormwater management block, one (1) future develop block one, (1) private road block, two (2) road widening blocks, and one (1) road reserve blocks, all served by the extension of Rushland Avenue, Howland Avenue and eight (8) new streets.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **February 27, 2023**

Alison Curtis

acurtis@london.ca

519-661-CITY (2489) ext. 4497

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

File: 39T-21503 / Z-9577

london.ca/planapps

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

Peter Cuddy

pcuddy@london.ca

519-661-CITY (2489) ext. 4003

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

Application Details

Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of thirty (30) single detached residential lots, eight (8) medium residential density blocks, two (2) medium density residential/mixed use blocks, eight (8) high density residential/mixed use blocks, six (6) heritage blocks, three (3) parkland/open space blocks, one (1) institutional block, one (1) stormwater management block, one (1) future develop block one, (1) private road block, two (2) road widening blocks, and one (1) road reserve blocks, served by the extension of Rushland Avenue, Howland Avenue and eight (8) new streets.

Requested Zoning By-law Amendment

To change the zoning from a Regional Facility (RF) Zone to a Residential R3 (R3-3) Zone, Residential R6 (R6-4(*)) Zone, Residential R5/Residential R8 (R5-7/R8-4•D150) Zone, Residential R5/Residential R8 (R5-7/R8-4•H16/D150) Zone, Residential R5/Residential R8/Residential R9 (R5-7/R8-4•H16/R9-7•H32/D150) Zone, Residential R5/Residential R8/Residential R9/Neighbourhood Facility (R5-7/R8-4•H16/R9-7•H32/D150/NF1) Zone, Residential R5/Residential R7/Heritage (R5-7/R7•H12/D150/HER) Zone, Business District Commercial/Residential R5/Residential R9 (BDC•H48/R5-7/R9-7•H48/D250) Zone, Business District Commercial/Residential R5/Residential R9 (BDC•H60/R5-7/R9-7•H60/D250) Zone, Business District Commercial/Residential R5/Residential R9 (BDC•H88/R5-7/R9-7•H88/D300) Zone, Business District Commercial/Community Facility/Heritage (BDC/CF2/CF3/HER) Zone, Neighbourhood Shopping Area/Residential R5 (NSA3/R5-7/D150) Zone, Community Facility/Residential R8/Heritage (CF2/CF3/R8-4•D150/HER) Zone, Community Facility/Heritage (CF2/CF3/HER) Zone, Open Space/Neighbourhood Facility (OS1/NF1) Zone, and Open Space (OS1) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The Zoning By-law is available at london.ca.

Requested Zoning (Please refer to attached map)

Zone(s):

- **Residential R3 (R3-3) Zone** - to permit cluster single detached dwellings, semi detached dwellings, duplex dwellings, triplex dwellings, converted dwellings and fourplex dwellings;
- **Residential R6 (R6-4(*)) Zone** - to permit single detached dwellings, semi detached dwellings and duplex dwellings with a special provision to permit triplex dwellings, converted dwellings and fourplex dwellings;
- **Residential R5/Residential R8 (R5-7/R8-4•D150) Zone** - to permit cluster townhouse dwellings, cluster stacked townhouse dwellings, apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhousing, senior citizen apartment buildings, emergency care establishments and continuum-of-care facilities with a maximum density of 150 units per hectare;
- **Residential R5/Residential R8 (R5-7/R8-4•H16/D150) Zone** - to permit cluster townhouse dwellings, cluster stacked townhouse dwellings, apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhousing, senior citizen apartment buildings, emergency care establishments and continuum-of-care facilities. A maximum density of 150 units per hectare will be permitted on the lands, and a maximum height of 16 metres will be applied to the R8-4 zone;
- **Residential R5/Residential R8/Residential R9 (R5-7/R8-4•H16/R9-7•H32/D150) Zone** - to permit cluster townhouse dwellings, cluster stacked townhouse dwellings, apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhousing, senior citizen apartment buildings, emergency care establishments and continuum-of-care facilities. A maximum density of 150 units per hectare will be permitted on the lands, and a maximum height of 16 metres will be applied to the R8-4 zone and a maximum height of 32 metres will be applied to the R9-7 zone;
- **Residential R5/Residential R8/Residential R9/Neighbourhood Facility (R5-7/R8-4•H16/R9-7•H32/D150/NF1) Zone** - to permit cluster townhouse dwellings, cluster stacked townhouse dwellings, apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhousing, senior citizen apartment buildings, emergency care establishments and continuum-of-care facilities. A maximum density of 150 units per hectare will be permitted on the lands, and a maximum height of 16 metres will be applied to the R8-4 zone and a maximum height of 32 metres will be applied R9-7 zone. The NF1 zone variation permits places of worship, elementary

schools, day care centres, community centres, libraries, private schools, fire stations, private club, and police station;

- **Residential R5/Residential R7/Heritage (R5-7/R7•H12/D150/HER) Zone** - to permit cluster townhouse dwellings, cluster stacked townhouse dwellings, senior citizen apartment buildings, handicapped persons apartment buildings, nursing homes, retirement lodges, continuum-of-care facilities and emergency care establishments. A maximum density of 150 units per hectare will be permitted on the lands, and a maximum height of 12 metres will be applied to the R7 zone. The heritage zone provides for and regulates buildings, structures and lands that have been designated under the Ontario Heritage Act;
- **Business District Commercial/Residential R5/Residential R9 (BDC•H48/R5-7/R9-7•H48/D250) Zone** - to permit a mix of retail, restaurant, neighbourhood facility, office and residential uses, cluster townhouse dwellings, cluster stacked townhouse dwellings, apartment buildings, lodging house class 2, seniors citizens apartment buildings, handicapped persons apartment buildings and continuum-of-care facilities. A maximum density of 250 units per hectare will be permitted on the lands, and a maximum height of 48 metres will be applied to the BDC and R9-7 zones;
- **Business District Commercial/Residential R5/Residential R9 (BDC•H60/R5-7/R9-7•H60/D250) Zone** - to permit a mix of retail, restaurant, neighbourhood facility, office and residential uses, cluster townhouse dwellings, cluster stacked townhouse dwellings, apartment buildings, lodging house class 2, seniors citizens apartment buildings, handicapped persons apartment buildings and continuum-of-care facilities. A maximum density of 250 units per hectare will be permitted on the lands, and a maximum height of 60 metres will be applied to the BDC and R9-7 zones;
- **Business District Commercial/Residential R5/Residential R9 (BDC•H88/R5-7/R9-7•H88/D300) Zone** - to permit a mix of retail, restaurant, neighbourhood facility, office and residential uses, cluster townhouse dwellings, cluster stacked townhouse dwellings, apartment buildings, lodging house class 2, seniors citizens apartment buildings, handicapped persons apartment buildings and continuum-of-care facilities. A maximum density of 300 units per hectare will be permitted on the lands, and a maximum height of 88 metres will be applied to the BDC and R9-7 zones;
- **Business District Commercial/Community Facility/Heritage (BDC/CF2/CF3/HER) Zone** - to permit a mix of retail, restaurant, neighbourhood facility, office and residential uses. The CF zones will permit institutional type uses which provide a city-wide or community service function. The heritage zone provides for and regulates buildings, structures and lands that have been designated under the Ontario Heritage Act;
- **Neighbourhood Shopping Area/Residential R5 (NSA3/R5-7/D150) Zone** - to permit a range of neighbourhood-scale retail, personal service and office uses which are primarily intended to provide for the convenience shopping and service needs of nearby residents with a maximum density of 150 units per hectare for mixed-use apartment buildings with the NSA3 Zone. The R5-7 zone will permit cluster townhouse dwellings and cluster stacked townhouse dwellings with a maximum density 150 units per hectare;
- **Community Facility/Residential R8/Heritage (CF2/CF3/R8-4•D150/HER) Zone** - to permit institutional type uses which provide a city-wide or community service function. The R8-4 zone will permit apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhousing, senior citizen apartment buildings, emergency care establishments and continuum-of-care facilities with a maximum density of 150 units per hectare. The heritage zone provides for and regulates buildings, structures and lands that have been designated under the Ontario Heritage Act;
- **Community Facility/Heritage (CF2/CF3/HER) Zone** - to permit institutional type uses which provide a city-wide or community service function. The heritage zone provides for and regulates buildings, structures and lands that have been designated under the Ontario Heritage Act;
- **Open Space/Neighbourhood Facility (OS1/NF1) Zone** - to permit future parkland/open space corridors. The NF1 zone variation permits places of worship, elementary schools, day care centres, community centres, libraries, private schools, fire stations, private club, and police station; and
- **Open Space (OS1) Zone** - to permit future parkland/open space corridors.

The City may also consider special provisions in zoning to implement the urban design requirements and considerations of the London Psychiatric Hospital Lands Secondary Plan

and holding provisions for the following: urban design, water looping, municipal services, and phasing.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. The subject lands are in the Transit Village Place Type in The London Plan, permitting a broad range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, recreational, and other related uses, and in the Green Space Place Type permitting recreational uses for passive enjoyment of natural features, conservation or rehabilitation works, or harvesting of trees in accordance with good forestry management.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied for a Draft Plan of Subdivision and 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
- 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 Draft Plan of Subdivision and zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the Planning Act. You will also be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the Neighbourgood website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting. The Council Decision will inform the decision of the Director, Planning & Development, who is the Approval Authority for Draft Plans of Subdivision.

What Are Your Legal Rights?

Notification of Council and Approval Authority's Decision

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

Right to Appeal to the Ontario Land Tribunal

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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.

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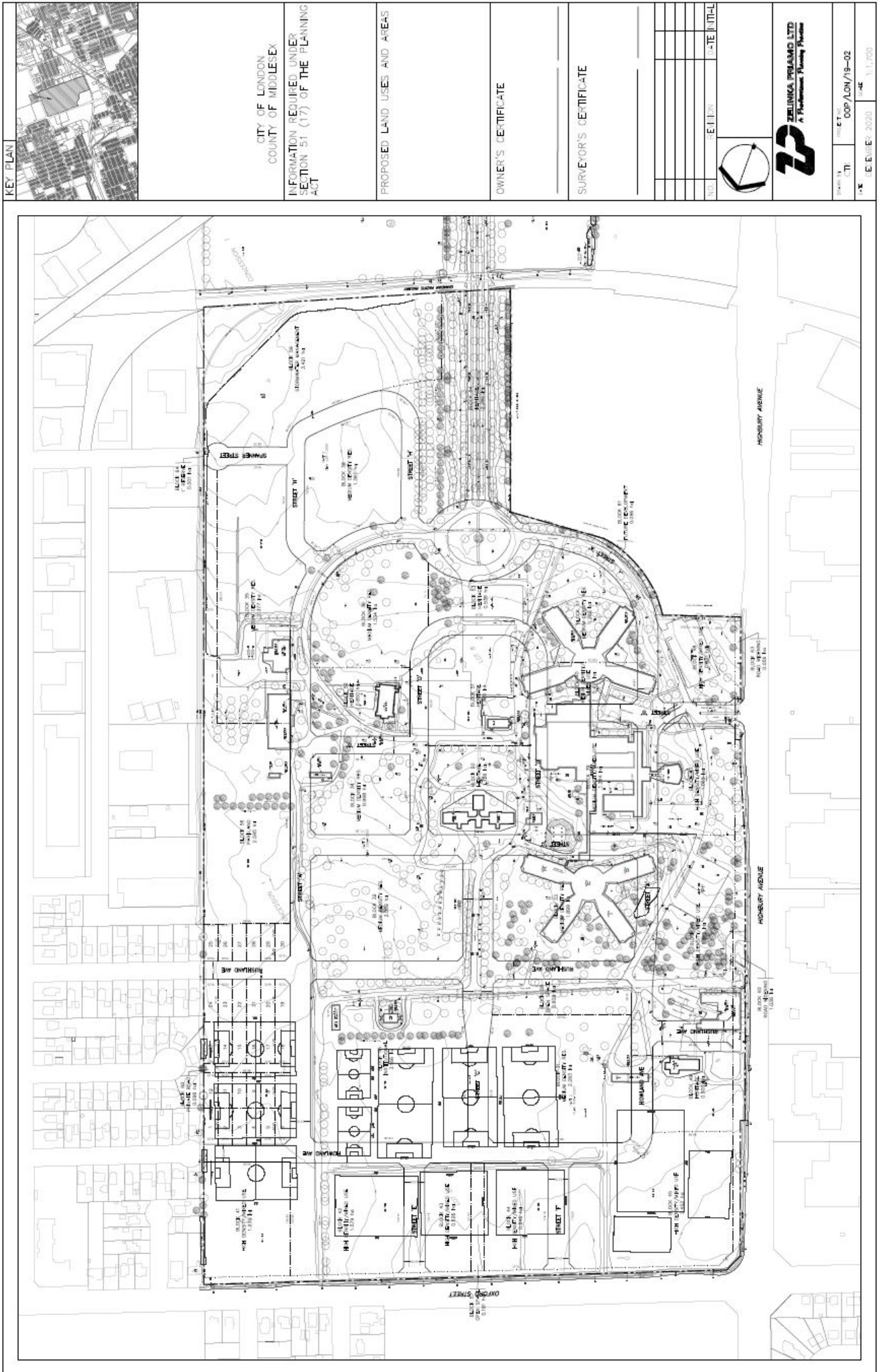
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Accessibility

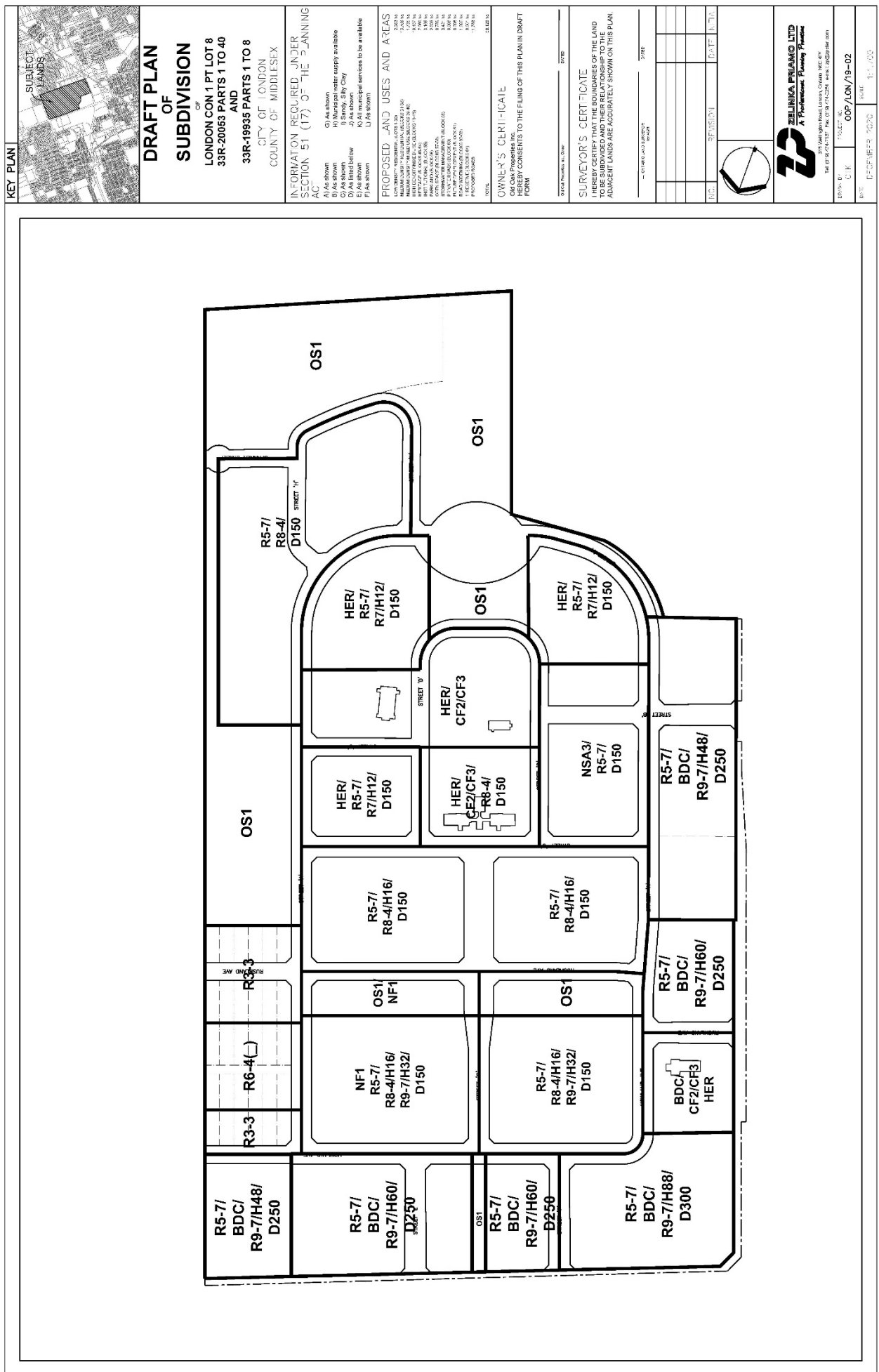
Alternative accessible formats or communication supports are available upon request. Please contact plandev@london.ca for more information.

Requested Draft Plan of Subdivision



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

Requested Zoning



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



**Legacy Village Heritage Impact
Assessment – 850 Highbury
Avenue North, London ON**

Final Report

November 16, 2022

Prepared for:

Old Oak Properties Inc.
150 Dufferin Avenue Suite 200
London, ON N6A 5N6

Prepared by:

Stantec Consulting Ltd.
600-171 Queens Avenue
London, ON N6A 5J7


Project Number: 160940807

Limitations and Sign-off

The conclusions in the Report titled Legacy Village Heritage Impact Assessment – 850 Highbury Avenue North, London ON are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

Stantec has assumed all information received from Old Oak properties Inc. (the “Client”) and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec’s contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec’s discretion.

Prepared by  Digitally signed by Walter, Laura
Date: 2022.11.17 08:37:38 -05'00'


(signature)

Laura Walter, MA, CAHP

Reviewed by  Digitally signed by Colin Varley
Date: 2022.11.17 09:32:16 -05'00'

(signature)

Colin Varley, MA, RPA

Approved by  Digitally signed by Wesenger, David
Date: 2022.11.17 08:43:26 -05'00'

(signature)

David Wesenger, BES



Executive Summary

Old Oak Properties Inc. (Old Oak) retained Stantec Consulting Ltd. (Stantec) to prepare a Heritage Impact Assessment (HIA) for the former London Psychiatric Hospital (LPH) located at 850 Highbury Avenue North, in the City of London (the City), Ontario. The property is subject to a Zoning By-law amendment, and a draft Plan of Subdivision. Old Oak received City Council approval for Official Plan Amendment on June 14, 2022. The purpose of the amendment was to delete and replace the London Psychiatric Hospital Secondary Plan (LPHSP) to bring it into alignment with the vision of a Transit Village under The London Plan. The next phase for the development, is to secure the zoning for the lands and complete the process for the divisions of lands. The property is subject to a Heritage Conservation Easement Agreement (HCEA) between Old Oak and the Ontario Heritage Trust (OHT) and is also designated under Part IV of the *Ontario Heritage Act*. The purpose of this HIA is to respond to policy requirements regarding the conservation of cultural heritage resources in the land use planning process. Where a change is proposed within or adjacent to a protected heritage property, consideration must be given to the conservation of heritage resources.

A separate Strategic Conservation Plan (SCP) has been prepared for the property for the use of Old Oak, the City of London (the City), and OHT to guide future development at the site, identify conservation strategies for significant built and cultural heritage landscape attributes, outline requirements for monitoring and maintenance of the heritage resources, and provide a framework for when Heritage Alteration Permits and Heritage Impact Assessments are required (Stantec 2021).

The impacts associated with the proposed development site plan, land use changes, and stormwater and sewer trunk lines changes were evaluated in this HIA. The proposed undertaking has the potential for direct and indirect impacts to the heritage and cultural heritage landscape features of the property. Based on the impacts, it is recommended that the following mitigation measures be implemented for each proposed undertaking.

Site Plan and Land Use Changes

- **Site Plan Controls:** isolation of heritage features from construction activities. These controls should be indicated on all construction mapping, flagged in the field onsite, and communicated to the construction team leads. Physical protective measures should include, at a minimum, the installation of temporary fencing around heritage features.
- **Vibration Assessment:** an engineer familiar with assessing vibration effects will review any demolition and construction activities that are to occur within 50 metres of heritage features (Infirmary, Chapel of Hope, Recreation Hall, and Horse Stable).



LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT – 850 Highbury Avenue North, London ON

If required, at the discretion of the Engineer, strategies to mitigate possible indirect vibration effects to a heritage feature will be taken. It is also recommended that a Tree Preservation Plan be prepared by an ISA certified arborist prior to any construction or grading.

- **Design Guidelines:**
 - Allée and Ring Road Zone: it is recommended that the layout of the existing curving road be maintained on the east side of the circular drive and Allée, if possible, as a pedestrian walkway within the heritage Block 52 adjacent to the Recreation Hall.
 - Campus Zone: it is recommended that the tree replacements for the north/south tree line, north of the Infirmary, be undertaken in Blocks 32 and 33 to line Street C. Tree replacements should be suitable hardy cultivars.
- **Commemoration Plan:** in connection with the recommendations in the SCP, a Commemoration Plan should be prepared for the property. Related to this HIA, commemoration and interpretative materials to mitigate direct and indirect impacts is recommended within the Horse Stable Zone and Allée and Ring Road Zone.

Stormwater and Sanitary Trunk Line Upgrades

- **Tree Monitoring:**
 - Installation of tree preservation fencing around any Value rating 'A' and 'B' trees as per the LPH Lands, London, Ontario, Scoped OHT Tree Assessment (Ron Koudys Landscape Architects Inc. 2021). Any Value rating 'C' tree protection is at the discretion of Old Oak and the team's certified arborist.
 - Tree protection fencing should be monitored on regular basis (i.e., daily) during the critical construction period to confirm it is in working order by the contractor. If any of the trees become damaged or the ground within the tree/root protection zone becomes compromised (i.e., compaction, spills, etc.) the certified arborist should be contacted immediately for inspection. Monthly inspection of tree preservation fencing by the team's certified arborist to confirm that it is undamaged and in working order. Visual inspection should occur to confirm that no materials have been stored beyond tree preservation fencing within the Tree or Root protection zone.
- **Tree Replacements:** for the direct impacts related to the proposed tree removals, trees should be replaced in consultation with the ISA certified arborist, or a qualified professional based on the following recommendations:
 - Replace with the same species, if possible, or sympathetic historic species of 100-millimetre sapling diameter caliber stock
 - Alternative species should be considered to enhance biodiversity, such as hardy cultivars of Sugar maple, Red maple, American sycamore, London plain tree, and Persian walnut



LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT – 850 Highbury Avenue North, London ON

Adherence to the Strategic Conservation Plan

- The SCP prepared for the site should be the overall guiding document for conservation of heritage and cultural heritage landscape features.

The Executive Summary highlights key points from the report only; for complete information and findings, the reader should examine the complete report.



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LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT – 850 Highbury Avenue North, London ON

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Abbreviations

CHVI	Cultural Heritage Value or Interest
CPR	Canadian Pacific Railway
HCEA	Heritage Conservation Easement Agreement
HIA	Heritage Impact Assessment
LPH	London Psychiatric Hospital
LPHSP	London Psychiatric Hospital Secondary Plan
MTCS	Ministry of Tourism, Culture and Sport
OHT	Ontario Heritage Trust
OP	Official Plan
O. Reg.	Ontario Regulation
PPS	Provincial Policy Statement
SCP	Strategic Conservation Plan



LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT – 850 Highbury Avenue North, London ON

Introduction
November 16, 2022

1 Introduction

1.1 Study Purpose

Old Oak Properties Inc. (Old Oak) retained Stantec Consulting Ltd. (Stantec) to prepare a Heritage Impact Assessment (HIA) for the former London Psychiatric Hospital (LPH) located at 850 Highbury Avenue, in the City of London (the City), Ontario (Figure 1). The property is subject to a Zoning By-law amendment, and a draft Plan of Subdivision. Old Oak received City Council approval for Official Plan Amendment on June 14, 2022. The purpose of the amendment was to delete and replace the London Psychiatric Hospital Secondary Plan (LPHSP) to bring it into alignment with the vision of a Transit Village under The London Plan (see Sections 2.1.3 and 2.1.4). The next phase for the development, is to secure the zoning for the lands and complete the process for the divisions of lands. The property is subject to a Heritage Conservation Easement Agreement (HCEA) between Old Oak and the Ontario Heritage Trust (OHT) and is also designated under Part IV of the *Ontario Heritage Act* (By-law No. L.S.P.-3321-208). The purpose of this HIA is to address the impacts of the proposed site plan, land use changes, and stormwater and sanitary trunk line changes. Where a change is proposed within or adjacent to a protected heritage property, consideration must be given to the conservation of heritage resources.

A separate Strategic Conservation Plan (SCP) has been prepared for the property for the use of Old Oak, the City, and OHT to guide future development at the site, identify conservation strategies for significant built and cultural heritage landscape attributes, outline requirements for monitoring and maintenance of the heritage resources, and provide a framework for when Heritage Alteration Permits and Heritage Impact Assessments are required (Stantec 2021).

The objectives of this HIA are as follows:

- Identify potential direct and indirect impacts to cultural heritage resources
- Identify mitigation measures where impacts to cultural heritage resources are anticipated to address conservation of heritage resources, where applicable

To meet these objectives, this HIA contains the following content:

- Summary of project methodology
- Statements of cultural heritage value
- Site description
- Description of the proposed undertaking



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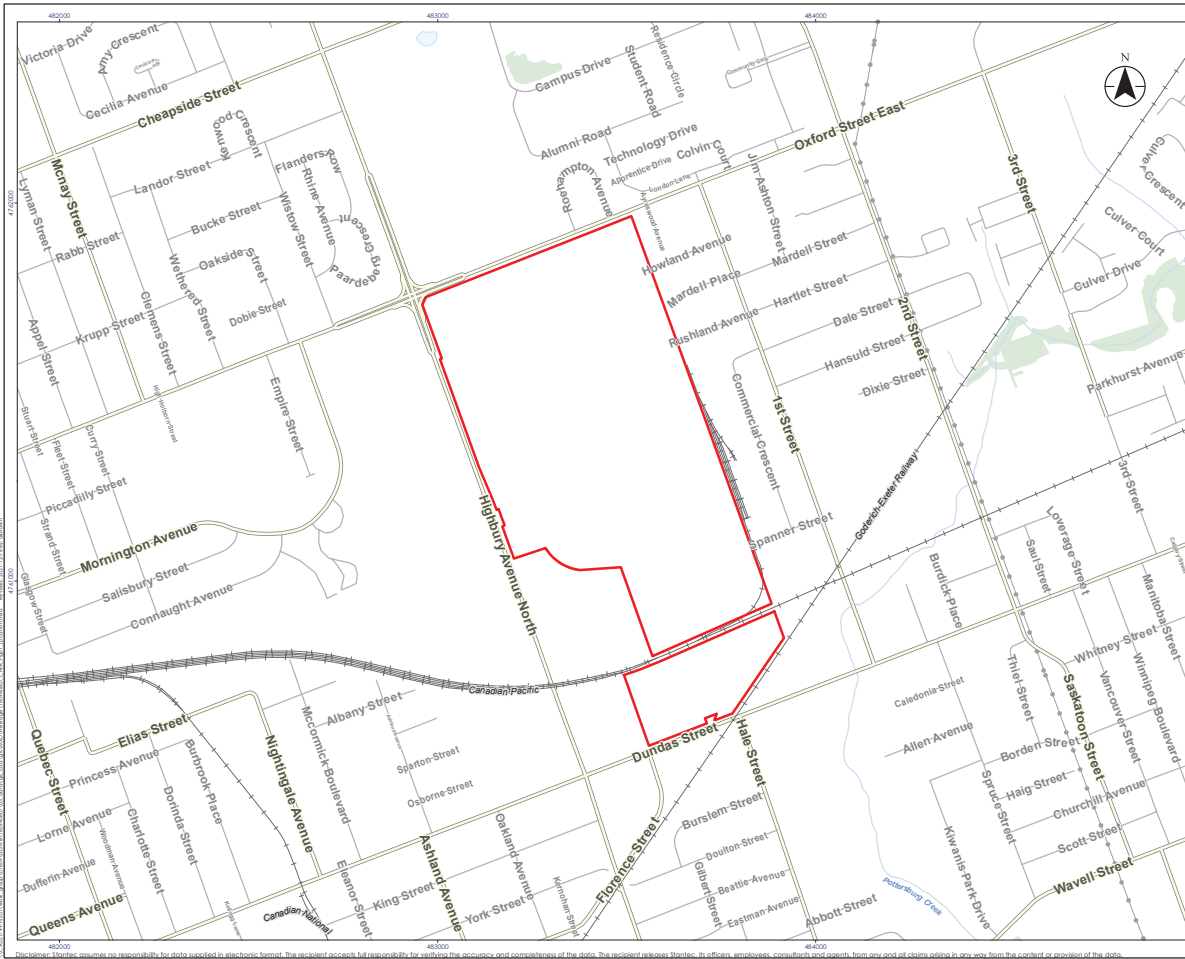
Introduction

November 16, 2022

- Assessment of impacts of the proposed undertaking on the identified cultural heritage value
- Review of development alternatives or mitigation measures where impacts are anticipated
- Recommendations for the preferred mitigation measures

For the purpose of this HIA, the Study Area comprises the municipal property boundary of 850 Highbury Avenue North (Figure 1 and Figure 2). The property includes four heritage structures (Infirmary, Chapel of Hope, Recreation Hall, and Horse Stable), a modern 1964 hospital complex, modern outbuildings, an allée, internal roadways, open lawns, and matures trees.





- Legend**
- Study Area
 - Major Road
 - Minor Road
 - Hydro Line
 - Railway
 - Watercourse
 - Municipal Boundary, Lower
 - Waterbody
 - Wooded Area



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
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Project Location: City of London
 Prepared by AB on 2021-12-16
 Independent Review by LW on 2021-12-16

Client/Project: OLD OAK PROPERTIES
 LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT
 850 Highbury Avenue North

Figure No.: 1
 Title: Site Location

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- Legend**
- Study Area
 - Chapel of Hope
 - Horse Stable
 - Infirmary
 - Recreation Hall
 - Railway



- Notes**
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Project Location: City of London
 Prepared by AB on 2021-12-16
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 850 HIGHBURY AVENUE NORTH

Figure No.: **2**
 Site: **Study Area**

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Methodology
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2 Methodology

2.1 Policy Framework

2.1.1 Planning Act

The *Planning Act* provides a framework for land use planning in Ontario, integrating matters of provincial interest in municipal and planning decisions. Part I of the *Planning Act* identifies that the Minister, municipal councils, local boards, planning boards, and the Municipal Board shall have regard for provincial interests, including:

(d) The conservation of features of significant architectural, cultural, historical or scientific interest

(Government of Ontario 1990)

2.1.2 The 2020 Provincial Policy Statement

The Provincial Policy Statement (PPS) was updated in 2020 and is intended to provide policy direction for land use planning and development regarding matters of provincial interest. Cultural heritage is one of many interests contained within the PPS. Section 2.6.1 of the PPS states that, “significant built heritage resources and cultural heritage landscapes shall be conserved”.

(Government of Ontario 2020)

Under the PPS definition, conserved means:

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



LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT – 850 Highbury Avenue North, London ON

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Under the PPS definition, significant means:

In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.

Under the PPS, “protected heritage property” is defined as follows:

property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

(Government of Ontario 2020)

2.1.3 City of London Official Plan

The City is currently working with two official plans (OP). The London Plan was adopted by City Council and approved by the province in 2016. The London Plan was appealed by numerous parties and remains partially under appeal. The London Plan identifies four Transit Villages, including the London Psychiatric Hospital Transit Village. A Transit Village is to:

“be exceptionally designed, high-density mixed-use urban neighbourhoods connected by rapid transit to the Downtown and each other. They will be occupied by extensive retail and commercial services and will allow for substantial office spaces, resulting in complete communities. Adding to their interest and vitality, Transit Villages will offer entertainment and recreational services as well as public parkettes, plazas and sitting areas. All of this will be tied together with an exceptionally designed, pedestrian-oriented form of development that connects to the centrally located transit station.”

(City of London 2021b: 199)

All heritage policies and definition appeals have been resolved and now are enforced (City of London 2021a). The City’s *The London Plan* also contains the following general objectives regarding cultural heritage resources:

1. “Promote, celebrate, and raise awareness and appreciation of London’s cultural heritage resources.



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2. “Conserve London’s cultural heritage resources so they can be passed on to our future generations.
3. “Ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources.”

(City of London 2021b: 138)

The London Plan contains the following policy with regard to development within or adjacent to designated and listed heritage properties:

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

(City of London 2021b: 143)

2.1.4 Secondary Plan, London Psychiatric Hospital Lands

The purpose of the LPHSP is to establish a vision, principles, and policies for the LPH property and adjacent lands as a vibrant residential community which incorporates elements of sustainability, mixed use development, heritage conservation, rapid transit support, walkability, and high-quality urban design. The Secondary Plan is to be the basis for the review of planning applications and constitutes OP policy (City of London 2016).

In relation to Cultural Heritage, the following principle applies, “Retain as much of the identified cultural and heritage resources of the area as possible.” The Secondary Plan also has the following objectives:

- a. “Celebrate the area’s built and cultural heritage.
- b. “Create a distinct urban community that builds upon the heritage significance of the property.
- c. “Create a strong sense of places that relates to the heritage character of the property.
- d. “Conserve the heritage designated buildings and landscape.
- e. “Conserve the cultural heritage landscape.
- f. “Encourage sustainable re-use of heritage buildings.”



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(City of London 2016: 20.4.1.4)

The Secondary Plan includes a Community Structure Plan that illustrates the heritage buildings, the allée, and the cultural heritage landscape that shall be conserved (Figure 3).

2.2 Background History

As the HCEA provides a detailed historical overview of the property, and numerous background studies have been completed on the LPH, no background history is included in this HIA. The full HCEA and City's designation by-law are included in Section 3.

2.3 Field Program

A site visit to review existing conditions of the property's exterior and landscape was undertaken on June 15, 2021 by Meaghan Rivard, Senior Heritage Consultant, Lashia Jones, Senior Cultural Heritage Specialist, and Frank Smith, Cultural Heritage Specialist, all with Stantec.

2.4 Assessment of Impacts

The assessment of impacts is based on the impacts defined in the Ministry of Tourism, Culture and Sport (MTCS) *Infosheet #5 Heritage Impact Assessments and Conservation Plans* (Infosheet #5). Impacts to heritage resources may be direct or indirect.

