

# Agenda Including Addeds

## Community Advisory Committee on Planning

5th Meeting of the Community Advisory Committee on Planning

April 12, 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, Métis and Inuit today.

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

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

	Pages
<b>1. Call to Order</b>	
1.1 Disclosures of Pecuniary Interest	
<b>2. Scheduled Items</b>	
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b. R. Bryson	
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# Heritage Impact Assessment: 150 Philip Aziz Avenue

Western Road and Sarnia Road/Philip Aziz Avenue Improvements

City of London

60661402

March 2023

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## Quality Information

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Senior Structural Engineer

## Revision History

Rev #	Revision Date	Revised By:	Revision Description
0	2023-01-27	Liam Ryan	Draft Report
1	2023-03-17	Liam Ryan and Tara Jenkins	City of London Comments (Rev1)
2	2023-03-25	Liam Ryan and Tara Jenkins	City of London Comments (Rev2)

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City of London

**Heritage Impact Assessment: 150 Philip Aziz Avenue**

*Western Road and Samia Road/Philip Aziz Avenue Improvements*

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City of London

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Appendix A. Select Preliminary Design

# 1. Introduction

## 1.1 Project Context

AECOM Canada Ltd. (AECOM) was retained by the City of London to prepare a Heritage Impact Assessment (HIA) for the property located at 150 Philip Aziz Avenue (Subject Property), in London, Ontario based on the updated Phase 2 plans for the proposed Western Road and Sarnia Road/Philip Aziz Avenue Infrastructure Improvements. The City of London is undertaking a Municipal Class Environmental Assessment (MCEA) study to identify necessary improvements at the Western Road and Sarnia Road/Philip Aziz Avenue intersection. The MCEA study will identify and balance the needs of the users within the community, including pedestrians, cyclists, and motorists. The MCEA study will be carried out in accordance with Class EA consultation requirements having full consultation with the community, stakeholders, agencies, and Indigenous communities.

The City of London Transportation Master Plan (2030 TMP) identified the need to improve the Western Road and Sarnia Road/Philip Aziz Avenue intersection in the next 5 years. Currently, the existing road/intersection experiences at-capacity or over-capacity conditions with respect to vehicular movements in addition to pedestrian and cyclist activity. As a result, traffic congestion, safety concerns, increased delays and decreasing levels of service are being experienced and will continue if left untreated. Further, the existing storm drainage in the area does not meet current design standards and requires upgrades.

The MCEA provides the City the opportunity to develop a range of planning and design alternatives that can improve intersection turning movements, provide additional capacity by removing constraints, improve pedestrian and cyclist facilities and safety. Improvements will address stormwater drainage and enhance streetscape conditions. The consultation process will help solicit public and agency feedback to select the best plan for the future.

Following the City of London's 'Complete Streets' guidelines, 'Urban Design' guidelines, and Western University's Master Plan Vision, there is an opportunity to create a gateway to the campus in this area. The MCEA will strive to create a street/intersection that is as functional and comfortable as possible for all users (students, children, seniors, cyclists, motorists, transit users and pedestrians) while ensuring that there is a place for trees, and the natural environment is protected.

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

In 2021, AECOM's Cultural Heritage Specialists completed a *Cultural Heritage Resource Assessment: Existing Conditions and Preliminary Assessment* (2021) for the Western Road and Sarnia Road/Philip Aziz Avenue Improvements. The report recommended that an HIA be completed to determine the impacts of the proposed road improvements to the Subject Property.

## 1.2 Location and Physical Description of the Subject Property

### 1.2.1 Location

The Subject Property, formally 1180 Western Road, now 150 Philip Aziz Avenue, is located on the southeast corner of Western Road and Philip Aziz Avenue, and is within land owned by Western University, in the City of London, Ontario (**Figure 1** and **Figure 2**). Historically the Subject Property was located within a portion of Lot 17, Concession II, in the Township of London, Middlesex County, Ontario.

The Subject Property is bound by 1200 Western Road to the east, west and south, and Philip Aziz Avenue to the north. The Subject Property is located west of the North Thames River. The Subject Property is adjacent to the listed cultural heritage landscape of the institutional lands associated with Western University.

## 1.2.2 Physical Description

The Subject Property is an irregularly shaped lot, approximately 0.13 hectares in size, and is located on high ground that generally slopes towards Philip Aziz Avenue. The property comprises of a circa 1875 one-and-a-half storey house, an art studio and gallery constructed in 1957, a brick-built landscape feature that surrounds a large courtyard, a gravel driveway, and mature trees and dense brush that screen the property from the surrounding urban landscape. The mature trees and dense brush surround the circa 1875 one-and-a-half storey house and other landscape features located within the Subject Property. The landscape of the property in December 2022 can be interpreted as a rural “bucolic” property, despite the property being surrounded by institutional buildings associated with Western University.

## 1.3 Summary of Property Impacts on 150 Philip Aziz Avenue

The proposed infrastructure improvements include the construction of a bike lane, curb, and sidewalk, and retaining wall along Philip Aziz Avenue on the south side of the road directly adjacent to the current Subject Property boundary. The proposed infrastructure improvements will require partial property acquisition of a portion of Subject Property to accommodate for the grading activities and removal of the current driveway access to the Subject Property off Philip Aziz Avenue. A new driveway is proposed to connect with the west end of the Subject Property. Below summarizes the anticipated adverse impacts as a result of the proposed infrastructure improvements to the cultural heritage value of the Subject Property at 150 Philip Aziz Avenue:

- Grading activities, the construction of the curb, sidewalk and retaining wall, property acquisition, and driveway removal along the northern boundary of the property will directly adversely impact the Subject Property by the removal of the entire pierced brick entrance feature that flanks the existing driveway (east and west side of the existing driveway).
- The removal and relocation the driveway will directly adversely impact the courtyard and its associated pierced brick low seat wall by removal of a section of the pierced brick low seat wall.
- Grading activities along the northern and western boundary of the Subject Property will indirectly impact the mature trees that screen the property from the surrounding urban landscape.

The full impact assessment is in **Section 6.2** of this report. The Mitigation Strategy is presented in **Section 7** and Recommendations are presented in **Section 8**.

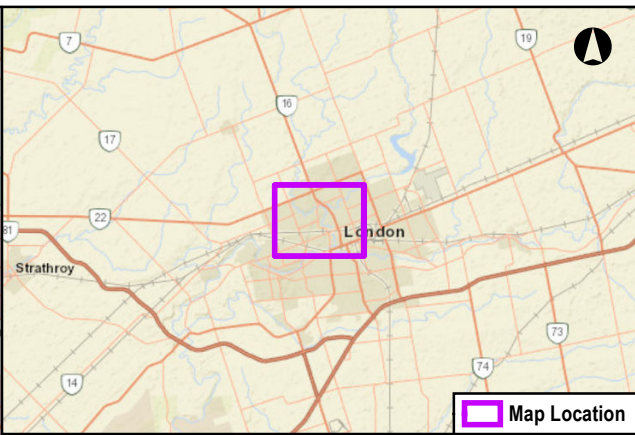
### 1.3.1 Property Owner

The property located at 150 Philip Aziz Avenue is currently owned and maintained by Western University.

### 1.3.2 Cultural Heritage Status

The Subject Property is designated in Part IV under the *Ontario Heritage Act* (By-law L.S.P. – 3367-235). It was also listed on the Canadian Register in 2010-03-03.

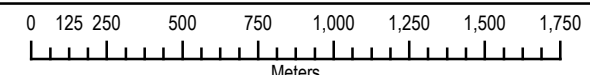




**Legend**  
 Study Area

Heritage Impact Assessment  
 150 Phillip Aziz Ave.  
 London, Ont.

Location of the Subject Property  
 on Topographic Imagery



Meters  
 DATUM: NAD 1983 UTM Zone 17N

January 2023	1:25,000 * when printed 11"x17"	Source: MNR 2020, City of London 2021 Image: City of London 2019, Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User
P#: 60661402	V#:	

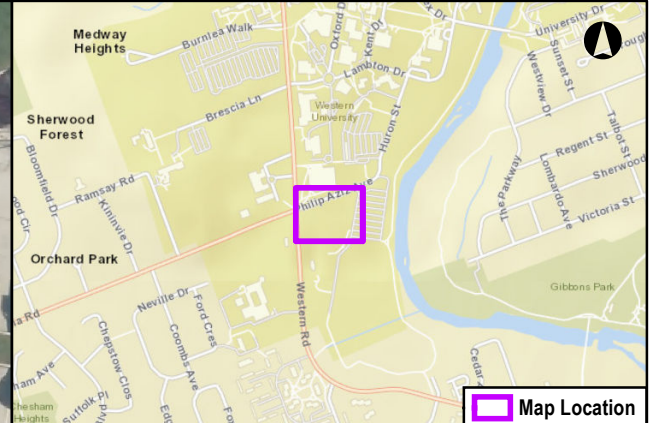
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**Figure 1**

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Map location: \\na.aecocom.com\GIS\London\CALON\DCS\Projects\_TFRM\60661402\_Col\_WesternRd\Map\150\_Phillip\_Aziz\_Ave\StudyAreaTopo.mxd Date saved: 1/6/2023 4:36:19 PM User Name: cshah

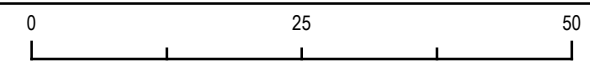




**Legend**  
 Study Area

Heritage Impact Assessment  
 150 Phillip Aziz Ave.  
 London, Ont.

Location of the Subject Property  
 on Aerial Imagery



Meters  
 DATUM: NAD 1983 UTM Zone 17N

January 2023	1:700 * when printed 11"x17"	Source: MNRF 2020, City of London 2021 Image: City of London 2022, Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User
P#: 60661402	V#:	

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**Figure 2**

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## 1.4 Methodology

This HIA adheres to the guidelines set out in the Ministry of Citizenship and Multiculturalism (MCM) *InfoSheet #5 Heritage Impact Assessment and Conservation Plans* as part of the *Ontario Heritage Tool Kit* (2006). This HIA addresses the impacts of the proposed infrastructure improvements to Western Road and Philip Aziz Avenue on the Subject Property, which is designated Part IV of the *Ontario Heritage Act*.

For the purpose of this HIA, AECOM undertook the following key tasks:

- Reviewed appropriate background documents including the:
  - *Cultural Heritage Resource Assessment: Existing Conditions and Preliminary Impact Assessment: Western Road and Sarnia Road/Philip Aziz Avenue Improvements* (AECOM, 2021)
  - *Historicplaces.ca: Phillip Aziz Property*
  - *Ontario Heritage Act – Register: Designation of 1180 Western Road*
- Consulted with the City of London Heritage Planner to confirm the scope of the HIA;
- Conducted a field review to document the exterior existing conditions of the Subject Property from within the property on August 26, 2021, and December 22, 2022.
- Identified and prepared a description of the proposed undertaking;
- Assessed the proposed development impacts, based on the proposed infrastructure improvements, on the cultural heritage value and heritage attributes of the Subject Property;
- Prepared mitigation options and mitigation measures with recommendations to avoid or reduce any negative impacts to the Study Area.

This HIA was completed by a team of AECOM’s Cultural Resource Management staff including Liam Ryan, MES (Cultural Heritage Planner), Tara Jenkins, MA, CAHP (Cultural Heritage Specialist, Lead), and Adria Grant, MA, CAHP (Associate Vice President, Impact Assessment and Permitting). The HIA was developed in consultation with the City of London Heritage Planner, Kyle Gonyou.

## 1.5 Consultation

The subsection below includes a summary of the consultation activities, as well as relevant consultation and feedback undertaken for the development of this HIA.

### 1.5.1 Stakeholder Consultation

The following stakeholders were contacted with inquiries regarding the background of the Subject Property (**Table 1**).

**Table 1: Record of Stakeholder Consultation**

Contact	Contact Information	Date	Notes
Kyle Gonyou / City of London / Heritage Planner	Kgonyou@london.ca	September 15, 2021	Kyle Gonyou was contacted to confirm the scope of work and to provide background information on the Subject Property. Kyle Gonyou confirmed the

Contact	Contact Information	Date	Notes
			scope of work and provided AECOM with historical information and resources on the Subject Property.
Mark Richardson / London Public Library / Public Services Librarian	Mark.Richardson@lpl.ca	September 16, 2021	A request for photographs and newspaper articles was made to gain background information on 150 Philip Aziz Avenue. Mark Richardson provided AECOM with materials from the following sources: <ul style="list-style-type: none"> <li>▪ Conversations with the Artist Philip Aziz, by Kym Wolfe (2016)</li> <li>▪ London City Life Magazine (October/November 2005, pp. 28-3)</li> <li>▪ London Free Press, Feb. 4, 2016</li> <li>▪ City of London Heritage Designation no. 256</li> </ul>
Jean Hung / Western University / Archives Assistant	Archives@uwo.libanswers.ca	September 20, 2021	A request for photographs was made to see if there were newspaper pictures that captured the brick entrance of 150 Philip Aziz Avenue. Jean Hung searched the London Free Press negatives and there were no pictures that captured the entrance of the property.

This report will be reviewed by Community Advisory Committee on Planning (CACP) and all input/feedback will be incorporated into the final draft of this HIA.

## 2. Policy Context

The authority to request an HIA arises from the *Environmental Assessment Act* (R.S.O. 1990, Chapter E. 18), *Ontario Heritage Act*, Section 2(d) of the *Planning Act*, the Provincial Policy Statement (2020) and the City of London's Official Plan: *The London Plan* (June 23, 2016).

### 2.1 Planning Act and Provincial Policy Statement

This report was prepared to satisfy cultural heritage reporting requirements undertaken as part of the Ontario MCEA process. Pursuant to the *Environmental Assessment Act* (R.S.O. 1990, Chapter E. 18), applicable infrastructure improvements and development projects are subject to appropriate studies to evaluate and assess the potential related impacts of a project on the social, economic, or cultural environment, (i.e., the cultural heritage of an area). Infrastructure improvement projects have the potential to impact cultural heritage resources in various ways including, but not limited to:

- Direct Impact: Loss or displacement of cultural resources through removal or demolition; and,
- Indirect Impact: Disruption of cultural resources due to the introduction of physical, visual, audible, or atmospheric elements that are not in keeping with the significance of the resource and its contextual surroundings.

### 2.2 Planning Act and Provincial Policy Statement

The *Planning Act* (1990) and the associated Provincial Policy Statement (2020) provide a legislative framework for land use planning in Ontario. Both documents identify matters of provincial interest, which include the conservation of significant features of architectural, cultural, historical, archaeological, or scientific interest. The *Planning Act* requires that all decisions affecting land use planning matters "shall be consistent with" the Provincial Policy Statement. In general, the Provincial Policy Statement recognizes that Ontario's long-term prosperity, environmental health, and social well-being depend on protecting natural heritage, water, agricultural, mineral, cultural heritage, and archaeological resources for their economic, environmental, and social benefits.

Pursuant to Section 2.6 of the 2020 Provincial Policy Statement, Policy 2.6.1 states "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." The 2020 Provincial Policy Statement issued under the authority of the *Planning Act* defines "conserved" as "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 designated and available for the purposes of this definition."

