

## Report to Community Advisory Committee on Planning

**To:** Chair and Members  
**Community Advisory Committee on Planning**

**From:** Kyle Gonyou, RPP, MCIP, CAHP  
**Manager, Heritage and Urban Design**

**Subject:** Demolition Request and Heritage Alteration Permit  
**Application at 187 Wharncliffe Road North,  
 Blackfriars/Petersville Heritage Conservation District, Ward 13**

**Date:** November 8, 2023

## Recommendation

Approval of the demolition request for the existing building and approval of the Heritage Alteration Permit application for a proposed new mixed-use building comprised of office and residential, as described herein and shown in Appendix C, on the property at 187 Wharncliffe Road North, within the Blackfriars/Petersville Heritage Conservation District. Terms and conditions are recommended to ensure that the materials, finishes, and details of the new building are compatible with the *Blackfriars/Petersville Heritage Conservation District Plan*.

## Executive Summary

The property at 187 Wharncliffe Road North is a Contributing Resource in the Blackfriars/Petersville Heritage Conservation District. The property is presently vacant and has a history of property standards issues. Following extensive discussion, a demolition request for the existing building and Heritage Alteration Permit application for a new building has been submitted. The form of development will remain a detached building at 187 Wharncliffe Road North, with a proposed office use on the ground floor and a residential unit above, continuing the use of the building on the property proposed for demolition.

A Heritage Impact Assessment assessed the impacts of the proposed demolition, as well as the compatibility of the proposed new building. Staff are recommending approval of the demolition request as well as the approval of the Heritage Alteration Permit application for the new building with terms and conditions. Staff are satisfied that the terms and conditions serve to help mitigate the loss of this Contributing Resource and ensure the appropriate execution of the new building at the time of construction.

## Analysis

### 1.0 Background Information

#### 1.1 Location

The property at 187 Wharncliffe Road North is located on the southeast corner of Wharncliffe Road South and Blackfriars Street (Appendix A).

#### 1.2 Location

The property at 187 Wharncliffe Road North is located within the Blackfriars/Petersville Heritage Conservation District, which was designated pursuant to Part V of the *Ontario Heritage Act* in 2015. The property at 187 Wharncliffe Road North is identified as a Contributing Resource by the *Blackfriars/Petersville Heritage Conservation District Plan*, meaning it contributes to the cultural heritage value of the Blackfriars/Petersville Heritage Conservation District.

#### 1.3 Description

The building located at 187 Wharncliffe Road North is a 1 ½ -storey frame building with a gable roof (Appendix B). The building on the property was constructed c. 1903. The building is clad in aluminum siding and features some remnants of original gable and

bargeboard detailing on the west elevation (Image 5). A Building Condition Assessment (Tacoma Engineers, 2021) indicated that “wood tongue and groove horizontal wood siding could be observed beneath the [aluminum] siding.” The building sits on a corner lot with tight front and side yards and is highly visible from the north along Wharncliffe Road North (Image 1).

#### 1.4 Property History

According to the Blackfriars/Petersville Heritage Conservation District Study (2014), when Mahlon Burwell began surveying London Township in 1810, a proof line was drawn from the Thames River in a northerly direction through lands to be surveyed, intending the proof line to be an allowance for a road through the township. The proof line began at the main branch of the Thames River and acted as an extension of the Wharncliffe Highway which ran through Westminster Township to the south. The two were not connected until 1914 when a bridge was constructed over the Thames. The Blackfriars/Petersville Heritage Conservation District Study (2014) reports that the early growth of the Blackfriars/Petersville area (previously known as London West), is attributed to two important transportation links: Blackfriars Bridge offering the earliest east-west access to the town of London north of the main branch of the Thames River as early as the 1820s, and Wharncliffe Highway (or Proof Line) serving as the main north-south throughfare as early as 1824. The Wharncliffe Highway/Proof Line was the first route used by settlers to return to London to purchase supplies or market their goods, typically travelling across the Blackfriars Bridge connecting land on the east and west sides of the north branch of the Thames River.