Direct impacts include:

- *Destruction of any, or part of any, significant heritage attributes or features*
- *Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance*

Indirect impacts do not result in the direct destruction or alteration of the feature or its heritage attributes, but may indirectly affect the CHVI of a property by creating:

- *Shadows that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden*
- *Isolation of a heritage attribute from its surrounding environment, context or a significant relationship*
- *Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features*



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- *A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces*
- *Land disturbances such as a change in grade that alters soil, and drainage patterns that adversely affect an archaeological resource*

(Government of Ontario 2006)

In addition to direct impacts related to destruction, this HIA also evaluates the potential for indirect impacts resulting from the vibrations due to construction and the transportation of project components and personnel. This was categorized together with land disturbance. Although the effect of traffic and construction vibrations on historic period structures is not fully understood, vibrations may be perceptible in buildings with a setback of less than 40 metres from the curbside (Crispino and D'Apuzzo 2001; Ellis 1987; Rainer 1982; Wiss 1981). The proximity of the proposed development to heritage resources was considered in this assessment.

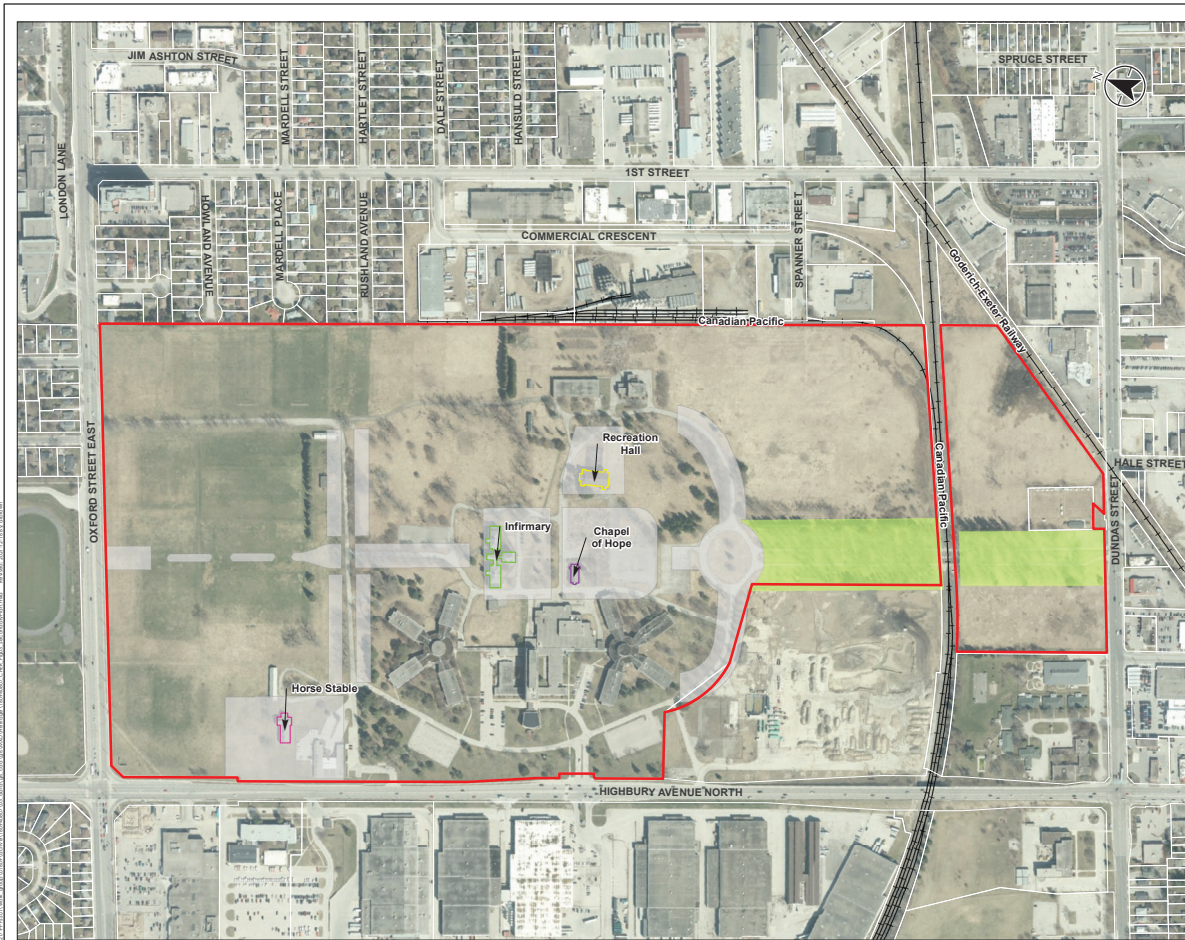
2.5 Mitigation Options

In addition to providing a framework to assess the impacts of a proposed undertaking, the MTCS Infosheet #5 also provide methods to minimize or avoid impacts on cultural heritage resources. These include, but are not limited to:

- *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*
- *Buffer zones, site plan control, and other planning mechanisms*

(Government of Ontario 2006)





- Legend**
- Study Area
 - Central Tree Allée
 - Significant Cultural Heritage Landscape to be Conserved
- Buildings to be Conserved**
- Chapel of Hope
 - Horse Stable
 - Infirmary
 - Recreation Hall
 - SingleStreetCentreline parcels
 - Railway



- Notes**
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Project Location: City of London
 Prepared by AB on 2021-12-16
 Independent Review by LW on 2021-12-16

Client/Project: OLD OAK PROPERTIES
 LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT
 850 HIGHBURY AVENUE NORTH

Figure No.: 3
 Title: London Psychiatric Hospital Secondary Plan, Cultural Heritage Framework

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LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT – 850 Highbury Avenue North, London ON

Statement of Cultural Heritage Value
November 16, 2022

3 Statement of Cultural Heritage Value

3.1 Overview

This SCP is based on the two OHT HCEA for the property dated January 16, 2019 (OHT 2019a, 2019b). As the site is bisected by the CPR Line, the parcels north and south of the CPR line each have a separate HCEA (see Section 3.2). The north HCEA includes four buildings: Horse Stable, Chapel of Hope, Infirmary, and Recreation Hall (Figure 4). There are also cultural heritage landscape elements broken into three zones: The Allée and Ring Road Zone, the Campus Zone, and the Horse Stable Zone. The south easement includes the Allée that extends north from Dundas Street East to the historic main campus.

The property is also designated by the City under Part IV of the OHA (By-law No. L.S.P.-3321-208). As the SCP is based on the two OHT HCEA, the designating by-law is included in Section 3.3 for reference when approvals are required from the City. The identified heritage attributes in the designating by-law are similar to those in the two OHT HCEA. Both identify the Horse Stable, Chapel of Hope, Infirmary, Recreation Hall, and the treed Allée as having cultural heritage value.

Both the HCEA and the designating by-law have been included in Sections 3.2 and 3.3 verbatim from their sources.

The property is legally described as being Part of Lot 8, Concession 1, Geographic Township of London. The north parcel is PIN 08106-0158 (LT) subject to easement over Parts 2, 4, 5, 9, 10, 12, 13, 17, 18, 19, 20, 21, 22, 23, 24, 34, 36, 38, 39 & 40 on Plan 33R-20053, City of London, County of Middlesex. The south parcel is PIN 08106-0147 (LT) designated as Parts 1 to 8 on Plan 33R-19935, City of London, County of Middlesex.

3.2 OHT Easement

3.2.1 North Heritage Conservation Easement Agreement

3.2.1.1 Statement of Cultural Heritage Value or Interest

Description of Historic Place

The former London Psychiatric Hospital is located at 850 Highbury Avenue North on a 26.3- hectare (65 acre) parcel of land in the City of London. The rectangular-shaped property is bounded by Highbury Avenue North, Oxford Street East, Dundas Street East and a Canadian Pacific Railway spur line. The Former Hospital Lands contain a



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Statement of Cultural Heritage Value
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complex of 23 buildings and a number of landscape features. Four of the buildings have been identified as having provincial heritage value: the Chapel of Hope (built 1884), Horse Stable (built 1894), Infirmary (built 1902), and the Recreation Hall (built ca. 1920). A number of landscape features have been identified as having provincial heritage value. These include remnants of a ring road and a circular drive, open space, remnants of an ornamental landscape containing mature plantings of black walnut trees and the grand, tree-lined Allée. The facility opened in 1871 as the London Asylum for the Insane and operated under a number of names over the course of its history including the Ontario Hospital London, London Psychiatric Hospital, and Regional Mental Health Care Centre.

Statement of Provincial Significance for the London Psychiatric Hospital

The London Psychiatric Hospital represents the theme of mental health treatment. Large government-run institutions such as the one in London transformed treatment of individuals with mental illness to a province-wide system. Four public asylums had opened at Toronto, London, Kingston and Hamilton by 1871. Until the middle of the 20th century, institutionalization of individuals with mental illness and developmental disabilities was a common practice and form of treatment. These institutions were self-sufficient, located in rural areas adjacent but outside of urban areas where patients lived and received treatment. The rural location of the London Psychiatric Hospital was part of "moral therapy," an approach to the care and treatment of mental illness popular in the mid to late nineteenth century. Moral therapy promoted activities such as gardening, woodworking, games, sewing and reading in addition to medical care. Religion was also an important aspect of moral therapy and Superintendent R.M. Bucke had the Chapel of Hope constructed using patient labour, which was also part of the treatment. As mental health care and treatments evolved, the grounds of the London Psychiatric Hospital transformed. The practice of moral therapy and use of the Kirkbride Plan (i.e., all activities take place in one centralized building) was replaced by the idea that specialized facilities for each activity were needed for patients and staff. It was at this time that the Infirmary Building was constructed as part of Superintendent R.M. Bucke's modernization of the facility. The ideals of moral therapy led to the development of occupational therapy after the First World War.



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The London Psychiatric Hospital is the only mental health facility in Ontario that has a standalone chapel. The Chapel of Hope was a core to providing moral therapy treatment. The London Psychiatric Hospital is associated with an era of mental health care when the government was constructing self-sufficient institutions built in strategic locations throughout the province. The large, segregated, self-sufficient institutional campus represents a rare aspect of Ontario's history and is no longer used to treat individuals with mental illness.

The Allée with mature trees and the large imposing Victorian-era Infirmary contribute to the property's visual and aesthetic importance. The Infirmary is monumental in size and the most substantial building remaining on site. Its prominent features include the tall chimneys, central block and symmetrical wings. The Infirmary's haunting Victorian architecture has allured photographers and videographers who capture the intrinsic aesthetic beauty of the building. The horse stable also contributes to the aesthetic importance of the property and is the last remaining building associated with the property's agricultural past. It retains a significant amount of its original design aesthetic including its distinctive ventilators. The large scale of the building and quality of materials of the stable show the importance of agriculture to the London Psychiatric Hospital.

Superintendent Richard Maurice Bucke (1837-1902) was a significant figure and contributor to mental health treatment in Canada. Bucke held the post of Superintendent from 1877 until his death in 1902 and made several important contributions to patient treatment and the design and layout of London Psychiatric Hospital. Bucke developed recreational and occupational therapy programming as part of treatment, eliminated the use of restraints and ended the use of alcohol as a treatment – all progressive reforms for his time. Superintendent Bucke also had a significant impact on the design and layout of the site. Many of the significant heritage features that remain today were built under his tenure and were due to his influence, including the Chapel of Hope, Stable, Infirmary and the Allée. Bucke is also a controversial figure and the source of great debate among historians and mental health professionals for his encouragement and use of gynecological surgeries on women for treatment of mental illness.

3.2.1.2 Background

Historic Value

Prior to the 19th century, people with mental illnesses were housed in jails, workhouses or the family home and many had no choice but to live on the streets. The Victorian era saw social change and came to depend upon institutions to solve the social problems of the day. Large institutions were supposed to be places of refuge where patients were separate from the rapidly changing outside world. The London Psychiatric Hospital followed the Kirkbride Plan and moral therapy treatment - patients were to be placed in



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a natural environment with a significant amount of farm and parkland. When opened in 1871, the London Psychiatric Hospital was located on 300 acres just outside city limits. The City of London was chosen as the location for a new institution partially due to the influence of John Carling, Ontario's first commissioner of public works. He directed the construction of the institutions on land he had sold to the government in 1870.

The institution was self-sufficient and significant farming operations were located on the northern portions of the site with stables, greenhouses, orchards, fields full of crops and a root house for storage. While various employment opportunities were available at the London Psychiatric Hospital, patient labour was used as part of moral therapy treatment and as a way of keeping costs down. In the early years, patient labour was separated by gender – men worked in the field and tended to the animals while women worked in the laundry, cleaned and sewed. There were numerous clubs, sporting events, annual picnics and other special occasions for patients and staff, thus giving the London Psychiatric Hospital a sense of community.

Religion was an important part of moral therapy treatment and the new chapel was constructed by patient labour, as part of their treatment plan. The Chapel was built in 1884 at the behest of Dr. Bucke, who petitioned the provincial government to fund its construction. Regular church services were part of treatment at the London Asylum, with religious services held in the general recreation facilities prior to the Chapel's construction. The London Psychiatric Hospital is the only mental health facility in Ontario that has a standalone Chapel.

The Infirmary or Exam Building, completed in 1902, was intended to house patients who needed more enhanced medical care and offered dormitories and individual rooms for patients and common rooms and sunrooms. Superintendent Bucke toured similar facilities in the United States and helped design the building plan with provincial architect Francis R. Heakes. In 1908 the building was converted to use as a reception hospital to house new and short-term patients. These short-term patients might stay for a few months to a few years, and had access to advanced treatments such as showers, massages and continuous baths.

Following the First World War, a large number of Canadian veterans were admitted to London Psychiatric Hospital suffering from psychological effects of the war. They were treated for "shellshock", for which symptoms are now associated with post-traumatic stress disorder. Overcrowding was an issue at the London Psychiatric Hospital and by 1924 it accommodated almost 1,200 patients. Maintaining a peaceful and idyllic setting for patients was difficult for the superintendents due to the overcrowding. Many common and sun rooms were used as wards to accommodate patients instead of places of rest and relaxation.



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R.M Bucke is the most well-known and controversial superintendent at the London Psychiatric Hospital for his encouragement and use of gynecological surgeries on women. Some argue the surgeries were an attempt by Bucke to find a successful treatment for his patients but there seems to be little merit of such surgeries on mentally ill women. Upon his death, the use of gynecological surgery came to an end at London Psychiatric Hospital. The London Psychiatric Hospital is also associated with eight superintendents who were the chief administrators and medical directors of the London Psychiatric Hospital from 1870-1970. They had an array of responsibilities including supervising staff, medical services, training nurses, therapies, property and facilities maintenance and medical study of all patients.

These institutions evolved to providing occupational and vocational therapies. In the early 1960s, new medications were developed to treat mental illness, thereby starting the de-institutionalization process. While these drugs might not cure patients suffering from mental illness, they helped reduce and control symptoms, allowing patients to be discharged and to live in the community. The move away from institutionalization to community living made these large, self-sufficient facilities obsolete.

Architectural Value

Chapel of Hope

The Chapel of Hope was built in 1884 by patient labour under instruction by Superintendent Bucke. It is a 1½ storey buff-brick structure in the Gothic Revival style and features two chimneys at the east and west elevation. The gable roof is interrupted with four dormers on the north and south elevations with trefoil shaped windows. The side walls feature seven gothic-arched stained glass windows separated by buttresses. The stained glass window over the altar features a combination of religious and London Psychiatric Hospital images.

Horse Stable

The Horse Stable was built in 1894 under the direction of Superintendent Bucke and the scale and quality of materials shows the importance of agriculture to the self-sufficiency and practice of moral therapy at London Psychiatric Hospital. It is a large two-storey buff brick building. There are two intersecting gable roof sections and five ventilators along the apex to provide ventilation and give the building a distinct silhouette. The segmental arched window openings (bricked over) have brick voussoirs and most have stone sills. The eaves have tongue and groove soffits. A large second storey board and batten door provides access to the hay loft on the building's west elevation.



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The Infirmary

The Infirmary is an imposing building with a combination of architectural styles popular in the Victorian-era including Beaux-Arts Classicism, Edwardian Classicism and Colonial Revival. The Infirmary is constructed of local buff brick with a central administration block with two recessed symmetrical wards on either side (one for men and one for women). The three-storey central block sits on a raised basement. It has a hipped roof with a central skylight to the operating theatre and tall distinctive chimneys. The main front entrance is topped with a pediment supported by pilasters, a large rounded arched window and two smaller rounded-arched windows and a dentilated cornice. The symmetrical wards are connected to the central block by a narrow corridor. The wards feature Colonial Revival influence seen in the projecting central bay with a pediment and quoins, ventilators, dormer windows and dentilated cornice. The sun porches at the end of each wing were originally in the shape of a trapezoid. The current ones are rectangular and date from 1945. The rear (north) elevation of the Infirmary is simplified with projecting bays, dormer windows and tail chimneys. All of the window openings are flat-arched and many of the double-hung wood-sash windows survive. The exception is a singular rounded-arch window on both ward facades above an off-centered entrance door.

Recreation Hall

The Recreation Hall was constructed in 1920 and is located directly east of the Chapel of Hope. It was constructed in a Classical Revival style of reddish-brown brick laid in common bond. It features a symmetrical façade frontispiece - a central block and two flanking wings. The central block features a pediment with an oculus window, a central rectangular shaped tripartite window flanked with 6-paned windows. The flanking wings feature a rounded-arched window. The brickwork that surrounds the windows is dark brown and extends well beyond the base of the window. Each of the six multi-paned rectangular wood windows are divided into three parts on the side-walls and set within a shallow rounded-arched niche. The austere rear elevation features quoining and a singular rounded-arched window in the gable.

Contextual Value

The London Psychiatric Hospital is deliberately setback from the main street to provide a serene and rural setting, core to moral therapy and the Kirkbride Plan. The historic main entrance to the Former Hospital Lands is off Dundas Street East where the Allée leads visitors from the street and into the complex of institutional buildings. The Former Hospital Lands were originally surrounded by a rural farming landscape. They are now bordered by three extremely busy thoroughfares (Highbury Avenue North, Oxford Street East and Dundas Street East) and the surrounding neighbourhood has evolved to



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become the home to several businesses and industries along Highbury Avenue North and Dundas Street East and a residential subdivision to the east.

Archaeological Value

The London Psychiatric Hospital has archaeological value due to the below ground resources associated with the evolution of mental health care. The main building, airing yard, portions of the root house represent the era in the 19th century when use of the Kirkbride Plan and self-sufficiency were the norm at these large-scale government run mental health institutions.

Description of the Heritage Features

The Heritage Features referred to in this Agreement are comprised of the exteriors of the Buildings on the Protected Lands which include, but are not limited to, the following highlighted elements which contribute to their heritage value:

The Horse Stable

- General massing and two intersecting gable roof sections
- “T” shaped footprint
- Local buff brick (also called white brick)
- Five roof ventilators
- Brick chimney (east elevation)
- Location of existing segmental-arched window and door openings
- Brick voussoirs and stone sills above and below window openings
- Board and batten upper access doors to hay loft (west elevation)

Chapel of Hope

- Local buff brick construction
- Gable roof topped with a finial
- Double-lancet stained glass windows
- Large stained glass window above the altar depicting religious imagery and scenes from the London Psychiatric Hospital
- Bull’s eye window with quatrefoil muntin in the gable end
- Seven bay side walls with buttresses
- Trefoil dormers
- Chimneys



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The Infirmary

- Local buff brick construction
- Symmetrical composition – tall three-storey central administration block on a raised basement centre block flanked by two identical wards with rectangular wood verandahs
- Main front entrance topped with a pediment supported by pilasters, a large rounded arched window and two smaller rounded-arched windows and dentilated cornice
- Tall chimneys and skylights atop the hipped roof of the central block
- Dentilated cornice around the entire building
- Double-hung wood-sash windows
- Flat arched buff-brick lintels and stone sills
- Louvred ventilators atop the flanking wards
- Pediments, dormer and Bull's eye windows of the wards
- The single round-arched window of the ward's façade
- Decorative buff-brick quoins at the end walls and separating the slightly projecting bays of the wards
- The simplified rear (north) elevation with projecting bays, dormers and chimneys
- Sun porches at the end of each ward

Recreation Hall

- Reddish-brown brick construction
- Symmetrical façade frontispiece – a central block and two flanking wings
- Central block with pediment, oculus window, a central rectangular shaped tripartite window flanked with 6-paned window
- Flanking wings feature a rounded-arched window with decorative dark-brown brickwork extending well beyond the base of the window
- Side walls with six multi-paned rectangular wood windows divided into three parts and set within a shallow rounded-arched niche
- Raised basement with multi-paned windows
- Projecting bays on the side wall with a pediment, quoins, entrance door and six-over-six wood sash-windows
- Rear elevation features quoins and rounded-arched window in the gable



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Description of Cultural Heritage Landscape Features

The provincially significant cultural heritage landscape on the Protected Lands is composed of three zones:

1. **The Allée and Ring Road Zone:** This zone contains the grand tree-lined Allée that stretches from the historic entrance at Dundas Street East northward to the circular drive and ring road that connects the Infirmary, the Chapel of Hope and the Recreational Hall. With its open spaces and rows of mature trees, it evokes a designed rural setting and framed vista for the key institutional buildings of the Hospital, which are set back from the main entrance off Dundas Street East.
2. **The Campus Zone:** This zone contains three (3) buildings associated with the London Psychiatric Hospital of provincially significant heritage value, the Infirmary, the Chapel of Hope and the Recreational Hall, as well as associated open spaces, landscape and plantings. These elements are located within a ring road at the end of a long Allée stretching south to Dundas Street.
3. **The Horse Stable Zone:** This zone is comprised of open space, mature trees and unobstructed views of all sides of the horse stable.

The Cultural Heritage Landscape Features of the Allée and Ring Road Zone

The Cultural Heritage Landscape Features of the Allée and Ring Road Zone include, but are not limited to, the following highlighted elements:

- The 470-metre tree-lined Allée that extends from the CPR Line and intersects with the circular drive
- Circular drive with internal green space and east/west access to the ring road
- Remnants of the ring road
- Mature trees that border the ring road on both sides

The Cultural Heritage Landscape Features of the Campus Zone

The Cultural Heritage Landscape Features of the Campus Zone include, but are not limited to, the following highlighted elements:

- The location of the provincially significant buildings: Chapel of Hope, Infirmary and Recreation Hall within the landscape
- Their deliberate setback from Dundas Street East to provide a serene and rural setting
- Strategically planted trees including the row of black walnut trees along east/west interior roadway leading to the Horse Stable



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- North/south tree-lined roadways framing a view of the north (rear) elevation of the Infirmary
- The open space of the lawn with mature plantings directly south of the Infirmary

The Cultural Heritage Landscape Features of the Horse Stable Zone

The Cultural Heritage Landscape Features of the Horse Stable Zone include, but are not limited to, the following highlighted elements:

- Mature trees including sugar maples and walnuts
- Surrounding open space providing unobstructed views of all four elevations of the Horse Stable

3.2.2 South Heritage Conservation Easement Agreement

3.2.2.1 Statement of Cultural Heritage Value or Interest

Description of Historic Place

The Property forms an integral part of the Allée that extends approximately 470 metres north from the historic main entrance to the Hospital Lands off Dundas Street East to a circular driveway and the remnants of a ring road. The Property encompasses that part of the Allée south of the Canadian Pacific Railway corridor.

The Allée was completed under the supervision of Superintendent Richard Maurice Bucke in 1900 and represents a distinctive and significant feature of the former London Psychiatric Hospital. Historically, it was used for gatherings such as picnics and parties. It formed the central north-south axis from the southern property line to the main institutional buildings and frames the views of those buildings. It was and still is bisected by the Canadian Pacific Railway line.

The Allée is composed of open space and remnants of the ornamental landscape that include plantings such as the rows of mature sugar maple and black walnuts trees which line the Allée. The rows of trees frame the views of the main institutional buildings at the north end of the Allée. The setback from Dundas Street East of the main campus of the former London Psychiatric Hospital Infirmary at the north end of the Allée provide a serene and rural setting – core to moral therapy and the Kirkbride Plan.

Statement of Provincial Significance for the London Psychiatric Hospital

The London Psychiatric Hospital represents the theme of mental health treatment. Large government-run institutions such as the one in London transformed treatment of individuals with mental illness to a province-wide system. Four public asylums had



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opened at Toronto, London, Kingston and Hamilton by 1871. Until the middle of the 20th century, institutionalization of individuals with mental illness and developmental disabilities was a common practice and form of treatment. These institutions were self-sufficient, located in rural areas adjacent but outside of urban areas where patients lived and received treatment. The rural location of the London Psychiatric Hospital was part of "moral therapy," an approach to the care and treatment of mental illness popular in the mid to late nineteenth century. Moral therapy promoted activities such as gardening, woodworking, games, sewing and reading in addition to medical care. Religion was also an important aspect of moral therapy and Superintendent R.M. Bucke had the Chapel of Hope constructed using patient labour, which was also part of the treatment. As mental health care and treatments evolved, the grounds of the London Psychiatric Hospital transformed. The practice of moral therapy and use of the Kirkbride Plan (i.e., all activities take place in one centralized building) were replaced by the idea that specialized facilities for each activity were needed for patients and staff. It was at this time that the Infirmary Building was constructed as part of Superintendent R.M. Bucke's modernization of the facility. The ideals of moral therapy led to the development of occupational therapy after the First World War.

The London Psychiatric Hospital is the only mental health facility in Ontario that has a standalone Chapel. The Chapel of Hope was a core to providing moral therapy treatment. The London Psychiatric Hospital is associated with an era of mental health care when the government was constructing self-sufficient institutions built in strategic locations throughout the province. The large, segregated, self-sufficient institutional campus represents a rare aspect of Ontario's history and is no longer used to treat individuals with mental illness.

The Allée with mature trees and the large imposing Victorian-era Infirmary contribute to the property's visual and aesthetic importance. The Infirmary is monumental in size and the most substantial building remaining on site. Its prominent features include the tall chimneys, central block and symmetrical wings. The Infirmary's haunting Victorian architecture has allured photographers and videographers who capture the intrinsic aesthetic beauty of the building. The horse stable also contributes to the aesthetic importance of the property and is the last remaining building associated with the property's agricultural past. It retains a significant amount of its original design aesthetic including its distinctive ventilators. The large scale of the building and quality of materials of the stable show the importance of agriculture to the London Psychiatric Hospital.

Superintendent Richard Maurice Bucke (1837-1902) was a significant figure and contributor to mental health treatment in Canada. Bucke held the post of Superintendent from 1877 until his death in 1902 and made several important contributions to patient treatment and the design and layout of London Psychiatric Hospital. Bucke developed recreational and occupational therapy programming as part of treatment, eliminated the



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use of restraints and ended the use of alcohol as a treatment – all progressive reforms for his time. Superintendent Bucke also had a significant impact on the design and layout of the site. Many of the significant heritage features that remain today were built under his tenure and were due to his influence, including the Chapel of Hope, Stable, Infirmary and the Allée. Bucke is also a controversial figure and the source of great debate among historians and mental health professionals for his encouragement and use of gynecological surgeries on women for treatment of mental illness.

Background

Historic Value

Prior to the 19th century, people with mental illnesses were housed in jails, workhouses or the family home and many had no choice but to live on the streets. The Victorian era saw social change, and came to depend upon institutions to solve the social problems of the day. Large institutions were supposed to be places of refuge where patients were separate from the rapidly changing outside world. The London Psychiatric Hospital followed the Kirkbride Plan and moral therapy treatment patients were to be placed in a natural environment with a significant amount of farm and parkland. When opened in 1871, the London Psychiatric Hospital was located on 300 acres just outside city limits. The City of London was chosen as the location for a new institution partially due to the influence of John Carling - Ontario's first commissioner of public works. He directed the construction of the institutions on land he had sold to the government in 1870.

The institution was self-sufficient and significant farming operations were located on the northern portions of the site with stables, greenhouses, orchards, fields full of crops and a root house for storage. While various employment opportunities were available at the London Psychiatric Hospital, patient labour was used as part of moral therapy treatment and as a way of keeping costs down. In the early years, patient labour was separated by gender – men worked in the field and tended to the animals while women worked in the laundry, cleaned and sewed. There were numerous clubs, sporting events, annual picnics and other special occasions for patients and staff thus giving the London Psychiatric Hospital a sense of community.

These institutions evolved to providing occupational and vocational therapies, in the early 1960s, new medications were developed to treat mental illness thereby starting the de-institutionalization process. While these drugs might not cure patients suffering from mental illness, they helped reduce and control symptoms allowing patients to be discharged and to live in the community. The move away from institutionalization to community living made these large, self-sufficient facilities obsolete.



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Contextual Value

As the central north-south axis for the Former Hospital Lands, the Allée physically and visually connects the historic main campus of the former London Psychiatric Hospital (comprised of the Chapel of Hope (1884), the Infirmary (1902), and the Recreation Hall (ca. 1920)) with the main entrance off Dundas Street East. The main campus is deliberately setback from the main entrance to provide a serene and rural setting – core to moral therapy and the Kirkbride Plan.

Description of Cultural Heritage Landscape Features

The Cultural Heritage Landscape Features of the Property referred to in this Agreement include, but are not limited to, the following highlighted elements of the Property which contribute to its Provincial heritage value:

The Allée:

- Rows of mature trees including sugar maples and walnuts
- Open space between the rows of trees allowing for views of the main campus
- Views of the historic main campus framed by the Allée
- Dual laneways located in the centre of the Allée running parallel to the rows of trees

3.3 Designating By-law

3.3.1 Reasons for Designation – London Psychiatric Hospital (850 Highbury Avenue)

3.3.1.1 Historical Reasons

The first asylum in southwestern Ontario was set up in 1860 at Fort Malden, Amherstburg, as a branch of the Toronto Asylum, which was already overcrowded. Dr. Henry Landor was appointed superintendent of Fort Malden, a former military barracks converted into an asylum to house inmates and incurables. After Confederation in 1867, politicians decided to build an asylum two miles outside the London city limits. The Asylum was modeled on Thomas Kirkbride's landmark Pennsylvania Asylum. The London Asylum for the Insane opened at the present site November 18, 1870 on 300 acres of farmland. The hospital grew in size and by 1914 there were 1,130 patients. In 1968 the hospital was renamed the London Psychiatric Hospital. The hospital was joined to St. Thomas Psychiatric Hospital to operate under a single administration in 1995. The original main hospital building was demolished in 1975.



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Dr. Richard Maurice Bucke was the second superintendent of the London Asylum for the Insane (1877 to 1902). Acting on his convictions that the mentally ill respond favourably to humanitarian and sympathetic treatment, he elaborated on the efforts of his predecessor, Dr. Henry Landor, to provide-therapeutic activity for patients by making the asylum into a working farm. Bucke provided improved farm facilities and he created grounds, in keeping with his theory that beautiful surroundings were conducive to mental health and provided many social occasions. He also reduced the use of alcohol and mechanical constraints as means of controlling patients. His innovative ideas are reflected in the buildings and grounds of the London Psychiatric Hospital.

3.3.1.2 Architectural Reasons

Tree-lined Avenue (entrance off Dundas Street)

Built under Bucke's supervision, (circa 1900), the original entrance to the hospital grounds is a two lane avenue with a centre walkway lined with eight rows of elm trees (three rows of trees on either side of the lanes and one row on either side of the walkway). Some trees have been replaced with coniferous varieties, but the form remains the same. It forms a magnificent vista north from Dundas Street to where the original hospital building stood and is still on axis with the 1902 Infirmary building further back. This was the site for patient picnics on Sundays.

Infirmary Building

Also known as the 1902 Building, Exam Building, Bucke Research Institute, Outpatient Department, and Admitting Hospital, this tall Victorian three-storey yellow brick building with a hip roof is a classical example of balance and symmetry. The central surgical block is attached by two passageways to mirror-image side pavilions, each featuring a gabled projection and cupola. This classical organization is appropriately accompanied by numerous classical details like the corner quoins, the plain pediment over the front entrance, voussoirs over windows and a semi-circular window on the second level above the front entrance. Huge skylights provided light for the surgical suite on the third floor. Entrance steps have closed brick railings.

Recreation Hall

This two-storey brown brick building was built around 1920 and was used to host recreational activities for patients including a basement level swimming pool (now filled in) and a stage for performances. The building has gable ends with a wide plain frieze and molding with return eaves over broad pilasters at the south end and a pediment at the north end. There are four small wings, two at each end, with pediment gables. The metal roof has two ventilators. The auditorium windows on the sides are large and tall, and are set in semi-circular headed brick panels, and each has 40 panes arranged in



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nine sections. The double door centre entrance way has eight-light transom, windowed doors, small lanterns to each side, high wide front steps, and a canopy supported by chains.

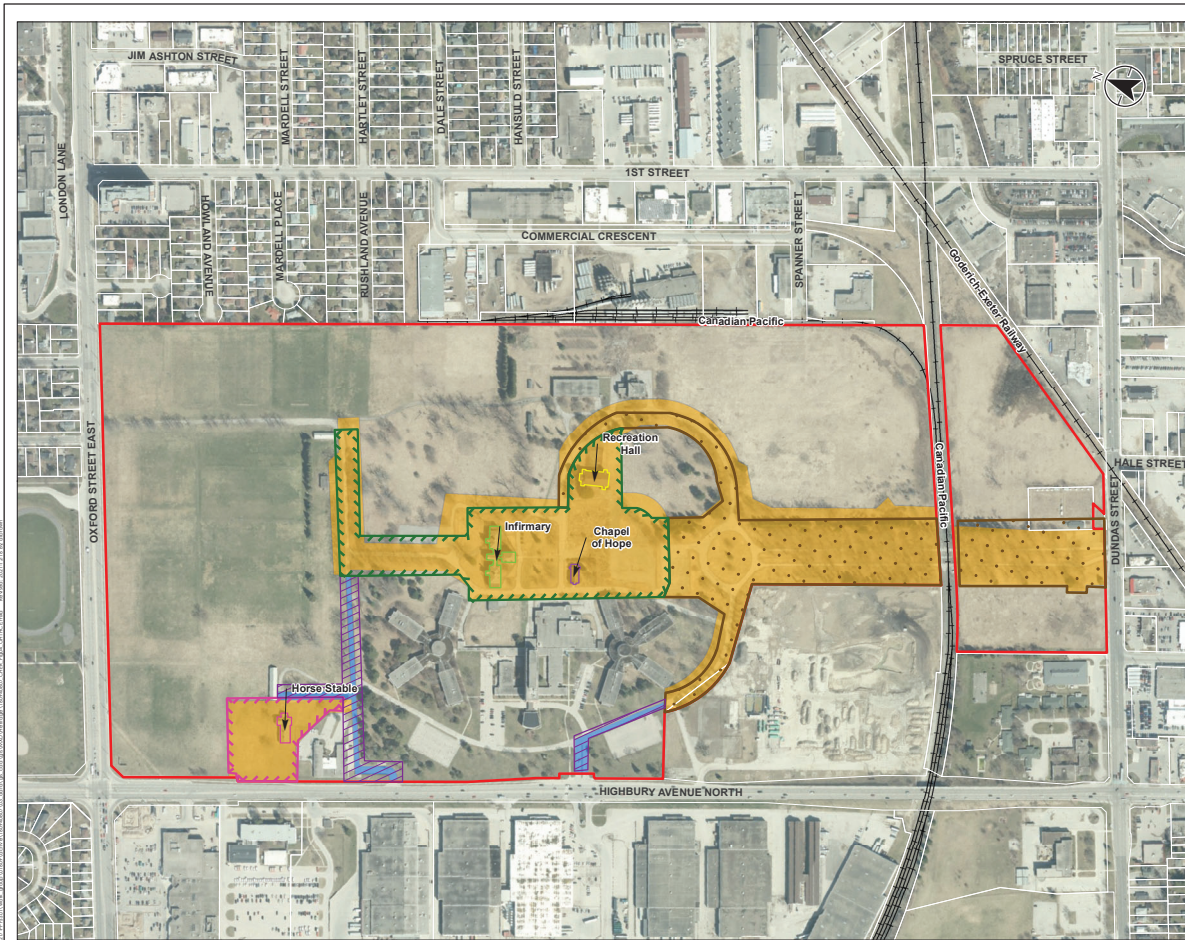
The Chapel

The Chapel of Hope was built by patients in 1884. Originally built as an Interdenominational chapel, it was later only a Catholic place of worship since the Protestant congregation had grown so large. In 1965 it was again made into an Interdenominational chapel. The Gothic revival brick structure has seven stone-capped buttresses on each side. It has four small dormers on each side of the gable roof, each featuring a trillium shaped stained glass window. There are seven Gothic arch shaped stained glass windows on each side of the building and a large stained glass window behind the altar. The front entrance roof peak is capped with a carved stone ornament as is the two smaller side entrances.