To conserve a cultural heritage resource, a municipality or approval authority may require a heritage impact assessment and/or a conservation plan to guide the approval, modification, or denial of a proposed development or site alteration that affects a cultural heritage resource. Using tools such as heritage impact assessments, municipalities and approval authorities can further enhance their own heritage preservation objectives.

Furthermore, a policy in Section 2.6 of the 2020 Provincial Policy Statement, Policy 2.6.3, states "Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it had been demonstrated that the heritage attributes of the protected heritage property will be conserved."

## 2.3 Ontario Heritage Act

The *Ontario Heritage Act* enables municipalities the tools to protect the heritage attributes of heritage designated property from replacement, removal, alteration, damage and/or destruction. A Heritage Alteration Permit is required to change a heritage designated property.

A Heritage Alteration Permit approval is required for the Subject Property pursuant to Section 33 of the *Ontario Heritage Act*. Section 33 of the *Ontario Heritage Act* outlines the process under which proposed alterations, demolition, or removal of properties designated under Part IV must follow, including the statutory process for appeals. Consultation with the CACP is required, and Municipal Council may decide to approve, approve with terms and conditions, or refuse the Heritage Alteration Permit application. The refusal of a Heritage Alteration Permit, or the terms and conditions on the approval of a Heritage Alteration Permit, may be appealed to the Ontario Land Tribunal. Given that direct adverse impacts are anticipated to impact the property's identified heritage attributes, a Heritage Alteration Permit will be required for the proposed project.

## 2.4 The London Plan

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

Specifically related to heritage conservation, *The London Plan* outlines a number of policies related to the conservation of cultural heritage resources within the city. The following General Cultural Heritage Policies are applicable to this project:

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

*(566\_) Relocation of cultural heritage resources is discouraged. All options for on-site retention must be exhausted before relocation can be considered.*

*(567\_) In the event that demolition, salvage, dismantling, relocation, or irrevocable damage to a cultural heritage resource is found necessary, as determined by City Council, archival documentation may be required to be undertaken by the proponent and made available for archival purposes."*

*(568\_) Conservation of whole buildings on properties on the Register is encouraged and the retention of facades alone is discouraged. The portion of a cultural heritage resource to be conserved should reflect its significant attributes including its mass and volume.*

*(569\_) Where, through the process established in the specific Policies for the Protection Conservation and Stewardship of Cultural Heritage resources section of this chapter and in accordance with the Ontario Heritage Act, it is determined that a building may be removed, the retention of architectural or landscape features and the use of other interpretive techniques will be encouraged where appropriate.*

*(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.*

*(590\_) Where a property has been identified on the Register and an application is submitted for its demolition or removal, the Heritage Planner and the Clerks Department will be notified in writing immediately. A demolition permit will not be issued until such time as City Council has indicated its approval, approval with conditions, or denial of the application pursuant to the Ontario Heritage Act. Council may also request such information that it needs for its consideration of a request for demolition or removal.*

*(591\_) Where a heritage designated property or a property listed on the Register is to be demolished or removed, the City will ensure the owner undertakes mitigation measures including a detailed documentation of the cultural heritage features to be lost and may require the salvage of materials exhibiting cultural heritage value for the purpose of re-use or incorporation into the proposed development.*

## 3. Statements of Cultural Heritage Value

### 3.1 Designating By-Law

The property was designated, by the City of London, in 2004, for its historic or contextual value or interest, under Part IV of the *Ontario Heritage Act*, By-law L.S.P. – 3367-235 (revised- 22 July 2004). The following Statement of Cultural Heritage Value has been directly excerpted from the Designation By-law.

#### Description of the Property- By-Law

*1180 Western Road is significant to the cultural heritage of London and area as the home and studio of artist Philip Aziz, renowned in art circles of Canada and internationally, particularly in New York City and Yale University Art Department. His studio and ground hold not only many pieces of his art, but also his collection of architectural artifacts salvaged from several of London's landmark buildings of the past.*

#### *Historical Reasons*

*Mr. Aziz's house on this property appears to be renovated around an original Ontario Farmhouse which has been updated and enlarged but still exhibits several features of the original construction in the basement and attic areas. Research into the property did not confirm the date of the original building of the house, but the construction features lead one to believe that the house dates to circa 1875.*

#### *Cultural Reasons*

*This property's main significance is as Philip Aziz's art studio and gallery. Mr. Aziz was born in St. Thomas, Ontario and began art studies at H.B. Beal Secondary School. After graduating from Yale University with a Bachelor's and Master's Degree in Fine Arts, he returned to establish a studio at his home in London.*

*A quote from the catalogue for a 1996 show of Mr. Aziz's work at the London Regional Art and Historical Museum (now Museum London) reads, "In a career spanning 40 years he has made his mark as a painter, not only here in London, but elsewhere in Canada. He has also earned a wide international reputation, and his works are to be found in public and private collections in the United States, in France and Italy, and as far away as Japan and Australia."*

*"Like his predecessors in the Renaissance, Aziz has also turned his hand to the design of sculpture, either on a monumental scale or in fine metalwork, or of a private house and its furniture, or of a chapel and its liturgical vessels and furnishings. Whatever he touches reveals his feeling for rich and precious materials, and his meticulous attention to detail."*

*With a deep interest in liturgical art, several pieces of Mr. Aziz's art can be found in chapels of St. Peter's Basilica here in London.*

#### *Architectural Reasons*

*Mr. Aziz's artistic eye and sense of design lead him to salvage interesting features from many of London's earlier landmark buildings, even as the building were being demolished. These artifacts*

*have been incorporated into the construction of his studio and courtyard in a way that is reminiscent of Mackenzie King's collection of ruins featured in Gatineau Park outside Ottawa.*

*Several of these artifacts are worthy of note and serve preservation in their current context. Flanking the driveway are brick walls adorned with stone brackets taken from the former Prevost Building. The courtyard surface is paved with bricks from the early London Street Railway tracks in downtown Dundas Street. Around the courtyard is a brick fence highlighted with carved stone capitals taken from the previous Bank of Montreal building at Dundas and Wellington Streets. Several other capitals decorate courtyard as free-standing planter bases or plain pieces. The studio on the west side of the courtyard is finished in salvaged London clay brick adorned with more stone capitals from the Bank of Montreal. Many of the windows in the Studio were taken from various old homes in the city.*

*Inside the studio, the architectural artifacts continue among the collection of Philip's art. A large, hammered copper sink taken from the old home that is now the Mocha Temple building on Colborne Street, decorative cut and bevelled glass windows from several old homes and more carved stone capitals in brick walls and columns. One pair of capitals, taken from the Prevost building, form the bases of two stone columns at the south end of the studio. The fireplace in the west wall of this area is formed in two-tone green, marble salvaged from an altar that was being removed from the chapel in St. Peter's Seminary.*

*Several other artifacts can be found around the studio and courtyard where Mr. Aziz has not yet found the place to incorporate them in the building.*

#### *Contextual Reasons*

*At this location, the intersection of Western Road with Sarnia Road and Huron Drive, the house courtyard and studio sit in contrast with the hustle and traffic of the roads busy with University traffic. The rural, "bucolic" atmosphere denies the pressure of the UWO that surrounds it.*

## **3.2 Parks Canada – Canadian Register of Historic Places**

The Canadian Register of Historic Places provides a single source of information about all historic places recognized for their heritage value at the local, provincial, territorial, and national levels throughout Canada.

The Subject Property was added to the register in 2010. It provides a Statement of Significance based on the City of London By-Law L.S.P. – 3367-235. Further to the designation by-law it provides a list of Character-Defining Elements (or heritage attributes). The list has been used in this HIA as supplementary information to *Ontario Heritage Act*, By-law L.S.P. – 3367-235 (revised- 22 July 2004). The heritage designation by-law will remain the source of identifying and understanding the property's heritage attributes.

*Character-defining elements that contribute to the heritage value of the Philip Aziz Property include its:*

- scale, massing and elevations of the residence and art studio*
- brick walls and courtyard*
- stone brackets from the former Prevost Building that adorn the brick walls which flank the driveway*
- bricks from the early London Street Railway tracks which pave the courtyard*
- carved stone capitals from the Bank of Montreal building which highlight the brick fence around the courtyard and finish the west elevation of the studio*
- windows from old homes in the city*
- large hammered copper sink salvaged from the Smallman residence*

*- two-tone green marble from St. Peters Seminary that forms the fireplace in the west wall of the studio*



## 4. Summary of Background Research and Analysis

The Subject property is historically located within a portion of Lot 17, Concession II, in the former Township of London, Middlesex County, Ontario.

### 4.1 Historical Overview

#### 4.1.1 Brief Property History

The Designation By-law does not confirm the construction date of the house located on the Subject Property, however architectural features, including hand-hewn timbering and framing in the basement and attic, suggest that the house was constructed circa 1875 (By-law L.S.P. – 3367-235).

Philip Aziz purchased the Subject Property for \$15,000 dollars in 1953 (Carruthers, 2016). At this time the Subject Property was located at the edge of Western University. In 1957, Aziz built an art studio on the Subject Property (Carruthers, 2016) and extended the studio in 1967 to add a gallery space (Wolfe, 2016, p. 32). The art studio and gallery contain several architectural artifacts from sites that were being demolished throughout London (Carruthers, 2016). Below is a list of several salvaged artifacts that Aziz incorporated into the studio/gallery and courtyard (historicplaces.ca):

- Bricks from the London Street Railway tracks on Dundas Street which pave the driveway
- Carved Stone Capitals from the Bank of Montreal building at Dundas and Wellington Streets which highlight the brick fence around the courtyard and finish the west elevation of the studio
- London clay brick and bevelled glass windows from several old North London homes
- Marble for the fireplace in the west wall of the studio from an altar at St. Peter's Seminary
- Stone brackets from the former Prevost Building adorn the brick walls which flank the driveway
- Large hammered copper sink salvaged from the Smallman house

In 1990, Aziz constructed an addition to the circa 1875 one-and-a-half storey house which in turn doubled the size of the house. In 2004, the Subject Property, including the house, art studio and gallery and courtyard were designated by the City of London as a heritage property.

In 2016, Western University purchased the Subject property from the Philip Aziz Foundation of Art (Carruthers, 2016). The Philip Aziz Foundation of Art sold the property due to high legal fees and the cost of upkeep on the property. A member of the Philip Aziz Foundation of Art said that the late London artist would not have approved of the sale of the property as Philip Aziz would have wanted “to turn the house and gallery into a place where his paintings would be displayed alongside works by other artists” (Carruthers, 2016, p. A2). Western University agreed to preserve Aziz's gallery forever and entomb his ashes on the site (Carruthers, 2016).

#### 4.1.2 Brief Biography – Philip Aziz

Philip Aziz (**Image 1**) was born on April 15, 1923, in St. Thomas, Ontario and moved to London, Ontario at an early age (Wolfe, 2005). From the age of six, Aziz aspired to be an artist. This aspiration eventually led him to Yale University, where he completed his BA and MA in fine arts (Wolfe, 2005). It was at Yale that he discovered egg tempera<sup>1</sup>, which “became his preferred medium for painting throughout his career” (Wolfe, 2005, p. 29).

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<sup>1</sup> Egg tempera is a permanent, fast-drying painting medium consisting of coloured pigments mixed with a water-soluble binder medium, usually glutinous material such as egg yolk.

After graduating from Yale University in 1949, Aziz studied at Harvard, lectured at various colleges and museums in Canada and the United States and traveled extensively through Europe (Wolfe, 2005). Aziz’s returned to London in 1950 where he lectured at the University of Western Ontario (UWO) and taught art and art history as well as helped to expand the collection at UWO's McIntosh Gallery (Wolfe, 2005). Aziz would teach at UWO from 1950 to 1955. During his time, he purchased the Subject Property as he wished to have a studio that was easily accessible to his students (Wolfe, 2005). Philip Aziz purchased the property as he:

*“wanted art students to be able to learn outside of the classroom, to really get an idea of what went into making art, to come to my studio and see me at work” (Wolfe, 2016, p. 31).*

Following his time working at Western University, “Aziz spent most of his time between 1955 to 1987 outside of Canada, mainly in New York, Detroit, and Europe” (Wolfe, 2005, p. 29). During this time Aziz began to explore “abstract and modern art both through his painting and in sculpture, promoting rave reviews from New York critics, curators, and gallery owners” (Wolfe, 2005, p. 30). He often returned to his home in London as it acted as a creative refuge away from the big cities, where he normally operated (Wolfe, 2005).

Following an aneurysm in 1987, Aziz spent two full years in London where he discovered that during the decades he had been disengaged from the city, London had developed culturally (Wolfe, 2005). Having discovered this cultural evolution, Aziz planned to donate his entire property and artwork to the Philip Aziz Foundation of Art, with the goal of establishing an artistic centre.

In 2005, the City of London Council voted to change the short stretch of Huron Street outside his home to Philip Aziz Avenue. In 2009, at the age of 86, Philip Aziz died of cancer (Carruthers, 2016). His death sparked a legal battle over his estate as family members claimed, “there were suspicious circumstances surrounding his final will written a month before his death that left the bulk of his estate to the Philip Aziz Foundation of Art” (Carruthers, 2016, p. A2). This legal battle between family members would rage on for six years (Carruthers, 2016).



**Image 1:**  
Philip Aziz, 2005<sup>2</sup>

<sup>2</sup> Retrieved from: <https://www.thelondoner.ca/2016/02/29/artist-revealed-in-new-book>

## 5. Assessment of Existing Conditions

### 5.1 Introduction

A field review of the Subject Property was undertaken by Tara Jenkins, Cultural Heritage Specialist, Lead with AECOM on August 26, 2021, and December 22, 2022, to document the existing conditions within the Subject Property. The exterior of the Subject Property was photo documented from within the property boundaries. Permission-to-Enter into the buildings on the Subject Property was not permitted at the time of the field review, therefore an interior assessment of the buildings has not been completed.

Photographs of the landscape features and other heritage attributes located within the Subject Property are located in the section below. However, the assessment focuses on the existing conditions of the portions of the Subject Property that have the potential to be directly impacted by the proposed infrastructure improvements. The heritage attributes of the Subject Property that have the potential to be directly adversely impacted are the landscape features that screen and define the courtyard. The landscape features that screen and define the courtyard include the pierced brick low seat wall, the pierced brick entrance feature along the driveway, the pierced brick high wall and entrance feature that also marks the entrance to the art studio and gallery, and the mature trees and dense brush that screen the property from the surrounding urban landscape. The circa 1875 one-and-a-half storey house and the art studio and gallery are not anticipated to be directly adversely impacted by the project and therefore will not be assessed in this section.

It is important to note that a portion of the pierced brick entrance feature associated with the gravel driveway is only partially located within the boundaries of the Subject Property. However, this HIA will treat the pierced brick entrance feature as if it is completely located within the boundary of the Subject Property as it is directly associated with the cultural heritage value of the Subject Property (defines the driveway).