In 1823, John Kent, a native of Staffordshire, England, immigrated to Upper Canada and later in the same year purchased Lots 1 and 2, east of the Wharncliffe Highway (or Proof Line). This land abutted the north branch of the Thames River and provided excellent farmland. In 1848, Kent had his lands between the road (Wharncliffe Highway/Proof Line) to Blackfriars Bridge (now Blackfriars Street) and the forks of the Thames River divided into Park Lots, with a north-south road down the middle, named Centre Street (now Wilson Avenue).

John Kent and neighbouring landowners across the Wharncliffe Highway saw the value of subdividing their farmland into building lots for the growing population of the City of London. Lot 1, East of the Wharncliffe Highway, and west of Centre Street (now Wilson Avenue), was purchased by Duncan Campbell in 1852. In May 1856, Campbell surveyed the park lot into smaller lots for development in RP111(W). Lot 21, RP191, was created at this time, later to be subdivided again for construction of the dwelling on the property at 187 Wharncliffe Rd North.

The beginning of the 20<sup>th</sup> century saw a significant increase in residential building along Wharncliffe Road North. William Nicholls, a Post Office clerk, purchased the Lot 21B, RP191, from Duncan Campbell in 1889. Several of the houses surrounding the subject property at 187 Wharncliffe Road North were built between 1900 and 1910. The Heritage Impact Assessment (TD-BAS Inc.) prepared for the subject property indicates that the house on the property at 187 Wharncliffe Road North was constructed in about 1903. By 1910 William Nicholls had obtained ownership of the nearby properties located at 171, 175, 179 and 185 Wharncliffe Road North.

The first occupant of the house on the property at 187 Wharncliffe Road North was William Nicholls' son, Charles James Nicholls. Shortly after the construction of the house at 187 Wharncliffe Road North, Charles moved elsewhere. William Nicholls continued to hold ownership and rented the house out until 1944. According to Vernon's City of London Directory, the property was subsequently owned by Archie McLean by 1945 until 1955. The Vernon's City of London Directory indicates that Mrs. Margaret Anne Cundell purchased the house by 1956. Cundell's Beauty Salon was opened shortly after, likely indicating the date of the beginning of commercial use of the house.

The HIA (TD-BAS Inc.) prepared for the subject property states that “it is evident the house was now duplexed as two separate occupants are noted in Vernon's Directory: one a tenant and the other a business called ‘The Cottage’” (TD-BAS Inc., 21). Further

research into the Vernon's City of London directories indicates that there were two businesses operating from the property at 187 Wharncliffe Road North, "Annis & Associates Real Estate & Insurance," and "The Village Salon." In the 1981 Vernon's City of London Directory, a third tenant, "D. Allen" is indicated along with the two businesses. While it is unclear when the property became two units, it appears that multiple tenants, both business and residential, had occupied the property by at least 1981, as demonstrated in the City Directory. The following three decades saw the house on the property used for various businesses including a beauty salon, a real estate and insurance office, a local constituency office for a Member of Parliament, and most recently a paralegal office. Throughout this time, a residential unit was located on the second floor.

## 2.0 Discussion and Considerations

### 2.1 Legislative and Policy Framework

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

#### 2.1.1 Provincial Policy Statement

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

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

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

#### 2.1.2 Ontario Heritage Act

Section 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*).

#### 2.1.3 The London Plan

The policies of *The London Plan* found in the Cultural Heritage chapter support the conservation of London's cultural heritage resources. Policy 554\_ of *The London Plan* articulates one of the primary initiatives as a municipality to "ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources."

To help ensure that new development is compatible, Policy 594\_ of *The London Plan* provides the following direction:

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 597\_ states,

*Where a property is located within a heritage conservation district designated by City Council, the alteration, erection, demolition, or removal of buildings or structures within the district shall be subject to the provisions of Part V of the Ontario Heritage Act.*

Policy 600\_ states,

*Where a property within a heritage conservation district 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 resources for the purpose of re-use or incorporation into the proposed development.*

## **2.2 Blackfriars/Petersville Heritage Conservation District**

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

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

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

To implement this goal and these objectives, the policies of Section 7.5 (Demolition of Contributing Resources), Section 7.7.1 (Residential Area), and the design guidelines of Section 10.3.2 (Design Guidelines – New Buildings – Residential), and applicable Architectural Conservation Guidelines of Section 11 were considered in the evaluation of the demolition request and Heritage Alteration Permit application.