Horse Stable

The 1894 horse barn located on the hospital grounds is close to Highbury Avenue and Oxford Street. It is the last remaining building of the farmyard built by Bucke. Built of white brick, white washed at the base with a slate roof, the barn is the last of three original buildings. It was obviously intended to be functional rather than decorative but its almost monumental size, its nearly regular fenestration, its classical proportions and the picturesque effect produced by the ventilation cupolas make it a strikingly handsome building, as well as a meaningful symbol of the last vestige of the hospital's significant agricultural past.





- Legend**
- Study Area
 - Access Lands
 - Allee and Ring Road Zone
 - Campus Zone
 - Chapel of Hope
 - Horse Stable
 - Horse Stable Zone
 - Infirmary
 - Recreation Hall
 - OHT Access Easement
 - OHT Easement Lands
 - Railway



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base facilities produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2021, and © City of London, 2021.
 3. Orthomosaic © First Base Solutions, 2021, Imagery Date, 2020.



Project Location: City of London
 Prepared by AB on 2021-12-16
 Independent Review by LW on 2021-12-16

Client/Project: OLD OAK PROPERTIES
 LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT
 850 HIGHBURY AVENUE NORTH

Figure No.: 4
 Site: Ontario Heritage Trust Heritage Conservation Easement

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4 Site Description

4.1 Introduction

A brief overview of the property is included below, and a full condition assessment is included in the SCP. The former LPH opened in 1871, as the "Asylum for the Insane, London". It was the first purpose-built mental health facility in Ontario. The former LPH is situated at 850 Highway Avenue North, in the City of London, Ontario (Figure 1). It is bounded to the west by Highbury Avenue North, to the south by Dundas Street East, to the north by Oxford Street East, and to the east by a mixture of commercial, industrial, and residential development. The property is broken into two property parcels as it is bisected by an east-west CPR line. The site contains a range of hospital and agricultural buildings dating from the late-19th to the mid-20th centuries. The property has an area of 58.13 hectares (143.64 acres).

4.2 Heritage Features

The heritage features on the property include the Horse Stable, Chapel of Hope, Infirmary, and the Recreation Hall. Each building is currently mothballed with boarded-up windows and doors.

The Horse Stable is a two-storey building with an intersecting gable roof clad with asphalt shingles (Photo 1 to Photo 4). The roofline has a series of five ventilators along the ridges of both gable roof sections. The structure has a T-shaped plan and a local buff (white) brick exterior laid in a common bond. Its east elevation has a one-storey section with a gable roof, asphalt shingles, and a buff brick chimney (Photo 5). The Horse Stable has segmental arched window and door openings with buff brick voussoirs. Most of the windows have stone sills. The west elevation has a boarded-up hayloft door. The structure has a parged stone foundation.



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Photo 1: Horse Stable looking northwest



Photo 2: Horse Stable looking northeast



Photo 3: Horse Stable looking east



Photo 4: Horse Stable looking south



Photo 5: Horse Stable looking southwest



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The Chapel of Hope is a one- and one-half storey structure with a gable roof, parapet walls, asphalt shingles, and three buff brick chimneys (Photo 6). The roof has a series of four trefoil dormers on its north and south sides. Its front (west) elevation is topped with a stone trefoil finial. The chapel has a local buff brick exterior laid in a common bond with brick parapets at each end. The chapel has a rectangular plan and is flanked by two small entrance wings with hipped roofs. The front elevation has a projecting entrance with central pointed arched wood entrance door. The gabled roof entrance is topped with stone capping and has stone band detailing. The entrance door has a pointed arch voussoir. The south and north elevations have seven bay side walls with buttresses, each with stone capstones (Photo 7 and Photo 8). Each elevation also has a transept entrance with a gable roof. The chapel exterior has pointed arched windows and double-lancet stained-glass windows that have been boarded-up. Its east elevation has a large arched sanctuary window opening and bull's eye window (Photo 9). Windows have pointed voussoirs and cut lug sills. The exterior has five entrance doors each set in a pointed arched opening with buff brick voussoir.



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Photo 6: Chapel of Hope front (west) elevation looking northeast



Photo 7: Chapel of Hope south elevation looking east



Photo 8: Chapel of Hope north elevation looking south



Photo 9: Chapel of Hope rear (east) elevation looking west

The Infirmary has a symmetrical composition with central administration block with a rear central pavilion and corridors that are attached to east and west wings (Photo 10). Its central administration block is a three-storey structure on a raised basement with a hipped roof with central skylight, asphalt shingles, and three buff brick chimneys (Photo 11). The front (south) façade of the block has a central projecting entrance topped with a wood detailed pediment, wood second floor pilasters, a large rounded arched window, and a dentilated wood cornice. The central entrance is accessed by a set of concrete steps with yellow brick walls and stone capstones. The two-storey wings each have a hip roof with asphalt shingles (Photo 12 and Photo 13). The south elevation of the wings each have a projecting central bay with pediment, bull's eye window, bellcast louvred ventilators, and hipped roof dormers. The structure has a local buff brick exterior with buff brick detailing with decorative buff brick quoins. The building has a dentilated



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cornice. The east and west wing end each have rectangular wood sun porches. The east sun porch collapsed in June 2021 (Photo 14). The north elevation is more simplified with projecting bays, hipped dormers, and tall chimneys (Photo 15 to Photo 17). Exterior windows are mostly in flat-headed openings with flat arch buff-brick lintels and stone sills. The exterior has a few semi-circular window openings. The Infirmary has nine entrances. The structure has a rubblestone foundation topped with courses of rough faced stone.



Photo 10: Infirmery south elevation looking northwest



Photo 11: Infirmery south elevation of Administration Block looking north



Photo 12: Infirmery south elevation of east wing looking north



Photo 13: Infirmery south elevation of west wing looking northeast



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Photo 14: East porch collapse in June 2021



Photo 15: Infirmary north (rear) elevation looking southwest



Photo 16: Infirmary rear elevation of east wing looking south



Photo 17: Infirmary rear elevation of central pavilion and west wing looking southwest

The Recreation Hall is a one-storey structure with gallery and basement. The structure has a gable roof with slate roofing and asphalt shingles, and modern ventilators (Photo 18). The building has a central block with four flanking wings (Photo 19 and Photo 20). It has a reddish-brown brick exterior laid in a common bond with stone detailing including a single course of rough faced stone. The front (north) façade has a symmetrical frontispiece with pediment and decorative woodwork. The frontispiece has a central bull's eye window with brick surround. The front façade has a central entrance with an overhang. The entrance is accessed by concrete stairs and a concrete ramp with metal railings. The four flanking wings each have pedimented rooflines with decorative woodwork. The exterior mostly has flat-headed window openings with brick vousoirs, except for the front façade that has two semi-oval openings and the south



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elevation that has a semi-circular window opening (Photo 21). The Recreation Hall has five entrances.



Photo 18: Recreation Hall front (north) elevation looking south



Photo 19: Recreation Hall west elevation looking east



Photo 20: Recreation Hall east elevation looking west



Photo 21: Recreation Hall south elevation looking north

4.3 Cultural Heritage Landscape Features

The cultural heritage landscape comprises three zones; the Allée and Ring Road Zone, the Campus Zone, and the Horse Stable Zone. Two former west and east driveways extend north and south between Dundas Street East and the Ring Road (Photo 22 and Photo 23). These driveways include a 470 metre tree-lined Allée composed of sugar maples and walnut trees (Photo 24 and Photo 25). The Ring Road is an asphalt paved circular drive with internal green space. It connects to the former driveways to the south, and the curved roadways west to Highbury Avenue north, and east to the Recreation Hall and Infirmary. The roadway is bordered in open grassed areas and mature trees.



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The Campus Zone surrounds the Chapel of Hope, Recreation Hall, and Infirmary. The south side of the Infirmary has an open grassed lawn with mature plantings and a concrete pathway (Photo 30 and Photo 31). Curved asphalt roadways connect the buildings. A roadway north of the Infirmary is tree-lined and connects to an east/west roadway that leads to the Horse Stable (Photo 32 to Photo 34). This roadway has a row of mature black walnut trees. The Horse Stable Zone is an open space surrounding the Horse Stable with mature sugar maples and walnut trees (Photo 35).



Photo 22: East tree-lined Allée looking north from Dundas Street



Photo 23: West tree-lined Allée looking north from Dundas Street

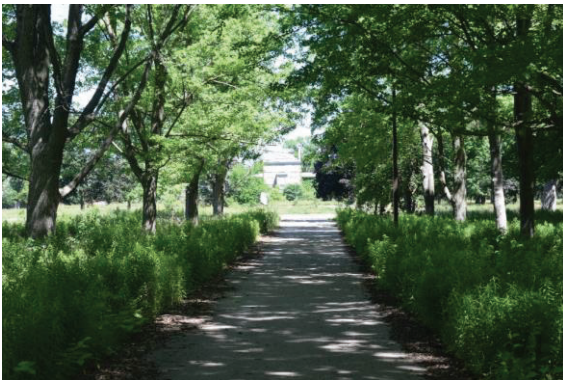


Photo 24: East tree-lined Allée looking north to Infirmary and Ring Road



Photo 25: West tree-lined Allée looking north towards Ring Road



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Photo 26: Ring Road looking south towards Allée



Photo 27: Ring Road looking north



Photo 28: Driveway towards Ring Road looking southeast



Photo 29: Driveway towards Ring Road looking southeast



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Photo 30: Open space to the south of the Infirmary looking northeast



Photo 31: Open space to the south of the Infirmary looking northwest



Photo 32: Campus Zone tree-lined driveway looking south towards Infirmary



Photo 33: Campus Zone east/west roadway looking west



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Photo 34: Campus Zone east/west roadway looking east



Photo 35: Open space surrounding Horse Stable with mature trees on north side



5 Impact Assessment

5.1 Description of Proposed Undertaking

The proposed development is intended to be a residential area which acts as a transition zone between the industrial areas west of Highbury Avenue North integrated and an existing low-density community to the east. The proposed subdivision plan consists of the following land uses and areas: low density residential (Lots 1-30), medium density residential (Blocks 31-38), medium density/mixed use (Blocks 39-40), high density/mixed use (Blocks 41-48), heritage (Blocks 49-54), institutional (Block 55), parkland (Block 56), open space (Blocks 57-58), stormwater management (Block 59), private roads (Block 60), future development (Block 61) Road Widening (Blocks 62-63), 1' reserve (Block 64), and proposed roads (Appendix A). Densities within the subdivision will transition from the highest densities along the arterial roads (Highbury Avenue North and Oxford Street East) and dropping from west to east across the site. The proposed site plan, with the overlay of the HCEA and LPHSP, is included on Figure 5.

The property is currently designated for a range of land uses, including: multi-family, medium density residential, high density residential, office/residential, regional facility, and open space in the 1989 OP. The property is designated Transit Village, and Green Space in the London Plan. The property is currently zoned Regional Facility in the City of London Zoning By-law. The proposal intends to re-designate under the 1989 OP and rezone the property to facilitate development consistent with the policies of the London Plan Transit Village Place Type policies. The proposed land uses are included on the zoning plan in Appendix B.

The property requires stormwater and sanitary trunk sewer upgrades in the Allée and Ring Road Zone, along Street A and the east side of the Allée. The existing sewer and maintenance holes within the Allée and Ring Road area are to be abandoned due to poor condition. The new storm water sewer and sanitary trunk sewer lines will connect to the stormwater management facility (SWMF) in Block 59 on the proposed site plan. The proposed servicing corridors will follow the proposed rights-of-way in a phased approach.

This work also requires the shift of Street A on the west side of the Ring Road due to necessary grade change to maintain an overland flow route towards the proposed SWMF. The road curve of Street A is also non-compliant with the City's radius design standard for a neighbourhood connector road. This will result in some tree removals. Tree removals are also anticipated along the west side of Street H, with the proposed construction of a retaining/floodwall. An overview of the trees that may be impacted are



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included in Table 5.1. Tree information, including species, condition, and rating were taken from the *LPH Lands, London, Ontario, Scoped OHT Tree Assessment*. Most of the impacted trees include ratings ‘B’, ‘C’, and ‘D.’ There is one value rating ‘A’ tree (tag #748), proposed for removal on the southeast side of Ring Road/Street A, that the arborist recommended for preservation. Value rating ‘B’ trees are fairly valuable and were recommended for preservation. Value rating ‘C’ trees are neutral value and were recommended for limited consideration for preservation. Value rating ‘D’ trees are undesirable as they are in poor condition (Ron Koudys Landscape Architects Inc. 2021: 9).

Table 5.1: Trees Proposed for Removal

Tree Tag #	Location	Species	Condition	Tree Rating
434	Southeast side of Ring Road/Street A	Norway Maple	good	Tree Area Value Rating ‘D’
435	Southeast side of Ring Road/Street A	Horse Chestnut	poor	Tree Area Value Rating ‘D’
436	Southeast side of Ring Road/Street A	Elm	poor	Tree Area Value Rating ‘D’
481	Northeast side of Ring Road/Street A	Red/Silver Maple hybrid	good	Tree Area Value Rating ‘B’
482	Northeast side of Ring Road/Street A	Red/Silver Maple hybrid	good	Tree Area Value Rating ‘B’
504	Northeast side of Ring Road/Street A	Norway Maple	good	Tree Area Value Rating ‘C’
514	Northwest side of Ring Road/Street A	Norway Maple	good	Tree Area Value Rating ‘D’
515	Centre of Ring Road	Royal Red Norway Maple	good	Tree Area Value Rating ‘C’
516	Centre of Ring Road	Colorado Blue Spruce	good	Tree Area Value Rating ‘C’
517	Centre of Ring Road	Royal Red Norway Maple	good	Tree Area Value Rating ‘C’
518	Southwest side of Ring Road/Street A	Horse Chestnut	fair	Tree Area Value Rating ‘C’



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Tree Tag #	Location	Species	Condition	Tree Rating
519	Southwest side of Ring Road/Street A	Horse Chestnut	fair	Tree Area Value Rating 'C'
520	Southwest side of Ring Road/Street A	Horse Chestnut	fair	Tree Area Value Rating 'C'
521	Southwest side of Ring Road/Street A	Horse Chestnut	fair	Tree Area Value Rating 'C'
522	Southwest side of Ring Road/Street A	Horse Chestnut	poor/hazard	Tree Area Value Rating 'C'
523	Southwest side of Ring Road/Street A	Horse Chestnut	good	Tree Area Value Rating 'C'
524	Southwest side of Ring Road/Street A	Horse Chestnut	fair	Tree Area Value Rating 'C'
525	Southwest side of Ring Road/Street A	Horse Chestnut	good	Tree Area Value Rating 'C'
526	Southwest side of Ring Road/Street A	Horse Chestnut	poor	Tree Area Value Rating 'C'
527	Southwest side of Ring Road/Street A	Horse Chestnut	fair	Tree Area Value Rating 'C'
528	Southwest side of Ring Road/Street A	Horse Chestnut	good	Tree Area Value Rating 'C'
529	Southwest side of Ring Road/Street A	Horse Chestnut	good	Tree Area Value Rating 'C'
530	Southwest side of Ring Road/Street A	Austrian Pine	good	Tree Area Value Rating 'C'
531	Southwest side of Ring Road/Street A	Horse Chestnut	good	Tree Area Value Rating 'C'
532	Southwest side of Ring Road/Street A	Horse Chestnut	good	Tree Area Value Rating 'C'
533	Southwest side of Ring Road/Street A	Horse Chestnut	poor/fair	Tree Area Value Rating 'C'
534	Southwest side of Ring Road/Street A	Austrian Pine	good	Tree Area Value Rating 'C'



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Tree Tag #	Location	Species	Condition	Tree Rating
635	Northwest side of Ring Road/Street A	Norway Maple	good	Tree Area Value Rating 'B'
636	Northwest side of Ring Road/Street A	Austrian Pine	good	Tree Area Value Rating 'B'
637	Northwest side of Ring Road/Street A	Norway Maple	fair	Tree Area Value Rating 'B'
638	Northwest side of Ring Road/Street A	Red Maple	good	Tree Area Value Rating 'B'
640	Northwest side of Ring Road/Street A	Red/Silver Maple hybrid	fair	Tree Area Value Rating 'B'
641	Northwest side of Ring Road/Street A	Red/Silver Maple hybrid	poor	Tree Area Value Rating 'B'
643	Northwest side of Ring Road/Street A	Red/Silver Maple hybrid	fair	Tree Area Value Rating 'B'
644	Northwest side of Ring Road/Street A	Red/Silver Maple hybrid	good	Tree Area Value Rating 'B'
646	Northwest side of Ring Road/Street A	Red/Silver Maple hybrid	good	Tree Area Value Rating 'B'
702	Northwest side of Ring Road/Street A	Silver Maple	fair/good	Tree Area Value Rating 'D'
705	Northwest side of Ring Road/Street A	Norway Maple	hazard	Tree Area Value Rating 'D'
706	Northwest side of Ring Road/Street A	Horse Chestnut	poor	Tree Area Value Rating 'D'
707	Northwest side of Ring Road/Street A	Red/Silver Maple hybrid	hazard	Tree Area Value Rating 'D'
748	Southeast side of Ring Road/Street A	Red/Silver Maple hybrid	good	Tree Area Value Rating 'A'
753	Southeast side of Ring Road/Street A	Red/Silver Maple hybrid	fair/good	Tree Area Value Rating 'D'
755	East side of Allée	Red/Silver Maple hybrid	poor	Tree Area Value Rating 'D'



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Tree Tag #	Location	Species	Condition	Tree Rating
756	East side of Allée	Red/Silver Maple hybrid	fair	Tree Area Value Rating 'D'
757	East side of Allée	Red/Silver Maple hybrid	poor/fair	Tree Area Value Rating 'D'
758	East side of Allée	Red/Silver Maple hybrid	poor/fair	Tree Area Value Rating 'D'
759	East side of Allée	Northern Catalpa	good	Tree Area Value Rating 'D'
760	East side of Allée	Northern Catalpa	good	Tree Area Value Rating 'D'
761	East side of Allée	Northern Catalpa	good	Tree Area Value Rating 'D'
762	East side of Allée	Northern Catalpa	poor	Tree Area Value Rating 'D'
763	East side of Allée	Northern Catalpa	good	Tree Area Value Rating 'D'
764	East side of Allée	Northern Catalpa	good	Tree Area Value Rating 'D'
765	East side of Allée	Northern Catalpa	good	Tree Area Value Rating 'D'
766	East side of Allée	Northern Catalpa	good	Tree Area Value Rating 'D'
767	East side of Allée	Northern Catalpa	good	Tree Area Value Rating 'D'
776	East side of Allée	Red/Silver Maple hybrid	fair	Tree Area Value Rating 'D'
777	East side of Allée	Red/Silver Maple hybrid	good	Tree Area Value Rating 'D'
778	East side of Allée	Elm	fair	Tree Area Value Rating 'D'



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5.2 Assessment of Impacts

5.2.1 Potential Direct and Indirect Impacts

Table 5.2 provides an overview of potential direct and indirect impacts related to the proposed undertaking including the site plan, land use changes, and stormwater and sanitary trunk lines upgrades described in Section 5.1. Where impacts are anticipated, 'A' is listed in the column. Where there may be potential for indirect impacts, 'P' is listed in the column. Where no impacts to heritage or cultural heritage landscape features are anticipated, 'N' is listed in the column. Many of the impact categories are not applicable given the scope of the proposed undertaking and the position of the identified heritage attributes. Where this is the case, 'N/A' is entered in the table. Further discussion is found in subsequent sections.



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Table 5.2: Overview of Potential Direct and Indirect Impacts

Heritage and Cultural Heritage Landscape Features	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
The Horse Stable	NA	NA	NA	P	NA	NA	P	<p>The proposed site plan and land use plan (Appendix A), show the Horse Stable within a heritage block (Error! Reference source not found. B). There are no anticipated direct impacts to identified heritage features. Proposed adjacent to the Horse Stable, is high density/mixed use blocks to the north and south, and a medium density residential block to the east. This has the potential for isolation impacts as the heritage feature will be isolated from its surrounding historical context. There are two non-heritage buildings within 20 metres of the Horse Stable that are proposed to be demolished. Given the proximity there may be potential for land disturbances related to demolition activities. The adjacent roadways and residential/mixed use blocks also have the potential for land disturbances related to construction activities.</p> <p>Therefore, measures must be prepared to mitigate potential indirect impacts.</p>



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Heritage and Cultural Heritage Landscape Features	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
Chapel of Hope	NA	NA	NA	NA	NA	NA	P	<p>The proposed site plan and land use plan, show that the Chapel of Hope will remain within a heritage block (Appendix A and Error! Reference source not found. B). There are no anticipated direct impacts to identified heritage features. While adjacent medium density blocks are proposed, the structure will not be isolated as it will retain a historical connection with the adjacent Infirmary and Recreation Hall, both within heritage blocks. With the proposed adjacent roadways and medium density blocks there is potential for land disturbances related to construction activities.</p> <p>Therefore, measures must be prepared to mitigate potential indirect impacts.</p>



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Infirmary	NA	NA	NA	NA	NA	NA	P	<p>The proposed site plan and land use plan show that the Infirmary will remain within a heritage block (Appendix A and Error! Reference source not found. B). There are no anticipated direct impacts to identified heritage features. While adjacent medium density blocks are proposed to the north, west, and east, the structure will not be isolated as it will retain a historical connection with the adjacent Chapel of Hope and Recreation Hall, both within heritage blocks. Street C will also retain open views to the north elevation of the Infirmary from Oxford Street East. While the open space areas south of the Infirmary will retain open views from the south to the structure. There is a non-heritage building related to the 1964 complex within 35 metres of the Infirmary that is proposed to be demolished. Given the proximity there may be potential for land disturbances related to demolition activities. With the proposed adjacent roadways and residential blocks there is the potential for land disturbances related to construction activities.</p> <p>Therefore, measures must be prepared to mitigate potential indirect impacts.</p>
Recreation Hall	NA	NA	NA	NA	NA	NA	P	<p>The proposed site plan and land use plan show the Recreation Hall will remain within a heritage block (Appendix A and Error! Reference source not found. B). There are no anticipated</p>



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Heritage and Cultural Heritage Landscape Features	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
								<p>direct impacts to identified heritage features. While there is proposed medium density residential blocks south and north of the structure, the structure will not be isolated as it will retain a historical connection with the adjacent Chapel of Hope and Infirmary, both within heritage blocks. The proposed parkland area to the east also offers a continued recreation connection to the structure. With the proposed adjacent roadways and medium density blocks there is the potential for land disturbances related to construction activities.</p> <p>Therefore, measures must be prepared to mitigate potential indirect impacts.</p>



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Heritage and Cultural Heritage Landscape Features	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
The Allée and Ring Road Zone	A	P	NA	NA	NA	NA	P	<p>The proposed stormwater and sanitary trunk sewer upgrades, the Street A changes, and retaining/flood wall on the west side of Street H will directly impact trees within the Allée and Ring Road Zone. The Street A changes will impact some trees that have a value rating 'B' and were recommended for preservation. The roadway layout of Ring Road will also be slightly altered related to Street A (Appendix A). One value rating 'A' tree (tag #748) will be impacted. The site plan also includes the removal of two small roadways on the north side of the circular drive. These roadways were not identified as heritage attributes in the Allée and Ring Road Zone. These roadways will be replaced with open space in Block 53 and will connect with the heritage attribute in the adjacent Campus Zone, that of open space directly south of the Infirmary. The proposed construction activities also have the potential for indirect impacts related to land disturbances.</p> <p>Therefore, measures must be prepared to mitigate potential direct and indirect impacts.</p>



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Heritage and Cultural Heritage Landscape Features	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
The Campus Zone	A	NA	NA	NA	NA	NA	P	<p>There will be no direct impacts to the significant buildings or the black walnut trees in the zone. The open space of the lawn to the south of the Infirmary will be maintained. There are anticipated impacts to the north/south tree-lined roadway north of the Infirmary. Street C on the site plan is laid out over the existing driveway and its adjacent trees. These trees were identified as value rating 'C', recommended for limited consideration for preservation. From a heritage perspective, mitigation measures should be prepared to limit the impacts to the identified attribute of a tree-lined roadway.</p> <p>The overall roadway layout will remain the same, except for the removal of one roadway, between the Infirmary and the Chapel of Hope (Appendix A). This roadway was not identified as a heritage attribute in the Campus Zone. The removed roadway will be replaced with open space within the heritage block, in connection with the heritage attribute of open space directly south of the Infirmary.</p> <p>While medium density blocks are proposed adjacent to the Campus Zone, 7.060 hectares (17.4 acres) will remain</p>



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Heritage and Cultural Heritage Landscape Features	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
								<p>heritage and open space between Dundas Street East and the Infirmary to try to retain the serene setting and limit any isolation impacts. The rural setting of the buildings will be lost with the proposed development. With the proposed adjacent roadways and medium density blocks there is the potential for land disturbances for the buildings and black walnut trees related to construction activities.</p> <p>Therefore, measures must be prepared to mitigate potential indirect impacts.</p>



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Heritage and Cultural Heritage Landscape Features	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
The Horse Stable Zone	NA	NA	NA	NA	P	NA	P	<p>The proposed site plan and land use plan show the Horse Stable Zone will remain within a heritage block (Appendix A and Error! Reference source not found. B). High density/mixed use blocks to the north and south, and a medium density residential block to the east are proposed to be adjacent to the Horse Stable Zone. This will result in a reduction in unobstructed views of three elevations of the Horse Stable. The west view from Highbury Avenue North will be maintained, while some views from the south and east will remain from Rushland Avenue and Howland Avenue, and the open space Block 58 (Appendix A). There will be an anticipated impact to the view from the north with the high density/mixed use Block 45. With the proposed adjacent roadways and building blocks there is the potential for land disturbances for the sugar maples and walnuts related to construction activities.</p> <p>Therefore, measures must be prepared to mitigate potential indirect impacts.</p>



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5.2.2 LPH Secondary Plan

The City has requested a review of certain sections of the LPHSP to determine if there are possible impacts to heritage and cultural heritage landscape features on the property due to proposed amendments to the secondary plan. Table 5.3 provides an overview discussion of LPHSP sections, its proposed amendments, and a discussion on impacts.

Table 5.3: LPH Secondary Plan Amendment Impacts

LPH Secondary Plan Section	Discussion
20.4.2.1 Community Plan Structure	This section is consistent with the proposed undertaking and the conservation of heritage and cultural heritage landscape features. Objective V includes “A larger setting shall be established around the Horse Stable to provide agricultural context and maintain open views of the building” (City of London 2016). It should be noted that as per a City directive, the Horse Stable Zone decreased in size, with the movement of Rushland Avenue into the zone to allow for a signalized intersection at the east-west connection with the roadway south of the Canada Post office at 955 Highbury Avenue North. While the roadway introduction into the Horse Stable Zone decreases its setting size, Rushland and Howland Avenues do maintain open views to the building (Appendix A). This section will have no impacts to the heritage and cultural heritage landscape features.
20.4.2.2 Cultural Heritage Landscape	This section is consistent with the proposed undertaking and the conservation of heritage and cultural heritage landscape features. More intensive development is proposed around the perimeter of lands, with medium density, heritage blocks, and open space in the middle of the property. The proposed street layout in the site plan (Appendix A) builds on the historic road patterns. This section only has one minor grammatical change. No impacts to the heritage and cultural heritage landscape features due to the proposed amendment.



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LPH Secondary Plan Section	Discussion
20.4.2.3 Heritage Landmarks	This section is consistent with the proposed undertaking and the conservation of heritage and cultural heritage landscape features. The Central Treed Allée, Infirmary Building, Chapel of Hope, Horse Stable, and Recreation Hall will be conserved. This section only has one minor grammatical change. No impacts to the heritage and cultural heritage landscape features due to the proposed amendment.
20.4.2.5 Nodes and Corridors	This section is consistent with the proposed undertaking and the conservation of the heritage and cultural heritage landscape features. The proposed Transit oriented corridor runs the west side of the property adjacent to Highbury Avenue North and the north side of the property adjacent to Oxford Street East. The Horse Stable Zone will be maintained. The proposed amendment changes do not impact any of the heritage or open space areas. No impacts to the heritage and cultural heritage landscape features due to the proposed amendment.
20.4.2.6 Linkages and Transportation System	This section is consistent with the proposed undertaking and the conservation of heritage and cultural heritage landscape features. The Allée will be closed to vehicular traffic and will serve only as a pedestrian corridor. While the circular drive and portions of the Ring Road will be integrated with new street networks. As depicted on the site plan, most of the original layout of the circular drive and Ring Road will be maintained, with slight changes to meet City roadway standards (Appendix A). This section will have no impacts to the heritage and cultural heritage landscape features.
20.4.2.8 Urban Design Priorities	This section is consistent with the proposed undertaking and the conservation of heritage and cultural heritage landscape features. The development pattern is to focus on the property’s heritage and cultural heritage landscape features. The north-south axis of the property will remain a key organizing element for future road patterns. This section shows no amendments to the original plan. This section will have no impacts to the heritage and cultural heritage landscape features.



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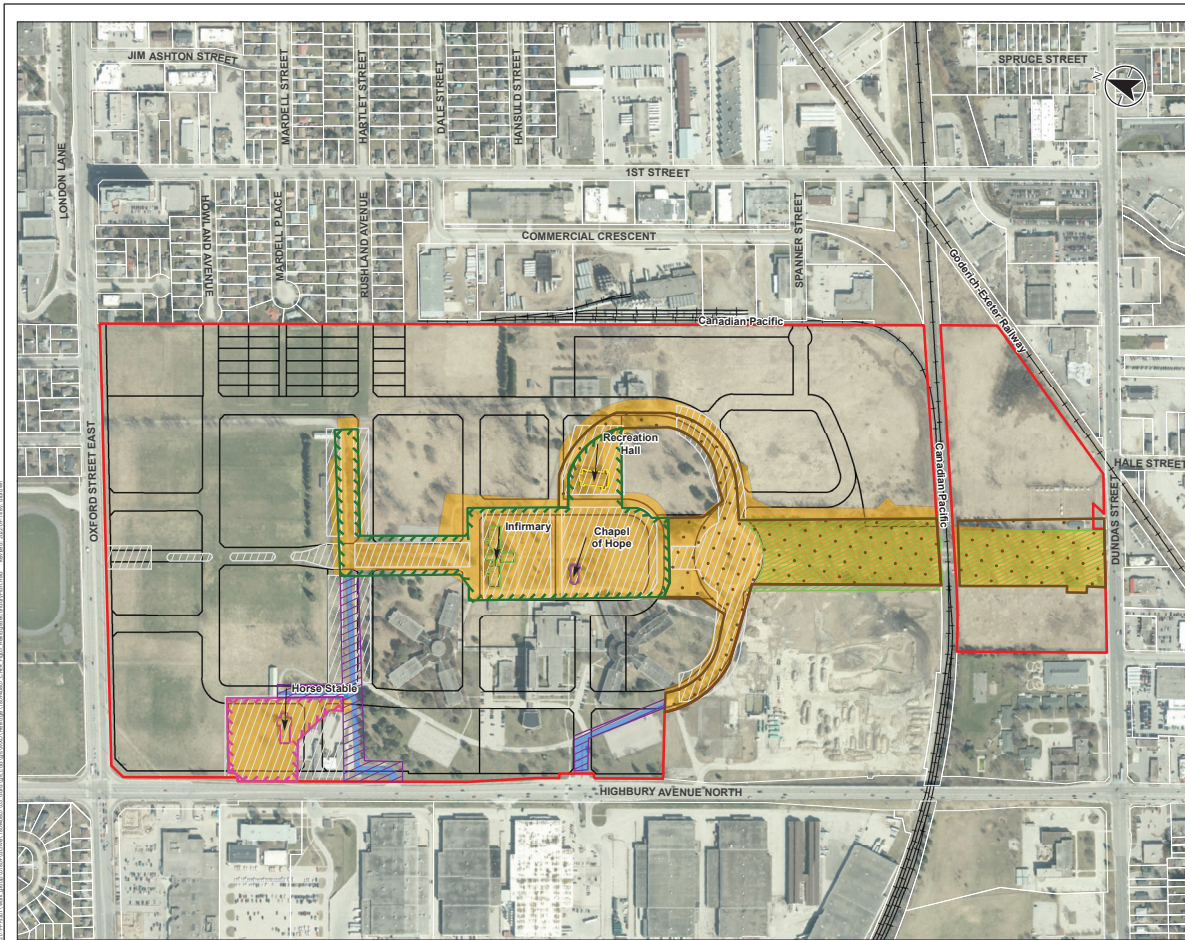
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LPH Secondary Plan Section	Discussion
20.4.3.1(V) Character Area Land Use Designations/ Heritage Area	This section is consistent with the proposed undertaking and the conservation of heritage and cultural landscape features. This section shows no amendments to the original plan. This section will have no impacts to the heritage and cultural heritage landscape features.
20.4.3.6 Heritage Area Designation	This section is consistent with the proposed undertaking and the conservation of heritage and cultural landscape features. The section encourages adaptive re-use of heritage features as long as their significant heritage attributes are not negatively impacted by a change. The amendment change is in relation to specific identified uses for the buildings. This change allows for more adaptive re-use options for the heritage buildings. No impacts to the heritage and cultural heritage landscape features due to the proposed amendment.