### 5.2 Description of Surrounding Context

The Subject Property is an irregularly shaped lot, approximately 0.13 hectares in size, and is located on high ground that generally slopes towards Philip Aziz Avenue (**Photograph 1**). The property is comprised of a circa 1875 one-and-a-half storey house, an art studio and gallery that was constructed in 1957, a large courtyard, a gravel driveway, a number of brick landscape features and mature trees and dense brush that screen the property from the surrounding urban landscape. The mature trees and dense brush largely surround the art studio and gallery and other landscape features located within the Subject Property. The landscape of the property in December 2022 can be interpreted as a rural “bucolic” property, despite the property being surrounded by intuitional buildings associated with Western University.





**Photograph 1:**  
A view of Philip Aziz Avenue, looking east

## 5.3 Landscape Features

### 5.3.1 Gravel Driveway

A short curved gravel driveway leads from Philip Aziz Avenue into the Subject Property. Flanking on both sides of the gravel driveway is a decaying pierced brick entrance feature (**Photograph 2** and **Photograph 3**). The pierced brick entrance feature is partially located within the boundary of the Subject Property, but it is directly associated with the cultural heritage value or interest (CHVI) of the Subject Property. The pierced brick entrance feature acts as a wall. The wall consists of several different base heights that are dependent on the elevation of the land.

In general, the brickwork follows an alternating pattern of a double width of buff brick stretchers laid in a pierced brick pattern with integrated columns. The columns add strength to the pierced brick entrance feature and are constructed of buff brick that are laid with a pattern of stretchers and headers. The foundation of the pierced brick entrance feature is constructed on a course of headers. In general, the length of the pierced brick entrance feature is capped with two



continuous rows of bricks (without piercing). The brick used in the wall varies in tones and colours of buff brick with seemingly random orange brick accents and some dark red brick<sup>3</sup>, while the mortar used is a consistent grey colour.

Historical images found on Google Street View illustrate that the pierced brick entrance feature was adorned with stone brackets that may have been salvaged from the former Bank of Montreal building (**Photograph 4**). The stone brackets are no longer adorned on the pierced brick entrance feature (**Photograph 5**) and their locations are unknown.

The pierced brick entrance feature's current condition is illustrated by crumbling, spalling, and cracked bricks, deteriorating mortar joints, missing embellishments (i.e., spolia), and an overgrowth of foliage that weaves through the cracks of the feature (**Photograph 6** and **Photograph 7**).



**Photograph 2:**

A view of the pierced brick entrance feature that flanks the gravel driveway, looking south (AECOM 2022)

<sup>3</sup> The various tones of the brick can be attributed to the salvaged nature of the material





**Photograph 3:**

A view of the pierced brick entrance feature that flanks the gravel driveway, looking north (AECOM 2022)





**Photograph 4:**

A 2015 image of the pierced brick entrance feature, illustrating the two stone brackets (Google Maps, 2015)



**Photograph 5:**

A view of the pierced brick entrance feature, illustrating the missing stone brackets, looking south (AECOM 2021)





**Photograph 6:**

A view of the pierced brick entrance feature, illustrating crumbling, spalling, and cracked bricks, deteriorating mortar joints, and an overgrowth of foliage, looking north at the pierced brick entrance feature east of the driveway (AECOM, 2022)





**Photograph 7:**

A view of the pierced brick entrance feature on the east side of the driveway, illustrating its decaying condition, looking north (AECOM, 2022)

### 5.3.2 Courtyard

The gravel driveway leads into the Subject Property and ends at the courtyard. The circa 1875 one-and-a-half storey house is located east of the courtyard and the art studio and gallery is located southwest of the courtyard. Portions of the courtyard have been reclaimed by nature as foliage including grass and weeds obscure the boundaries of the courtyard. The courtyard is entered through the pierced brick entrance feature and is largely defined on the west end by a pierced brick low seat wall.

The pierced brick low seat wall consists of an alternating pattern of a double width of buff brick stretchers laid in a pierced brick pattern, with grey mortar (**Photograph 8** and **Photograph 9**). In general, the seat wall is capped with stone slabs which provides the surface area for seating. Different from the pierced brick entrance feature, there is a space between the brickwork and the brickwork essentially forms piers to the capstone. The foundation of the pierced brick low seat wall is constructed on a course of headers. The pierced brick low seat wall is in poor condition with crumbling, cracked and spalled bricks, cracked stone slabs, deteriorating mortar joints and sections of the wall that have collapsed (**Photograph 10** and **Photograph 11**).



The northern portion of the pierced brick low seat wall is not believed to have been connected to the pierced brick entrance feature that flanks the gravel driveway (**Photograph 10**).

The designating by-law identifies the bricks from the early London Street Railway which pave the courtyard are a heritage attribute of the property. Current existing conditions show the majority of the courtyard surface as gravel. Therefore, it is believed that the early London Street Railway brick from the tracks which pave the courtyard are no longer extant.



**Photograph 8:**

A view of the piered brick low seat wall, looking west (AECOM, 2022)





**Photograph 9:**

A view of the pierced brick low seat wall, looking southwest marking the west boundary of the courtyard area (AECOM, 2022)





**Photograph 10:**

A view of the pierced brick low seat wall, illustrating a collapsed portion of the seat, looking west along the west boundary of the courtyard area (AECOM, 2022)





**Photograph 11:**

A view of the low pierced brick seat wall, illustrating a large crack located on a stone slab (AECOM, 2022)



Defining the south end of the courtyard is another pierced brick entrance feature to the art studio and gallery. This brick feature is in fair condition. The walls have experienced little deterioration and are largely intact. Similar, to the other walls on the property these walls consist of an alternating pattern of a double width of buff brick stretchers laid in a pierced brick pattern with grey mortar. The pierced brickwork is integrated with columns. Similar to the driveway pierced brick entrance feature, the columns add strength to the pierced brick high wall and are constructed of buff brick that are laid with a pattern of stretchers and headers. The foundation of the pierced brick entrance features consists of a course of headers. Different from the driveway pierced brick entrance features, the south end brick feature is capped with a row of headers and a flat concrete cap (**Photograph 12** and **Photograph 13**).



**Photograph 12:**

A view of the pierced brick high wall and art studio and gallery pierced brick entrance feature, looking south (AECOM, 2022)





**Photograph 13:**  
A view of the art studio and gallery through the entrance of the pierced brick entrance feature, looking south (AECOM, 2022)



Located within the vicinity of the circa 1875 one-and-a-half storey house and defining the southeastern boundary of the courtyard, is another section of a pierced brick wall. Unlike the pierced brick high wall found surrounding and protecting the art studio and gallery, this section of the pierced brick high wall is in poor condition. The wall consists of crumbling brick, deteriorating mortar joints and sections of the wall that are no longer extant (**Photograph 14** and **Photograph 15**). The construction of this section is consistent with the brickwork in the south end pierced brick entrance features. The foundation of this section is obscured by foliage however, it is assumed that they are constructed on a course of buff brick headers.



**Photograph 14:**

A view of the pierced brick high wall located within the vicinity of the circa 1875 one-and-a-half storey house, looking east (AECOM, 2022)





**Photograph 15:**

A view of the pierced brick high wall located within the vicinity of the circa 1875 one-and-a-half storey house, looking east (AECOM, 2022)



Located in the vicinity of the courtyard are a number of piles of rubble that consist of bricks of various tones, mortar, and stone (**Photograph 16**). It is believed that these piles of rubble would have at one point in time been a section of one of the missing pierced brick walls.



**Photograph 16:**

A view of one of the rubble piles found throughout the Subject Property, looking south (AECOM, 2022)

### 5.3.3 Mature Trees and Dense Brush

A number of mature trees and dense brush are located along Philip Aziz Avenue and along the northern, eastern, southern, and western boundaries of the Subject Property. The mature trees and dense brush that surround the property screen the interior of the property from the surrounding urban landscape (**Photograph 9** and **Photograph 17**).





**Photograph 17:**

A view of the mature trees and dense brush that are located along the northern and western boundary of the Subject Property (AECOM, 2022)

## 5.4 Adjacent Properties

The properties adjacent to Subject Property are dominated by institutional lands associated with Western University. 1200 Western Road surrounds the Subject Property along the east, south and north edge of the property and consists of institutional buildings, parking lots and a sports field associated with Western University. To the north of the Subject Property is Listed Heritage Property with the municipal address of 1151 Richmond Street. 1151 Richmond Street consists of institutional buildings, parkland and parking lots associated with Western University.

## 6. Impact Assessment

### 6.1 Description of the Proposed Project

The Preliminary Design illustrating the proposed infrastructure improvements for this segment of the road is overlaid in **Figure 3** and the design is presented in **Appendix A**. Philip Aziz Avenue will be evenly widened on both sides to accommodate the infrastructure improvements associated with the Western Road and Sarnia/Philip Aziz Avenue Improvements. The figures show that the proposed infrastructure improvements along Philip Aziz Avenue on the south side of the road include the construction of a bicycle lane, curb and sidewalk, and a retaining wall. The north side will include a bicycle lane and curb and sidewalk. The infrastructure improvements are anticipated to temporarily acquire a 550 m<sup>2</sup> portion of the Subject Property for grading activities and permanently acquire approximately 107 m<sup>2</sup> section of the Subject Property along the northern boundary as shown on **Figure 3**.

The roadway is approximately 11 m wide is currently substandard in width, functionality and safety. There are no sidewalks and the area stormwater sewers are undersized. To update the roadway to current standards and to suit all modes of transportation including sidewalks and bicycle lanes, a general road platform widening to approximately 20 m is required, necessitating a property line shift of more than 5 m on both the north and south sides of Philip Aziz Avenue.

Given the natural sloping topography, which increases in elevation toward the Subject Property, a retaining wall system (with varying height of 1.5 m to 2.5 m) is required to suit the proposed widened roadway cross-section. Its proposed location (south of the sidewalk) would effectively cut through the existing entrance and entire pierced brick entrance wall on both sides of the entrance.

Maintaining the existing driveway entrance in its current location would require an excessive driveway vertical grade in excess of 8%, which exceeds City of London design standards, and generally makes access difficult and potentially unsafe. Accordingly, Preliminary Design includes the relocation and reconstruction of the entrance driveway to the Subject Property approximately 20 m to the west of the current entrance, onto the western adjacent property with the municipal address of 1200 Western Road. Preliminary Design also includes a proposed entrance width of 5.5 m and vertical grade of 3%, which improve access to the property compared to the existing. The relocation of the driveway will also require entire removal of the pierced brick entrance feature and the removal of a portion of the pierced brick low seat wall (located on the west side of the property) and will alter the context of the Subject Property by the removal of some vegetation. The full assessment of impacts is undertaken in **Section 6.2** below.

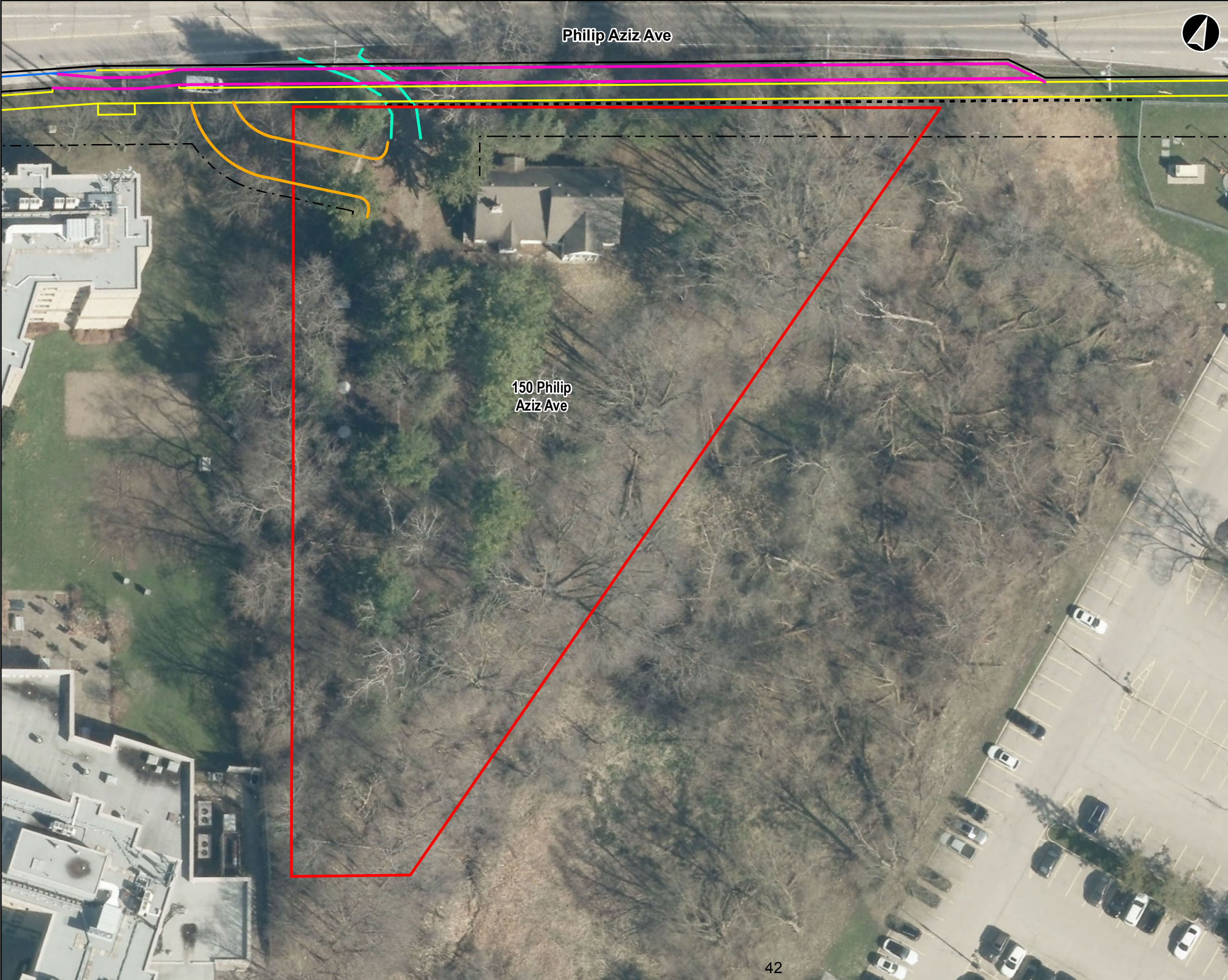
Shifting the entire road alignment 10 m to the north thereby avoiding impacts to the Subject Property at 150 Philip Aziz Avenue was also reviewed by the AECOM design team and the option was screened out early in the review process for the following reasons:

- Given that a relocation of the Sarnia Road/Philip Aziz Avenue intersection is not feasible, the shift in the road alignment would have to occur east of the intersection. There is a relatively short distance to the existing entrance from the intersection to implement to required shift alignment. As such, the road arrangement would not be fully compliant with geometric design standards, between the east and west extents of the realignment.
- There are greater negative impacts to various buried services, including storm sewers.
- The retaining wall system along the north side of the roadway would be significantly higher.
- There would be a significant impact to the Thompson Arena facility. Underpinning and reinforcement of the building foundations would likely be required given the significant cut to existing embankment.