5.3 Discussion of Impacts

The impact assessment determined the potential for direct and indirect impacts related to the site plan, land use changes, and the stormwater and sanitary trunk sewer upgrades. Direct impacts are anticipated with the Street A and C, and Ring Road changes, including tree removals and Ring Road layout alterations. No direct impacts were anticipated for any of the heritage features. Indirect impacts are anticipated for the Horse Stable and Horse Stable Zone. With proposed adjacent high and medium density residential/mixed-use blocks the Horse Stable will be isolated from the other heritage features and its former open space environment. This adjacent development also has the potential to impact views to the Horse Stable from the north. The demolition and construction activities related to the proposed site plan has the potential for land disturbances related to vibration impacts. Construction of the proposed development may involve heavy vehicles on-site to grade, excavate, or pour foundations, which may result in vibrations that have potential to affect historic concrete and masonry foundations of the adjacent buildings or cultural heritage significant trees. If left unaddressed, these could result in longer-term issues for the maintenance, continued use, and conservation of the buildings and trees. A review of City specified LPHSP sections determined that the proposed amendments will have no impacts on the heritage and cultural heritage landscape features.





- Legend**
- Study Area
 - Access Lands
 - Allée and Ring Road Zone
 - Campus Zone
 - Chapel of Hope
 - Horse Stable
 - Horse Stable Zone
 - Infirmary
 - Recreation Hall
 - Draft Plan
 - Railway
- OHT Heritage Conservation Easements**
- OHT Access Easement
 - OHT Easement Lands
- Secondary Plan Considerations**
- Central Tree Allée
 - Significant Cultural Heritage Landscape to be Conserved



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2021, and © City of London, 2021.
 3. Orthomageary © First Base Solutions, 2021. Imagery Date: 2020.



Project Location: City of London
 Prepared by AB on 2022-09-14
 Independent Review by LW on 2022-09-14

Client/Project: OLD OAK PROPERTIES
 LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT
 850 HIGHBURY AVENUE NORTH

Figure No.: 5
 Title: Draft Plan with Heritage Areas

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6 Mitigation Options

6.1 Potential Mitigation Measures

As identified in Section 5, the proposed undertaking has the potential to result in direct and indirect impacts to identified heritage and cultural heritage landscape features. Accordingly, the mitigation options identified in InfoSheet #5 Mitigation Options (see Section 2.5) have been explored below.

Consideration for each option is given for both the appropriateness of the mitigation in the context of the CHVI identified and the feasibility of the mitigation option. Also considered is an understanding of the surrounding context within which the property is located.

Alternative development approaches: The proposed development will have positive impacts on the property, as the vacant and mothballed buildings will be adaptively re-used and remain *in situ*. The positive impacts of the development outweigh the negative direct and indirect impacts related to the proposed undertaking. Thus, alternative development approaches are not applicable.

Isolating development and site alteration from significant built and natural features and vistas: The proposed development has isolated heritage and cultural heritage landscape features from new development through the use of heritage and open space blocks. The heritage, open space, and parkland blocks account for 10.444 hectares (25.81 acres) out of the total 58.129 hectares (143.64 acres) property or 18% of the total property. This also corresponds with the significant cultural heritage landscape and central tree allée to be conserved in the LPH Secondary Plan. An open space block extending north from Dundas Street connects with the heritage blocks with the Chapel of Hope, Infirmary, and Recreation Hall, maintaining an open heritage area. As recommended in the SCP and LPH Secondary Plan, the use of commemoration and interpretative planning is a way to continue a connection between the built heritage and cultural heritage landscape features. This may include interpretative plaques, signage, public art, walking tours, or healing gardens.

The one block that may be isolated due to development is the Horse Stable at the northwest portion of the property. Historically, the Horse Stable was always set away from the other psychiatric hospital buildings and from the Infirmary by other hospital buildings and trees. It is currently separated from the Infirmary and Chapel of Hope by the 1964 hospital complex. To mitigate any isolation impact to the Horse Stable, commemoration in the Horse Stable zone is recommended including the use of



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historical photographs, maps, and site plans. These can be addressed in the preparation commemoration plan as recommended in the SCP for the property.

Design guidelines that harmonize massing, setback, setting, and materials: The proposed undertaking will result in the property transitioning from a former psychiatric hospital property to a mixed-use and residential development. As indicated in Section 20.4.3.6 (II) of the LPH Secondary Plan, “All development adjacent to the Heritage Area designation will be developed with sensitivity to the cultural heritage landscape and its component parts” (City of London 2016). Any design guidelines for new structures will be examined at a later stage of the development application process and a separate HIA(s) will be prepared. It is recommended that design guidelines be used for the Horse Stable Zone that harmonize its historic land use. As indicated in Section 20.4.3.6 of the LPHSP, it is recommended that the open area surrounding the Horse Stable be utilized for education facilities related to horticultural or agricultural pursuits and/or community gardens to maintain the historic context of the building (City of London 2016).

Design guidelines can be considered for the tree removals and their replacement on the property. As recommended in the SCP for the Allée and Ring Road Zone, replace trees with the same species, if possible, or sympathetic historic species of 100-millimetre sapling diameter caliber stock. Alternative species should be considered to enhance biodiversity, such as hardy cultivars of Sugar maple, Red maple, American sycamore, London plain tree, and Persian walnut. For the Campus Zone, the SCP recommended that trees be replaced with suitable hardy cultivars in the same locations as original trees or nearby locations depending on stump and root zone limitations. As the north/south treelines cannot be within their original locations, they could instead be planted adjacent to Street C in Blocks 32 and 33.

Design guidelines could also be implemented for the proposed Ring Road changes related to the site plan and stormwater and sanitary trunk line upgrades. The proposed Street A on the west side of the circular drive and the Allée will only be slightly shifted to the north causing a minimal impact. The proposed Street A on the east side of the circular drive and the Allée is to be more squared as intersects with Street B (Appendix A and Figure 5). The curved layout of the Ring Road on the east side of the circular drive and Allée could be maintained as a pedestrian pathway in the heritage Block 52 adjacent to the Recreation Hall. Commemoration could also be utilized in this area to provide historic site plans and photographs on the Ring Road and its changes over time.

Limiting height and density: Height and density of the proposed development has been limited to the extent that it avoids identified cultural heritage resources. This mitigation has been implemented in the proposed site plan. The higher density blocks are located to the outside of the proposed development along Highbury Avenue North and Oxford Street East (**Error! Reference source not found. B**). As indicated in S



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ection 20.4.3.6 (II) of the LPH Secondary Plan, “Permitted building heights will be the lowest adjacent to the cultural heritage landscape and greatest in locations further from the cultural heritage landscape” (City of London 2016). This mitigation measure has already been considered as part of the site plan based on the HCEA and LPH Secondary Plan.

Allowing only compatible infill: The proposed development is residential/mixed use in nature. While allowing only compatible infill would mitigate the proposed impacts to the heritage and cultural heritage features, this is not the type of development that is being proposed for the site, and as such this mitigation measure is not applicable. As indicated above, the positive impacts of the development outweigh the negative direct and indirect impacts related to the proposed undertaking. Thus, allowing only compatible infill is not applicable.

Reversible alterations: Given that the proposed development retains the heritage features *in situ* and does not directly impact the heritage features, reversible alterations are not required.

Buffer zones, site plan control, and other planning mechanisms: Proposed development is within 50 metres of heritage and cultural heritage landscape features, and they are at risk for indirect impacts resulting from demolition and construction-related ground vibration. To mitigate this risk, a strategy to carry out a pre-condition survey, vibration monitoring, and post-condition survey should be considered and developed by a licensed Engineer preferably with heritage experience. As suggested in the LPHSP, under Section 20.4.4.7(ii), a Tree Preservation Plan is recommended to protect individual species during construction and grading activities against indirect impacts (City of London 2016).



Recommendations
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7 Recommendations

The proposed undertaking has the potential for direct and indirect impacts to the heritage and cultural heritage landscape features of the property. Based on the impacts, it is recommended that the following mitigation measures be implemented related to the site plan and land use changes, and the stormwater and sanitary trunk line upgrades.

7.1 Site Plan and Land Use Changes

7.1.1 Site Plan Controls

In order to prevent negative indirect impacts from construction activities, the heritage features (Horse Stable, Chapel of Hope, Infirmary, and Recreation Hall) should be isolated from construction-related activities. These controls should be indicated on all construction mapping, flagged in the field onsite, and communicated to the construction team leads. Physical protective measures should include at a minimum the installation of temporary fencing around heritage features. Depending on the proximity of construction activities, additional measures may be required, such as stabilization of heritage features in close proximity to construction work.

7.1.2 Vibration Assessment

An engineer familiar with assessing vibration effects will review any demolition and construction activities that are to occur within 50 metres of heritage features (Infirmary, Chapel of Hope, Recreation Hall, and Horse Stable). If required, at the discretion of the Engineer, strategies to mitigate possible indirect vibration effects to a heritage feature will be taken.

7.1.3 Design Guidelines

7.1.3.1 Allée and Ring Road Zone

To mitigate the impact of the Ring Road layout changes on the east side of the circular drive and Allée, it is recommended that the layout of the existing curving road be maintained, if possible, as a pedestrian walkway within the heritage Block 52 adjacent to the Recreation Hall.



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7.1.3.2 Campus Zone

To mitigate the impact of the tree removals for the alignment and construction of Street C, it is recommended that Street C be lined with trees between the medium density residential Blocks 32 and 33. Tree replacements should be suitable hardy cultivars.

7.1.4 Commemoration Plan

In connection with the recommendations in the SCP, a Commemoration Plan should be prepared for the property. Related to this HIA, commemoration to mitigate direct and indirect impacts is recommended within the Horse Stable Zone and Allée and Ring Road Zone. Within the Horse Stable Zone interpretative and commemoration materials are recommended to mitigate any indirect isolation impacts, including the use of historic site plans and photographs. Within the Allée and Ring Road Zone, commemorative and interpretative material is recommended to mitigate direct impacts to the layout of Ring Road: this should include a historic site plan and photographs.

7.2 Stormwater and Sanitary Trunk Upgrades

7.2.1 Tree Monitoring

Old Oak has retained an ISA certified arborist for the proposed development. For indirect impacts relation to construction activities the following mitigation measures are recommended:

- Installation of tree preservation fencing around any Value rating 'A' and 'B' trees as per the *LPH Lands, London, Ontario, Scoped OHT Tree Assessment* (Ron Koudys Landscape Architects Inc. 2021). Any Value rating 'C' tree protection is at the discretion of Old Oak and the team's certified arborist.
- Tree protection fencing should be monitored on regular basis (i.e., daily) during the critical construction period to confirm it is in working order by the contractor. If any of the trees become damaged or the ground within the tree/root protection zone becomes compromised (i.e., compaction, spills, etc.) the certified arborist should be contacted immediately for inspection. Monthly inspection of tree preservation fencing by the team's certified arborist to confirm that it is undamaged and in working order. Visual inspection should occur to confirm that no materials have been stored beyond tree preservation fencing within the Tree or Root protection zone.



LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT – 850 Highbury Avenue North, London ON

Recommendations
November 16, 2022

7.2.2 Tree Replacements

For the direct impacts related to the proposed tree removals, the trees should be replaced with based on the following recommendations in consultation with an ISA certified arborist or a qualified professional:

- Replace with the same species, if possible, or sympathetic historic species of 100-millimetre sapling diameter caliber stock
- Alternative species should be considered to enhance biodiversity, such as hardy cultivars of Sugar maple, Red maple, American sycamore, London plain tree, and Persian walnut

7.3 Adherence to the Strategic Conservation Plan

The Strategic Conservation Plan (SCP) prepared for the site should be the overall guiding document for conservation of heritage and cultural heritage landscape features.



LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT – 850 Highbury Avenue North, London ON

References
November 16, 2022

8 References

- City of London. 1989. *1989 Official Plan – C.P.-1284-227*. Electronic Document: <https://london.ca/by-laws/5116>. Last accessed: December 8, 2021.
- City of London. 2000. *Bill No. 364, 2000, By-law No. L.S.P.-3321-208, A by-law to designate 850 Highway Avenue to be of historical and architectural value*. By-law on file at Stantec.
- City of London. 2021a. *The Official Plan*. Electronic Document: <https://london.ca/business-development/official-plan>. Last accessed: December 8, 2021.
- City of London. 2021b. *The London Plan, City Building Policies*. Electronic Document: <https://london.ca/sites/default/files/2021-07/4.%20City%20Building%20Policies%20-%20The%20London%20Plan%20-%20May%2028%20Consolidation%20FULL%20Version%20AODA.pdf>. Last accessed: December 8, 2021.
- City of London. 2016 (under amendment). *20.4 Secondary Plan, Draft Secondary Plan OPA, London Psychiatric Hospital Lands, City of London*. Report on file at Stantec.
- Crispino, M. and M. D'Apuzzo. 2001. "Measurement and Prediction of Traffic-induced Vibrations in a Heritage Building." *Journal of Sound and Vibration*, 246 (2): 319-335.
- Ellis, Patricia. 1987. "Effects of Traffic Vibration on Historic Buildings." *The Science of the Total Environment*. 59: 37-45.
- Government of Ontario. 1990. *Planning Act, R.S.O. 1990, c. P. 13*. Electronic Document: <https://www.ontario.ca/laws/statute/90p13>. Last accessed: December 10, 2021.
- Government of Ontario. 2006. InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005*. Ministry of Heritage, Sport, Tourism, and Culture Industries Toronto: Queen's Printer for Ontario.
- Government of Ontario. 2020. *Provincial Policy Statement, 2020*. Electronic Document: <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>. Last Accessed: December 10, 2021.



LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT – 850 Highbury Avenue North, London ON

References

November 16, 2022

Ontario Heritage Trust. 2019a. *Heritage Conservation Easement Agreement, London Psychiatric Hospital – North Parcel*. Easement on file at Stantec.

Ontario Heritage Trust. 2019b. *Heritage Conservation Easement Agreement, London Psychiatric Hospital – South Parcel*. Easement on file at Stantec.

Rainer, J.H. 1982. Effects of Vibrations on Historic Buildings. *The Association for Preservation Technology*, XIV (1) 2-10.

Ron Koudys Landscape Architects Inc. 2021. *LPH Lands, London, Ontario, Scoped OHT Tree Assessment*. Report on file at Stantec.

Stantec Consulting Ltd. 2021. *Legacy Village Strategic Conservation Plan – 850 Highbury Avenue North, London ON*. Report on file at Stantec.

Wiss, J.F. 1981. Construction Vibrations: State-of-the-Art. *Journal of Geotechnical Engineering Division*. 107: 167-181.

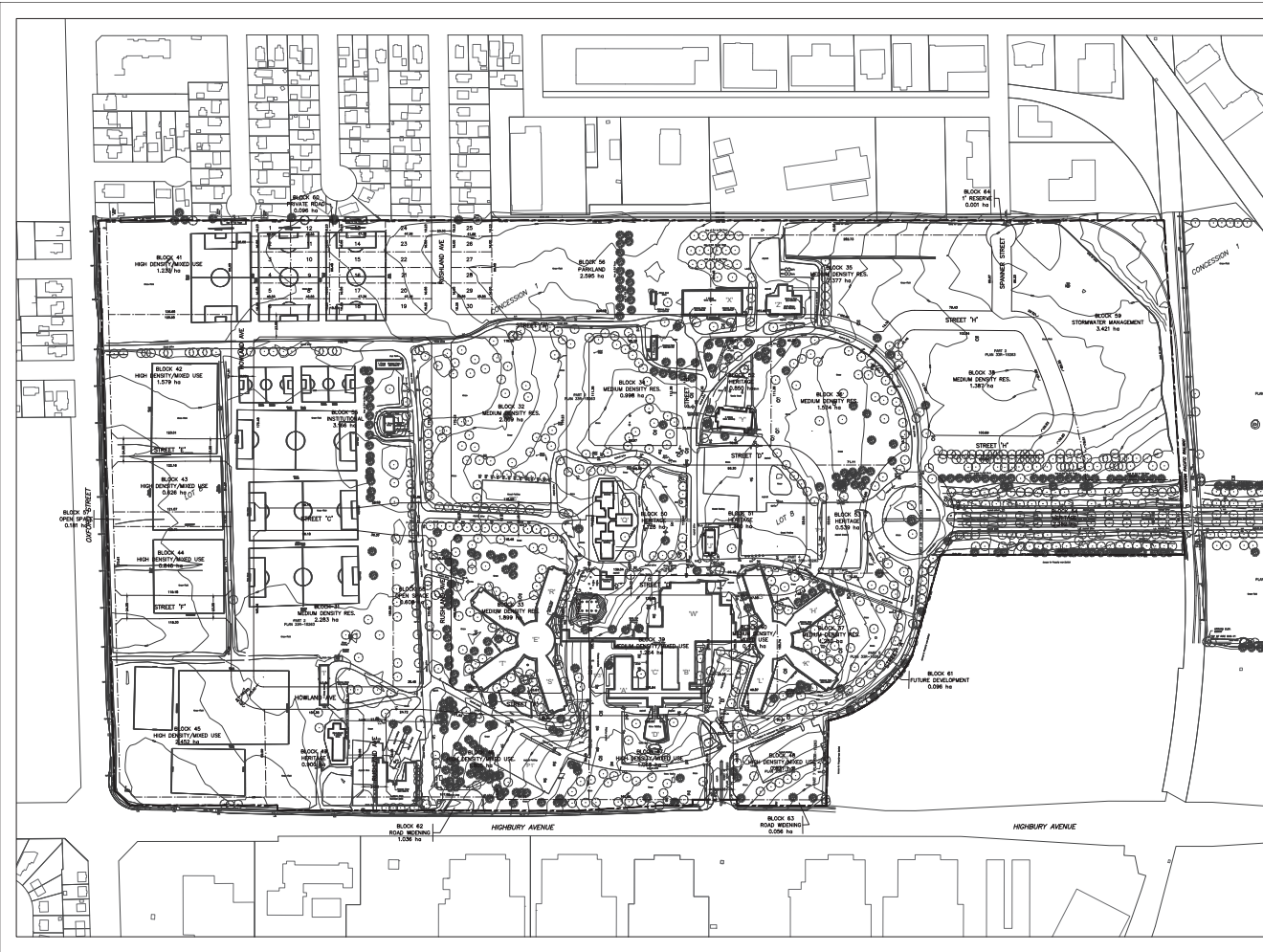


Appendices



Appendix A Site Plan





KEY PLAN

DRAFT PLAN OF SUBDIVISION
 OF
LONDON CON 1 PT LOT 8
33R-20053 PARTS 1 TO 40
 AND
33R-19935 PARTS 1 TO 8
 CITY OF LONDON
 COUNTY OF MIDDLESEX

INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT

A) As shown
 B) As shown
 C) As shown
 D) As shown
 E) As shown
 F) As shown
 G) As shown
 H) Municipal water supply available
 I) Sandy, Silty Clay
 J) All shown
 K) All municipal services to be available
 L) As shown

PROPOSED LAND USES AND AREAS

LOW DENSITY RESIDENTIAL	1,000 sq
MEDIUM DENSITY RESIDENTIAL (BLOCKS 31-35)	62,789 sq
MEDIUM DENSITY RESIDENTIAL (BLOCKS 36-40)	2,725 sq
RESIDENTIAL (BLOCKS 41-45)	7,881 sq
RESIDENTIAL (BLOCKS 46-50)	2,285 sq
RESIDENTIAL (BLOCKS 51-55)	2,285 sq
RESIDENTIAL (BLOCKS 56-60)	2,285 sq
RESIDENTIAL (BLOCKS 61-65)	2,285 sq
RESIDENTIAL (BLOCKS 66-70)	2,285 sq
RESIDENTIAL (BLOCKS 71-75)	2,285 sq
RESIDENTIAL (BLOCKS 76-80)	2,285 sq
RESIDENTIAL (BLOCKS 81-85)	2,285 sq
RESIDENTIAL (BLOCKS 86-90)	2,285 sq
RESIDENTIAL (BLOCKS 91-95)	2,285 sq
RESIDENTIAL (BLOCKS 96-100)	2,285 sq
TOTAL	89,128 sq

OWNER'S CERTIFICATE
 Old Oak Properties Inc.
 HEREBY CONSENTS TO THE FILING OF THIS PLAN IN DRAFT FORM

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY SHOWN ON THIS PLAN.

NO.	REVISION	DATE	INITIAL

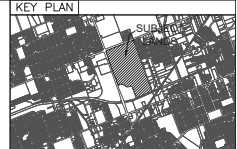
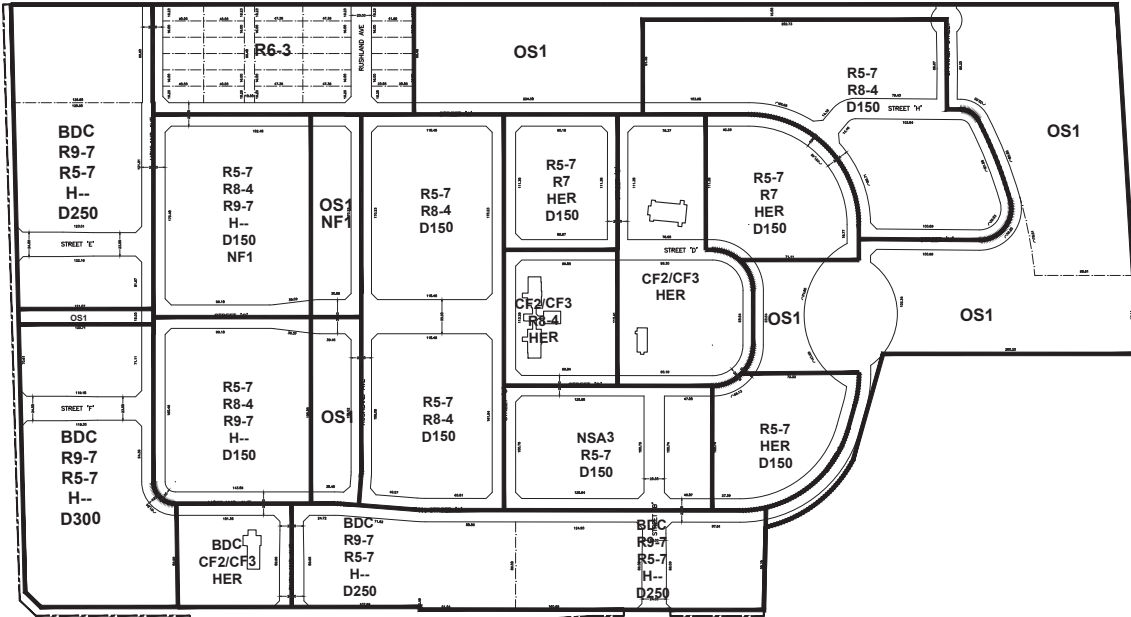
ZELINKA PRISMO LTD & ASSOCIATES
 Planning Planners

318 Wellington Street, London, Ontario, N6C 4K4
 Tel: (519) 474-7337 Fax: (519) 474-2284 e-mail: info@zplanner.com

DRAWN BY CTK **PROJECT NO.** OOP/LON/19-02
DATE DECEMBER 2020 **SCALE** 1:1,700

Appendix B Zoning Plan





DRAFT PLAN OF SUBDIVISION
 OF
LONDON CON 1 PT LOT 8
33R-20053 PARTS 1 TO 40
 AND
33R-19935 PARTS 1 TO 8
 CITY OF LONDON
 COUNTY OF MIDDLESEX

INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT

A) As shown C) As shown
 B) As shown H) Municipal water supply available
 D) As listed below I) Sandy, Silty Clay
 E) As shown J) All municipal services to be available
 F) As shown K) As shown

PROPOSED LAND USES AND AREAS

OPEN SPACE (RESIDENTIAL, LOT 7-10)	1,000 sq. ft.
MEDIUM DENSITY RESIDENTIAL (BLOCKS 31-35)	12,760 sq. ft.
MEDIUM DENSITY RESIDENTIAL (BLOCKS 36-40)	12,760 sq. ft.
RESIDENTIAL (BLOCKS 41-45)	12,760 sq. ft.
RESIDENTIAL (BLOCKS 46-50)	12,760 sq. ft.
PARKLAND (BLOCKS 51-55)	2,280 sq. ft.
OPEN SPACE (BLOCKS 56-60)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 61)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 62)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 63)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 64)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 65)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 66)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 67)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 68)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 69)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 70)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 71)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 72)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 73)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 74)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 75)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 76)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 77)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 78)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 79)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 80)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 81)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 82)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 83)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 84)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 85)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 86)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 87)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 88)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 89)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 90)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 91)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 92)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 93)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 94)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 95)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 96)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 97)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 98)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 99)	2,280 sq. ft.
PROPOSED COMMERCIAL (BLOCK 100)	2,280 sq. ft.
TOTAL	88,120 sq. ft.

OWNER'S CERTIFICATE
 Old Oak Properties Inc.
 HEREBY CONSENTS TO THE FILING OF THIS PLAN IN DRAFT FORM

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY SHOWN ON THIS PLAN.

NO.	REVISION	DATE	INITIAL

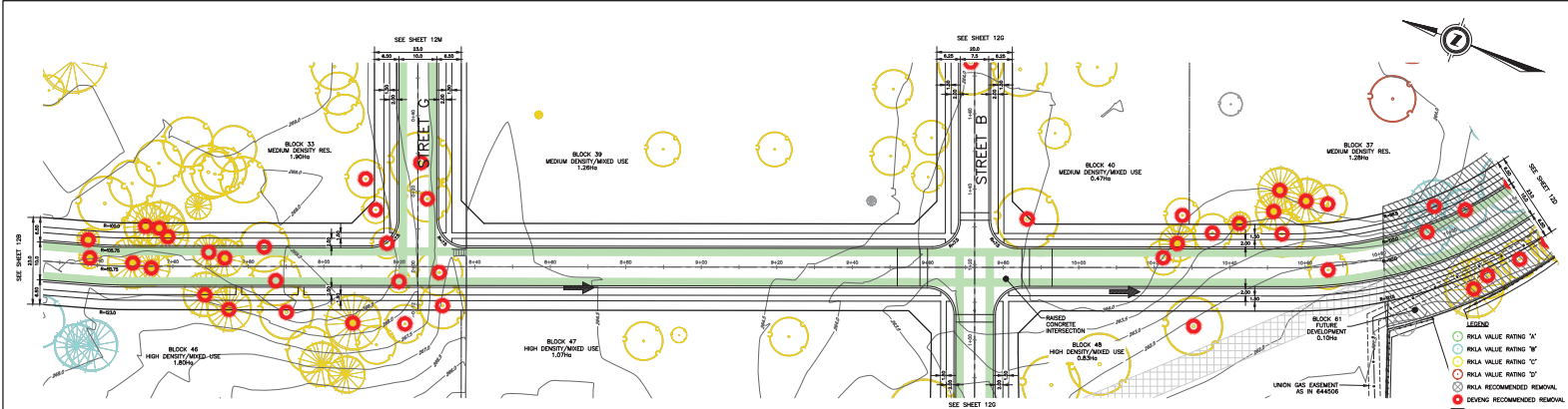
ZELINKA PRISMO LTD
 & Professional Planning Associates

210 McLaughlin Street, London, Ontario, N6C 4R4
 Tel: (519) 474-7137 Fax: (519) 474-2284 e-mail: info@zppan.com

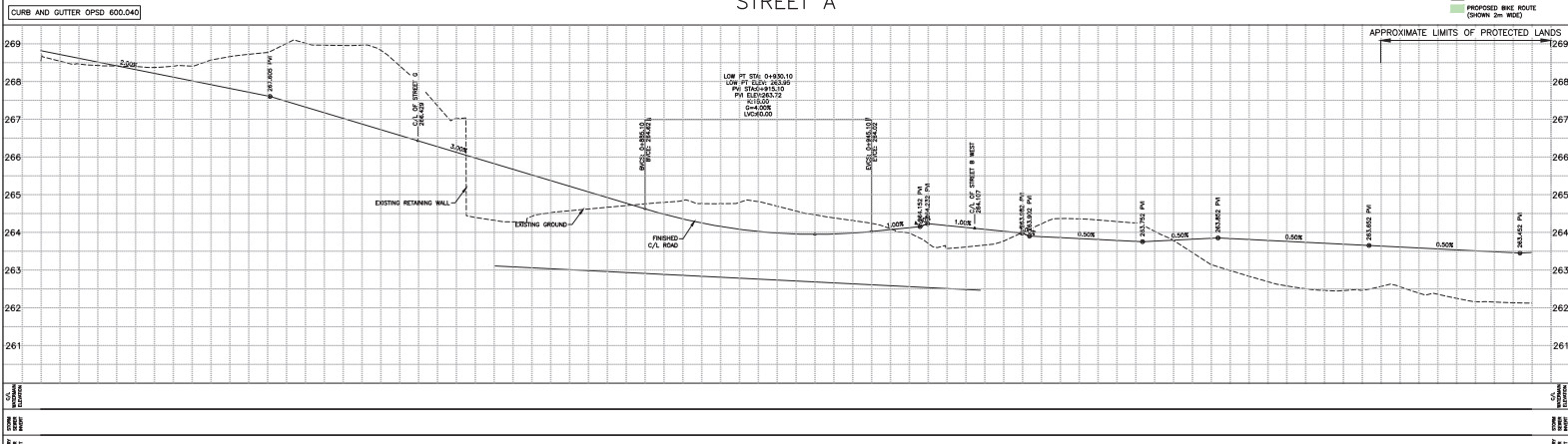
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 DATE: **DECEMBER 2020** SCALE: **1:1,700**

Appendix C Stormwater and Sanitary Trunk Line Drawings





STREET A



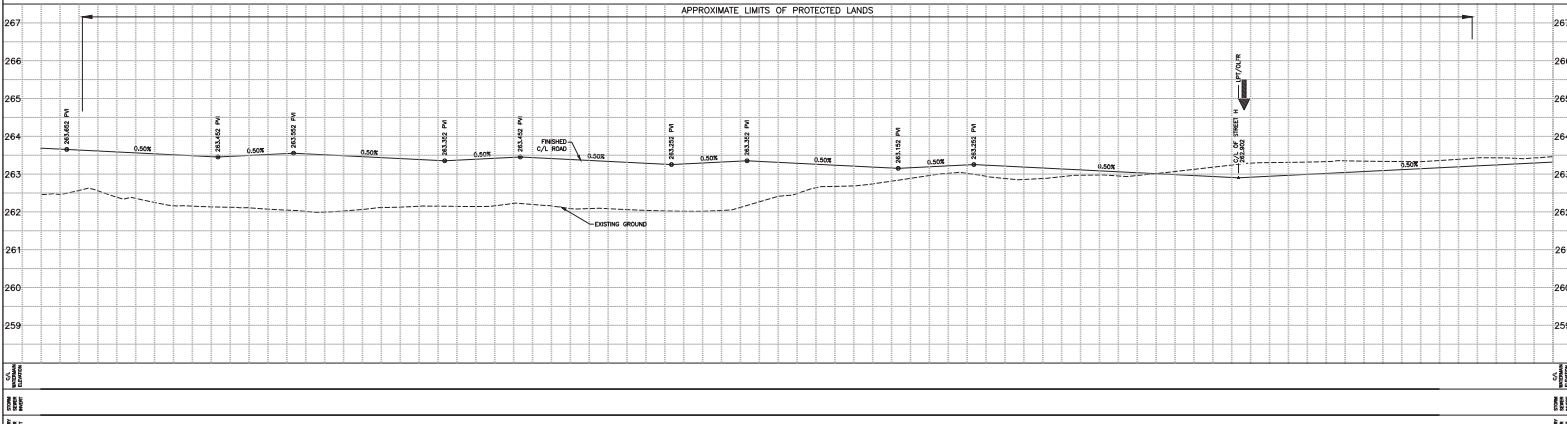
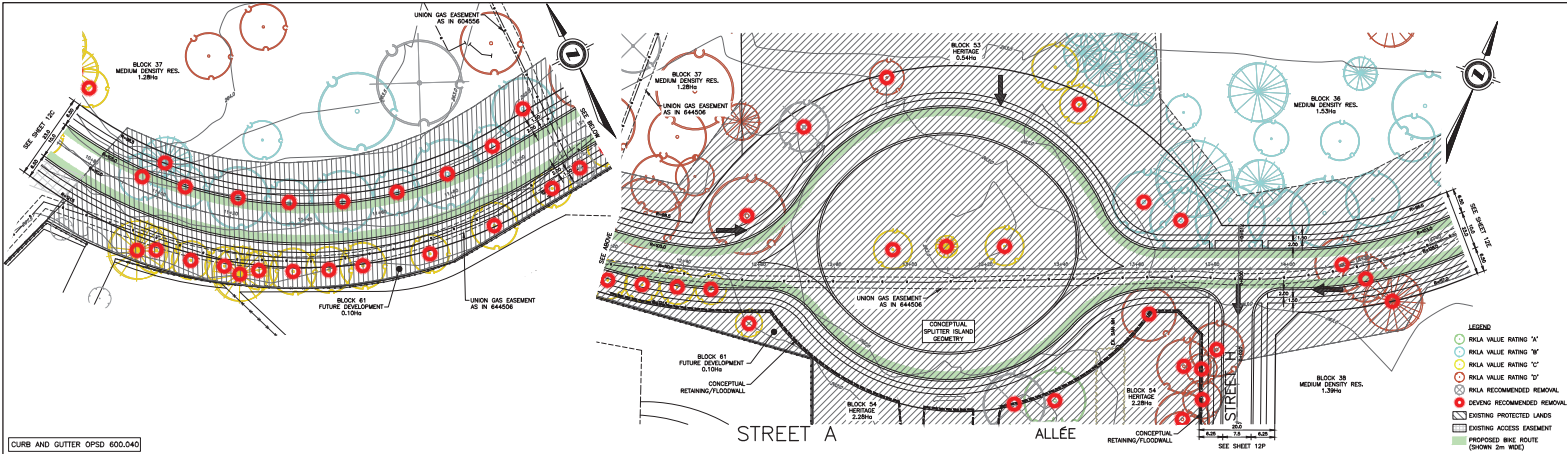
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EXISTING SERVICES												
DRAWING #, SOURCE												
DATE												
AS CONSTRUCTED SERVICES												
COMPLETION												
DETAILS												
No.												
REVISIONS												
DATE												
CONSULTANT												
CONSULTANT OR DESIGN												
DESIGNED BY												
CHECKED BY												
DATE												
PROJECT NO.	DEL19-009											
DRAWING NO.	12C											

development
engineering
CONSULTING CIVIL ENGINEERS

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

SCALE
HORIZONTAL - 1:500
VERTICAL - 1:50
1" = 50'-0"

LPH CAMPUS REDEVELOPMENT
OLD OAK PROPERTIES
STREET A
FROM STA. 0+725 TO STA. 1+110
PROJECT NO. DEL19-009
DRAWING NO. 12C



DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
11/20/2018	DEL	DESIGNED FOR THE PROJECT	01/05/2019	DEL	ISSUED FOR THE PROJECT

EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT
					PROVIDE BY ROWEN	1			
					PROVIDE BY DEL				
					PROVIDE BY ROWEN				
					PROVIDE BY DEL				