- Western University's preference is to avoid functionality impacts along the south side of Thompson Arena.
- In general, the cost of a shift exclusively to the north would be significantly highly.





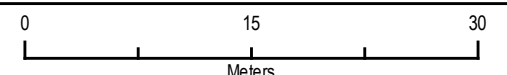
**Legend**

- Edge of Pavement
- Curb
- - - Property (Easement) Line
- - - Retaining Wall
- Edge of Sidewalk
- Existing Driveway
- Edge of Bike Path
- Proposed Driveway
- Study Area

150 Philip Aziz Ave

Heritage Impact Assessment  
150 Phillip Aziz Ave.  
London, Ont.

Subject Property Overlaid  
on the Preliminary Design



DATUM: NAD 1983 UTM Zone 17N

March 2023  
P#: 60661402

1:500  
V#:

Source: MNR 2020, City of London 2021  
Image: City of London 2022, Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User



Figure 3

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

Map location: \\na.aecom.com\GIS\AECOM\London\CAD\GIS\Projects\TRN\60661402\_Col\_Western\REA\600\_CAD\_GIS\925\_925\_GIS\_Graphics\Design\01\_Report\HIA\Fig3\_Results.mxd Date saved: 21/02/2023 10:43:31 PM User Name: michaels.victoria



## 6.2 Assessment of Impacts

### 6.2.1 Screening for Potential Impacts

To assess the potential impacts of the undertaking, identified cultural heritage resources are considered against a range of possible impacts based on the *Ontario Heritage Tool Kit, Heritage Resources in the Land Use Planning Process, Info Sheet #5 Heritage Impact Assessments and Conservation Plans* (MCM 2006:3) which include, but are not limited to:

- Destruction, removal, or relocation of any, or part of any, significant heritage attributes or features
- Alteration that is not sympathetic, or is incompatible, with the historic fabric or appearance
- Shadows created that alter the appearance of a heritage attribute or change the exposure or visibility 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 from, within, or to a built or natural heritage feature
- 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 soils, and drainage patterns that adversely affect an archaeological resource<sup>4</sup>

The MCM document defines “impact” as a change, either positive or adverse, in an identified cultural heritage resource resulting from a particular activity. This HIA identifies *direct (physical) impacts*, *indirect impacts*, and/or *positive impacts* as the impact types that a construction component and/or activity may have on cultural heritage resources.

A direct (physical) adverse impact has a permanent and irreversible negative effect on the cultural heritage value or interest of a property or results in the loss of a heritage attribute on all or part of the heritage property. An indirect adverse impact is the result of an activity on or near the property that may adversely affect its cultural heritage value or interest and/or heritage attributes. Any land disturbance, such as a change in grade and/or drainage patterns may indirectly adversely affect a heritage property, including archaeological resources. A positive impact will conserve or enhance the cultural heritage value or interest and/or heritage attributes of the property.

### 6.2.2 Anticipated Impacts

The conservation of cultural heritage resources in planning is a matter of public interest. Changes to a roadway such as widening projects and modifications to intersections have the potential to adversely affect cultural heritage resources, by direct or indirect impacts during and after construction. Other landscape features associated with a heritage property may experience displacement, such as temporary or permanent removal if they are located within or close to the proposed right-of-way of the undertaking.

**Appendix A** includes the Preliminary Design of the proposed road improvements. **Figure 3** shows the Preliminary Design components overlaid on the Subject Property. Note, **Figure 4**, in **Section 7**, shows the impact to the heritage attributes on a proposed site plan with mitigation measures.

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<sup>4</sup> This HIA only examines impacts to above-ground cultural heritage resources within the Subject Property. Archaeological resources are presented in separate reporting.

The following impact assessment utilizes the *Ontario Heritage Tool Kit, Heritage Resources in the Land Use Planning Process, Info Sheet #5 Heritage Impact Assessments and Conservation Plans* (MCM 2006:3) as discussed in **Section 6.2.1** above, and the heritage attributes outlined in the City of London By-law L.S.P. – 3367-235 (revised-22 July 2004).

**Table 2: Impact of Assessment – 150 Philip Aziz Avenue**

Heritage Attribute (By-law L.S.P. – 3367-235)	Discussion of Impacts
<b>Historical Reasons</b>	
Ontario Farmhouse ca. 1875	<p><b>No direct adverse impacts anticipated. Potential indirect impacts.</b></p> <p>Given the proximity of the 1875 Ontario farmhouse to the project, vibration impacts may be anticipated. See <b>Section 8.2.4</b> of the recommendations on vibration and monitoring.</p> <p>Given the proximity of the 1875 one-a-half storey Ontario Farmhouse to the infrastructure improvements, protection measures should be employed to protect this heritage attribute during construction to avoid unanticipated impacts or damage. See <b>Section 8.2</b> for Special Provisions during construction to prevent unanticipated impacts.</p>
Association with artist Philip Aziz	<p><b>No direct or indirect adverse impacts anticipated.</b></p> <p>Philip Aziz’s house, studio and gallery will not be impacted by the property. The associative historical value of the property will not be impacted and will be conserved. No further mitigation is required.</p>
<b>Cultural Reasons</b>	
Presence of the Philip Aziz’s art studio and gallery	<p><b>No direct adverse impacts anticipated. Potential indirect impacts.</b></p> <p>Given the proximity of the 1957 studio and gallery to the project, vibration impacts may be anticipated. See <b>Section 8.2.4</b> of the recommendations on vibration and monitoring.</p> <p>Given the proximity of the 1957 studio and gallery to the project, protection measures should be employed to protect this heritage attribute during construction to avoid unanticipated impacts or damage. See <b>Section 8.2</b> for Special Provisions during construction to prevent unanticipated impacts.</p>
<b>Architectural Reasons</b>	
Brick wall flanking driveway adorned with stone brackets from the former Provost Building <sup>5</sup>	<p><b>Direct Adverse Impact – Destruction of Pierced Brick Entrance Feature</b></p> <p>Based on the Preliminary Design (<b>Figure 3</b> and <b>Appendix A</b>), the pierced brick entrance feature that flanks the existing driveway will be directly impacted due to grading activities, the construction of the bicycle lane, sidewalk, and curb, and the retaining wall. These changes will necessitate the removal of the entire pierced brick entrance feature on the east and west sides of the existing driveway. Note, the stone brackets are no longer extant. The pierced brick entrance feature is a heritage attribute of the Subject Property. Therefore, the full removal of the pierced brick entrance feature is a direct adverse impact to the cultural heritage value of the property. Mitigation is required (see <b>Sections 7</b> and <b>Section 8</b>).</p>

<sup>5</sup> This HIA refers to this heritage attribute as the “pierced brick entrance feature” for consistency through the report.



Heritage Attribute (By-law L.S.P. – 3367-235)	Discussion of Impacts
Courtyard surface paved with bricks from the early London Street Railway tracks in downtown Dundas Street	<p><b>No direct or indirect adverse impact anticipated.</b></p> <p>Current existing conditions show the majority of the courtyard surface as gravel. Therefore, it is believed that the early London Street Railway brick from the tracks which pave the courtyard are no longer extant. No further mitigation is required.</p>
Brick fence around the courtyard highlighted with carved stone capitals taken from the previous Bank of Montreal building at Dundas and Wellington Streets <sup>6</sup>	<p><b>Potential Direct Adverse Impact – Partial Destruction of the Pierced Brick Low Seat Wall</b></p> <p>Based on the Preliminary Design (<b>Figure 3</b> and <b>Appendix A</b>), the pierced brick low seat wall will be directly impacted by the reconstruction of the driveway which is proposed to pass through the western edge of the property. The proposed new driveway will remove a portion of the pierced brick low seat wall to the amount of 11.1 metres. The rest will remain <i>in-situ</i>. The seat wall that defines the courtyard is a heritage attribute of the property. In the portion proposed for removal, there are no carved stone capitals. Therefore, the partial removal of the pierced brick low seat wall is a direct adverse impact to the cultural heritage value of the property. Mitigation is required (see <b>Section 7</b> and <b>Section 8</b>).</p>
Several other capitals decorate the courtyard as free-standing planter bases or plain pieces	<p><b>No direct or indirect adverse impact anticipated.</b></p> <p>Current existing conditions show that the capitals that decorate the courtyard as free-standing planter base or plain pieces are not within the area anticipated to be impacted by the property. It is believed they are no longer extant. No further mitigation required.</p>
The studio on the west side of the courtyard finished in salvaged London clay brick adorned with more stone capitals from the Bank of Montreal	<p><b>No direct adverse impacts anticipated. Potential indirect impacts.</b></p> <p>Given the proximity of the 1957 studio and gallery to the project, vibration impacts may be anticipated. See <b>Section 8.2.4</b> of the recommendations on vibration and monitoring.</p> <p>Given the proximity of the 1957 studio and gallery to the project, protection measures should be employed to protect the heritage attribute during construction in order to avoid unanticipated impacts or damage. See <b>Section 8.2</b> for Special Provisions during construction to prevent unanticipated impacts.</p>
Windows in the Studio that were taken from various old homes in the city	<p><b>No direct or indirect adverse impacts anticipated.</b></p> <p>Given the proximity of the 1957 studio and gallery to the project, vibration impacts may be anticipated. See <b>Section 8.2.4</b> of the recommendations on vibration and monitoring.</p> <p>Given the proximity of the 1957 studio and gallery to the project, protection measures should be employed to protect the heritage attribute during construction in order to avoid unanticipated impacts or damage. See <b>Section 8.2</b> for Special Provisions during construction to prevent unanticipated impacts.</p>

<sup>6</sup> This HIA refers to this heritage attribute as the “pierced brick low seat wall” for consistency through the report.

Heritage Attribute (By-law L.S.P. – 3367-235)	Discussion of Impacts
Architectural artifacts inside the studio	<p><b>No direct or indirect adverse impact anticipated.</b></p> <p>The infrastructure improvements do not impact the interior of the studio and gallery. Given the proximity of the 1957 studio and gallery to the project, protection measures should be employed to protect the heritage attribute during construction in order to avoid unanticipated impacts or damage. See <b>Section 8.2</b> for Special Provisions during construction to prevent unanticipated impacts.</p>
Several other artifacts around the studio and courtyard where Mr. Aziz had not yet found the place to incorporate them in the building	<p><b>No direct or indirect adverse impact anticipated.</b></p> <p>Current existing conditions show that there are no artifacts (i.e., remnants of salvaged material like bricks from the early London Street Railway tracks) in the courtyard area that is within the area anticipated to be impacted by the infrastructure improvements. However, there may be artifacts buried or currently obscured. See <b>Section 8.2</b> for Special Provisions during construction to prevent unanticipated impacts.</p>
<b>Contextual Reasons</b>	
The rural, “bucolic” atmosphere	<p><b>Potential direct adverse impact – Land Disturbance (Grading)</b></p> <p>Although there is no change in land use of the property, the grading activities are anticipated to remove a number of mature trees and vegetation along the portion of northern and western boundaries that will be directly impacted by the construction of the new driveway and retaining wall on Philip Aziz Avenue. Based on the Preliminary Design (<b>Figure 3</b> and <b>Appendix A</b>), a 550m<sup>2</sup> portion of the Subject Property along the northern boundary will be impacted by grading activities. Of this 550m<sup>2</sup> portion of the Subject Property, it is proposed that a roughly 107m<sup>2</sup> section of land along the northern boundary will be permanently acquired by the City of London to accommodate the retaining wall. All the grading activities for the proposed road improvements will remove mature trees and vegetation that contribute to the contextual value of the property as a rural, “bucolic” atmosphere. Therefore, land disturbance along the northern and western portions of the Subject Property is considered an indirect adverse impact. Mitigation is required (see <b>Section 7</b> and <b>Section 8</b>).</p>



## 7. Conservation Strategy

### 7.1 Mitigation Summary

The Subject Property is currently designated Part IV of the *Ontario Heritage Act* as a property of cultural heritage value or interest under the City of London By-law (By-law L.S.P. – 3367-235). Based on the results of the impact assessment, the proposed infrastructure improvements will alter and affect the following heritage attributes:

- The pierced brick entrance feature that lines the existing driveway
- A portion of the pierced brick low seat wall, which defines the courtyard
- The rural ‘bucolic’ atmosphere

Based on the direct adverse impacts to heritage attributes of the project, a conservation strategy was created by the AECOM project team for these heritage attributes to ensure the protection of the other heritage attributes and landscape features located within the Subject Property. As such, a site plan (**Figure 4**) and conceptual design (**Figure 5**) were drafted for the project as a way to mitigate the direct adverse impacts in order to conserve the cultural heritage value or interest of the Subject Property.

#### 7.1.1 Conservation Approach

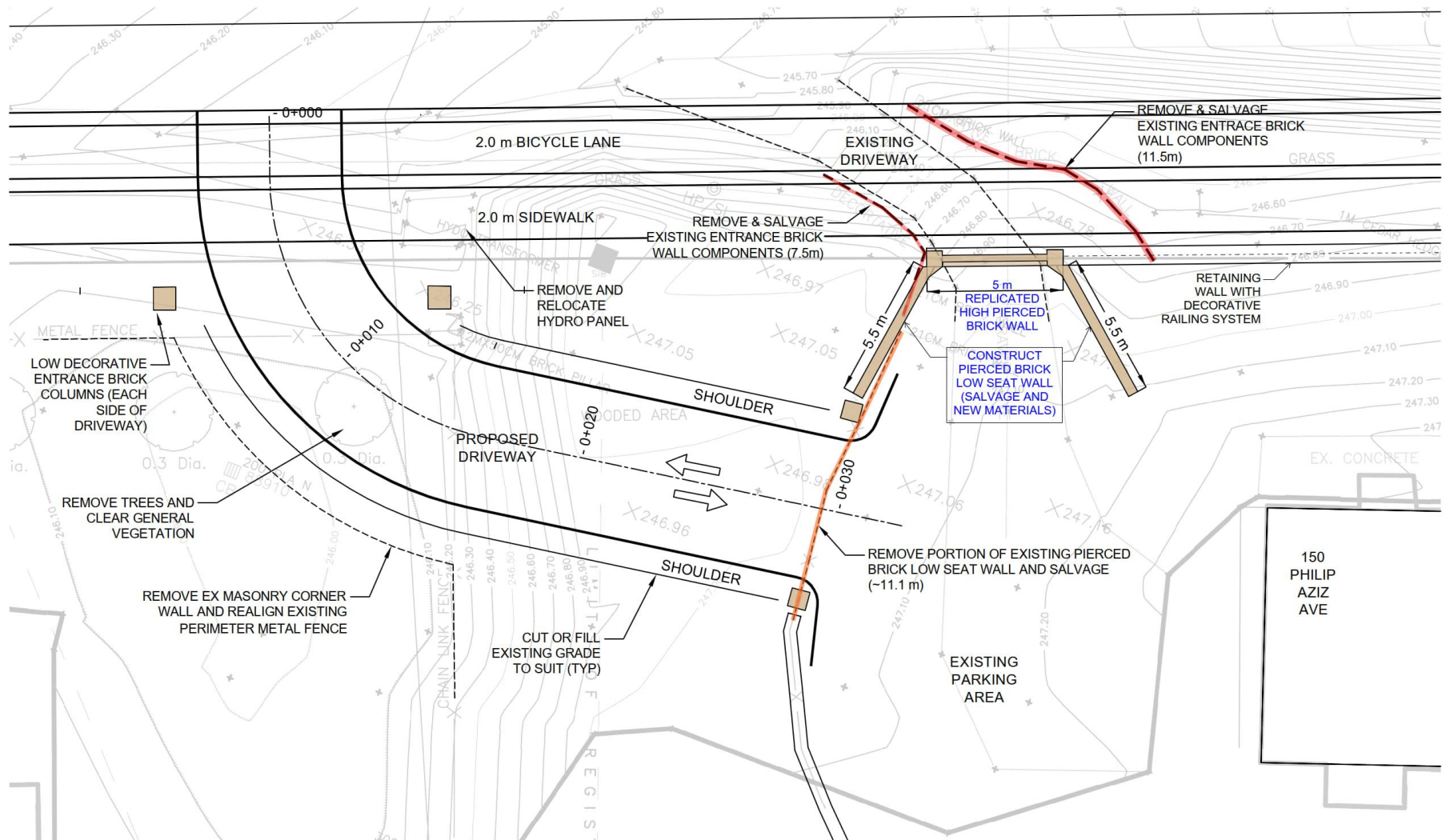
Based on the impact assessment in **Section 6**, and to mitigate the removal of the entire pierced brick entrance feature associated with the existing driveway as well as the 11.1 m section of the pierced brick low seat wall associated with the courtyard, relocation/reconstruction of these heritage attributes is recommended using both salvaged material and sympathetic contemporary materials. **Figure 4** illustrates that new buff brick features will be built using the essential characteristics of the current designs but sympathetically modifying the design to reflect current design, durability, safety and construction standards.