DATE	BY	DESCRIPTION
11/20/2018	DEL	DESIGNED FOR THE PROJECT

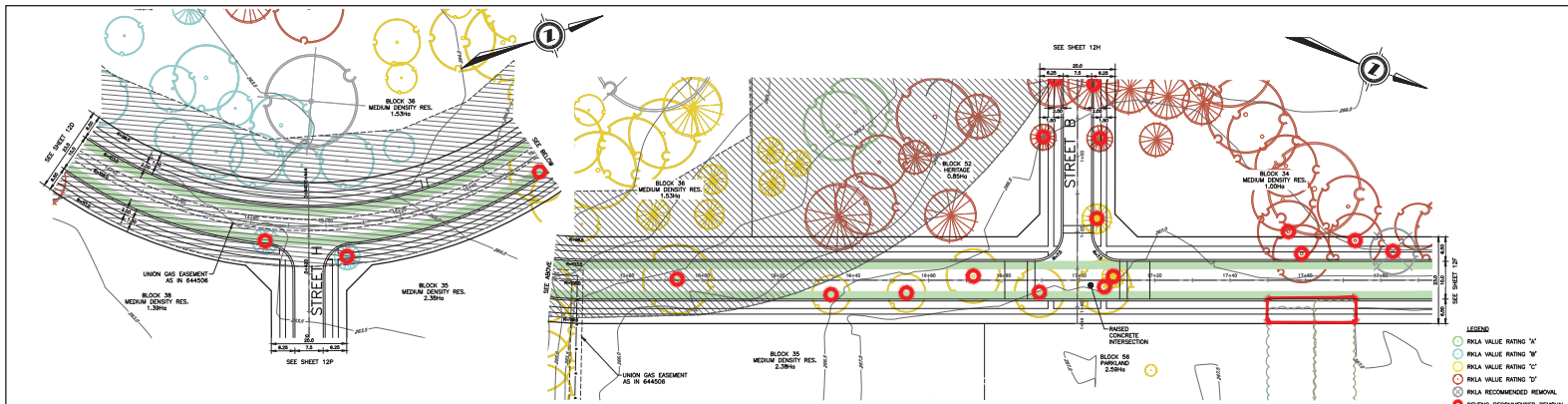
DATE	BY	DESCRIPTION
01/05/2019	DEL	ISSUED FOR THE PROJECT

development engineering CONSULTING CIVIL ENGINEERS

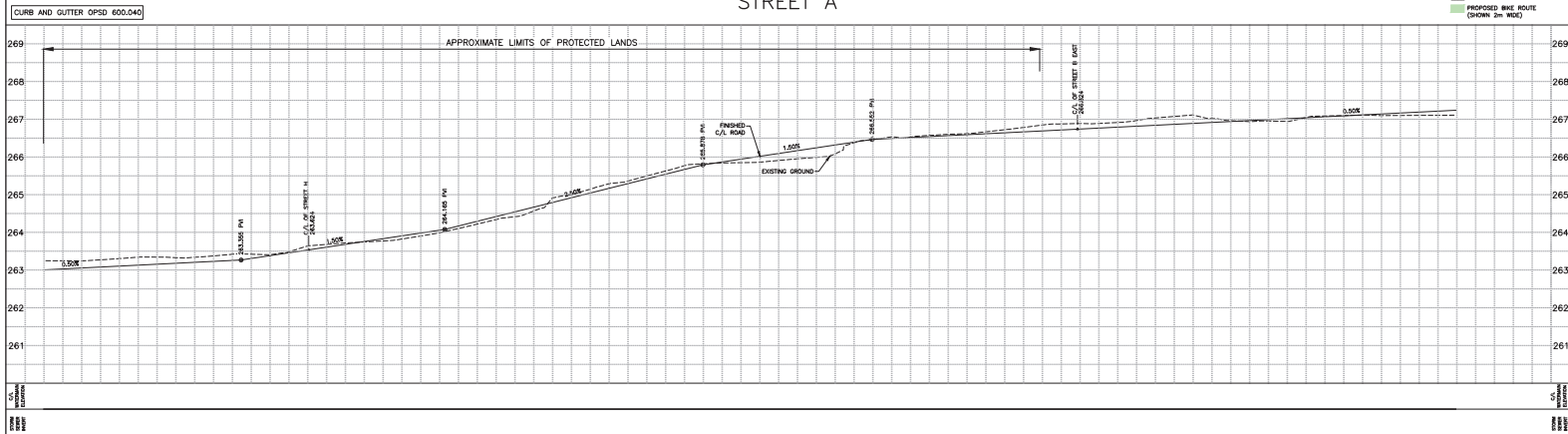
PRELIMINARY
DO NOT USE FOR CONSTRUCTION

SCALE
HORIZONTAL - 1:500
VERTICAL - 1:50
MS P PLOTTED FROM A2000

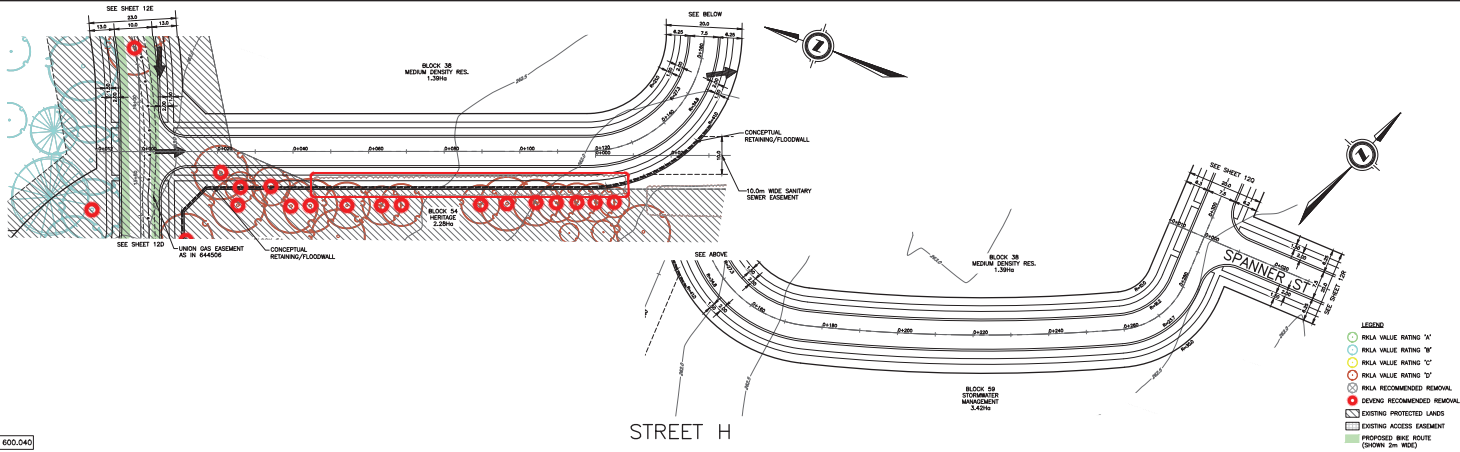
LPH CAMPUS REDEVELOPMENT
OLD OAK PROPERTIES
STREET A
FROM STA. 1+070 TO STA. 1+440
PROJECT NO. DEL19-009
SHEET NO. 12D
DRAW FILE NO.



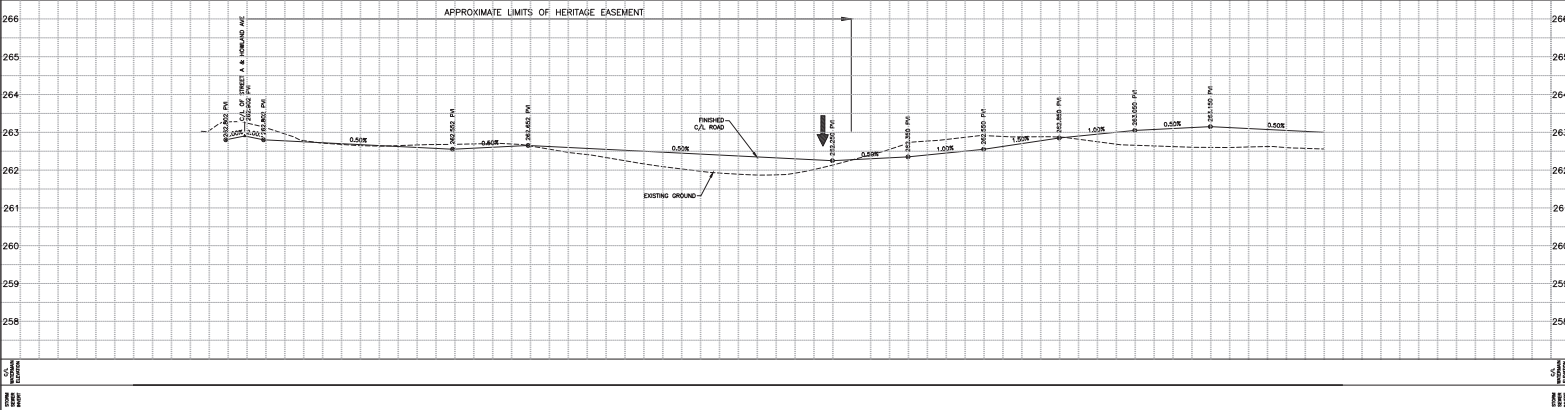
STREET A



DATE	DRAWING #	SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION	DETAILS	NO.	REVISIONS	DATE	CONSULTANT	CONSULTANT OR DIVISION	ENGINEER'S SEAL	SCALE	PROJECT NAME	PROJECT NO.
11/14/10	1144	1144	11/14/10	1144	11/14/10	1144	1	1144 FOR THE BUDGET	09/09/10	DELTA	London Office 47 Addison St., Unit 71 (617) 474-8310	development engineering CONSULTING CIVIL ENGINEERS	HORIZONTAL - 1:500 VERTICAL - 1:50	LPH CAMPUS REDEVELOPMENT OLD OAK PROPERTIES	DEL19-009
														STREET A FROM STA. 1+425 TO STA. 1+800	12E



CURB AND GUTTER OPSD 600.040



DATE	BY	DESCRIPTION
01/11/2019
02/11/2019
03/11/2019
04/11/2019
05/11/2019
06/11/2019
07/11/2019
08/11/2019
09/11/2019
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11/12/2019
12/12/2019



PRELIMINARY
DO NOT USE FOR CONSTRUCTION

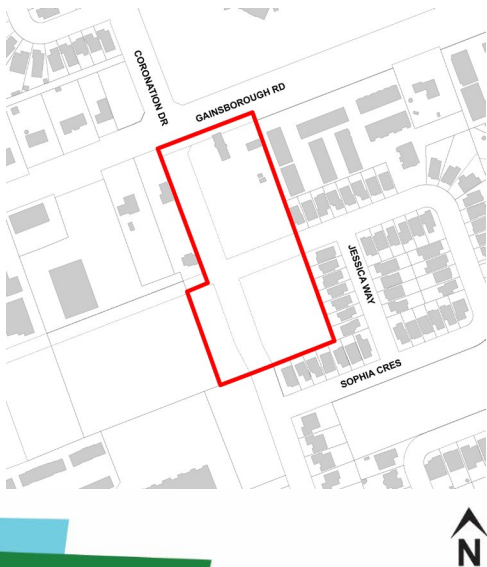
LPH CAMPUS REDEVELOPMENT
 OLD OAK PROPERTIES
STREET H
 FROM STA. 0+000 TO STA. 0+280

DEL19-009
 SHEET NO.
12P
 DRAW FILE NO.

NOTICE OF PLANNING APPLICATION

Draft Plan of Subdivision and Zoning By-law Amendments

954 Gainsborough Road



File: 39T-22501 & OZ-9502

Applicant: Royal Premier Homes

What is Proposed?

Draft Plan of Subdivision and Zoning Amendment to allow:

- A six (6) storey apartment building with 190 units
- 33 townhouse dwellings
- Two (2) new streets

LEARN MORE & PROVIDE INPUT

Please provide any comments by **March 13, 2023**

Alison Curtis

acurtis@london.ca

519-661-CITY (2489) ext. 4497

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

File: 39T-22501 & OZ-9502

london.ca/planapps

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

Corrine Rahman

crahman@london.ca

519-661-CITY (2489) ext. 4007

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

Application Details

Revised Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of one (1) medium density block to accommodate a six (6) storey apartment building containing 190 units, two (2) medium density blocks to accommodate 33 townhouse dwelling units, and five (5) blocks for road allowances serviced by the extension of Sophia Crescent and Coronation Drive.

Requested Amendment to the 1989 Official Plan

On May 25, 2022, the Ontario Land Tribunal ordered that the *1989 Official Plan* be repealed in its entirety. At the time the application was made, there were amendments requested and considered to the *1989 Official Plan* designation and special policy, which are no longer required. Any Official Plan amendments required will be exclusively to the City's Official Plan which is now *The London Plan*.

Requested Amendment to The London Plan (New Official Plan)

The Application has been revised and the previous requested amendment to add a special policy to the Neighbourhoods Place Type to permit a height of nine (9) storeys is no longer required.

Revised Requested Zoning By-law Amendment

To change the zoning from a Urban Reserve (UR3), Holding Urban Reserve (h-2*UR3) and Open Space (OS5) Zone to a Residential R4 (R4-5) Zone, Residential R5 (R5-5) Zone and a Residential R9 Special Provision Zone (H21*R9-7() Zone. Changes to the currently permitted land uses and development regulations are summarized below.

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

Requested Zoning (Please refer to attached map)

Possible Amendments to the Zoning By-law Z.-1 to change the zoning from an Urban Reserve (UR3), Holding Urban Reserve (h-2*UR3) and Open Space (OS5) Zone to:

- Residential R9 Special Provision Zone (H21*R9-7() (Block 1) – to permit apartment buildings, lodging houses class 2, senior citizens apartment buildings, and continuum-of-care facilities on a minimum lot area of 1000 square meters with a minimum lot frontage of 30 meters and a requested height provision of 33 meters. Special Provisions are requested for: a reduced front yard setback of 4.3 meters, whereas 11 meters are required; a reduced exterior side yard setback of 2.6 meters, whereas 9 meters are required; and, a height provision to permit a height of 21 meters
- Residential R4 (R4-5) Zone (Block 2) - to permit street townhouse dwellings on lots with a minimum lot area of 145 square meters and a minimum lot frontage of 5.5 meters per unit.
- Residential R5 (R5-5) Zone (Block 3) – to permit cluster and cluster stacked townhouse dwellings on a minimum lot area of 1000 square meters and a minimum lot frontage of 30 meters.

The City may also consider applying holding provisions in the zoning.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. The subject lands are in the Neighbourhood Place Type in The London Plan, permitting a range of residential uses in the form of single-detached, semi-detached, townhouse dwellings and apartment buildings.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied for a Draft Plan of Subdivision and 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
- 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 Draft Plan of Subdivision and zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the Planning Act. You will also be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the Neighbourgood website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting. The Council Decision will inform the decision of the Director, Planning & Development, who is the Approval Authority for Draft Plans of Subdivision.

What Are Your Legal Rights?

Notification of Council and Approval Authority's Decision

If you wish to be notified of the Approval Authority's decision in respect of the proposed draft plan of subdivision, you must make a written request to the Director, Planning & Development, City of London, 300 Dufferin Ave., P.O. Box 5035, London ON N6A 4L9, or at plandev@london.ca. You will also be notified if you provide written comments, or make a written request to the City of London for conditions of draft approval to be included in the Decision.

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

Right to Appeal to the Ontario Land Tribunal

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

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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.

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/>.

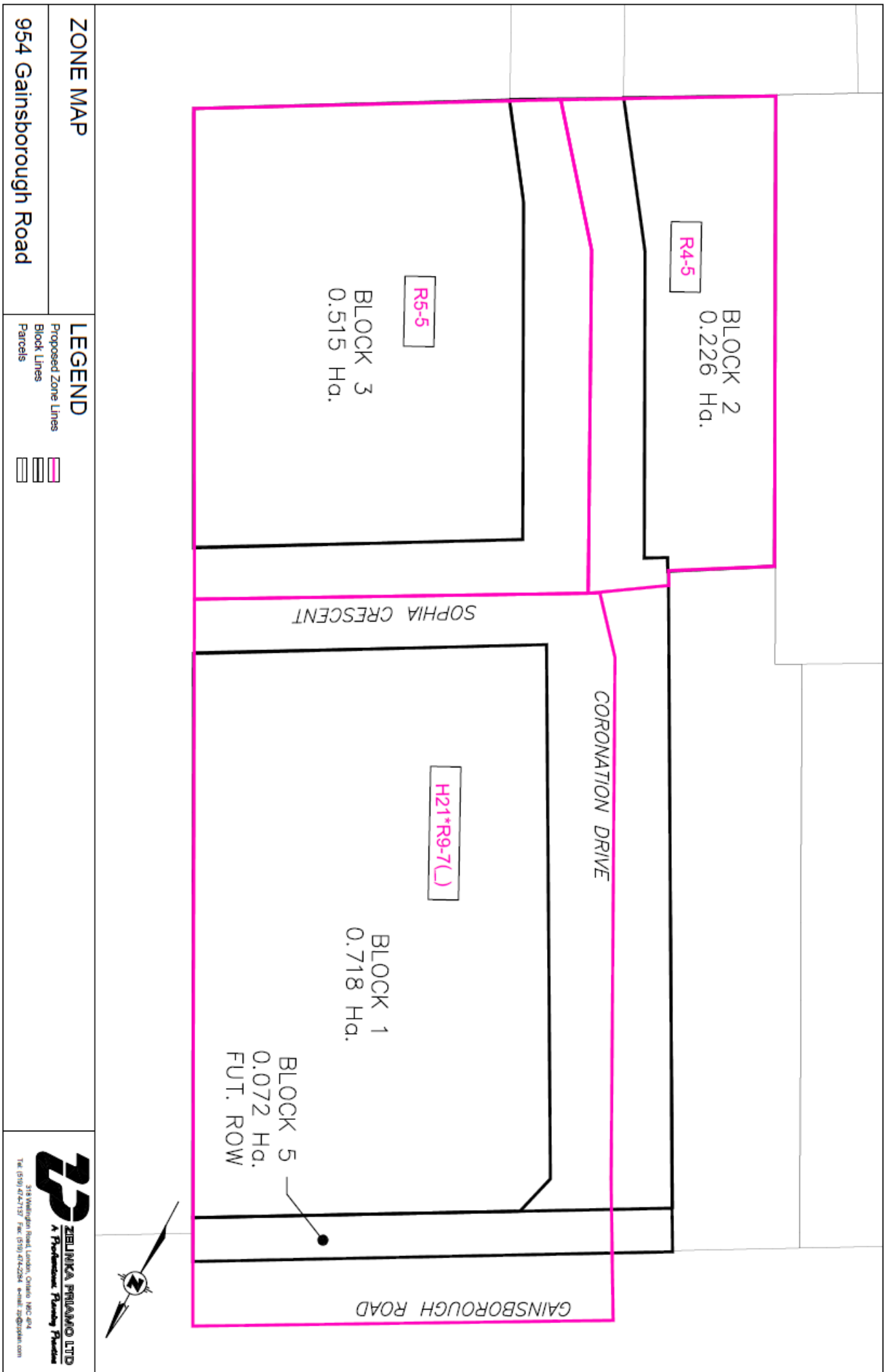
Notice of Collection of Personal Information

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 developmentsservices@london.ca for more information.

Requested Zoning



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



NOTICE OF PLANNING APPLICATION

London Plan and Zoning By-law Amendments

City – Wide/ Additional Residential Unit Review in Response to Bill 23 (More Homes Built Faster Act)

On November 28, 2022 the Province received Royal Assent on Bill 23 (More Homes Built Faster Act). Among other changes, the changes to the Planning Act would still have the effect of allowing a total of three units on a lot containing a single detached, semi-detached or street townhouse dwelling but all three units could be located in the main building or have one unit located in a detached building and two units in the main building. The purpose and effect of these London Plan and/or zoning changes is to implement these recent changes to the Planning Act made by Bill 23. In December 2021 Council approved London Plan and Zoning By-law changes as a result of the passage of Bill 108 (More Homes, More Choices Act) to allow a total of three units on a lot containing a single detached, semi-detached or street townhouse dwelling; however, the main building could only contain two units and the detached building one unit. Maximum size of units, number of bedrooms permitted, parking regulations and the need for site plan approval for detached structures were also included in the previous Council approved amendments as a result of Bill 108.

Bill 23, besides allowing three units in the main building, may have the effect of removing the maximum unit size and number of bedroom regulations and need for site plan approval for any detached building as well. Additional changes to be considered include removing minimum dwelling unit sizes in Section 4.6.2) b) in Zoning By-law Z-1.

File: OZ-9581/City of London



LEARN MORE & PROVIDE INPUT

Please provide any comments by **March 1, 2023**

Chuck Parker

cparker@london.ca

519-661-CITY (2489) ext. 4648

Long Range Planning and Research, City of London, 206 Dundas St., London ON

N6A 1G7

File: OZ-9581

www.london.ca

Date February 1, 2023

How Can You Participate in the Planning Process?

You have received this Notice because the City has initiated a review to change the London Plan policies and the zoning regulations in response to a change in Provincial policy. The City reviews and makes decisions on such planning reviews 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. For more detailed information about the process, go to the [Participating in the Planning Process](#) page at london.ca.

See More Information

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

- visiting City Hall, at 300 Dufferin Avenue, 1st floor, Monday to Friday between 8:30am and 4:30pm;
- contacting the City's Planner listed on the first page of this Notice.

Reply to this Notice of Planning Review

We are inviting your comments on the requested changes at this time so that we can consider them as we review the policies and regulations and prepare a report that will include City Planning 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 London Plan. Under these policies, City Planning 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 London 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. 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 London plan amendment and zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

Right to Appeal to the 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/>

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Accessibility

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MEMO

To: Chair and Members, Community Advisory Committee on Planning

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

Date: February 8, 2023

Re: **2022 Heritage Planning Program**

Overview

The following provides a summary of the 2022 Heritage Planning Program.

At the end of 2022, the City of London has:

- 3,953 heritage designated properties, including:
 - 3,612 properties in London's seven Heritage Conservation Districts designated pursuant to Part V of the *Ontario Heritage Act*
 - 102 properties designated pursuant to Parts IV and V of the *Ontario Heritage Act*
 - 239 individual properties designated pursuant to Part IV of the *Ontario Heritage Act*
- 2,209 heritage listed properties, including:
 - One cultural heritage landscape

In total, 6,162 heritage listed and heritage designated properties are included on the City's Register of Cultural Heritage Resources.

Archaeology

Staff continue to receive and review archaeological assessments for planning and development applications, as well as municipal projects including infrastructure and parks improvements. In 2022, 132 archaeological assessments were updated on the City's archaeological potential layer.

London Advisory Committee on Heritage (LACH)/Community Advisory Committee on Planning (CACP)

The last meeting of the London Advisory Committee on Heritage (LACH) was held on April 13, 2022. As part of a City-wide examination of advisory committees, the mandate of the municipal heritage committee, pursuant to Section 28, *Ontario Heritage Act*, was included in the terms of reference for the new Community Advisory Committee on Planning (CACP). In addition to its heritage mandate, the CACP has a mandate for rural

matters and the planning advisory committee pursuant to Section 8(1), *Planning Act*. The first meeting of the CACP was held on May 26, 2022. The CACP continued to meet virtually throughout 2022.

Amendments to the *Ontario Heritage Act*

In 2022, staff continued to implement and adjust to the changes to the *Ontario Heritage Act* in Bill 108 that were proclaimed on July 1, 2021; in particular, adapting to the process responding to a “prescribed event.” There were two “prescribed events” in 2022 which each resulted in the heritage designation of the property, including the retention and incorporation of significant cultural heritage resources into a new development.

In late 2022, the province announced further changes to the *Ontario Heritage Act* in Bill 23, *More Homes Built Faster Act*. These amendments include, but are not limited to:

- Requiring a property to meet two or more of the prescribed criteria to warrant designation under the *Ontario Heritage Act*
- Prescribing the evaluation criteria for the designation of a Heritage Conservation District
- Limiting the designation of a property under Section 29, *Ontario Heritage Act*, during a “prescribed event” to those listed on a municipal register
- Limiting the inclusion of a property on a municipal register to only two-years, followed by a five-year prohibition on re-listing a property

The amendments in Bill 23 were proclaimed on January 1, 2023.

The Ministry of Citizenship and Culture (MCM), which now has the provincial heritage mandate, has been requested to provide updated guidance on recent amendments and new regulations in the Ontario Heritage Toolkit.

Register of Cultural Heritage Resources

In 2022, no properties were added to the Register of Cultural Heritage Resources. Following evaluation of their potential cultural heritage value or interest, 10 properties were removed from the Register of Cultural Heritage Resources by resolution of Municipal Council (see List 1).

Staff are working on more quantitative analysis of the heritage listed and heritage designated properties to better understand potentially under-represented area of the City’s history and culture.

Individually Designated Heritage Properties

The following properties were designated pursuant to Part IV of the *Ontario Heritage Act* by Municipal Council in 2022:

- Clark House, 1903 Avalon Street
- 44 Bruce Street
- 46 Bruce Street

- 634 Commissioners Road West¹
- 6092 Pack Road
- 514 Pall Mall Street
- Health Services Building, 346 South Street
- War Memorial Children’s Hospital 392 South Street

Additionally, Municipal Council passed heritage designating by-laws for the following properties in 2022 which were appealed to the Ontario Land Tribunal (OLT):

- Kent Brewer’s House, 183 Ann Street
- Kent Brewery, 197 Ann Street

The Conservation Review Board (CRB) hearing regarding the heritage designation of the property at 247 Halls Mill Road has not yet been resolved.

Heritage Conservation Districts

No update to report.

Heritage Alteration Permits (HAPs)

One hundred three (103) Heritage Alteration Permit applications were processed in 2022 (see List 2). Of those, 14 Heritage Alteration Permit applications required consultation with the LACH/CACP and a decision by Municipal Council. This is generally consistent with the number of Heritage Alteration Permit applications requiring LACH/CACP consultation in 2019, 2020, and 2021.

The remaining 89 Heritage Alteration Permit applications were processed pursuant to the Delegated Authority By-law. This is closer to the number of Heritage Alteration Permit applications processed prior to the COVID-19 pandemic.

Enforcement of the requirements of the *Ontario Heritage Act* with respect to heritage designating by-laws and Heritage Alteration Permits for properties continues to be a challenge.

Demolition Requests

Five demolition requests were received for buildings or structures on heritage listed properties in 2022. Municipal Council did not designate these properties pursuant to the *Ontario Heritage Act* and four of the five of these properties were removed from the Register of Cultural Heritage Resources in 2022:

- 3700 Colonel Talbot Road
- 672 Hamilton Road
- 254 Hill Street
- 180 Simcoe Street

¹ Notice of Intent to Designate was issued on November 2, 2022, and the heritage designating by-law, By-law No. L.S.P.-3506-12, was passed on December 13, 2022. However, the appeal period for this designation does not end until February 4, 2023. If there is no appeal, the by-law will be registered on the title of the property.

- 493 Springbank Drive

The demolition request for the property at 493 Springbank Drive was to request the demolition of the former gatehouse and maintenance garage on the Woodland Cemetery property. The property was not removed from the Register of Cultural Heritage Resources as it is still believed to have potential cultural heritage value or interest.

In 2022, six requests to remove properties from the Register of Cultural Heritage Resources were received. These requests were treated like demolition requests; however, this approach may not be taken in the future given the legislative difference post-Bill 108. Municipal Council did not designate these properties pursuant to the *Ontario Heritage Act* and these properties were removed from the Register of Cultural Heritage Resources in 2022:

- 2631 Hyde Park Road/1521 Sunningdale Road West
- 140 Wellington Street
- 142 Wellington Street
- 147-149 Wellington Street
- 185 Wellington Street
- 189 Wellington Street

Three demolition requests were received for building or structures on heritage designated properties in 2022. Two of the three demolition requests related to the demolition of non-heritage buildings on the former London Psychiatric Hospital (LPH) property at 850 Highbury Avenue North. The third request related to a house at 520 Ontario Street, in the Old East Heritage Conservation District, that was severely damaged during the major windstorm in May 2022. These properties remain designated under the *Ontario Heritage Act*.

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

Staff complete Step 2 of the Required Clearances for Demolition Permit form for 122 properties in 2022.

Municipally Owned Heritage Properties

Conservation Master Plans (Heritage Condition Reports), supporting the next ten years of capital needs for municipally owned heritage properties, were completed in 2022.



Image 1: Carl Cadogan speaking at the “groundbreaking” for the new location of the Fugitive Slave Chapel building at Fanshawe Pioneer Village during a federal funding announcement on October 12, 2022.



Image 2: The Fugitive Slave Chapel was moved from its former location at 432 Grey Street on November 22, 2022.

List 1: Properties Removed from the Register of Cultural Heritage Resources by resolution of Municipal Council in 2022

1. 2631 Hyde Park Road/1521 Sunningdale Road West
2. 3700 Colonel Talbot Road
3. 147-149 Wellington Street
4. 180 Simcoe Street
5. 672 Hamilton Road
6. 254 Hill Street
7. 140 Wellington Street
8. 142 Wellington Street
9. 185 Wellington Street
10. 189 Wellington Street

List 2: Heritage Alteration Permit applications in 2022 by Review Type

Municipal Council

1. HAP22-003-L, 472 Richmond Street, Part IV & Downtown HCD
2. HAP22-006-L, 516 Elizabeth Street, Old East HCD
3. HAP22-007-L, 190 Wortley Road, Wortley Village-Old South HCD
4. HAP22-016-L, 18 Byron Avenue East, Wortley Village-Old South HCD (refused)
5. HAP22-031-L, 525 Dufferin Avenue, East Woodfield HCD
6. HAP22-037-L, 45 Bruce Street, Wortley Village-Old South HCD (refused)
7. HAP22-038-L, Elizabeth Street reconstruction, Old East HCD
8. HAP22-053-L, 870 Queens Avenue, Old East HCD
9. HAP22-065-L, 432 Grey Street, Part IV
10. HAP22-067-L, 123 Wilson Avenue, Blackfriars/Petersville HCD
11. HAP22-073-L, 10 Moir Street, Blackfriars/Petersville HCD (refused)
12. HAP22-075-L, 645 Lorne Avenue, Old East HCD
13. HAP22-080-L, 892 Princess Avenue, Old East HCD²
14. HAP22-081-L, 864 Hellmuth Avenue, Bishop Hellmuth HCD³

Delegated Authority

1. HAP22-001-D, 808 Waterloo Street, Bishop Hellmuth HCD
2. HAP22-002-D, 516 Colborne Street, West Woodfield HCD
3. HAP22-004-D, 593 Maitland Street, West Woodfield HCD
4. HAP18-019-L-a, 165 Elmwood Avenue East, Part IV & Wortley Village-Old South HCD
5. HAP22-005-D, 59 Albion Street, Blackfriars/Petersville HCD
6. HAP22-008-D, 340 Richmond Street, Downtown HCD
7. HAP22-009-D, 30 Kensington Avenue, Blackfriars/Petersville HCD
8. HAP22-010-D, 260 Wortley Road, Wortley Village-Old South HCD
9. HAP22-011-D, 21 Euclid Avenue, Wortley Village-Old South HCD
10. HAP22-012-D, 59 Albion Street, Blackfriars/Petersville HCD
11. HAP22-013-D, 162 Wortley Road, Wortley Village-Old South HCD
12. HAP21-063-D-a, 9 Napier Street, Blackfriars/Petersville HCD
13. HAP22-014-D, 49 Edward Street, Wortley Village-Old South HCD
14. HAP21-080-D-a, 473 Colborne Street, West Woodfield HCD
15. HAP22-015-D, 103-105 King Street, Downtown HCD
16. HAP22-017-D, 292 Dundas Street, Downtown HCD
17. HAP22-018-D, 51 Edward Street, Wortley Village-Old South HCD
18. HAP22-019-D, 540 Colborne Street, Part IV & West Woodfield HCD
19. HAP22-020-D, 797 Dufferin Avenue, Old East HCD
20. HAP22-021-D, 104 Askin Street, Wortley Village-Old South HCD
21. HAP22-022-D, 183 Dundas Street, Downtown HCD
22. HAP22-023-D, 359 Talbot Street, Downtown HCD
23. HAP22-024-D, 190 Wortley Road, Wortley Village-Old South HCD
24. HAP22-025-D, 160 Dundas Street, Downtown HCD

² Municipal Council decision on this HAP in 2023

³ Municipal Council decision on this HAP in 2023

25. HAP22-026-D, 119 Elmwood Avenue East, Wortley Village-Old South HCD
26. HAP22-027-D, 516 Maitland Street, West Woodfield HCD
27. HAP22-028-D, 183 Dundas Street, Downtown HCD
28. HAP21-062-D-a, 20 Grosvenor Street, Part IV
29. HAP22-029-D, 300 Ridout Street North, Downtown HCD
30. HAP22-030-D, 802 Hellmuth Avenue, Bishop Hellmuth HCD
31. HAP22-032-D, 20 Cathcart Street, Wortley Village-Old South HCD
32. HAP20-064-D, 6 Napier Street, Blackfriars/Petersville HCD
33. HAP22-033-D, 869 Hellmuth Avenue, Bishop Hellmuth HCD
34. HAP22-034-D, 39 Carfrae Street, Easement
35. HAP22-035-D, 100 Dundas Street, Downtown HCD
36. HAP22-036-D, 83 Elmwood Avenue East, Wortley Village-Old South HCD
37. HAP21-082-D-a, 916 Queens Avenue, Old East HCD
38. HAP22-026-D-a, 119 Elmwood Avenue East, Wortley Village-Old South HCD
39. HAP22-039-D, 845 Hellmuth Avenue, Bishop Hellmuth HCD
40. HAP22-040-D, 671 Elias Street, Old East HCD
41. HAP22-041-D, 1 Westcott Street, Wortley Village-Old South HCD
42. HAP22-042-D, 940 Dufferin Avenue, Old East HCD
43. HAP22-026-D-b, 119 Elmwood Avenue East, Wortley Village-Old South HCD
44. HAP22-043-D, 255 Dufferin Avenue, Downtown HCD
45. HAP22-044-D, 7 Cherry Street, Blackfriars/Petersville HCD
46. HAP22-045-D, 602 Queens Avenue, East Woodfield HCD
47. HAP22-046-D, 177 Queens Avenue, Downtown HCD
48. HAP22-047-D, 85 York Street, Downtown HCD
49. HAP22-048-D, 644 Queens Avenue, Old East HCD
50. HAP22-049-D, 130 King Street, Downtown HCD
51. HAP22-050-D, 124 Elmwood Avenue East, Wortley Village-Old South HCD
52. HAP22-051-D, 521 Chester Street, Part IV
53. HAP21-081-D-a, 1 Rogers Avenue, Blackfriars/Petersville HCD
54. HAP22-052-D, 504 Colborne Street, West Woodfield HCD
55. HAP22-054-D, 699 Queens Avenue, Old East HCD
56. HAP22-055-D, 873 Hellmuth Avenue, Bishop Hellmuth HCD
57. HAP22-056-D, 659 Queens Avenue, Old East HCD
58. HAP22-057-D, 73 York Street, Downtown HCD
59. HAP22-058-D, 179 Dundas Street, Downtown HCD
60. HAP22-059-D, 621 Waterloo Street, Part IV & West Woodfield HCD
61. HAP22-060-D, 157 Carling Street, Downtown HCD
62. HAP21-049-L-a, 329 Richmond Street, Downtown HCD
63. HAP22-061-D, 843 Princess Avenue, Old East HCD
64. HAP22-062-D, 441 Richmond Street, Downtown HCD
65. HAP22-063-D, 69 Beaconsfield Avenue, Wortley Village-Old South HCD
66. HAP22-064-D, 240 Tecumseh Avenue East, Wortley Village-Old South HCD
67. HAP22-066-D, 850 Highbury Avenue East, Part IV & OHT Easement
68. HAP21-081-D-b, 1 Rogers Avenue, Blackfriars/Petersville HCD
69. HAP22-068-D, 364 Richmond Street, Downtown HCD
70. HAP22-069-D, 291 Pall Mall Street, West Woodfield HCD

71. HAP22-070-D, 41 Cathcart Street, Wortley Village-Old South HCD
72. HAP22-071-D, 443 Central Avenue, West Woodfield HCD
73. HAP22-072-D, 179 Dundas Street, Downtown HCD
74. HAP22-074-D, 21 Albion Street, Blackfriars/Petersville HCD
75. HAP22-054-D-a, 699 Queens Avenue, Old East HCD
76. HAP22-076-D, 836 Waterloo Street, Bishop Hellmuth HCD
77. HAP22-077-D, 16 Marley Place, Wortley Village-Old South HCD
78. HAP22-010-D-a, 260 Wortley Road, Wortley Village-Old South HCD
79. HAP22-078-D, 10 Elmwood Avenue East, Wortley Village-Old South HCD
80. HAP22-079-D, 18 Bryon Avenue East, Wortley Village-Old South HCD
81. HAP22-082-D, 790 Queens Avenue, Old East HCD
82. HAP22-083-D, 4402 Colonel Talbot Road, Part IV
83. HAP22-084-D, 52 Wilson Avenue, Blackfriars/Petersville HCD
84. HAP22-085-D, 364 Richmond Street, Downtown HCD
85. HAP22-086-D, 173 Duchess Avenue, Wortley Village-Old South HCD
86. HAP22-047-D-a, 85 York Street, Downtown HCD
87. HAP22-085-D-a, 364 Richmond Street, Downtown HCD
88. HAP22-087-D, 246 Dundas Street, Downtown HCD
89. HAP22-088-D, 920 Dufferin Avenue, Old East HCD



London
CANADA

Register of Cultural Heritage Resources



Community Advisory Committee on Planning
Wednesday February 8, 2023



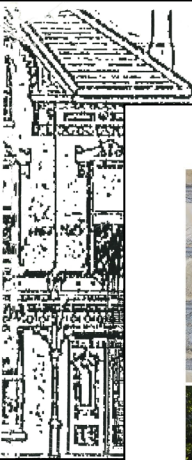
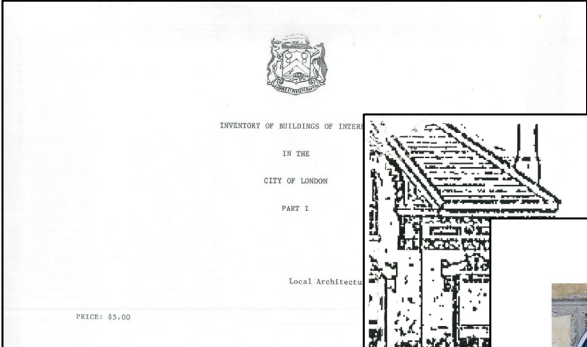
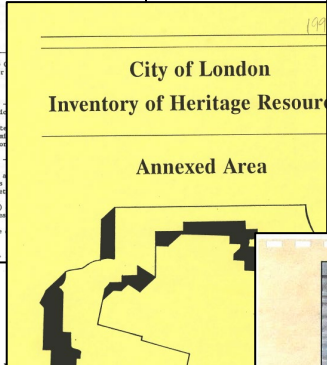
London
CANADA

RE: 7-25/2008
By: [signature] 6/21/08

Feb. 25 - 1

1987 LIST OF PROPERTIES OF INTEREST TO THE LOCAL ARCHITECTURAL OBSERVATION ADVISORY COMMITTEE

STREET NO.	STREET NAME	REASON	BUILDING TYPE	STATUS
76	Albert Street	A	R	Plaque: London Public Library (R.H.A.C.), Provincial Plaque.
90	Albert Street	A	R	ca. 1870 - 1880 - Mills' bldg.
152	Albert Street	A	R	Demolished Inclined P. Ringed Dep. Sign ca. 1873 - Plata in a decorative family sig (Thomas) residence duplicate Built ca.