**Figure 4** illustrates that four sympathetically designed new low decorative entrance brick columns will be built. The two brick entrance columns will help define the new driveway at the edge of the Philip Aziz Avenue right-of-way and at the top of the property marking the entrance to the courtyard. The brick entrance columns will be stand-alone features approximately 0.6 m to 0.7m in height.

As illustrated within **Figure 4**, a new high pierced brick wall will be constructed across the former entrance driveway and join to two 5.5 m sections of pierced brick low seat wall (constructed from salvaged materials of 11.1 m section of removed pierced brick low seat wall, as well as with new materials as required). This will form a brick fence around the northern boundary of the Subject Property which will conserve the courtyard, a heritage attribute of the Subject Property by maintaining its delineation. The design considerations for the proposed high new high pierced brick wall, the relocated pierced brick low seat wall, and the new low decorative entrance brick columns can be found in **Section 7.2**.

It is important to remember that proposed infrastructure improvements change the character of the Subject Property and as such require further conservation strategies are discussed in **Sections 7.2 to 7.5** to ensure that the impacts are mitigated in a way that minimizes the direct adverse impacts identified in **Table 2**. Furthermore, recommendations in **Section 8.2**, have been proposed to inform the next steps in project planning.

Figure 4: Proposed Site Plan – Philip Aziz Property Section





## 7.2 Design Consideration of the Proposed New High Pierced Brick Wall

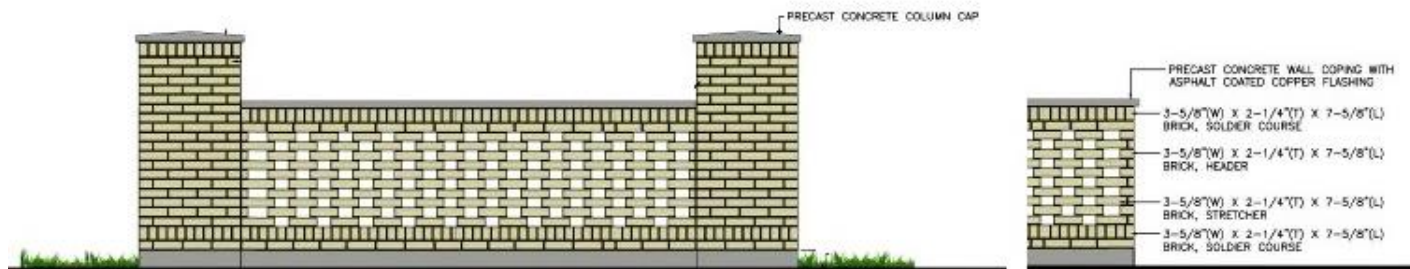
The current brick of the pierced brick entrance feature is in poor condition and the original design has been compromised. The brick is not suitable for reuse in the new structural high pierced brick wall. Furthermore, the arrangement of existing pierced brick entrance feature is not suitable by current structural perspectives. Since direct relocation and reconstruction with replication is not possible, a new high pierced brick wall has been proposed with the original design sympathetically modified to incorporate the essential characteristics into the design. The proposed concept is shown in **Figure 5** below.

The new high pierced brick wall is considered “new work” and should be physically and visually compatible with, subordinate to and distinguishable from the historic place (Parks Canada, Standard 11, pp. 23). New structures should be recognized products of their own time and there should be no blur in distinction between old and new (MCM Infosheet, Guiding Principle 7). **Figure 5** demonstrates a proposed design which is sympathetic and compatible with the existing pierced brick high wall that encloses much of the courtyard near the studio on the south side of the courtyard which will remain *in-situ*. The essential characteristics which have been carried into the proposed design, as shown in **Figure 5**, are:

- The buff brick columns with grey mortar laid in stretcher bond with a course of headers at the top and bottom of the columns.
- The buff brick wall with grey mortar connecting to the columns with stretchers laid in a pierced brick pattern with a course of headers at the top and bottom of the wall.
- Concrete column and wall caps similar to those that are present on the existing pierced brick high wall that encloses much of the south side of the courtyard near the studio

Therefore, although the concept does not show an exact replication of the existing pierced brick entrance feature or its reconstruction along the new driveway as an entrance wall, it will be mitigated through commemoration in the design of the new high pierced brick wall along the top of the former driveway entrance and will redefine the courtyard, a heritage attribute of the property.

**Figure 5: Proposed Conceptual Design of the New High Pierced Brick Wall and Column**



## 7.3 Design Considerations for the Relocated Pierced Brick Low Seat Wall

**Figure 5** shows that the removed section of the 11.1 m of the pierced brick low seat wall will be relocated to each side of the new high pierced brick wall (5.5 m on each side). The existing pierced brick low seat wall will be removed and reconstructed as close as possible to the current configuration of the seat wall. The relocation and reconstruction will use salvaged brick from the relocated seat wall and from the brick salvaged from the pierced brick entrance feature. The stone caps/seats will also be salvaged and reinstated. It is understood the replication will include the pierced brick pattern which follows the alternating pattern of a double width of buff brick stretchers laid in a pierced brick pattern. The foundation will also be sympathetic to the existing pierced brick walls with a row of headers along the bottom of the low seat wall. The following mitigation measures should be considered in the reconstruction of the pierced brick low seat wall:

- If cleaning is required of the salvaged brick after removal, then use the gentlest means possible (i.e., no abrasive methods, no sandblasting). Low-pressure water clean with a soft natural bristle brush is recommended.
- Use mortar with similar colour and characteristics to the existing gray mortar.
- If it is determined in the Pre-conditions Assessment (see **Section 8.2**) that there is not enough salvaged brick or stone due to deterioration to build the new low seat wall, replacement material must be similar in form, material, and detailing, preferably from the same source used for the new high wall.
- Consult with the City of London Heritage Planner if any new additions are planned to ensure that new additions do not conflict with the existing architectural feature.

## 7.4 Design Considerations for the Proposed New Low Decorative Entrance Brick Columns

The proposed new low decorative entrance brick columns will be designed to respect and remain sympathetic to the heritage character of the property and the existing brick fence around that courtyard that will remain *in situ*. The columns are considered new additions to the property and will use new materials. The current brick of the pierced brick entrance feature is in poor condition and is not suitable for reuse in structural columns.

The new low decorative entrance brick columns are considered “new work” and should be physically and visually compatible with, subordinate to and distinguishable from the historic place (Parks Canada, Standard 11, pp. 23). New structures should be recognized products of their own time and there should be no blur in distinction between old and new (MCM Infosheet, Guiding Principle 7). The columns will be designed to be approximately 0.6 m to 0.7m in height and although stand-alone, they will be designed the same as the columns shown in **Figure 5** for the new high wall. This demonstrates the proposed design is sympathetic and compatible with the existing pierced brick high wall that encloses much of the courtyard at the south end near the studio which will remain *in-situ*. The essential characteristics which have been carried into the proposed design, as shown in **Figure 5**, are:

- The buff brick columns laid in stretcher bond with a course of headers at the top and bottom of the columns.
- Concrete column caps are present on the existing pierced brick high wall that encloses much of the south side of the courtyard near the studio.

Therefore, although the proposed new columns do not replicate the existing pierced brick entrance feature, the proposal for new buff brick columns along the new driveway will continue to define the entrance to the property which



mitigates the removal of the existing pierced brick entrance feature, a heritage attribute, while conserving the cultural heritage value of the property.

## **7.5 Landscape Considerations**

### **7.5.1 Vegetation**

Where possible, the vegetative screening should be preserved along the northern and western boundaries of the Subject Property. If possible, new vegetative screening (i.e., trees and shrubbery) post-construction is recommended in a Landscape Plan in order to re-instate the screening of the property from the surrounding urban landscape (i.e., public right-of-way and the adjacent property). Vegetative screening helps conserve the contextual value of the Subject Property as having a rural 'bucolic' atmosphere.

### **7.5.2 Retaining Wall**

The retaining wall will be situated on the edge of the right-of-way to the immediate north of the Subject Property (**Figure 3**). The preliminary design proposed a retaining wall designed as a cantilever soldier pile wall with concrete caisson foundations, varying in height from 1.5 m to 2.5 m. For the portion of the retaining wall that will not be protected by the pierced brick wall, a railing will need to be installed at the top of the retaining wall to prevent the public from potential falls and injuries. Therefore, **Figure 4** shows a decorative metal fence at the top of the retaining wall on the northern boundary of the Subject Property as a way prevent falls and injuries, but also appeals to the aesthetic characteristic of the property.

## 8. Conclusions and Recommended Next Steps

### 8.1 Conclusions

The Subject Property is currently designated Part IV of the *Ontario Heritage Act* as a property of cultural heritage value or interest under the City of London By-law (By-law L.S.P. – 3367-235). Based on the results of the impact assessment, the project will result in alteration of the property by the removal of the existing driveway and its associated pierced brick entrance feature, by the removal of a portion of the pierced brick low seat wall that defines the courtyard. Both brick features are heritage attributes of the property. The project will also remove a number of mature trees and brush located along the northern and western boundary of the Subject Property, which helps screen the property from the surrounding institutional environment of Western University. Removing the screening material impacts the contextual value of the property. As such, a site plan and conceptual design were drafted for the project as a way to mitigate the direct adverse impacts in order to conserve the cultural heritage value or interest of the Subject Property. In addition, given the proximity of the 1875 Ontario farmhouse and the 1957 studio and gallery to the proposed infrastructure improvements, there may be indirect adverse impacts from the project in the form of vibration.

Based on the impact assessment and conservation strategies, the following recommendations have been made to help inform the next steps in project planning:

### 8.2 Recommended Next Steps

#### 8.2.1 Pre-Conditions Assessment

Pre-Conditions Assessment is required by both the detailed design consultant and the Contractor during construction. Therefore, the Pre-Conditions Assessment will be completed in two phases.

Prior to the tendering of the project, the detailed design consultant shall provide Phase 1 of the Pre-Conditions Assessment. The assessment should include documentation and assessment of conditions to review general constraints. The objective of the review shall inform the construction level drawings on how to best incorporate the new pierced brick high wall with the pierced brick low seat wall. This involves the following:

- A survey and verification of all dimensions and design details of the brickwork for the pierced brick entrance feature and the pierced brick low seat wall.
- Determine the portions of the pierced brick low seat wall that can remain *in-situ*.
- Determine if the bricks from the early London Street Railway tracks are still present within the courtyard space.

During construction, the Contractor shall provide Phase 2 of the Pre-Conditions Assessment. The Contractor shall complete an assessment with a Qualified Mason of the pierced brick entrance feature and the pierced brick low seat wall. The Pre-Conditions Assessment report should include, but is not limited to the following:

- Determine salvageable items from the impacted brick features (the existing pierced brick entrance feature and a portion of the pierced brick low seat wall), that can be incorporated into the new pierced brick low seat wall (i.e., stone, and buff brick). Determine the quantity of salvageable material to reconstruct the relocated pierced brick low seat wall.



- If during the Pre-conditions Assessment determines the original material as too deteriorated for reuse/repair and new material is required for the construction of the new pierced brick low seat wall, the Special Provisions should include the sourcing for all new material (refer to Section 8.2.2 on Special Provisions).

The results of the Pre-conditions Assessment should be reviewed by a qualified heritage professional and/or the City of London Heritage Planner, Kyle Gonyou, prior to commencing the construction level drawings.

## 8.2.2 Construction Level Drawings and Special Provisions

The Detailed Design for the road improvements shall include the construction level drawings of the new entrance columns, the new pierced brick high wall with the pierced brick low seat wall and how these features are integrated with the property. This step is dependent on the results of the Pre-Conditions Assessment. The key characteristics summarized in **Section 7.2 to 7.4** should be carried into the construction level drawings.

The Detailed Design should also include a Landscape Plan which considers the reinstatement of vegetative screening and a decorative railing system along the northern boundary. See **Section 7.5** for further details on the design and landscape considerations.

The Contractor is required to retain a Qualified Person experienced in heritage renovations to complete the construction level drawings and Special Provisions. The Contractor should review this HIA, paying specific attention to the design and landscape consideration. Special Provisions shall consider the following:

- Written instructions on how to structurally stabilize and protect the pierced brick low seat wall that will remain *in situ* during demolition of the portion to be removed.
- A demolition plan for the removal of the pierced brick entrance feature and the partial removal of the pierced brick low seat wall. This includes the methodology for the removal and storage of the salvageable material.
- A protection plan to ensure other remaining heritage attributes or landscape features of the Subject Property (i.e., the circa 1875 one-and-a-half storey house and the 1957 art studio and gallery) will not be negatively impacted during construction. This plan should include the establishment of a “no-go” buffer (minimum 1 metre from the exterior of the buildings or features) for the remainder of the Subject Property and how those zones will be protected (i.e., temporary construction fencing).
- Determine the source of new material for the pierced brick high wall and the pierced brick low seat wall if required. The new material should be similar in form, material and detailing to the existing (i.e. buff brick and stone). Consider procuring salvaged buff brick from another location in London before using newly manufactured brick.
- The contractor is responsible for monitoring during construction for artifacts around the studio and the courtyard.

## 8.2.3 Approvals Process

Given the Subject Property is designated under Part IV of the *Ontario Heritage Act* and the proposed infrastructure improvements will alter and affect heritage attributes of the property, the following approvals are required for this project, prior to any construction related activities:

1. Consult with the Property Owner on the proposed conservation strategy.
2. Complete a Heritage Alteration Permit, pursuant to Section 33 of the *Ontario Heritage Act*. Section 33 of the *Ontario Heritage Act* outlines the process under which proposed alterations, demolition, or removal of properties designated under Part IV must follow, including the statutory process for appeals.

3. The recommendations made by CACP on the Heritage Alteration Permit application will be presented at the PEC monthly meeting.
4. City Council considers CACP recommendation and makes a decision on approval of the Heritage Alteration Permit.

## **8.2.4 Vibration Impacts and Monitoring**

Evaluation of impacts related to vibration activities requires an assessment based on the identification of specific construction methods proposed, the distance between the sensitive receptor (i.e., a cultural heritage resource) and the construction activity, and anticipated vibration levels (mm/s). Therefore, given the proximity to the 1875 Ontario farmhouse and the 1957 studio and gallery located within 150 Philip Aziz Avenue, to the proposed Western Road and Sarnia Road/Philip Aziz Avenue Infrastructure Improvements, it is possible that vibration limits may be exceeded from mechanical vibration. Prior to construction, determine if the buildings within 150 Philip Aziz Avenue are susceptible to vibration impacts by documenting the structural condition of the buildings to determine if it is vulnerable to vibration impacts from the project. Should this vibration assessment determine that the buildings will be adversely impacted by vibration, a vibration monitoring plan should be prepared and implemented.



## 9. Sources

### Primary and Secondary Sources:

#### AECOM

- 2021 *Cultural Heritage Resource Assessment: Existing Conditions and Preliminary Impact Assessment: Western Road and Sarnia Road/Philip Aziz Avenue Improvements*

#### Canada's Historic Places

- N. d Philip Aziz Property. Retrieved from: <https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=15471>

#### Carruthers, D.

- 2016 Western Snags Aziz Property, *The London Press*, A2.

#### MacColl, L.

- 2016 Artist Revealed in New Book, *Londoner*.

#### Wolfe, K.

- 2005 Conversations with the Artist Philip Aziz.  
2016 Just Beyond the Bushes, *London City Life*, 28-31.

### Provincial Standards and Resources:

#### Government of Ontario

- 2006 *O. Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest*, made under the Ontario Heritage Act. Available online at: <https://www.ontario.ca/laws/regulation/060009>
- 2017 *Ontario Heritage Act, R.S.O. 1990, c.0.18*. Available online at <https://www.ontario.ca/laws/statute/90o18>
- 2017 *Planning Act, R.S.O. 1990, c. P.13*. Available online at: <https://www.ontario.ca/laws/statute/90p13>
- 2020 Provincial Policy Statement. Available online at: <https://www.ontario.ca/page/provincial-policy-statement-2020>

#### Ministry of Citizenship and Multiculturalism (MCM)

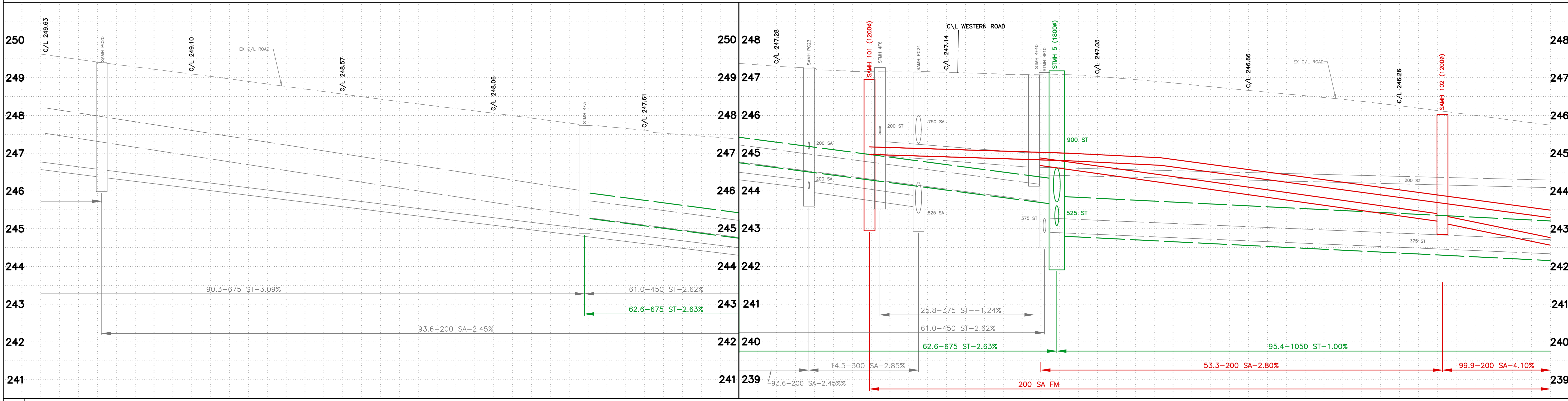
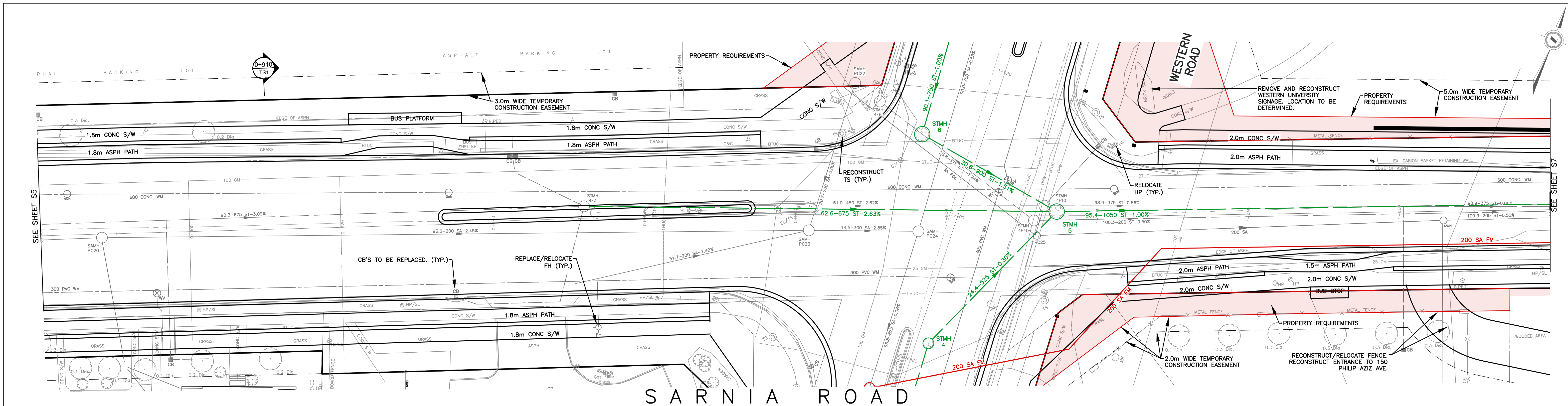
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- 2007 *Heritage Conservation Principles for Land Use Planning*. Available online at: [http://www.mtc.gov.on.ca/en/publications/InfoSheet\\_Principles\\_LandUse\\_Planning.pdf](http://www.mtc.gov.on.ca/en/publications/InfoSheet_Principles_LandUse_Planning.pdf)
- 2010 *Standards & Guidelines for the Conservation of Provincial Heritage Properties* Available online at: [http://www.mtc.gov.on.ca/en/heritage/MCM\\_Heritage\\_IE\\_Process.pdf](http://www.mtc.gov.on.ca/en/heritage/MCM_Heritage_IE_Process.pdf)
- 2016 *Criteria for Evaluation Potential for Built Heritage Resources and Cultural Heritage Landscapes, A Checklist for the Non-Specialist*. PDF is available online.

2022 *Eight guiding principles in the conservation of built heritage properties* Available online at:  
<https://www.ontario.ca/page/eight-guiding-principles-conservation-built-heritage-properties>



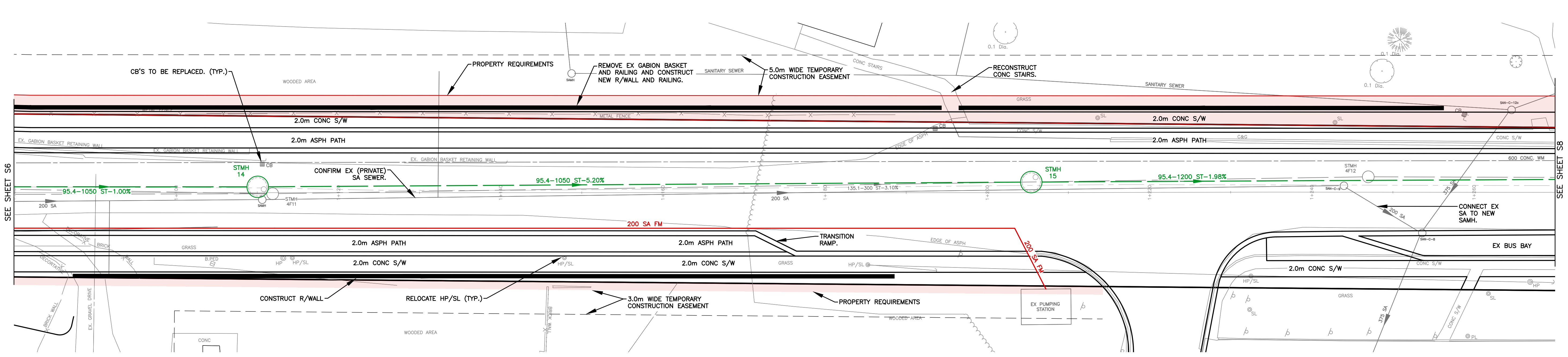
# Appendix **A**

## Select Preliminary Design

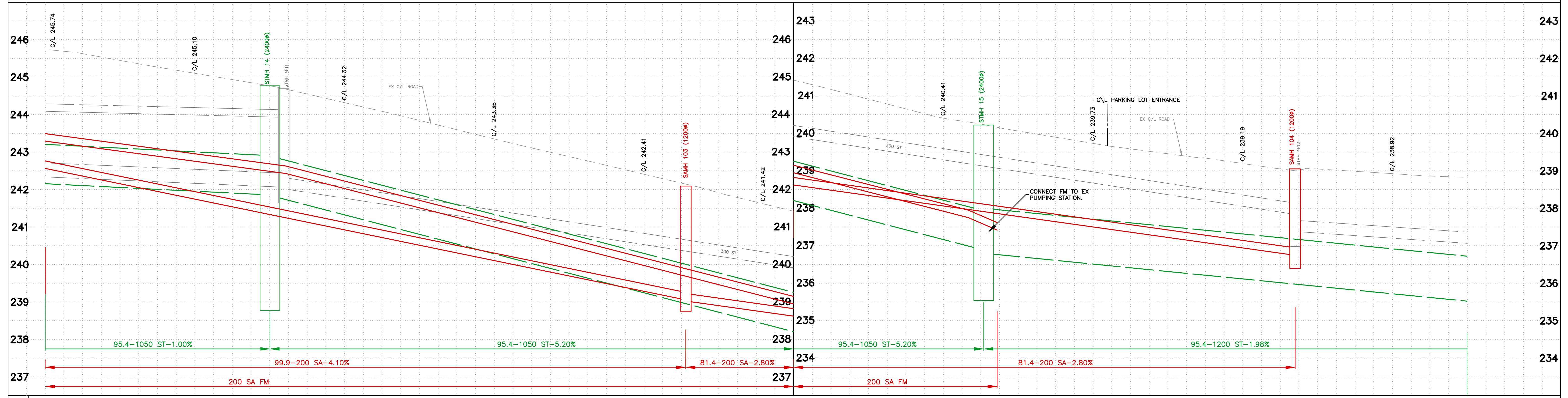


<b>PRELIMINARY</b>																	
C/L INVERT ELEVATION																	
STORM SEWER INVERT																	
SANITARY SEWER INVERT																	
STATION	0+880	0+888.08	0+900	0+920	0+940	0+952.04	0+960	0+980	0+996.43	1+000	1+002.59	1+004.88	1+004.65	1+020	1+040	1+060	1+080
EXISTING SERVICES	DRAWING #, SOURCE																
	DATE																
	AS CONSTRUCTED SERVICES																
	COMPLETION																
	DETAILS																
	No.																
	REVISIONS																
	DATE																
	CONSULTANT																
	CONSULTANT OR DIVISION																
	<b>WESTERN ROAD AND SARNIA ROAD / PHILIP AZIZ AVENUE IMPROVEMENTS</b> <b>SARNIA ROAD / PHILIP AZIZ AVENUE</b> FROM STA 0+880 TO STA 1+080																
	PROJECT No. <b>60661402</b> SHEET No. <b>S6</b> PLAN FILE No.																





PHILIP AZIZ AVENUE



PRELIMINARY

C/L MIDLINE ELEVATION															
STORM SEWER INVERT	<p>241.842E 241.855W</p> <p>236.800E 236.885W</p>														
SANITARY SEWER INVERT	<p>239.055W 239.025E</p> <p>235.745W</p>														
STATION	1+080	1+100	1+110.05	1+111.89	1+120	1+140	1+160	1+180	1+200	1+205.42	1+220	1+240	1+246.96	1+260	1+280
EXISTING SERVICES	DRAWING #, SOURCE														
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	COMPLETION														
	DETAILS														
	No.														
	REVISIONS														
	DATE														
	CONSULTANT														
	CONSULTANT OR DIVISION														
	<p>SCALE</p> <p>HORIZONTAL - 1:250</p> <p>2.5 0 5m</p> <p>VERTICAL - 1:50</p> <p>0.5 0 1m</p>														
	<p>WESTERN ROAD AND SARNIA ROAD / PHILIP AZIZ AVENUE IMPROVEMENTS</p> <p>PHILIP AZIZ AVENUE</p> <p>FROM STA 1+080 TO STA 1+270</p>														
	<p>PROJECT No. 60661402</p> <p>SHEET No. S7</p> <p>PLAN FILE No.</p>														

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# Community Advisory Committee on Planning Report

4th Meeting of the Community Advisory Committee on Planning  
March 8, 2023

Attendance                   PRESENT: S. Bergman (Chair), S. Ashman, 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: J. Wabegijig

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

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

## 1. Call to Order

### 1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

## 3. Consent

### 3.1 3rd Report of the Community Advisory Committee on Planning

That it BE NOTED that the 3rd Report of the Community Advisory Committee on Planning, from its meeting held on February 8, 2023, was received.

### 3.2 Notice of Planning Application - Zoning By-law Amendment - 625 Mornington Avenue

That it BE NOTED that the Notice of Planning Application, dated February 8, 2023, from C. Maton, Senior Planner, with respect to a Zoning By-law Amendment related to the property located at 625 Mornington Avenue, was received.

## 4. Sub-Committees and Working Groups

### 4.1 Stewardship Sub-Committee Report

That it BE NOTED that the Stewardship Sub-Committee Report, from the meeting held on February 22, 2023, was received.

## 5. Items for Discussion

### 5.1 Demolition Request by J. McLeod for the Heritage Designated Property located at 247 Halls Mill Road

That it BE NOTED that the Community Advisory Committee on Planning (CACP) received a report, dated March 8, 2023, with respect to a Demolition Request by J. McLeod for the Heritage Designated Property located at 247 Halls Mill Road and the CACP supports the staff recommendation.