REGISTER OF CULTURAL HERITAGE RESOURCES



Ontario Heritage Act

Register

27 (1) The clerk of a municipality shall keep a register of property situated in the municipality that is of cultural heritage value or interest. 2019, c. 9, Sched. 11, s. 6.

Note: On July 1, 2023, the day named by proclamation of the Lieutenant Governor, section 27 of the Act is amended by adding the following subsection: (See: 2022, c. 21, Sched. 6, s. 3 (1))

(1.1) The clerk of the municipality shall ensure that the information included in the register is accessible to the public on the municipality's website. 2022, c. 21, Sched. 6, s. 3 (1).

Contents of register

(2) The register kept by the clerk shall list all property situated in the municipality that has been designated by the municipality or by the Minister under this Part and shall contain, with respect to each property,

- (a) a legal description of the property;
- (b) the name and address of the owner; and
- (c) a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property. 2019, c. 9, Sched. 11, s. 6.

Non-designated 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 been designated under this Part if,

- (a) the council of the municipality believes the property to be of cultural heritage value or interest; and
- (b) where criteria for determining whether property is of cultural heritage value or interest have been prescribed for the purposes of this subsection, the property meets the prescribed criteria. 2022, c. 21, Sched. 6, s. 3 (2).

Same

(3.1) If property is included in the register under subsection (3), the register shall contain, with respect to such property, a description of the property that is sufficient to readily ascertain the property. 2022, c. 21, Sched. 6, s. 3 (2).

Bill 108

- Proclaimed July 1, 2021
- Requiring notice to property owners for inclusion on Register
 - Notification after addition to Register
 - Opportunity to object to Council
- Process changes to designate a property under Section 29, *Ontario Heritage Act*
 - Notice of Intent to Designate
 - Objection
 - Appeal (OLT)
 - Registration

Bill 23

- Proclaimed January 1, 2023
- Changes to O. Reg. 9/06 (O. Reg. 569/22)
 - Requiring a property to meet one or more criteria to be listed
 - Requiring a property to meet two or more criteria to be designated
 - Prescribing criteria for HCD designation
- Enabling objection to listing for any property
- Notice of Intent to Designate during Prescribed Event can only be issued for properties already listed on Register
- 2-year limitation for inclusion on Register; 5-year prohibition thereafter

O. Reg. 569/22

Criteria, s. 27 (3) (b) of the Act

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 27 (3) (b) of the Act.

(2) Property that has not been designated under Part IV of the Act may be included in the register referred to in subsection 27 (1) of the Act on and after the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force if the property meets **one or more** of the following criteria for determining whether it is of cultural heritage value or interest:

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

(3) For clarity, subsection (2) does not apply in respect of a property that has not been designated under Part IV but was included in the register as of the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force.

O. Reg. 569/22

Criteria, s. 29 (1) (a) of the Act

2. (1) The criteria set out in subsections (2) and (3) are prescribed for the purposes of clause 29 (1) (a) of the Act.

(2) Section 1, as it read immediately before the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, continues to apply in respect of a property for which a notice of intention to designate it was given under subsection 29 (1.1) of the Act after January 24, 2006 and before the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force.

(3) In respect of a property for which a notice of intention to designate it is given under subsection 29 (1.1) of the Act on or after the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, the property may be designated under section 29 of the Act if it meets **two or more** of the criteria for determining whether it is of cultural heritage value or interest set out in paragraphs 1 to 9 of subsection 1 (2).

Register

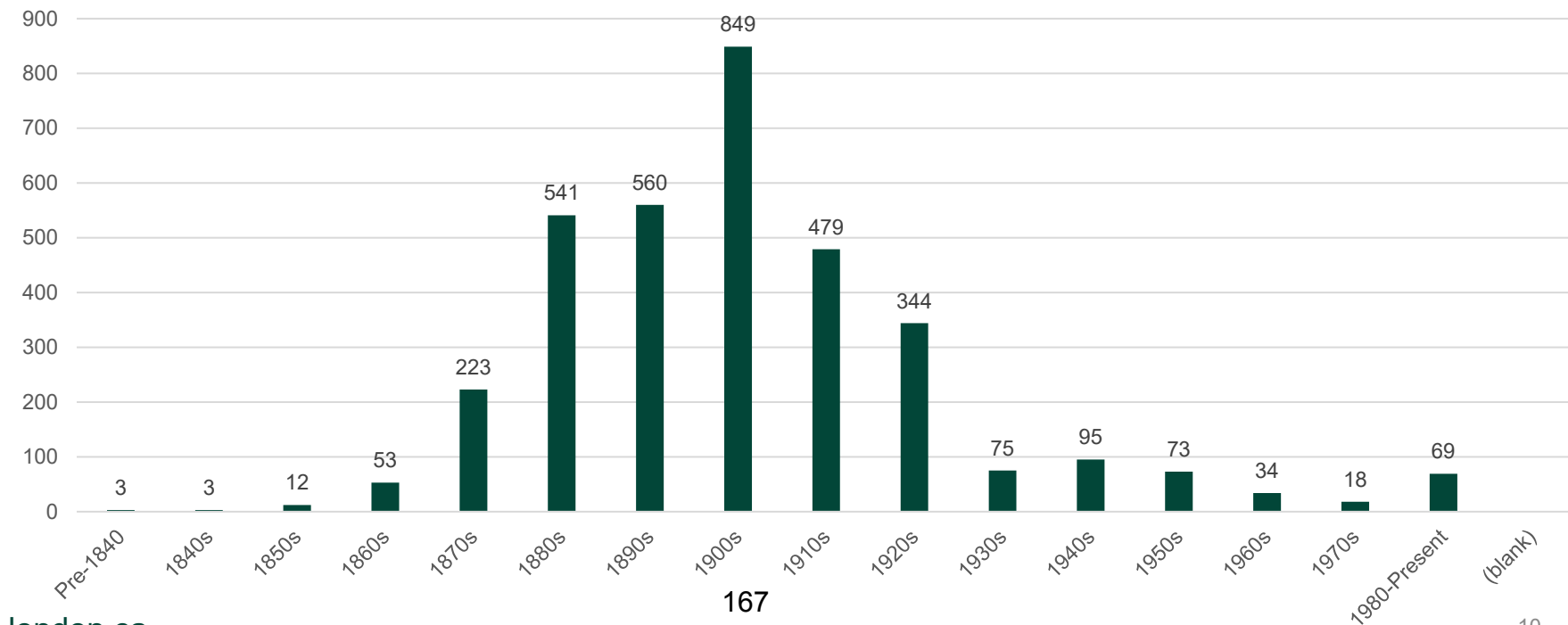
- 3,953 heritage designated properties, including:
 - 3,612 properties in London's seven Heritage Conservation Districts designated pursuant to Part V of the *Ontario Heritage Act*
 - 102 properties designated pursuant to Parts IV and V of the *Ontario Heritage Act*
 - 239 individual properties designated pursuant to Part IV of the *Ontario Heritage Act*
- 2,209 heritage listed properties, including:
 - One cultural heritage landscape

Register by Geography



Register by Date

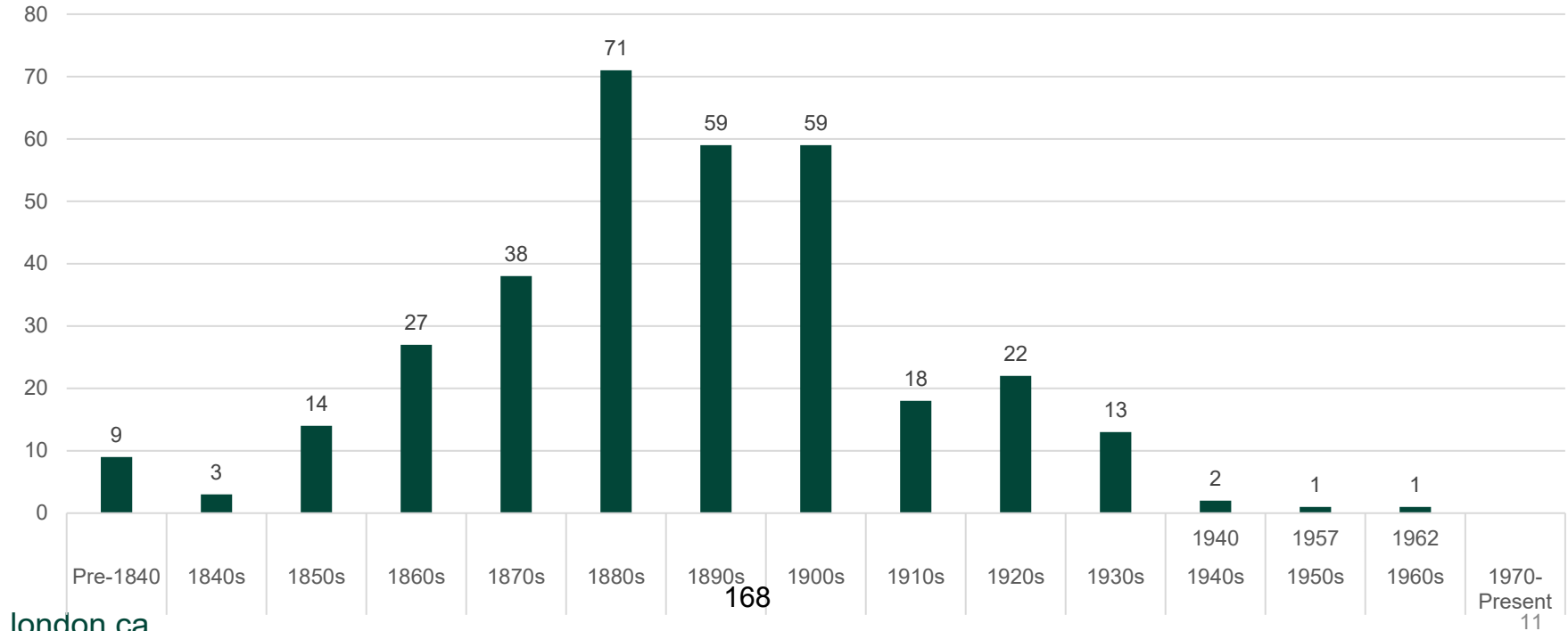
Part V Heritage Designated Properties
by Year of Construction





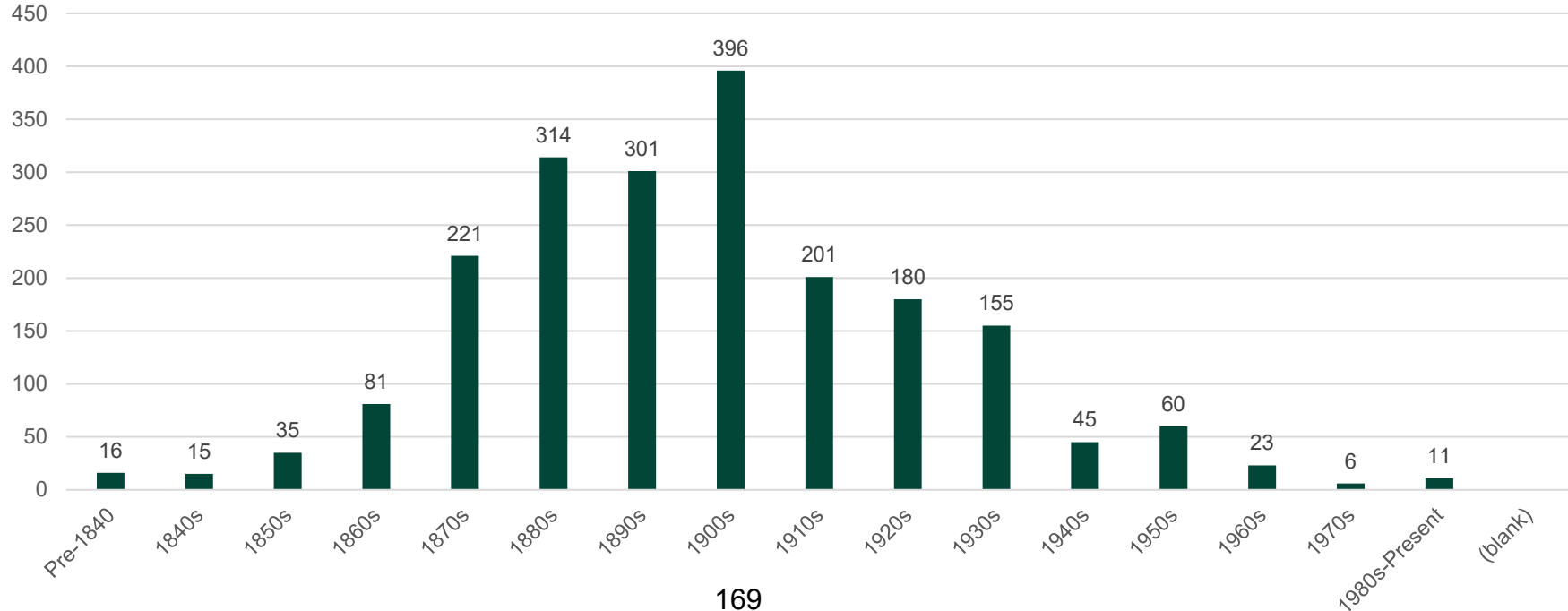
Register by Date

Part IV Heritage Designated Properties
by Year of Construction



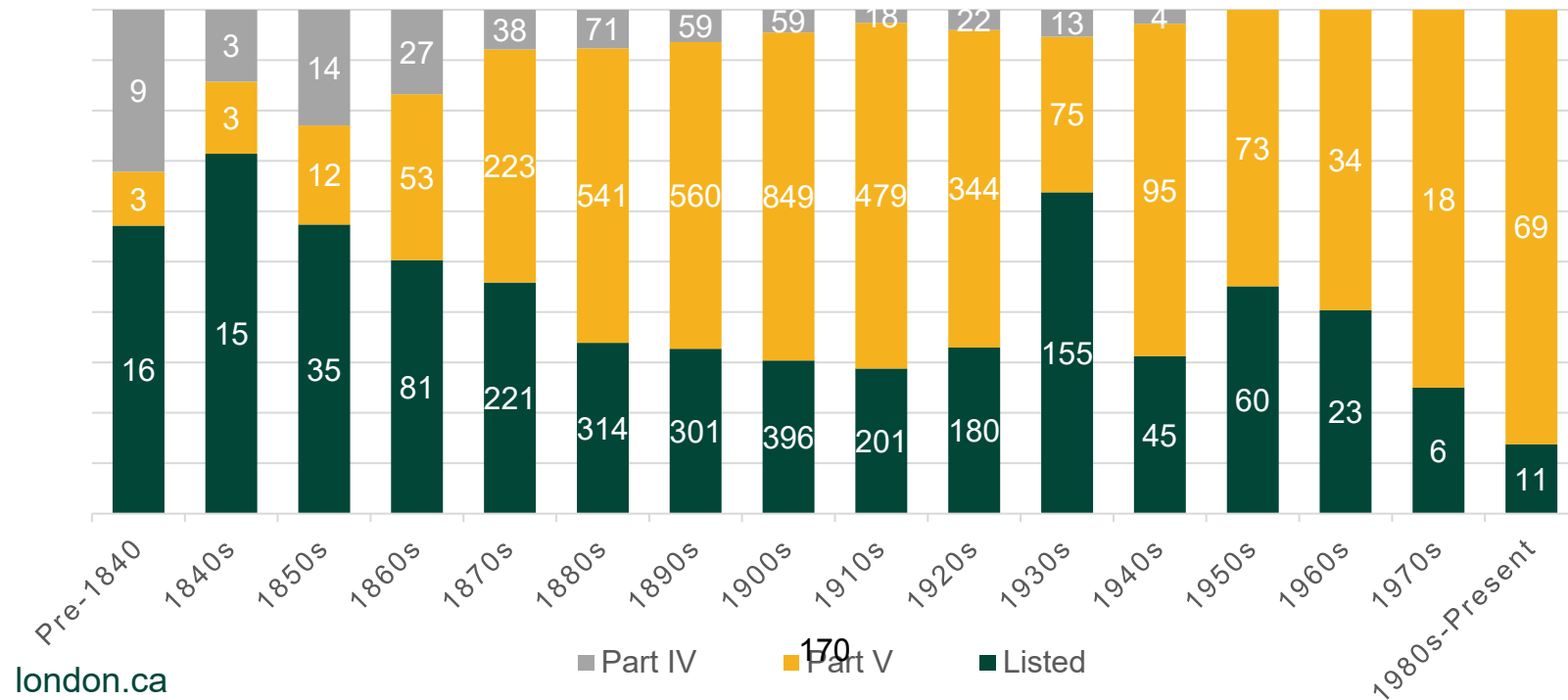
Register by Date

Heritage Listed Properties
by Year of Construction



Register by Date Comparison

Heritage Listed & Heritage Designated (Part IV & Part V) Properties
By Year Of Construction



What does Under-Represented Mean?

Actions

- 2-year limitation: January 1, 2025
- Heritage Planner (temporary)
- Heritage Researcher (contract)
- Documenting (photographs) all heritage listed properties

Where to start?

- Property owner requests for designation
- Community input
- Stewardship Sub-Committee
- CACP
- Properties highlighted in local histories
 - *Historic Heart of London, From Site to City*
- Previous LACAC/LACH lists
- Properties identified in Environmental Assessments, Studies
- Public History Student Reports

**Stewardship Sub-Committee
Report**

Wednesday January 25, 2023

Present: Maggie Whalley, Benjamin Vazquez, Janet Hunten, Mike Rice, Mike Bloxam, Paige Milner, Theresa Regnier, Jim Cushing, Lorraine Tinsley; Michael Greguol, Kyle Gonyou, Laura Dent (staff)

Agenda Items

1. Register of Cultural Heritage Resources

The Stewardship Sub-Committee received a presentation by K. Gonyou regarding the Register of Cultural Heritage Resources and potential changes to heritage-listed and heritage designated properties arising from the changes to the *Ontario Heritage Act*, due to the proclamation of Bill 23. The Stewardship Sub-Committee had a general discussion about heritage listed properties on the Register of Cultural Heritage Resources.

Report to Community Advisory Committee on Planning

To: Chair and Members
Community Advisory Committee on Planning

From: Kyle Gonyou, MCIP, RPP, CAHP
Manager, Heritage

Subject: Heritage Alteration Permit application by P. McCulloch-Squires for 864 Hellmuth Avenue, Bishop Hellmuth Heritage, Ward 6

Date: Wednesday February 8, 2023

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 864 Hellmuth Avenue, Bishop Hellmuth Heritage Conservation District, is recommended.

Executive Summary

The property at 864 Hellmuth Avenue is a significant cultural heritage resource, designated pursuant to Part V of the *Ontario Heritage Act* as a part of the Bishop Hellmuth Heritage Conservation District. The applicant has submitted a Heritage Alteration Permit application seeking approval for the construction of new front yard parking. The Heritage Alteration Permit application was included on a previous agenda of the Community Advisory Committee on Planning (CACP); however, as a result of lack of quorum, the advisory committee was unable to hear the application. The City and the applicant have agreed to extend the legislated timelines pursuant to the *Ontario Heritage Act* to recirculate this application to the CACP. New information related to the Heritage Alteration Permit application and the existing conditions of the subject property was submitted to the City since the previous staff report was published on the CACP agenda in December 2022. Despite the new information, the staff recommendation on this Heritage Alteration Permit remains unchanged. The policies and guidelines of the Bishop Hellmuth Heritage Conservation District strongly discourage paving front yards for parking. The recommended action is to refuse the application.

Analysis

1.0 Background Information

1.1 Location

The property at 864 Hellmuth Avenue is located on the east side of Hellmuth Avenue between Grosvenor Street and St. James Street (Appendix A).

1.2 Cultural Heritage Status

The property at 864 Hellmuth Avenue is located within the Bishop Hellmuth Heritage Conservation District, designated pursuant to Part V of the *Ontario Heritage Act* by By-Law No. L.S.P-3333-305, which came into force and effect on February 7, 2003.

1.3 Description

The dwelling on the property at 864 Hellmuth Avenue was constructed c.1902. The residential form building is two-and-a-half storeys in height and includes Queen Anne Revival stylistic influences. The painted brick dwelling includes a verandah that spans the front façade supported by rusticated concrete block plinths and wooden posts. The projecting gable includes a pair of wood sash windows flanked and separated by wooden mullions, and shingled imbrication, characteristic of the Queen Anne Revival style.

Much like many of the properties within the Bishop Hellmuth Heritage Conservation District, the property can be accessed through the back laneway, a landscape element

that is recognized within the *Bishop Hellmuth Heritage Conservation District Plan*. Many of the properties within the Bishop Hellmuth Heritage Conservation District include rear laneway parking and rear laneway buildings.

The front of the property at 864 Hellmuth Avenue is landscaped with manicured grass, a walkway to the front door, and various trees and vegetation. The rear of the property can be accessed by the rear laneway which includes a parking area, a walkway, and access to a rear door at grade, as well as by steps at the side of the dwelling (See Appendix B).

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 Bishop Hellmuth Heritage Conservation District Plan

The Bishop Hellmuth Heritage Conservation District Plan includes policies and guidelines related to alterations to properties located within the Bishop Hellmuth Heritage Conservation District. The policies of Section 4.4 (Building Conversions – Car Parking), Section 4.5 (New Building Policies – Car Parking), and Section 5.7 (Landscape Policies – Car Parking) are relevant to applications for front yard paving and parking with the Heritage Conservation District.

Section 4.4 (Building Conversions – Car Parking) states:

Car parking should be located to the side or rear of the lot. Where car parking is seen from the street, landscaping should be introduced to provide a visual buffer. Privacy fencing or hedges should be considered where car parking may disturb neighbouring properties. Applicable by-laws shall apply.

Section 4.5 (New Building Policies – Car Parking) states:

A priority is that car parking be accessed off the back lane. If absent, car parking should be located to the side or rear of the new building. The car park should be landscaped or screened with a hedge or a traditional wood fence. The City's fence by-law shall apply.

Section 5.7 (Landscape Policies – Car Parking) states:

Paving over front yard for car parking is strongly discouraged. This destroys the landscape integrity of the historic streetscape.

Where car parks are established to the side or rear of a building, landscape buffers should be planted to visually screen the parked cars.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

4.1. Heritage Alteration Permit application (HAP22-081-L)

The City was first contacted in August of 2022 to inquire about Heritage Alteration Permit approvals for front yard parking and a curb cut on the subject property at 864 Hellmuth Avenue. Staff noted that Heritage Alteration Permit approval was required and that the Bishop Hellmuth Heritage Conservation District Plan strongly discourages paving over front yards for car parking.

A complete Heritage Alteration Permit application was received by the City on November 2, 2022. The application seeks approval to remove a portion of the front yard to install a driveway at the front of the property, to the side of the dwelling. In citing the reasons for the proposed change to the property, the applicant noted accessibility concerns. Staff often work with applicants to plan for sensitive alterations to properties to accommodate accessibility upgrades, including barrier-free entries, and additions. No other accessibility alterations to the property have been proposed. An existing at grade entry appears to currently be in place at the rear of the dwelling.

The proposed front yard driveway will be 9 feet wide, starting from the corner of the property line extending to the side of the dwelling and will consist of concrete and interlocking brick (See Appendix C).

The Heritage Alteration Permit application also notes that there are various driveways elsewhere within the Bishop Hellmuth Heritage Conservation District and on Hellmuth Avenue. In particular, the applicant noted 25 front yard driveways located on Hellmuth Avenue.

In reviewing aerial photography coverage from 2002, the majority of the existing front yard driveways appear to be pre-existing, and therefore installed prior to the Bishop Hellmuth Heritage Conservation District coming into force and effect in 2003. A review of the Heritage Alteration Permits over the last 8 years also indicated that no Heritage Alteration Permits had been approved for front yard parking within the Bishop Hellmuth Heritage Conservation District.

The policies and guidelines of the Bishop Hellmuth Heritage Conservation District Plan strongly discourage paving of front yards for vehicle parking. Considering the policies, staff encourage the continued rear laneway and rear yard parking and any landscaping alterations that can be undertaken to address accessibility concerns.

4.2 New Information and Extension of Timeline Under Section 42 of the *Ontario Heritage Act*

The Heritage Alteration Permit application (HAP22-081-L) was previously included on the agenda for the Community Advisory Committee on Planning (CACP) for the meeting scheduled for December 14, 2022. The advisory committee meeting was unable to proceed as there was not enough members present to reach quorum. As a result, the meeting was adjourned, and the applicant was unable to speak to the item at the CACP meeting.

The Staff Report for the Heritage Alteration Permit application for the CACP scheduled for December 14, 2022 can be found at the following link: <https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=96133>

A decision on a Heritage Alteration Permit application must be made within 90 days or the request is deemed permitted. However, Section 42(4) of the *Ontario Heritage Act* enables a municipality and applicant to extend the timeline to an agreed-upon period. Following the CACP meeting scheduled for December 14, 2022, the City received a written request from the applicant to extend the 90-day timeline pursuant to Section 42 of the *Ontario Heritage Act* to March 8, 2023. As per the Delegated Authority By-law (C.P.-1502-129), the Manager, Community Planning, Urban Design, and Heritage agreed to extend the timeline. The staff report on this Heritage Alteration Permit application was recirculated on the agenda for the CACP for its meeting held on February 8, 2023.

New information related to the Heritage Alteration Permit application and existing conditions of the subject property was submitted to the City since the previous staff report was published on the CACP Agenda for December 2022. Please see the Heritage Alteration Permit application package, and correspondence attached separately.

Staff have conducted an additional review of the Heritage Alteration Permit applications with regard to parking within the Bishop Hellmuth Heritage Conservation District. The previous staff report included a review of the Heritage Alteration Permits over the last 8 years (2015-2022), the most accessible HAP application data. The review indicated that no Heritage Alteration Permits had been approved for front yard parking within the Bishop Hellmuth Heritage Conservation District. Since then staff have reviewed all HAP applications from 2003, when the Bishop Hellmuth Heritage Conservation District came into force and effect, to the present. Since its designation, 1 HAP application for parking within the Bishop Hellmuth Heritage Conservation District was received and approved. This application was received in 2009 for the property located at 270 St. James Street, a corner property located at the northwest corner of St. James Street and Wellington Street. The property does not have access to a rear laneway, and the parking was located on the Wellington Street frontage, away from the primary façade of the dwelling.

The Register of Cultural Heritage Resources indicates that there are 120 properties located within the boundaries of the Bishop Hellmuth Heritage Conservation District that have access to rear laneways. Of the 120 properties, 56 (46%) were identified as having a driveway.

Despite the new information, the staff recommendation on this Heritage Alteration Permit application remains unchanged. Staff are more supportive of providing alterations at the rear of the property, including an extension of the existing rear parking area to permit parking closer to the side entry that is being considered for a removable ramp.

Conclusion

The property at 864 Hellmuth Avenue is a significant cultural heritage resource designate pursuant to Part V of the Bishop Hellmuth Heritage Conservation District. The proposed front yard parking space on the heritage designated property at 864 Hellmuth Avenue is not consistent with the policies and guidelines of the Bishop Hellmuth Heritage Conservation District Plan. The application seeking approval for front yard parking should not be approved.

Prepared by: Michael Greguol, CAHP
Heritage Planner

Submitted by: Kyle Gonyou, MCIP, RPP, CAHP
Manager, Heritage

Appendices

Appendix A Property Location

Appendix B Images

Appendix C Supporting Documentation for HAP Application

Appendix A – Property Location

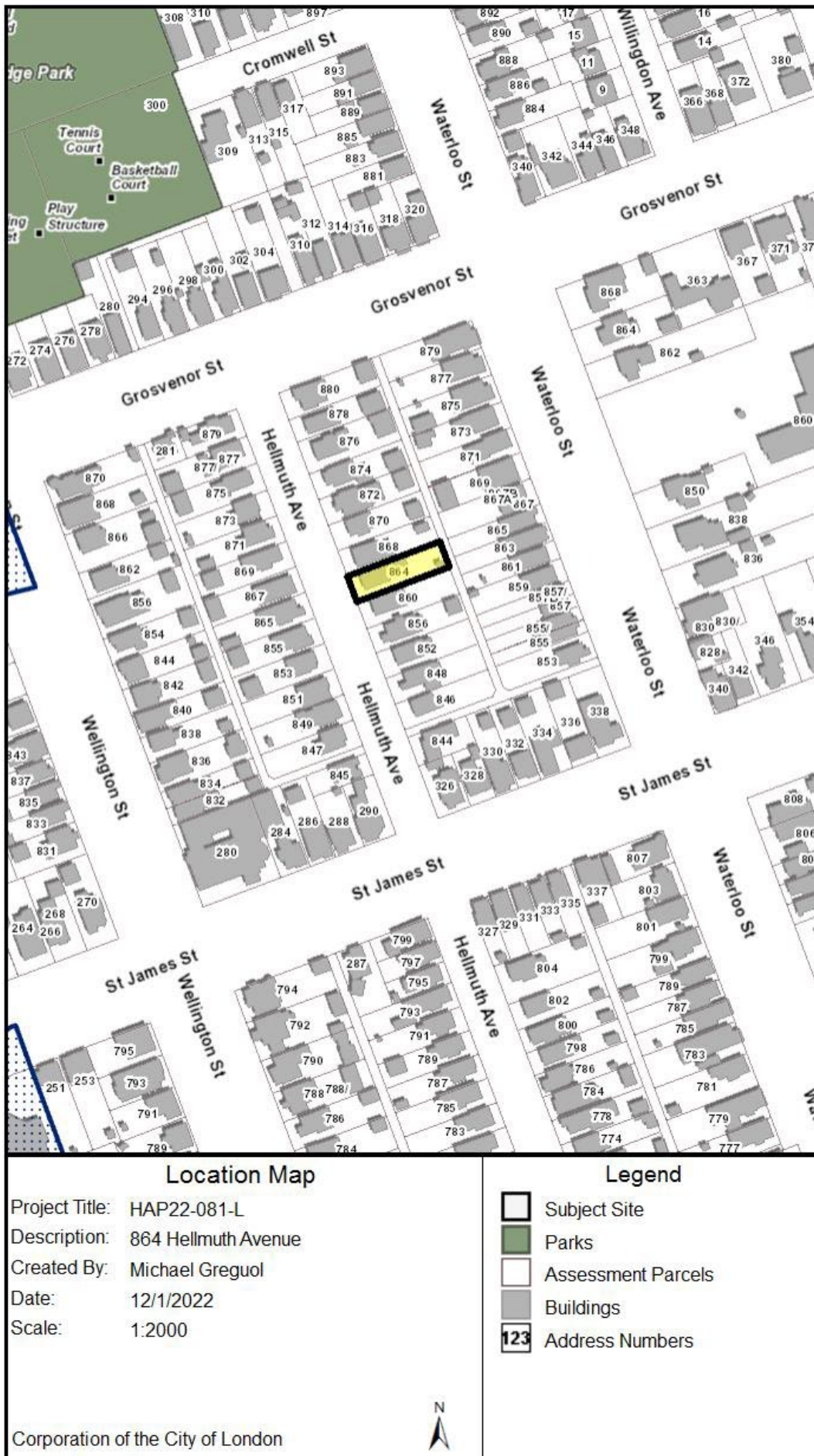


Figure 1: Location of the subject property at 864 Hellmuth Avenue, located within the Bishop Hellmuth Heritage Conservation District.