- 5.2 Heritage Alteration Permit Application by O. Cosme for the property located at 19 Blackfriars Street, Blackfriars/Petersville Heritage Conservation District

That it BE NOTED that the Community Advisory Committee on Planning (CACP) received a report, dated March 8, 2023, with respect to a Heritage Alteration Permit Application by O. Cosme for the property located at 19 Blackfriars Street, Blackfriars/Petersville Heritage Conservation District and the CACP supports the staff recommendation.

- 5.3 Heritage Planners' Report

That it BE NOTED that the Heritage Planners' Report, dated March 8, 2023, was received.

**6. Adjournment**

The meeting adjourned at 5:46 PM.



# 2023 MEMBERSHIP RENEWAL FORM

Name of MHC \_\_\_\_\_  
or group or individual

Mailing Address \_\_\_\_\_

City/Town \_\_\_\_\_ Postal Code \_\_\_\_\_

MHC Chairperson \_\_\_\_\_ Number of members \_\_\_\_\_

Contact Person: Name \_\_\_\_\_  
(if different than Chair)

Position \_\_\_\_\_

Phone: (     ) \_\_\_\_\_

E mail address: \_\_\_\_\_

*(please print clearly)*

Community Heritage Ontario is an incorporated, province-wide organization of Municipal Heritage Committees (MHCs). It serves its members as an "umbrella" organization, providing heritage preservation support, publications, workshops and an annual conference, CHO also welcomes individual members, other groups and corporations to join as well.

**Please enclose:**

MHC Membership Fee	\$ 75.
or: Individual membership:	\$ 35.
or: Corporate/Business:	\$ 100.
* _____ Extra copies CHOnews:	_____
** postage surcharge for 10 or more copies	\$ 15.
** surcharge for those using paypal	\$ 3.
<b>TOTAL</b>	_____

Cheque payable to:  
**Community Heritage Ontario**

Forward form & cheque to:  
**Community Heritage Ontario**  
**24 Conlins Road,**  
**Scarborough, Ont., M1C 1C3**

*MHC membership includes six copies of CHOnews, mailed quarterly*

*\* For additional copies, indicate the number of extras required and add \$ 4.00 each, per year (+ for 10 or more copies quarterly, add \$ 15. annually for additional postage/handling)*

*An additional charge of \$ 3.00 is required to cover the paypal fees  
for those using this payment method.*

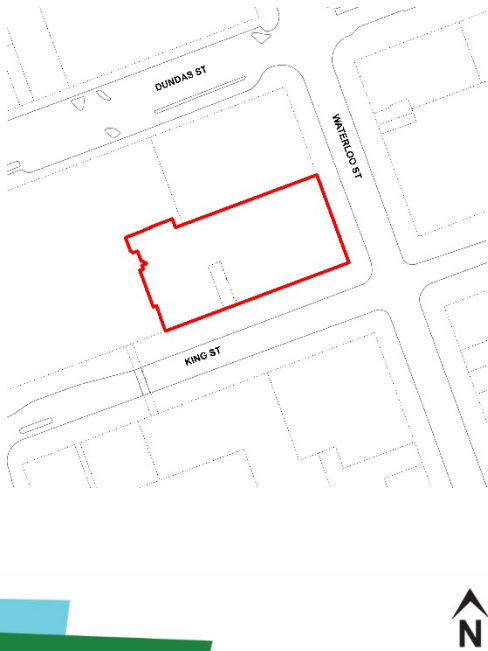
*ie: for total of 8 copies of each issue add \$8.00 (2 extras x \$ 4.) for a total of \$ 83.00*

*for total of 10 copies of each issue add \$ 16.00 (4 extras x \$4.)+ shipping surcharge \*\* (\$15.00) for a total of \$ 106.*

**Please also visit our website regularly for conference, workshops and other updates  
< [communityheritageontario.ca](http://communityheritageontario.ca) >**

## Zoning By-law Amendment

### 300-320 King Street



**File: Z-9570**

**Applicant: Zelinka Priamo Ltd., on behalf of Royal Host GP Inc. and Holloway Lodging**

**What is Proposed?**

Zoning amendment to allow:

- The development of a 35-storey, 435-unit mixed-use building with a central residential tower, and a 4 and 5-storey podium across the entire site consisting of commercial, a parking structure, bicycle storage and residential units.
- A density of 595 units per hectare(uph) is proposed for the development, resulting in a total site density of approximately 940 uph if the existing hotel is completely converted to apartments.
- Special provisions would permit no landscaped open space requirement, a maximum building height of 112m, a maximum lot coverage of 97%, and a maximum density of 940 uph.

## YOU ARE INVITED!

Further to the Notice of Application you received on December 9, 2022, you are invited to a public meeting of the Planning and Environment Committee to be held:

**Meeting Date and Time:** Tuesday, April 11, 2023, no earlier than 4:30 p.m.

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

For more information contact:

Alanna Riley  
ariley@london.ca  
519-661-CITY (2489) ext. 4579  
Planning & Development, City of London,  
300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO BOX 5035 N6A 4L9  
File: Z-9570

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

To speak to your Ward Councillor:

Councillor David Ferreira  
dferreira@london.ca  
519-661-CITY (2489) ext. 4013

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



# Application Details

## Requested Zoning By-law Amendment

To change the zoning from a holding Downtown Area (h-3\*DA2\*D350) Zone to a Downtown Area Special Provision (DA2( )) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

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

### Current Zoning

**Zone:** Downtown Area (h-3\*DA2\*D350)

**Permitted Uses:** a full range of commercial, service, and office uses with residential uses

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

**Residential Density:** 350 uph`

**Height:** Maximum 90.0 metres

### Requested Zoning

**Zone:** Downtown Area Special Provision (DA2( )) Zone.

**Permitted Uses:** a full range of commercial, service, and office uses with residential uses

**Special Provision(s):** No landscaped open space requirement, a maximum building height of 112m, a maximum lot coverage of 97%, and a maximum density of 940 units per hectare.

## Planning Policies

Any change to the Zoning By-law must conform to the policies of The London Plan, London's long-range planning document. The subject lands are in the Downtown Place Type on a Rapid Transit Boulevard in The London Plan. Lands within this Place Type may be developed for one or more of a broad range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, recreational and other related uses.

## How Can You Participate in the Planning Process?

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

### See More Information

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

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

### Attend This Public Participation Meeting

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

## What Are Your Legal Rights?

### Notification of Council Decision

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

## Right to Appeal to the Ontario Land Tribunal

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

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

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

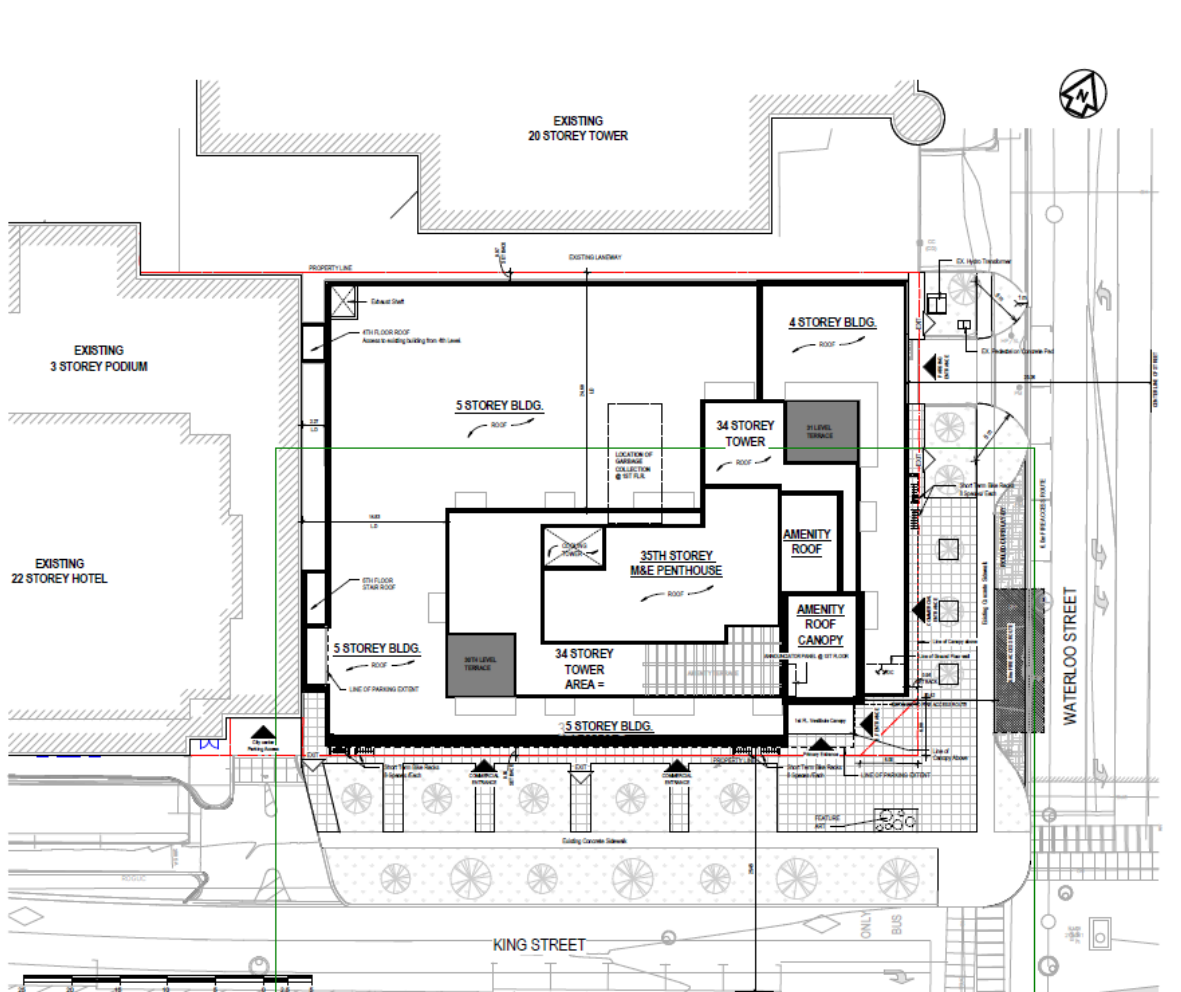
## Notice of Collection of Personal Information

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

## Accessibility

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](mailto:plandev@london.ca) by March 20, 2023 to request any of these services.

## Site Concept





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

## Building Renderings



Overall View



Southeast View





**Southwest View**



**Northeast View**



**Stewardship Sub-Committee  
Report**

Wednesday March 29, 2023

Time: 6:30pm  
Location: Zoom

Attendance: M. Whalley, J. Hunten, T. Regnier, P. Milner, J. Cushing, M. Bloxam, K. Waud, B. Vazquez; K. Gonyou, L. Dent, K. Mitchener, L. Tinsley.

**Agenda Items**

**1. Draft Designation Brochure**

A draft designation brochure was circulated to the Stewardship Sub-Committee. The Stewardship Sub-Committee provided detailed input on the draft text. Staff will continue to refine the information.

**2. Request for Designation – 81 Wilson Avenue**

L. Tinsley provided an update to the Stewardship Sub-Committee on the research regarding the request for designation for the Alexander Leslie House (81 Wilson Avenue).

**3. Konner Mitchener, Heritage Planner**

Konner Mitchener, new Heritage Planner, introduced himself to the Stewardship Sub-Committee.

## 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 R. Bryson for 27  
Bruce Street, Wortley Village-Old South Heritage  
Conservation District, HAP23-015-L, Ward 11

**Date:** April 12, 2023

## Recommendation

Refusal of the Heritage Alteration Permit application seeking retroactive approval for the replacement of the front porch on the heritage designated property at 27 Bruce Street, within the Wortley Village-Old South Heritage Conservation District, is recommended.

## Executive Summary

The property at 27 Bruce Street contributes to the cultural heritage value or interest of the Wortley Village-Old South Heritage Conservation District. Front porches are an important part of the heritage character of the Wortley Village-Old South Heritage Conservation District. The covered front porch on the property was removed and replaced without obtaining a Building Permit or Heritage Alteration Permit approval. A Heritage Alteration Permit application was received seeking retroactive approval for removal of the previous front porch, and replacement with a new front porch consisting of pre-finished vinyl (plastic) materials. Plastic materials are not supported within the policies and guidelines of the *Wortley Village-Old South Heritage Conservation District Plan and Guidelines*. The alterations that were completed are inappropriate and do not suitably conserve the heritage character of the property. Staff do not support the retroactive Heritage Alteration Permit application. Staff would be better able to support an application that removes the vinyl (plastic) materials of the porch in favour of traditional painted wood materials to bring the porch back into compliance with the policies and guidelines of the *Wortley Village-Old South Heritage Conservation District Plan and Guidelines*.

## Analysis

### 1.0 Background Information

#### 1.1 Location

The property at 27 Bruce Street is located on the south side of Bruce Street between Brighton Street and Edward Street (Appendix A).

#### 1.2 Cultural Heritage Status

The property at 27 Bruce Street 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 in 2015. The property is identified as a “B”-rated property within the *Wortley Village-Old South Heritage Conservation District Plan and Guidelines*. A- and B-rated properties within the Wortley Village-Old South Heritage Conservation District Plan are properties that are fine examples of an architectural style, exhibit unique qualities or details, are well maintained examples of a modest architectural style, and/or contribute to the streetscape because of its sequence, grouping or location.

#### 1.3 Description

The property at 27 Bruce Street is in an area south of the Thames River that was set aside as a Crown Reserve extending from the Coves east to what is now High Street and from the Thames River south to Base Line Road in Westminster Township. The



early surveys of Westminster Township included Simon Zelotes Watson's survey in 1810, which laid out the roads and 2 concessions through the northern portion of Westminster Township. A later survey began in 1824, when Mahlon Burwell, the Deputy Surveyor was instructed to survey the Wharncliffe Highway (now Wharncliffe Road) through the Crown Reserve to the west of the Forks of the Thames. The survey was intended to connect London Township with the Commissioners Road. On either side of the Wharncliffe Highway, Burwell surveyed lots ranging from 10 to 144 acres in size.

London was selected as the new administrative capital in the London District in 1826 resulting in the eventual arrival of numerous government officials. Several of the officials were granted or purchased land in the Crown Reserve in what would become known as London South. Among the officials who received land grants was Colonel John Baptist Askin, a War of 1812 veteran, and the Clerk of the Peace for London District. Askin's estate extended from modern day Tecumseh Avenue East to Askin Street and from Wortley Road to Wharncliffe Road South. A portion of the Askin Estate is depicted on the 1855 "Map of the City of London Canada West" prepared and drawn by Samuel Peters. London South remained a part of Westminster Township until it was annexed by the City of London in 1890.

The property at 27 Bruce Street is included within the lands that were originally set aside for John Baptist Askin's mansion, known as "Woodview." A "Plan of the Woodview Estate" was surveyed into building lots by Samuel Peters in 1876 and registered as Plan 343 in the Registry office. The lots were generally surveyed into smaller lots to be about 84 feet in width, by 260 feet in depth. The property at 27 Bruce Street is located on Lot 22, Block A in Plan 343.

Built in 1893, the dwelling on the property at 27 Bruce Street is a one-and-a-half storey cottage. The buff brick dwelling includes a hipped roof with a central gable peak. A covered porch spans the entirety of the front facade, previously consisting of traditional painted wood details including square spindles set in between a top and bottom rail, turned wood posts, and decorative brackets. The adjacent property at 29 Bruce Street is nearly identical to the house on the subject property at 27 Bruce Street. A review of the 1912 revised 1922 Fire Insurance Plan confirms that both properties appear to have always had a porch spanning the front façade (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 London Plan* is the official plan for the City. 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* include policies and guidelines related to alterations to properties located within the Wortley Village-Old South Heritage Conservation District. Porches within the Wortley Village-Old South Heritage Conservation District are recognized for their social, architectural, and historic importance. The *Wortley Village-Old South Heritage Conservation District Plan* notes that all porches “deserve to be carefully conserved using adequate research to determine the original character and identify appropriate conservation and restoration techniques” (Section 8.2.5).



The guidelines included in Section 8.3.1.1 (Recommended Practices and Design Guidelines) for alterations provide a framework for considering porch restoration projects:

- a) *Research the original style and appearance of the building to determine “authentic limits” of restoration or alteration so that the appropriate style is maintained;*
- b) *In the absence of historical data, use forensic evidence available from the building itself to suggest appropriate restoration or alteration;*
- c) *Seek similar properties (same age, same design, same builder, same architect) for evidence of details that may still exist as samples for reconstruction;*
- d) *Avoid “new” materials and methods of construction if the original is still available. In some cases, after careful research, substitute materials may perform better than original materials, but beware of using materials that have not been tested for years in a similar application;*
- e) *Conserve; retain and restore heritage attributes wherever possible rather than replacing them, particularly for features such as windows, doors, porches and decorative trim;*
- f) *Where replacement of features (e.g. doors, windows, trim) is unavoidable, the replacement components should be of the same style, size, proportions and material whenever possible.*
- g) *Incorporate similar building forms, materials, scale and design elements in the alteration that exist on the original building.*
- h) *Avoid concealing or irreversibly altering heritage attributes of property, such as entrances, windows, doors and decorative details when undertaking alterations;*
- i) *If in doubt, use discretion and avoid irreversible changes to the basic structure and architectural style.*
- j) *Keep accurate photographs and other records, and sample of original elements that have been replaced.*

The guidelines included within Section 9.5 (Porches and Verandahs) of the *Wortley Village-Old South Heritage Conservation District Plan and Guidelines* includes direction specific to porch projects:

- *Removal or substantial alteration to the size, shape and design of existing porches is strongly discouraged.*
- *Do not remove or cover original porches or porch details, except for the purpose of quality restoration. Prior to executing any repairs or restoration, photograph the existing conditions and research to determine whether the existing is original or an appropriate model for restoration. Use annotated photographs or drawings or sketches to represent the intended repairs.*
- *When restoring a porch that is either intact or completely demolished, some research should be undertaken to determine the original design which may have been much different from its current condition and decided whether to restore the original.*
- *For the structural elements of the porch, use the best of current technology including secure footings extending below frost and pressure treated wood for wood framing;*
- *For decorative elements such as gingerbread fretwork or trim, wood is still the best choice to recreate the original appearance, but using improved technology such as waterproof glues and biscuit joiners and liquid preservatives and best quality paints to protect the finished product.*
- *Fibreglass and plastic versions of decorative trim should be avoided. Poor interpretation of the scale and design of applied decoration detracts from the visual appearance and architectural coherence of porches and verandahs.*

### **3.0 Financial Impacts/Considerations**

None.

## 4.0 Key Issues and Considerations

### 4.1. Heritage Alteration Permit application (HAP23-015-L)

A complaint was received by the City in September 2022, regarding the removal of the front porch on the heritage designated property, located at 27 Bruce Street in the Wortley Village-Old South Heritage Conservation District. Building staff investigated the complaint and confirmed that the porch on the subject property had been removed and replaced without obtaining a Building Permit. No Heritage Alteration Permit had been obtained. An Order to Comply was issued under the *Building Code Act* for the property, directing the owner to submit an application for a Building Permit for the covered front porch. As the *Ontario Heritage Act* is applicable law, a Building Permit for a heritage designated property can not be issued prior to the issuance of a Heritage Alteration Permit.

The owner of the property began consultation with heritage staff beginning in January 2023. Staff have reviewed the current design of the front porch and associated drawings. A site visit was completed by staff, where the current porch and its vinyl (plastic) material was inspected. Staff have also met on site with the owner to review the current porch noting that the porch is currently non-compliant with the policies and guidelines included within the *Wortley Village-Old South Heritage Conservation District Plan and Guidelines*. In consultation with the owner, staff have encouraged the owner to submit an application that seeks to remove the plastic components of the porch and replace those components with new wood components in order for staff to provide a positive review of the application.

A complete Heritage Alteration Permit application was received by the City on March 13, 2023. The application is seeking retroactive approval for the removal of the previous traditional wood porch and retroactive approval for the new covered porch that consists of pre-finished vinyl (plastic) posts and railings, and pressure-treated wood deck (Appendix C).

Although the replacement porch has been designed in a manner that somewhat reflects the overall size and scale of the previous porch, the pre-finished vinyl (plastic) material used for the posts and railings are not compliant with the policies and guidelines of the *Wortley Village-Old South Heritage Conservation District Plan and Guidelines*. Vinyl/plastic porch materials are inauthentic materials that do not sufficiently reproduce the historic appearance, texture, and finish of materials such as wood, and as a result are not supported within the Wortley Village-Old South Heritage Conservation District. In addition, the pre-assembled nature of the railing systems do not sufficiently replicate the traditional construction styles that can be seen on porches elsewhere within the area, including the adjacent property at 29 Bruce Street.

Porch replacements have been the subject of previous Heritage Alteration Permit applications. In a similar example, a complaint was received regarding the replacement of the front porch on the property at 330 St. James Street, designated under Part V of the *Ontario Heritage Act* within the Bishop Hellmuth Heritage Conservation District. An inspection by staff confirmed that the front porch of the dwelling had been replaced with vinyl (plastic) materials without Heritage Alteration Permit approval, or a Building Permit. A Heritage Alteration Permit application seeking retroactive approval for the use of vinyl (plastic) was refused by Municipal Council: <https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=82840>. A subsequent Heritage Alteration Permit application presented a compromise that included removal of the new vinyl (plastic) railing and replacement with a painted wood railing in a traditional style in compliance with the *Bishop Hellmuth Heritage Conservation District Plan*, but retention of the existing vinyl (plastic) decking and porch skirt was later presented: <https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=81563>. This approach was supported by staff, the London Advisory Committee on Heritage, and approved with terms and conditions by Municipal Council. The alterations were completed in 2021 in compliance with the approved Heritage Alteration Permit.



With regards to the subject property at 27 Bruce Street, staff would be more supportive of a Heritage Alteration Permit application that seeks to replace the post cladding and railings with a traditional painted wood material, consistent with the policies and guidelines of the Wortley Village-Old South Heritage Conservation District. The drawings that were submitted for the Heritage Alteration Permit application include a design that is appropriate for a porch reconstruction project, with the exception of the vinyl (plastic) porch materials. The existing drawings could be utilized provided that the pre-finished vinyl details on the drawings are replaced with painted wood.

## **Conclusion**

The property at 27 Bruce Street contributes to the cultural heritage value or interest of the Wortley Village-Old South Heritage Conservation District, designated pursuant to Part V of the *Ontario Heritage Act*. The proposed Heritage Alteration Permit seeks retroactive approval for the removal of the front porch and the construction of a new front porch with pre-finished vinyl (plastic) materials. The staff recommendation is to refuse the application as the proposed alterations are not consistent with the *Provincial Policy Statement* as it fails to conserve the significant built heritage resource at 27 Bruce Street, does not conform to the policies *The London Plan*, and does not conform to the policies and guidelines of the *Wortley Village-Old South Heritage Conservation District Plan and Guidelines* for porch alterations.

**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 Drawings

# Appendix A – Property Location



Figure 1: Location Map showing the subject property at 27 Bruce Street.



## Appendix B – Images



*Image 1: Photograph submitted with the Heritage Alteration Permit application showing the previous porch prior removal without Heritage Alteration Permit or Building Permit approval. The porch posts and railings consisted of wood materials. The decorative brackets have also been removed.*



*Image 2: Photograph submitted with the Heritage Alteration Permit application showing the porch with vinyl-clad (plastic) posts and vinyl railings, with pressure-treated decking.*





*Image 3: Photograph submitted with the Heritage Alteration Permit application demonstrating the need for repairs to the porch at 27 Bruce Street. This photograph also documents the turned posts and bracket detail of the former porch.*



*Image 4: Photograph showing detail of the vinyl (plastic) porch materials used for the replacement of the porch at 27 Bruce Street within the Wortley Village-Old South Heritage Conservation District.*





*Image 5: Photograph showing detail of the vinyl (plastic) porch materials used for the replacement of the porch at 27 Bruce Street within the Wortley Village-Old South Heritage Conservation District.*



*Image 6: Photograph showing detail of the vinyl (plastic) porch materials used for the replacement of the porch at 27 Bruce Street within the Wortley Village-Old South Heritage Conservation District.*





*Image 7: Photograph showing detail of the vinyl (plastic) porch materials used for the replacement of the porch at 27 Bruce Street within the Wortley Village-Old South Heritage Conservation District.*



*Image 8: Photograph showing detail of the vinyl (plastic) porch materials used for the replacement of the porch at 27 Bruce Street within the Wortley Village-Old South Heritage Conservation District.*



# Appendix C – Drawings

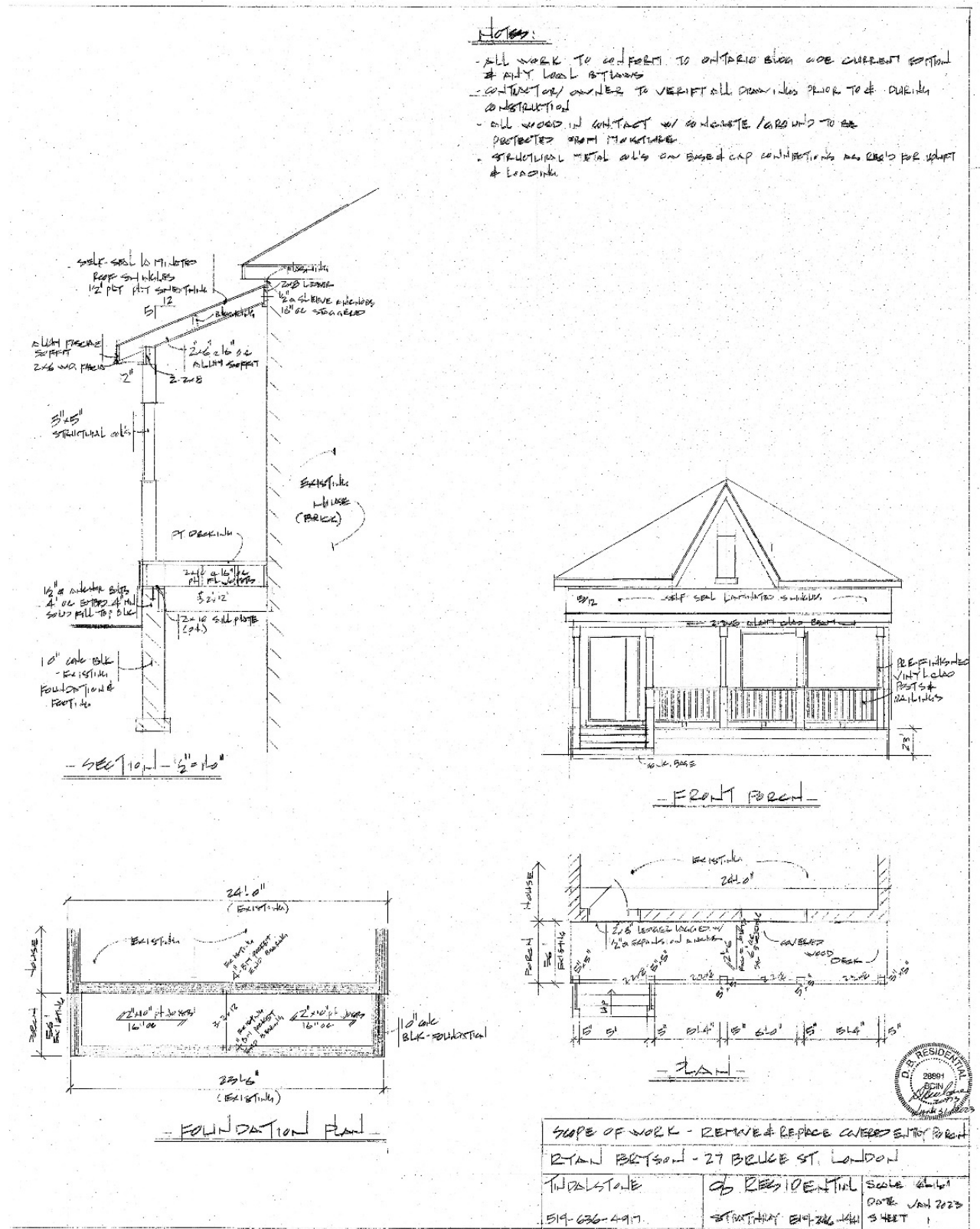


Figure 2: Drawings submitted with the Heritage Alteration Permit seeking retroactive approval showing proposed materials and design.

## Heritage Planners' Report to CACP: April 12, 2023

1. Heritage Alteration Permits processed under Delegated Authority By-law:
  - a) 116 Wilson Avenue (B/P HCD) – Door replacement
  - b) 790 Queens Avenue (OE HCD) – Amendment, changes to exterior cladding
  - c) 83 Elmwood Avenue East (WV-OS HCD) – Door replacement
  - d) 16 Blackfriars Street (B/P HCD) – Side door and window replacement
  - e) 553 Dufferin Avenue (EW HCD) – Basement window replacement
  - f) 808 Waterloo Street (BH HCD) – Changes to east dormer
  - g) 4402 Colonel Talbot Road (Part IV) – Shoring revision, lighting revision
  - h) 140 Dundas Street (DT HCD) – Brick parapet wall repair/reconstruction
  - i) 854 Wellington Street (BH HCD) - Addition to rear of house not visible from street
  - j) 74 Albion Street (B/P HCD) – Driveway and grass patch replacement with stone
  
2. Ontario Heritage Conference – June 15-17, 2023 – London
  - a) Registration: \$275 before May 15
  - b) [www.ontarioheritageconference.ca/](http://www.ontarioheritageconference.ca/)
  
3. New Heritage Planner – Konner Mitchener

## Upcoming Heritage Events

- Ontario Heritage Conference – June 15-17, 2023 – Registration opens in Mid-March - <https://ontarioheritageconference.ca/>