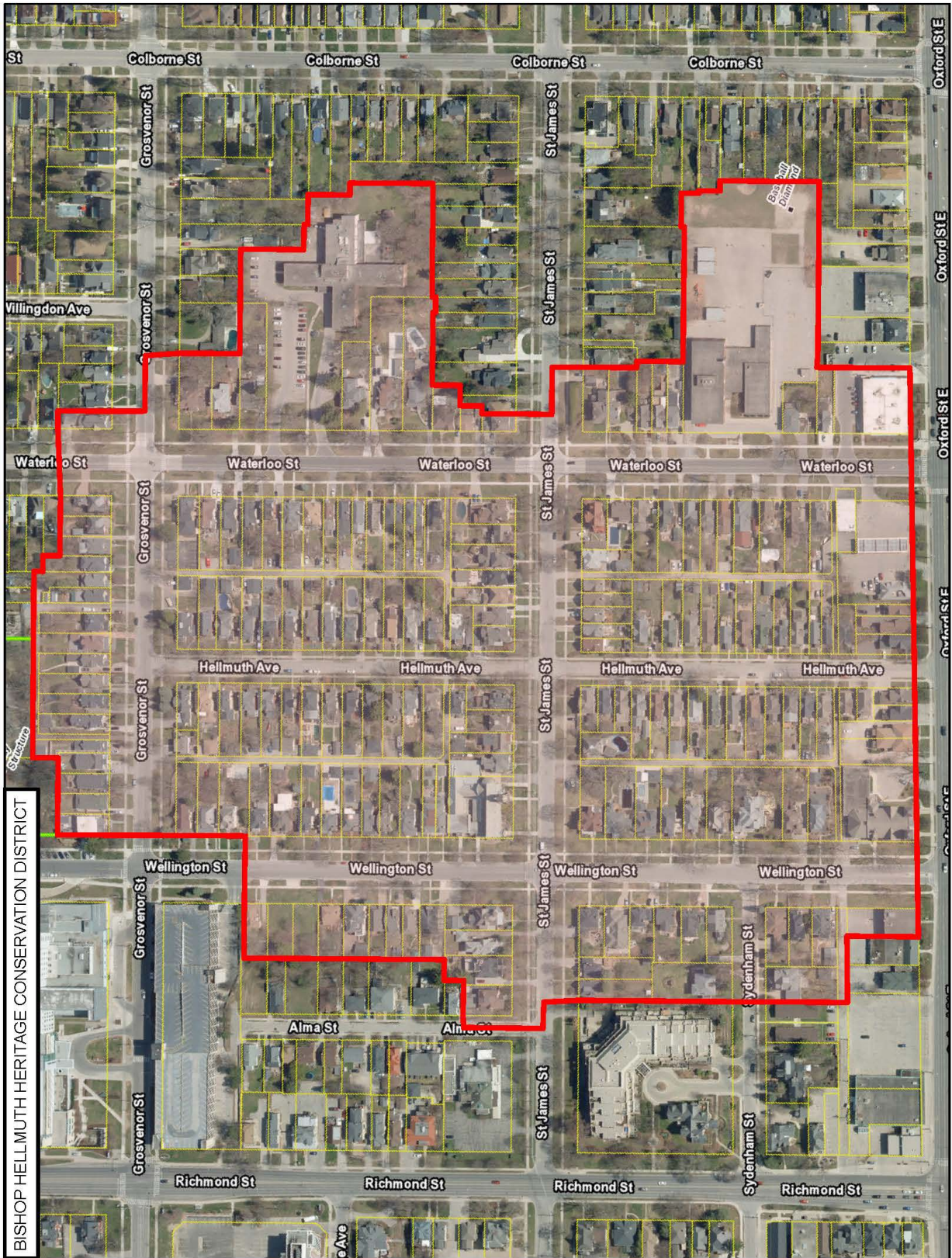


Figure 2: Aerial map, showing the boundaries of the Bishop Hellmuth Heritage Conservation District.

Appendix B – Images



Image 1: Photograph showing the dwelling located at 864 Hellmuth Avenue.



Image 2: Photograph showing the front yard of the property at 864 Hellmuth Avenue.



Image 3: Photograph showing the dwelling on the property at 864 Hellmuth Avenue.



Image 4: Photograph showing existing walkway and landscaping in front yard at 864 Hellmuth Avenue.



Image 5: Photograph showing rear yard parking and entry to the dwelling at 864 Hellmuth Avenue from laneway.



Image 6: Photograph showing at grade entry to the rear of the property at 864 Hellmuth Avenue.

Appendix C – Supporting Documentation for HAP Application

**Property drawing for Curb Cutting for
864 Hellmuth Ave, London ON N6A3T8**

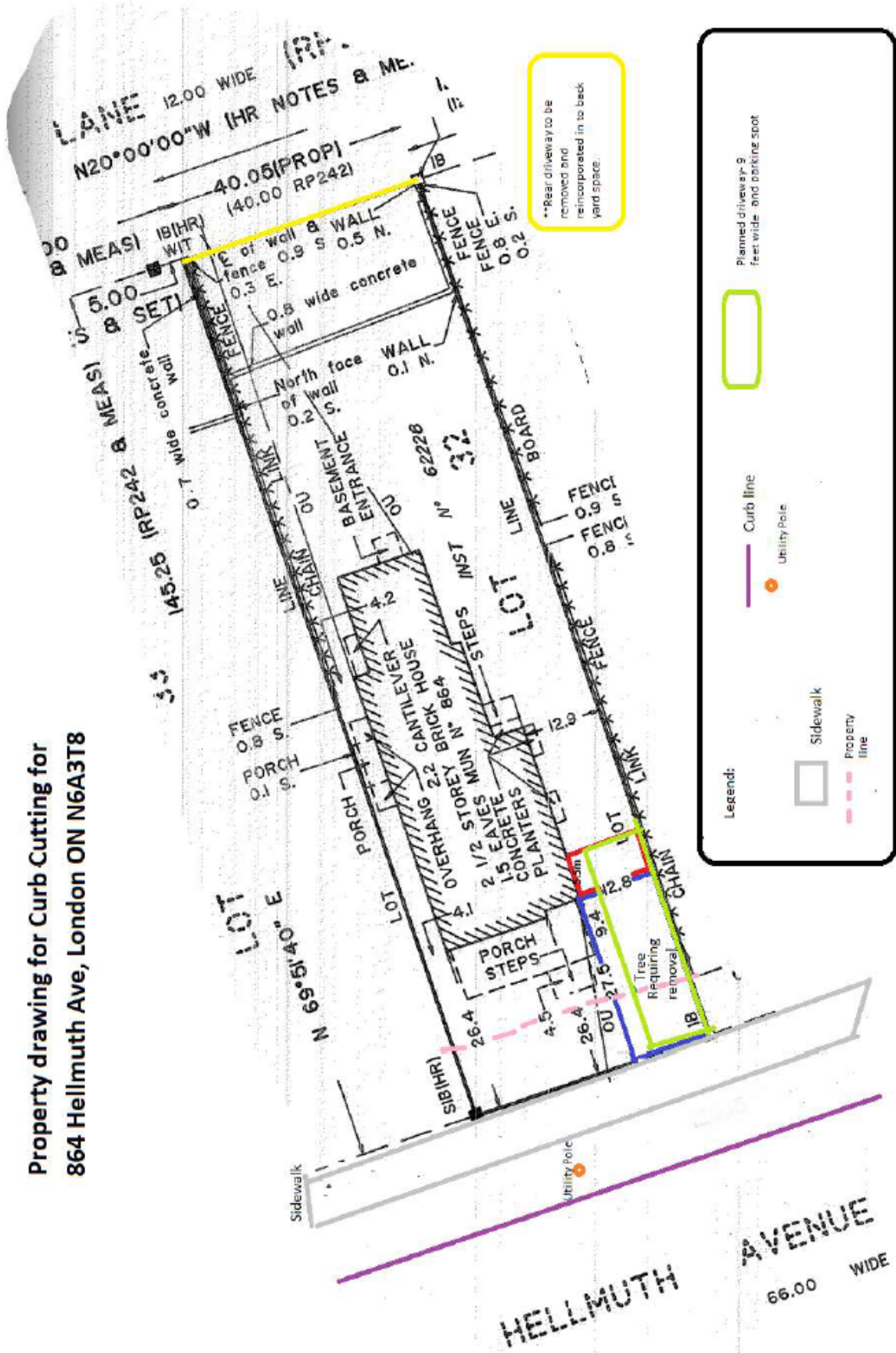


Image 7: Property drawing submitted with the Heritage Alteration Permit application showing the location of the proposed front yard driveway.



Image 8: Photograph submitted by applicant as a part of the Heritage Alteration Permit application.

Path to access house from back



Image 9: Photographs submitted by the applicant as a part of the Heritage Alteration Permit application.



Right of house (when facing), location of proposed parking spot

Image 10: Photograph submitted by the applicant as a part of the Heritage Alteration Permit application.



**CITY OF LONDON
HERITAGE ALTERATION PERMIT
APPLICATION FORM**

Planning and Development
300 Dufferin Avenue, PO Box 5035 ,London, ON N6A 4L9
Tel: 519-930-3500 heritage@london.ca

1. WHAT IS A HERITAGE ALTERATION PERMIT?

Heritage Alteration Permit approval is required prior to undertaking changes to a heritage designated property. These changes could include the alteration, replacement, removal, or destruction of the property's heritage attributes.

The intent of the Heritage Alteration Permit application process is to conserve the cultural heritage value of a heritage designated property and its heritage attributes for future generations.

2. WHEN IS A HERITAGE ALTERATION PERMIT REQUIRED?

For properties individually designated, Heritage Alteration Permit approval is required by Section 33(1) of the *Ontario Heritage Act* if any change is likely to affect any of the property's heritage attributes.

For properties designated as part of a Heritage Conservation District, Heritage Alteration Permit approval by Section 42(2.1) of the *Ontario Heritage Act* based on the classes of alterations identified in the applicable Heritage Conservation District Plan.

3. WHAT IS THE HERITAGE ALTERATION PERMIT APPLICATION PROCESS?

The following describes the typical process for a Heritage Alteration Permit:

1. Contact

A property owner or applicant contacts a Heritage Planner to determine if Heritage Alteration Permit approval is required for a potential or proposed change to a heritage designated property.

2. Consultation

Discussions with the property owner or applicant and a Heritage Planner regarding the scope of the proposed change and required information. This may include a pre-consultation meeting and/or a site visit to the property.

3. Submit Heritage Alteration Permit application

The property owner or applicant submits the Heritage Alteration Permit application, including all required information, to a Heritage Planner (heritage@london.ca). The Heritage Planner will review the submitted application. If complete, the Heritage Planner will issue a Notice of Receipt, which initiates the legislated ninety (90) day review timeline.

4. Type of Review/Approval

The Heritage Planner will determine the type of approval required for the Heritage Alteration Permit application.



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a) Delegated Authority – By-law C.P.-1502-129, as amended

The Heritage Planner reviews the Heritage Alteration Permit application and makes a recommendation to the Manager, Community Planning, Urban Design and Heritage to approve or approve with terms and conditions.

b) CACP Consultation, Municipal Council Decision

The Heritage Planner reviews the Heritage Alteration Permit application and prepares a staff report to the Community Advisory Committee on Planning (CACP) with a recommendation to approve, approve with terms and conditions, or refuse the Heritage Alteration Permit application. With the recommendation of the CACP, Municipal Council will approve, approve with terms and conditions, or refuse the Heritage Alteration Permit application.

5. Heritage Alteration Permit

The property owner or applicant receives notification of the decision on their Heritage Alteration Permit application. Changes may be undertaken to the heritage designated property in compliance with the approval or approval with terms and conditions of the Heritage Alteration Permit.

4. WHAT INFORMATION IS REQUIRED FOR A HERITAGE ALTERATION PERMIT APPLICATION?

Sections A, B, C, D, E, and F of the Heritage Alteration Permit application form must be completed, and all required information submitted. Attachments must include the required information to provide the descriptive and technical information (information and materials) for the review of the Heritage Alteration Permit application.

Although it is not required to obtain professional assistance in the preparation of a Heritage Alteration Permit application, property owners/applicants are encouraged to seek the assistance of an architect, cultural heritage specialist, or experienced and qualified professional familiar with the requirements of conserving heritage designated properties.

A Heritage Alteration Permit application is deemed complete only when all required information has been received and accepted by the Heritage Planner. The Heritage Planner will review the submitted application to determine if the required information has been received. Once the Heritage Planner determines all the required information has been submitted to the City's satisfaction, a Notice of Receipt will be issued by the Heritage Planner, as required by the *Ontario Heritage Act*.



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The information listed below is required information for a complete Heritage Alteration Permit application:

a) Description of Property

Clearly identifying the property and its cultural heritage status pursuant to the *Ontario Heritage Act*.

b) Proposed Change(s)

Identifying the type of work, any related applications, a description of the proposed changes, and providing a rationale for the changes required as well as any potential impacts to the heritage attributes of the property.

c) Required Information

Required information can vary depending on the type, scale, and extent of the proposed change but generally includes, but is not limited to:

- Written description and specifications of the proposed change(s), including materials and methodology.
- Photographs that depict the existing building(s), structure(s), and heritage attributes that are affected and their condition and context.
- A site plan or sketch that illustrates the location of the proposed change(s).
- Dimensioned drawings of the proposed change(s). Drawings must document the existing condition and the proposed change(s). Drawings must include overall dimensions, specified sizes and labelled building elements, detailed architectural information with sizes and profiles, type of material and finishes specified on the drawings, construction methods and means of attachment. Freehand drawings are discouraged; pencil drawings cannot be accepted.
- All technical cultural heritage studies that are relevant to the proposed change. This could include, but is not limited to:
 - Historical documentation (e.g., old photographs, paint samples).
 - Heritage Impact Assessment.
 - Conservation Plan.

d) Applicant Information

Contact information for the property owner, authorized agent, and/or applicant.

e) Declaration

f) Notes for Declaration

5. ADDITIONAL INFORMATION

- There is no fee for a Heritage Alteration Permit application.



**CITY OF LONDON
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- The maximum review period for a complete Heritage Alteration Permit application is ninety (90) days.
- The property owner or applicant may request a delegation to the CACP when their Heritage Alteration Permit application is being considered.
- The property owner may, within thirty (30) days after receipt of the notice of decision, appeal the Municipal Council's decision to the Ontario Land Tribunal (OLT) by giving notice of the appeal to the OLT and the City Clerk, setting out the objection to the decision and the reasons in support of the objection. Further details, including forms and prescribed fees can be found on the OLT website: www.olt.gov.on.ca.
- Inspections may be undertaken to verify compliance with the Heritage Alteration Permit.
- Any changes or deviations from the proposed work as submitted in a Heritage Alteration Permit application and approved or approved with terms and conditions shall require an amendment to the Heritage Alteration Permit. Property owners and applicants are encouraged to contact the Heritage Planner if any changes are proposed or contemplated to the alterations authorized by a Heritage Alteration Permit in advance of undertaking any changes.
- Non-compliance with an approved Heritage Alteration Permit, including any terms and conditions, may result in charges laid against the property owner for violation of the *Ontario Heritage Act*.



London
CANADA

CITY OF LONDON
HERITAGE ALTERATION PERMIT
APPLICATION FORM

HAP ____ - ____ - ____

Planning and Development
300 Dufferin Avenue, PO Box 5035 ,London, ON N6A 4L9
Tel: 519-930-3500 heritage@london.ca

SECTION A: DESCRIPTION OF THE HERITAGE DESIGNATED PROPERTY

Municipal Address: 864 Hellmuth Ave, London ON N6A3T8

Heritage Designation: Part IV By-Law _____

Part V Heritage Conservation District Bishop Hellmuth

SECTION B: PROPOSED CHANGE(S)

Type of Work: alteration addition new building signage other

Related Applications: Building Permit Sign Permit other _____

Brief Description of Proposed Changes(s): _____
Install driveway to the front right side of house (when facing house). Should this application not be approved, we will proceed with having our lawyer file a complaint with the Human Rights Tribunal of Ontario on the grounds of discrimination against a person with disabilities.

Reason for the Proposed Change(s): _____
A disabled relative (mobility impairment) will be moving into the property. They are unable to access the house through the back as the house is on a hill and requires them to walk up 12+ steps. It is unmanageable to have no front driveway as loading and unloading two children under the ages of 2 as well as a disabled adult using the back lane is extremely burdensome and unsafe.

Potential impact(s) to the Property's Heritage Attributes: _____
Nil. Many neighbours on the street have front driveways including the next door neighbour. In fact, on Hellmuth, 25 houses have front driveways (of which 8 are double driveways). Furthermore, the 3 houses directly to the left of my house have front driveways, i.e. #860 (double driveway), #856 (double driveway), and #862 (single). Additionally, in Bishop Hellmuth District of the 195 dwellings, 128 have front driveways.



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SECTION C: REQUIRED INFORMATION

- Written specifications, including materials and methodology
- Photographs that depict the existing building(s), structure(s), and heritage attributes that are affected by the proposed change(s) and their condition and context
- Site plan or sketch that illustrates the location of the proposed change(s)
- Dimensioned drawings of the proposed change(s)
- Technical cultural heritage studies:
 - Historical documentation
 - Heritage Impact Assessment
 - Conservation Plan
 - _____

X Pictures of path to house from existing back lane driveway



London
CANADA

**CITY OF LONDON
HERITAGE ALTERATION PERMIT
APPLICATION FORM**

Planning and Development
300 Dufferin Avenue, PO Box 5035 ,London, ON N6A 4L9
Tel: 519-930-3500 heritage@london.ca

SECTION D: APPLICANT INFORMATION

Property Owner		
Name [REDACTED] McCulloch-Squires		Phone [REDACTED]
Address 864 Hellmuth Ave		City London
Province ON	Postal Code N6A3T8	E-mail [REDACTED]
Applicant (complete if Applicant is not the Property Owner)		
Name		Phone
Address		City
Province	Postal Code	E-mail
Agent Authorized by the Property Owner to Submit the Application		
Name		Phone
Address		City
Province	Postal Code	E-mail

Who of the above is the primary contact? Property Owner Applicant Agent



**CITY OF LONDON
HERITAGE ALTERATION PERMIT
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Tel: 519-930-3500 heritage@london.ca

Property Owner's Authorization

This must be completed by the Property Owner if the Property Owner is not completing the Heritage Alteration Permit application. If there are multiple Property Owners, an authorization letter from each Owner (with dated, original signature) is required or each Property Owner must sign the following authorization.

I, (we) _____, being the
Print name(s) of property owner, individual or company
registered Property Owner(s) of the subject lands, hereby authorize

_____,
Print name of agent and/or company (if applicable)

to prepare and submit a Heritage Alteration Permit application.

_____ <i>Signature</i>	_____ <i>Date</i>
---------------------------	----------------------



London
CANADA

**CITY OF LONDON
HERITAGE ALTERATION PERMIT
APPLICATION FORM**

Planning and Development
300 Dufferin Avenue, PO Box 5035 ,London, ON N6A 4L9
Tel: 519-930-3500 heritage@london.ca

SECTION E: APPLICANT'S DECLARATION

This section must be completed by the person submitting the Heritage Alteration Permit application in the presence of a Commissioner of Oaths.

I, McCulloch-Squires _____ of the
Print name of Applicant

London _____ in the Region/County/District of Middlesex
Print name of City, Town *Print name of Region/County/District*

solemnly declare that all of the statements contained in this application for a Heritage Alteration Permit at:

864 Hellmuth Ave. London, ON N6A3T8 ,
Property address of Heritage Alteration Permit application

and all supporting documents are true and complete, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the *Canada Evidence Act*.

Declared before me at the County of Middlesex, in the Municipality of London,

this _____ day of _____, 202____.

Signature of Applicant

Commissioner of Oaths

Print name of Applicant



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Section F: NOTES FOR DECLARATION

■

initials

i. The applicant understands that the submission of this application does not guarantee a complete application has been received. Further review of the application will occur, and the applicant may be contacted to provide additional information and/or resolve any discrepancies or issues with the application as submitted.

■

initials

ii. The applicant grants permission for City of London staff to enter onto the property for the purposes of evaluating this applicant and acknowledges that the Corporation of the City of London, or a representative of the City, will keep a photographic record o the site conditions.

■

initials

iii. The applicant agrees that the proposed work shall be done in accordance with this applicant and understands that the issuance of the Heritage Alteration Permit pursuant to the *Ontario Heritage Act* shall not be a waiver of any of the provisions of any by-law of the Corporation of the City of London or the requirements of the *Building Code Act, RSO 1980, c.51*.

■

initials

iv. The applicant acknowledges that in the event that a Heritage Alteration Permit is approved or approved with terms and conditions, any departure from the approval or the term and conditions on the approval as imposed by Municipal Council of the Corporation of the City of London, or its delegated authority, is prohibited and could result in the Heritage Alteration Permit being revoked and charges laid against the property owner for violation of the *Ontario Heritage Act*.

■

initials

v. The applicant agrees that if the Heritage Alteration Permit is revoked for any cause of irregularity, in the relation to non-compliance with the said agreements, by-laws, acts, or regulations that, in consideration of the issuance of a Heritage Alteration permit, all claims against the Corporation of the City of London and its employees for any resultant losses or damages is hereby expressly waived.

NOTICE OF COLLECTION OF PERSONAL INFORMATION

The personal information collected on this form is collected under the authority of Section 33(2) and Section 42(2.2) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18* and will be used to process your heritage alteration application, contact you in relation to your application, and verify property ownership. Your name and home address will form part of a public agenda and report available on the City of London's website. Other information you provide, such as quotes for repairs, drawing, etc., may also form part of the public agenda/report. Questions about this collection should be addressed to the Manager, Urban Design and Heritage at 300 Dufferin Avenue, PO Box 5035, London, ON N6A 4L9. Tel: 519-661-CITY(2489) x4022, email: jkelemen@london.ca.



CITY OF LONDON
HERITAGE ALTERATION PERMIT
APPLICATION FORM

Planning and Development
300 Dufferin Avenue, PO Box 5035 ,London, ON N6A 4L9
Tel: 519-930-3500 heritage@london.ca

OFFICE USE ONLY

Complete Application: (date of receipt) _____

Approval Type: Delegated Authority By-law

Municipal Council

Related Applications: Building Permit Sign Permit other _____

Reviewed by: _____ Pre-consultation (date): _____

CACP (date): _____ PEC (date): _____ Municipal Council (date): _____

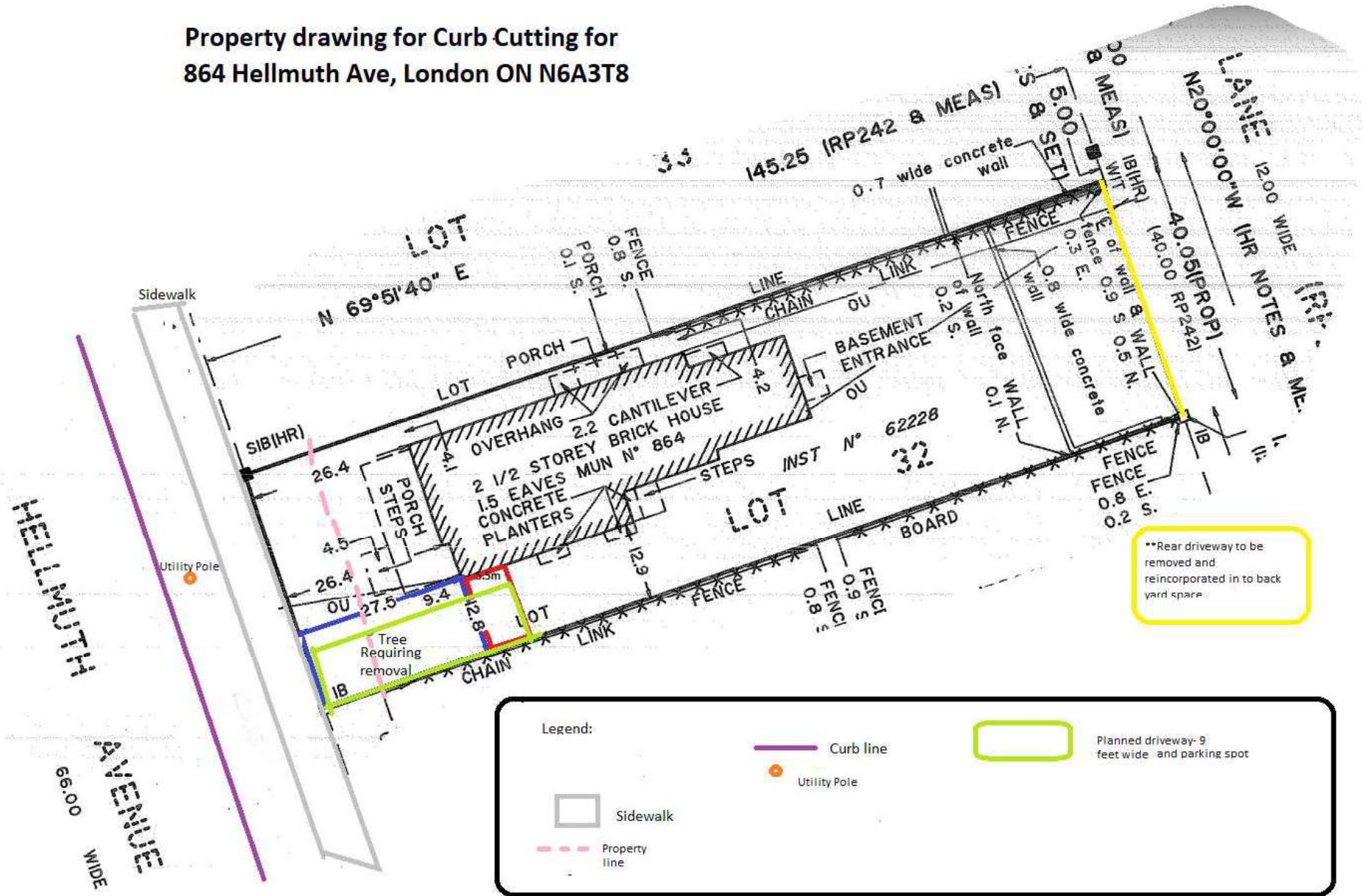
AMANDA entry: (date): _____

Work completed, Terms & Conditions fulfilled: (date): _____

Written specifications, including materials and methodology

Driveway will be kept to side of house only (we are not paving the entire front of property). We deeply value the heritage integrity of the home and are committed to preserving it. The driveway will be concrete/interlocking brick. The driveway width will be 9 feet wide starting from the corner of the property line (see property sketch attached).

Property drawing for Curb Cutting for
864 Hellmuth Ave, London ON N6A3T8





CITY OF LONDON
HERITAGE ALTERATION PERMIT
APPLICATION FORM

Planning and Development
300 Dufferin Avenue, PO Box 5035 ,London, ON N6A 4L9
Tel: 519-930-3500 heritage@london.ca

SECTION E: APPLICANT'S DECLARATION

This section must be completed by the person submitting the Heritage Alteration Permit application in the presence of a Commissioner of Oaths.

I, ██████████ McCulloch-Squires of the
Print name of Applicant

London in the Region/County/District of Middlesex
Print name of City, Town *Print name of Region/County/District*

solemnly declare that all of the statements contained in this application for a Heritage Alteration Permit at:

864 Hellmuth Ave. London, ON N6A3T8
Property address of Heritage Alteration Permit application

and all supporting documents are true and complete, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the *Canada Evidence Act*.

Declared before me at the County of Middlesex, in the Municipality of London,

this 01 day of November, 2022.

X ██████████
Signature of Applicant

Commissioner of Oaths

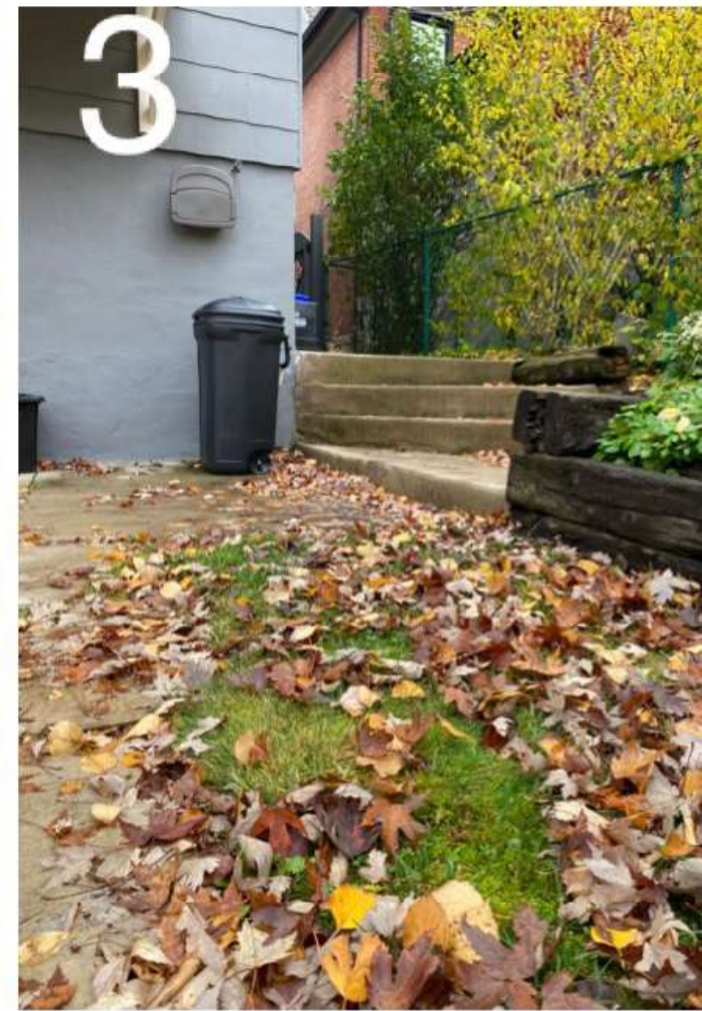
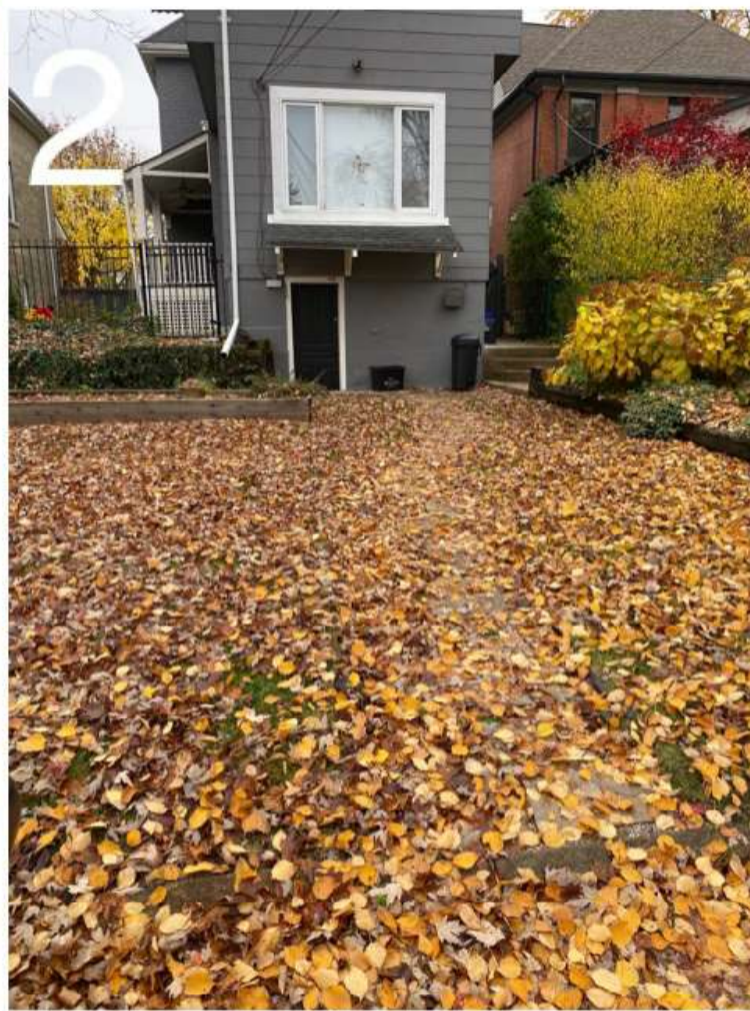
██████████ McCulloch-Squires
Print name of Applicant

Domenic Anello, a Commissioner for taking Affidavits and Oaths, Middlesex County, while a deputized Clerk of The Corporation of the City of London.



Front of house

Path to access house from back





Right of house (when facing), location of proposed parking spot

Greguol, Michael

From: [REDACTED] <[REDACTED]>
Sent: Thursday, January 5, 2023 4:07 PM
To: Greguol, Michael
Cc: Trosow, Sam
Subject: [EXTERNAL] Re: 864 Hellmuth Avenue - Heritage Alteration Permit
Attachments: 2022 - OHA Timeline Waiver-Extension.pdf

Hi Michael,

Please see form attached.

Also, I would appreciate it if you could please revise your report for the committee so that it is transparent and includes all components of my application as well as the comments I provided via email in December (I've pasted it below for your reference). You previously said you couldn't update the report because it was already posted on the website, however you were going to raise the comments at the meeting, but given the extension please ensure the report is updated. As was done previously, I would like my application attached to the agenda with my personal information, including initials, omitted.

Thanks very much

Phil

Hi Mike,

After reviewing the 864 Hellmuth report to the CACP I am disappointed to see that some information from the application was omitted and that I was not consulted with follow-up questions. I have a few questions and points:

- The report references a review of 8 years of heritage applications citing that none were approved for parking; however, how many applications were received for front yard parking in Bishop Hellmuth? Were there any applications given that the majority of houses have a driveway? Why was a review only done for 8 years when the heritage status came into force in 2003?

- Reference is made to an existing at grade entry at the rear of dwelling; however it is not at grade and enters into a former cold-kitchen which is part of the basement. The stairwell, uneven floors, and hallways of the basement are not conducive to a wheelchair or for the installation of a stair lift and the ceiling height is too low.

- Could my original application be shared with CACP members? I would like it to be noted that many neighbours on the street have front driveways including the next door neighbour, this was omitted from the city photos in the report. In fact, on the 2 blocks that are Hellmuth Ave 25 houses have driveways (of which 8 are double driveways). Furthermore, the 3 houses directly to the left of my house have front driveways i.e. 860 (double driveway), 856 (double driveway), 862 (single driveway). In Bishop Hellmuth 128 of the 195 dwellings have driveways (i.e. 66% of houses have a driveway).

- Our intention is to use the side entrance as the new main entrance (where the proposed driveway would be) and use a removable ramp.

If the report could be updated to include these points it would be greatly appreciated.

Please advise if this will be done.

Many thanks,

Le jeu. 5 janv. 2023, à 09 h 33, Greguol, Michael <mgreguol@london.ca> a écrit :

Good morning Phillip,

I've been consulting with Councillor Trosow, as well as our management and legal department on your Heritage Alteration Permit application. I understand that you wish to go back to the Community Advisory Committee on Planning (CACP) for consultation on your application as the CACP meeting did not have quorum. This is possible, but in order to do so, we will need to have you sign the attached Timeline Waiver/Extension Form. As a Heritage Alteration Permit application made under Section 42 of the Ontario Heritage Act, there is a 90-day timeline on the application, which will expire on January 31, 2023. Unfortunately, with the committee and Council schedule dates, we won't be able to go back to CACP within the 90 days but we can use this form in order to extend the timelines.

As you're aware, as a Consent Item on the Planning and Environment Committee Agenda, there isn't as much of an opportunity to participate as there is with a Scheduled Item or Item for Direction at the CACP.

The deadline for the January CACP meeting has already passed, but we can certainly get this back on the February CACP meeting agenda, which would be scheduled for February 8, 2023. The new Planning and Environment Committee meeting would then be February 21, 2023, and then Council would be March 7, 2023. So the extension date on this form would need to be March 8, 2023 to allow for the new cycle to take place. I would need the form back by the end of the day today in order to have the item withdrawn from the Planning and Environment Committee for next Monday. Under Section A you would be checking off "Part V", under Section B of the form, you'd check off "s. 42", and under Section C, it would be "Heritage Alteration Permit". The rest should be pretty self-explanatory but if you have any questions, I'm happy to help.

Again, I apologize for the inconvenience. As noted previously, we have not had quorum issues with our advisory committee before so this is very unusual.

If you need any assistance with the form, or have any questions, please feel free to let me know.

Thanks,

Mike



Michael Greguol, CAHP
Heritage Planner



Community Planning, Urban Design and Heritage

Planning and Development
City of London

300 Dufferin Avenue, London ON N6A 1G7

P: 519.661.CITY (2489) x 5843 | Fax: 519.661.5397

mgreguol@london.ca | www.london.ca

Report to Community Advisory Committee on Planning

To: Chair and Members
Community Advisory Committee on Planning

From: Kyle Gonyou, MCIP, RPP, CAHP
Manager, Heritage

Subject: Heritage Alteration Permit application by K. Bell for 54
Duchess Avenue, Wortley Village-Old South Heritage
Conservation District, Ward 11

Date: Wednesday February 8, 2023

Recommendation

Approval of the Heritage Alteration Permit application, with terms and conditions, to construct a new building on the property at 54 Duchess Avenue, Wortley Village-Old South Heritage Conservation District, is recommended. Terms and conditions are recommended to ensure that the materials, finishes, and details of the dwelling are compatible with the Wortley Village-Old South Heritage Conservation District.

Executive Summary

The property located at 54 Duchess Avenue is a new lot created within the boundaries of the Wortley Village-Old South Heritage Conservation District, designated pursuant to Part V of the *Ontario Heritage Act*. In accordance with Section 42 (2.1) of the *Ontario Heritage Act*, and the classes of alterations identified in the *Wortley Village-Old South Heritage Conservation District Plan and Guidelines*, a Heritage Alteration Permit is required for the construction of a new building. The proposed building is compliant with the policies and guidelines of the *Wortley Village-Old South Heritage Conservation District Plan and Guidelines*. The recommended action is to permit the application with terms and conditions.

Analysis

1.0 Background Information

1.1 Location

The property at 54 Duchess Avenue is located on the north side of Duchess Avenue between Wharncliffe Road South and Edward Street (Appendix A).

1.2 Cultural Heritage Status

The property at 54 Duchess Avenue is located within the Wortley Village-Old South Heritage Conservation District, which was designated pursuant to Part V of the *Ontario Heritage Act* by By-law No. L.S.P.-3439-321

1.3 Description

The property at 54 Duchess Avenue is a deep, narrow lot with a frontage of 9.10m (29.86ft), depth of 65.78m (215.81ft) and overall lot area of 6443.16m² (1963.88ft²). The property was severed from the adjacent property at 52 Duchess Avenue (which was formerly known as 54 Duchess Avenue) through a Consent application (B.033-20) in 2020 for the purposes of creating one additional lot for future residential use. The width and depth of the new lot are reasonably consistent with many of the lots on the north and south side of Duchess Avenue within the Wortley Village-Old South Heritage Conservation District.

The adjacent property to the west, known municipally as 52 Duchess Avenue, is a 2-storey buff brick dwelling with Italianate stylistic influences constructed in circa 1894. To the east, the adjacent property includes a 1-storey vernacular cottage constructed in 1949. The properties found elsewhere on Duchess Avenue include a mix of 1, 1 and ½ and 2-storey frame and brick dwellings that represents the heritage character of the

Wortley Village-Old South Heritage Conservation District. Stylistically, the properties on Duchess Avenue include a mix of Queen Anne Revival, and Italianate, Craftsman, and vernacular dwellings.

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 Wortley Village-Old South Heritage Conservation District Plan and Guidelines

The *Wortley Village-Old South Heritage Conservation District Plan and Guidelines* includes policies and guidelines related to the construction of new buildings within the district. Sections 4.1.1, and 4.4 of the *Wortley Village-Old South Heritage Conservation District Plan and Guidelines* identify policies for the residential area and new development within the residential area. The policies are intended to ensure the conservation of the heritage character of the Wortley Village-Old South Heritage Conservation District.

In addition, Section 8.3.3 of the *Wortley Village-Old South Heritage Conservation District Plan and Guidelines* includes design guidelines related to the design of new buildings within the district.

An analysis of the policies and guidelines for the Heritage Alteration Permit application is contained below in Section 4.1 of this Staff Report.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

4.1. Heritage Alteration Permit application (HAP23-001-L)

The current extent of the subject property at 54 Duchess Avenue was created through a Consent (B.033/20) application to sever the parcel at 52 Duchess Avenue to the west. The purpose of the Consent application was create an additional lot for residential use. Removal of a number of trees on the new lot was required in order to create a lot suitable for residential use. The Consent was approved in 2020.

In 2022, the newly created property at 54 Duchess Avenue was the subject of a Minor Variance (A.109/22) application to establish side yard setbacks and to permit front yard parking. Heritage Alteration Permit approval was a condition of the approved Minor Variance.

A complete Heritage Alteration Permit application was received by the City on January 12, 2023. The application is seeking approval for the construction of a new 2-storey dwelling on the property at 54 Duchess Avenue, as shown in Appendix C and with the following details:

- Two storey dwelling, approximately 6 metres (20') in height (from grade to roof line);
- Rectangular building footprint, including covered front porch;
- Averaging the difference between the setbacks of the houses on the adjacent properties at 52 Duchess Avenue and 56 Duchess Avenue;
- Hipped roof with projecting front gable clad with asphalt shingles;
- Exterior cladding to consist of "James Hardie" (fiber cement board) horizontal siding;
- Single or double hung vinyl windows;
- Rectangular transom windows over the front and side doors, and pair of first story front windows;
- Craftsman style front and side door;
- Projecting front porch with:
 - Gable roof, clad with asphalt shingles;
 - Gable face to include half-timbering detail;
 - Porch roof supported by painted wood posts extending from porch roof to porch floor.

The 90-day timeline for this Heritage Alteration Permit application legislated under Section 42 of the *Ontario Heritage Act* expires on April 12, 2023.

The analysis of the proposed new building based on a review of the policies and guidelines of the Wortley Village-Old South Heritage Conservation District Plan and Guidelines is included below in Tables 1-3.

Table 1: Analysis of the relevant policies of Section 4.1.1 (Residential Area) of the Wortley Village-Old South Heritage Conservation District Plan and Guidelines for the proposed new building at 54 Duchess Avenue.

Section 4.1.1 (Residential Area) Policies	Analysis
<i>a) Maintain the residential amenity and human scale by ensuring that the low rise, low density residential character remains dominant within and adjacent to the HCD.</i>	The proposed new two-storey single detached dwelling at 54 Duchess Avenue will retain the low scale, low density residential character within the HCD.
<i>b) New land uses that are not in keeping with the character of the residential area and/or may have a negative impact on the residential area are discouraged.</i>	Not applicable. No new land uses are proposed.
<i>c) Higher intensity uses or redevelopment opportunities shall be focused outside of the low rise residential area of the HCD, to areas designated by the City of London</i>	Not applicable. The proposed dwelling will not result in a higher density development. The proposed new dwelling is an appropriate approach to create new

Section 4.1.1 (Residential Area) Policies	Analysis
<i>for higher density redevelopment (i.e. Ridout Street).</i>	housing while respecting the heritage character of the Wortley Village-Old South HCD.
<i>d) Where new uses or intensification is proposed, adaptive reuse of the existing building stock should be considered, wherever feasible.</i>	Not applicable.
<i>e) Severances which would create new lots are strongly discouraged, unless the resulting lots are compatible with width and depth to adjacent lots.</i>	The lot created in the approved consent(B.033/20) application was compatible with the width and depth of adjacent lots. The proposed new building has been designed to be appropriate to the size of the lot.
<i>f) Where existing detached residential buildings are lost due to circumstances such as severe structural instability, fire or other reasons, the setback of replacement building(s) shall be generally consistent with the original building(s).</i>	Not applicable.
<i>g) Parking for new or replacement dwellings is to be located in the driveways at the side of the dwelling or in garages at the rear of the main building, wherever possible. New attached garages at the front of the building are discouraged. Garages shall not extend beyond the main building façade.</i>	A Minor Variance (A.109/22) was obtained to permit front yard parking as a result of the narrow frontage of the property. No attached garage is proposed.

Table 2: Analysis of the relevant policies of Section 4.4 (New Development) of the Wortley Village-Old South Heritage Conservation District Plan and Guidelines for the new building at 54 Duchess Avenue.

Section 4.4 (New Development) Policies	Analysis
<i>a) New buildings shall respect and be compatible with the cultural heritage value or interest of the Wortley Village-Old South HCD, through attention to height, built form, massing, setbacks, building material and other architectural elements such as doors, windows, roof lines and established cornice lines.</i>	The proposed new building has been designed to be compatible with the cultural heritage value or interest of the Wortley Village-Old South Heritage Conservation District. See below for further analysis of the design guidelines.
<i>b) The Architectural Design guidelines provided in Section 8 of this Plan will be used to review and evaluate proposals for new buildings to ensure that new development is compatible with the HCD.</i>	See Table 3 below for analysis of the design guidelines.
<i>c) The purpose of the HCD is to respect both the age and the quality of design of the heritage properties and cultural heritage resources in the HCD. The City may consider exceptional examples of good current architectural design for integration into the cultural heritage fabric of the HCD if the proposed design exhibits sensitively to the massing and scale of adjacent or nearby heritage properties and textures of the streetscape.</i>	The proposed new building has been designed to be compatible with the Wortley Village-Old South Heritage Conservation District, as influenced by the design guidelines. See below for further analysis of the design guidelines.

Section 4.4 (New Development) Policies	Analysis
<i>d) Where a new building replaces a demolished heritage property, the new building will respect or recapture the mass and building presence of the original building and should avoid having a contemporary purpose-built appearance determined only by the new use. The demolition of any building within the HCD shall require a Heritage Alteration Permit.</i>	Not applicable. The proposed new building will not be replacing a demolished heritage property.
<i>e) Evaluation of new buildings adjacent to the Wortley Village-Old South HCD will be required in order to demonstrate that the heritage attributes of the HCD will be conserved, in accordance with the Provincial Policy Statement. A Heritage Impact Assessment may be required.</i>	Not applicable. The proposed new building is included within the Wortley Village-Old South HCD, rather than adjacent to the HCD.
<i>f) A Heritage Impact Assessment, in accordance with the policies of the City of London, will be required for any development proposals within and adjacent to the HCD.</i>	Not applicable. Site Plan Approval was not required for the residential intensification at 54 Duchess Avenue. A Heritage Impact Assessment was not required for the proposed new building at 54 Duchess Avenue.
<i>g) Where zoning permits taller and/or higher density buildings (i.e in the Wortley Village commercial area), studies on shadowing, potential loss of view, increased traffic, noise and parking congestion should be conducted and measures taken to mitigate significant potential impacts.</i>	Not applicable.
<i>h) To encourage the retention and conservation of existing heritage properties that contribute to the cultural heritage value or interest of the Wortley Village-Old South HCD, the City may consider bonusing where an application for a zoning by-law amendment is required, in accordance with the policies of the Official Plan.</i>	Not applicable.

Table 3: Analysis of the relevant guidelines of Section 8.3.3 (New Buildings – Residential) of the Wortley Village-Old South Heritage Conservation District Plan and Guidelines for the new building at 54 Duchess Avenue.

Section 8.3.3 (New Buildings – Residential) Design Guidelines	Analysis
<i>a) Match setback, footprint, size and massing patterns of the area, particularly to the immediately adjacent neighbours. Match façade pattern of street or of “street wall” for solids and voids, particularly ensure the continuity of the street wall where one exists.</i>	The setback, footprint, size, and massing of the new building at 54 Duchess Avenue has been designed to be compatible with the streetscape of Duchess Avenue and the heritage character of the Wortley Village-Old South HCD.
<i>b) Setbacks of new development should be consistent with adjacent buildings. Where setbacks are not generally uniform, the new building should be aligned with the building that is most</i>	The setback of the proposed new building at 54 Duchess Avenue has averages the setbacks of the two adjacent dwellings at 52 Duchess Avenue and 56 Duchess

Section 8.3.3 (New Buildings – Residential) Design Guidelines	Analysis
<i>similar to the predominant setbacks on the street.</i>	Avenue to maintain the setback patterns on the street.
<i>c) New buildings and entrances must be oriented to the street and are encouraged to have architectural interest to contribute to the visual appeal of the HCD.</i>	The new building and its entrance have been designed to front onto Duchess Avenue. Design details, including the windows, doors, exterior cladding, and front porch have been intentionally incorporated to be consistent with the HCD and add architectural interest to the building and the HCD.
<i>d) Respond to unique conditions or location, such as corner properties by providing architectural interest and details on both street facing facades.</i>	The proposed new building is not located on a corner.
<i>e) Use roof shapes and major design elements that are contemporary to surrounding properties and their heritage attributes.</i>	The use of a hipped roof with a projecting front gable is consistent and compatible with the surrounding properties and the Wortley Village-Old South Heritage Conservation District.
<i>f) Respond to continuous horizontal patterns along the street such as roof lines, cornice lines, and the alignment of sills and heads of windows and doors.</i>	The proposed new building generally responds to the alignment of roof lines, cornice lines, and the alignment of sills and heads of window and doors. The general consistency in height of the dwelling with the surrounding properties allows these details to respond in a reasonably continuous pattern.
<i>g) Size, shape, proportion, number and placement of windows and doors should reflect common building patterns and styles of other buildings in the immediate area.</i>	The size, shape, proportion, number, and placement of the windows and the doors on the proposed new building have been intentionally designed to be compatible with the dwellings within the immediate area. In particular, the style, size, and proportions of the windows have been appropriately designed to be compatible with the Wortley Village-Old South HCD.
<i>h) Use materials and colours that represent the texture and palette of the Wortley Village-Old South HCD.</i>	The primary exterior cladding material for the new building consists of “James Hardie” (fiber cement board) horizontal siding. This fibre cement board material sufficiently replicates the exterior qualities of exterior wood cladding of many of the heritage properties found within the Wortley Village-Old South Heritage Conservation District.
<i>i) Where appropriate, incorporate in a contemporary way some of the traditional details that are standard elements in the principal facades of properties in the Wortley Village-Old South HCD. Such details as transoms and sidelights at doors and windows, covered entrances, divided light windows and decorative details to articulate plain and flat surfaces, add character that complements the original appearance of the neighbourhood and add value to the individual property.</i>	The proposed new building incorporates various details that are contemporary examples of traditional details often found within the Wortley Village-Old South HCD. The single or double hung window style, size, and proportion combined with the transom windows, Craftsman-inspired door details, and covered porch details all complement the heritage character of the neighbourhood, and support the individual property’s compatibility within the HCD.

Section 8.3.3 (New Buildings – Residential) Design Guidelines	Analysis
<i>j) New buildings should not be any lower in building height than the lowest heritage property on the block or taller than the highest heritage property on the same block.</i>	The height of the proposed new building is consistent with other 2-storey dwellings located on Duchess Avenue. The proposed new building is not the shortest or tallest building on this block of Duchess Avenue.

The proposed building at 54 Duchess Avenue complies with the policies and guidelines of the *Wortley Village-Old South Heritage Conservation District Plan and Guidelines*. Although the proposed new building is clearly a contemporary building, the consistency in setback, size, scale, mass and footprint, combined with the attention to detailing of the exterior cladding, windows, doors, and the front porch allows the new building to compliment the existing heritage character of the area. The proposed building design adheres to heritage principles with no pretence to be a historical imitation, but by using traditional details in a contemporary fashion that is compatible with the heritage character of the Wortley Village-Old South Heritage Conservation District.

Conclusion

The design of the proposed new building at 54 Duchess Avenue, including its setback, footprint, size, massing, finishes, and details is compliant with the goals and objectives, and the policies and guidelines of the Wortley Village-Old South Heritage Conservation District. The proposed new building at 54 Duchess Avenue should be approved, with terms and conditions.

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

Submitted by: **Kyle Gonyou, RPP, MCIP, CAHP**
Manager, Heritage

Appendices

- Appendix A Property Location
- Appendix B Images
- Appendix C Drawings

Appendix A – Property Location



Figure 1: Location Map showing the location of subject property at 54 Duchess Avenue, located within the Wortley Village-Old South Heritage Conservation District.

Appendix B – Images



Image 1: Photograph looking north across Duchess Avenue showing the subject property at 54 Duchess Avenue within the Wortley Village-Old South Heritage Conservation District.



Image 2: Photograph showing the subject property at 54 Duchess Avenue.



Image 3: Photograph showing the subject property at 54 Duchess Avenue.



Image 4: Photograph showing the adjacent property at 52 Duchess Avenue, which includes a 2-storey vernacular dwelling with Italianate influences.



Image 5: Photograph showing the adjacent property at 56 Duchess Avenue which includes a vernacular Tudor Revival-inspired dwelling.



Image 6: Photograph showing the properties located at 56 Duchess Avenue and 62 Duchess Avenue, within the Wortley Village-Old South Heritage Conservation District.

Appendix C – Drawings

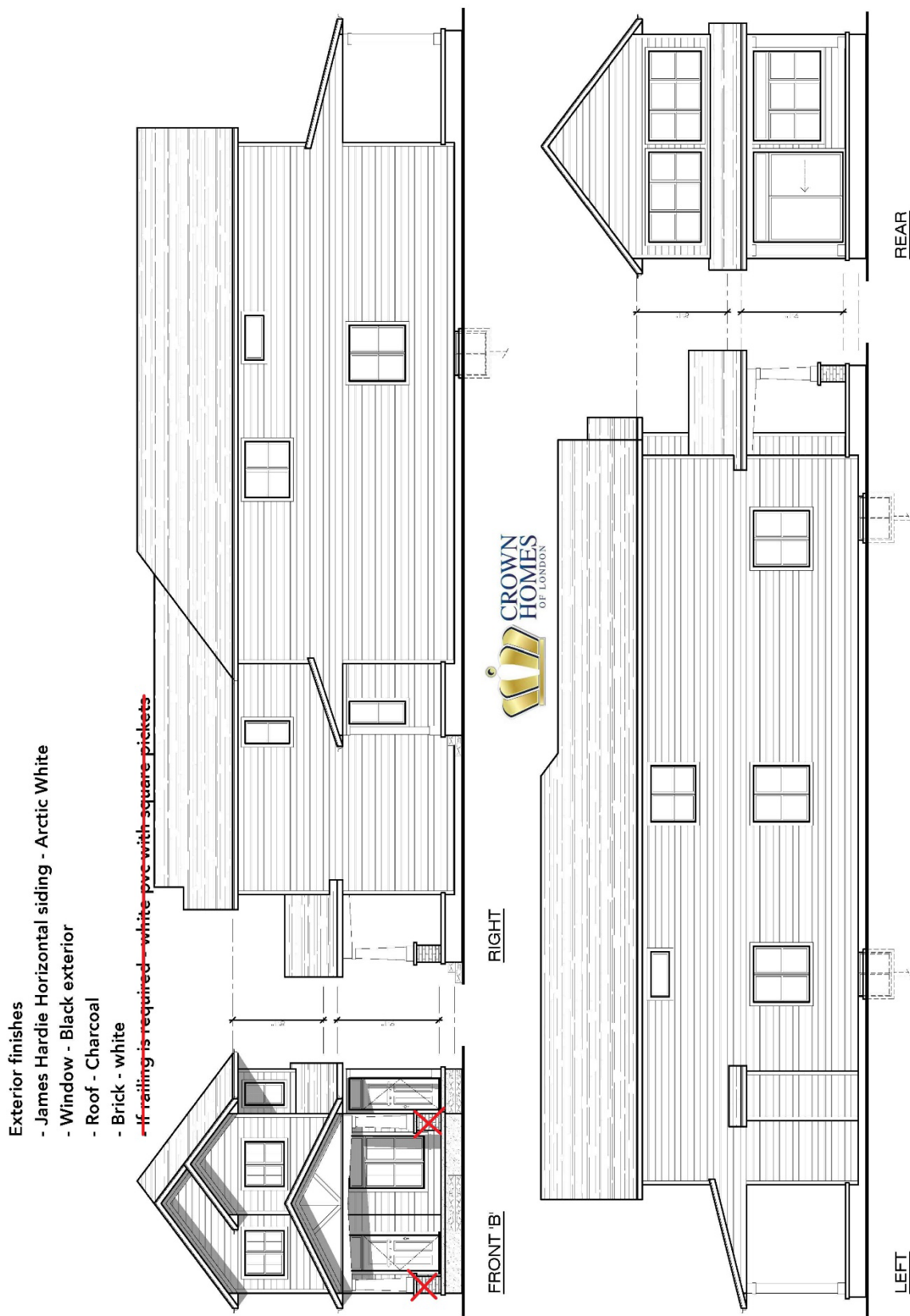


Figure 2: Drawings submitted with the Heritage Alteration Permit application for the property at 54 Duchess Avenue showing the proposed dwelling to be constructed on the property. Note: the final design will include painted wood posts supporting the front porch, constructed to the porch floor rather than brick pedestals. If a railing is required, a traditional painted wood guard will be used.



All floor plans and elevations may be customized to better suit the clients needs. Plans and specifications are an artists rendering and are subject to change without notice. Some features shown may be optional, available at extra costs. All dimensions and square footages are approximate E. & O.E. This plan is the property of Crown Homes of London, any reproduction of this plan, its concepts or ideas are strictly prohibited. © Copyright 2022

Figure 3: Proposed floor plans submitted with the Heritage Alteration Permit application showing the floor plans for the proposed new building to be constructed at 54 Duchess Avenue within the Wortley Village-Old South Heritage Conservation District.

Legend

- ◊ EXISTING FIRE HYDRANT
- EXISTING WATERMAIN
- EXISTING SANITARY MAIN
- EXISTING STORM SEWER
- EXISTING STORM MAINTENANCE HOLE
- EXISTING DITCHWAY
- EXISTING SANITARY TIE-IN
- EXISTING STORM MAINTENANCE HOLE
- EXISTING TIE-IN
- EXISTING BUSHES
- EXISTING BUILDING
- EXISTING STREET LIGHT
- SITE BOUNDARY
- REMOVE EXISTING TREE

Revision

By	Date	Description
AKR	09/04/20	ISSUED FOR PERMIT APPLICATION
AKR	09/04/20	ISSUED



Client/Project
CROWN HOMES OF LONDON
54 DUCHESS AVENUE
London, ON Canada
Title
REMOVALS PLAN

Project No. 35019
Drawing No. 1614-0260
Scale 1:200
Sheet 1 of 3
Revision 0

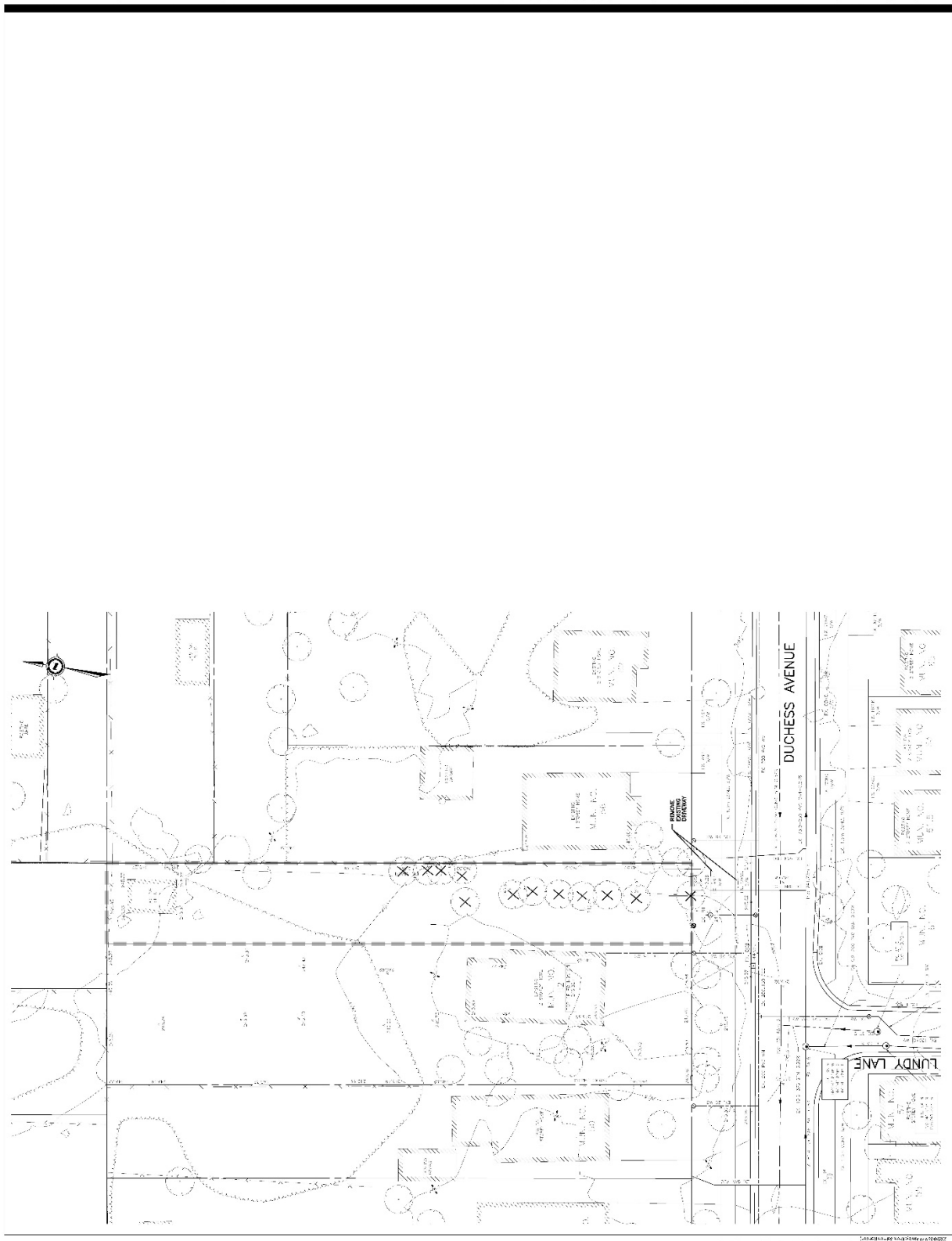


Figure 4: Site Plan submitted with the Heritage Alteration Permit application for 54 Duchess Avenue, showing the tree removals required to accommodate the proposed new building.

Hello,

I am requesting delegation status to discuss with the committee buildings listed on the heritage registry.

Thank You

AnnaMaria Valastro

Heritage Planners' Report to CACP: February 8, 2023

1. Heritage Alteration Permits processed under Delegated Authority By-law:
 - a) 209-213 King Street (DT HCD) – Security shutters
 - b) 790 Queens Avenue (OE HCD) – Rear addition visible from the street
 - c) 824 Lorne Avenue (OE HCD) – Siding, windows, door replacement
 - d) 294 Central Avenue (WW HCD) – New porch based on historic photograph
 - e) 178 Wharncliffe Road North (B/P HCD) – Reconstruction from vehicle damage

2. Ad Hoc Allocation Committee, London Endowment for Heritage Fund
 - a) Mid-April 2023 Meeting

Upcoming Heritage Events

- 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
- Heritage Fair 2023 – Saturday February 18, 2023 at the Central Branch, London Public Library from 9am-3pm. More information: www.londonheritage.ca/heritagefair
- Heritage Week 2023 – February 20-26, 2023
 - Heritage Week postcards
- Black History Month. More information: www.lbhcc.ca/events
- London Endowment for Heritage Fund – applications open until March 28, 2023. More information: www.lcf.on.ca/london-endowment-for-heritage

MEDIA RELEASE

Contact Information:

London Heritage Council
201 King Street
London, ON N6A 1C9
(519) 930-2140



For Immediate Release:

London Heritage Council proudly presents Heritage Fair 2023

A day to explore and reconnect with London's rich cultural heritage in new and exciting ways

What: Heritage Fair

When: Saturday, 18th February 2023 | 9:00am – 3:00pm

Where: Central Library, 251 Dundas Street, downtown London

Heritage Fair: The London Heritage Council in partnership with the London Public Library and the City of London, are hosting this year's Heritage Fair. The theme is *London's Cultural History—A Journey to Inclusion*. Participating sites, museums, and art and cultural organizations will highlight how, over the years, they have embraced different cultures to tell their story of inclusivity. At this year's fair, participating organizations will showcase how their organizations have evolved to incorporate diverse cultures through exhibits, speaker series, dance, pop-up theatres, poetry, and visual arts. This event aims to give the community an opportunity to explore and reconnect with many aspects of their heritage in new and exciting ways.

At this year's fair we will be thanking and acknowledging the Ontario Trillium Foundation for their generous grant to fund the hiring of a Fund Development Officer at the organization. The addition of this position at London Heritage Council has been an invaluable one. A representative of Ontario Trillium Foundation will be present along with the local MPP, Terence Kernaghan, to kick off the Heritage Fair festivities.

###

London Heritage Council (LHC): Uniquely positioned within the community, LHC works as an agency of the City of London to support London's heritage sector through advocating for the critical role that cultural and heritage institutions play in our cities, provinces, and country.

For more information, please contact: Anastasia Osborne, Communications Officer

Phone/Email: (519) 661-2489 Ext. 8487 or aosborne@london.ca

Or visit: www.londonheritage.ca/heritagefair

Our Sponsor:





PO Box 5035
London, ON N6A4L9

Happy Heritage Week! Municipalities in Ontario celebrate the third week of February each year as “Heritage Week”.

As an owner of a heritage designated property, you are a steward of London’s history. Alterations to heritage designated properties may require approval.

Prior to commencing work on your property, please contact a Heritage Planner to find out if you require a Heritage Alteration Permit.

For more information:

heritage@london.ca
(519)661-4980
london.ca/heritage

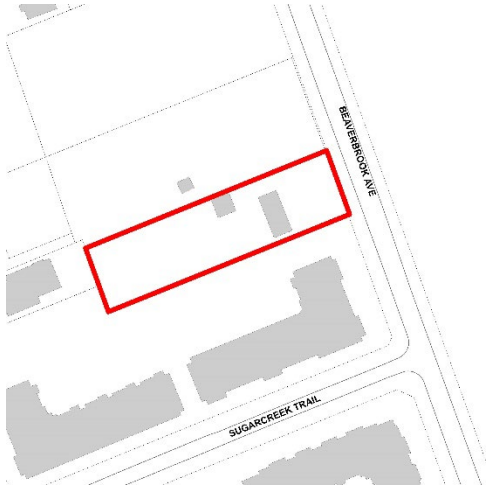


“Map of the city of London and suburbs”
in *Illustrated Historical Atlas of Middlesex*,
drawn by John Rogers

NOTICE OF PLANNING APPLICATION

Intent to Remove Holding Provision

604 Beaverbrook Avenue



File: H-9587

Applicant: 604 Beaverbrook Development Inc. (c/o Bob Cabral)

What is Proposed?

Removal of Holding Provision(s) regarding:

- Regarding completion of Archeological assessment stage 1 and 2 of the entire property.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **February 23, 2023**

Archi Patel

apatel@london.ca

519-661-CITY (2489) ext. 5069

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

London ON PO BOX 5035 N6A 4L9

File: H-9587

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

David Ferreira

519-661-CITY (2489) ext. 4013

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-18: To ensure that the proponent shall retain a consultant archaeologist, licensed by the Ministry of Tourism, Culture and Sport (MTCS) under the provisions of the Ontario Heritage Act (R.S.O. 1990 as amended) to carry out a Stage 1 (or Stage 1-2) archaeological assessment of the entire property. Development or property alteration shall only be permitted on the subject property containing archaeological resources or areas of archaeological potential if the archaeological resources have been conserved by removal and documentation, or by site preservation (Stages 3 and 4). The archaeological assessment must be completed in accordance with the most current Standards and Guidelines for Consulting Archaeologists. Engagement with the appropriate First Nations shall be completed consistent with the policies of the London Plan. All archaeological assessment reports, in both hard copy format and digitally in Portable Document Format (PDF), will be submitted to the City of London once MTCS has accepted them into the Public Registry. Significant archaeological resources will be incorporated into the proposed development through either in situ preservation or interpretation where feasible, or may be commemorated and interpreted on site. No demolition, new exterior construction, grading, or any other activity where soil disturbance will occur or might be reasonably anticipated shall take place on the subject property prior to the City of London receiving the MTCS compliance letter indicating that all archaeological licensing and reporting requirements have been satisfied.

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 February 23, 2023.

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 for more information.