The *Blackfriars/Petersville Heritage Conservation District Plan* identifies Contributing Resources and Non-Contributing Resources. The property at 187 Wharncliffe Road North is identified as a Contributing Resource. Contributing Resources are defined as *A property, structure, landscape element, or other attribute of a Heritage Conservation District that supports the identified cultural heritage values, character, and/or integrity of the HCD. Contributing Resources are subject to the policies and guidelines for conservation, alteration, and demolition.*

The demolition of a Contributing Resource is discouraged by the policies and guidelines of the *Blackfriars/Petersville Heritage Conservation District Plan*. Section 7.5.1 recognizes that situations may arise where the demolition of a Contributing Resource is necessary. The demolition of a Contributing Resource is the last option, after all other potential options have been exhausted.

Applicable policies of Section 7.5.1 regarding the demolition of a Contributing Resource include:

- Policy 7.5.1.c *The demolition or relocation of contributing resources located within the Blackfriars/Petersville Heritage Conservation District is strongly discouraged and will only be permitted in exceptional circumstances.*
- Policy 7.5.1.d *All options for on-site retention of contributing resources must be exhausted before resorting to relocation or demolition. The following alternatives must be given due consideration in order of priority:*
- i) On-site retention in the original use and integration with the surroundings;*
  - ii) On site retention in an adaptive reuse;*
  - iii) Relocation to another site within the Heritage Conservation District; and,*
  - iv) Relocation to another site within the City.*
- Policy 7.5.1.e *In the event that demolition, relocation or irrevocable damage to a contributing resource is unavoidable as determined by Council, thorough archival documentation is required to be undertaken by the proponent and made available to the City for archival purposes.*
- Policy 7.5.1.f *The above-noted archival documentation must be prepared by a qualified heritage architect or built heritage specialist and include at least the following as appropriate, or additional matters as specified by the City:*
- i) Architectural measured drawings;*
  - ii) Land use history; and,*
  - iii) Photographs, maps and other available materials about the cultural heritage resource and its surrounding context.*
- Policy 7.5.1.g *Any proposal to demolish or relocate a contributing resource, or portion thereof, located within the Blackfriars/Petersville Heritage Conservation District shall require the approval of the Council of the City of London;*
- Policy 7.5.1.h *The proponent of any proposal to demolish a contributing resource, or portion thereof, located within the Blackfriars/Petersville Heritage Conservation District shall be required to provide supporting evidence and documentation demonstrating the necessity of the demolition, as well as the exploration of all other, more desirable conservation approaches to the satisfaction of the City's Heritage Planner. This may take the form of a Heritage Impact Assessment and/or Demolition Plan.*
- Policy 7.5.1.i *Salvage or reclamation of materials from a demolished contributing resource is encouraged.*

The policies of Section 7.7, *Blackfriars/Petersville Heritage Conservation District Plan*, are intended to assist in the management of change within the Residential Area of the Blackfriars/Petersville Heritage Conservation District. Guidelines for new buildings are found within Section 10.3.2 of the *Blackfriars/Petersville Heritage Conservation District Plan*.

### **3.0 Demolition Request and Heritage Alteration Permit Application**

A demolition request and Heritage Alteration Permit application have been submitted by Thor Dingman (TD-BAS Inc.) for the property at 187 Wharncliffe Road North, a Contributing Resource in the Blackfriars/Petersville Heritage Conservation District, owned by Radoslava Knezic. The property owner's written notice of intention to demolish the building located at 187 Wharncliffe Road North was received on October

17, 2023. The demolition request was accompanied by a Heritage Impact Assessment (Thor Dingman B. Architectural Sc. Inc., dated August 31, 2023).

The Heritage Alteration Permit application was submitted by an authorized agent for the property owners and received on October 17, 2023. The applicant has applied for a Heritage Alteration Permit for a new building with the following details:

- New, proposed mixed use (office and residential) building with the following details:
  - 2 ½ storey with a footprint of 112.2m<sup>2</sup> (1208 square feet), approximately 7.9m (25'-11") in width by 13.4m (44'-0") in depth built on a concrete foundation with a crawl space;
  - Asymmetrical west façade composition, with a covered front entry below a protruding bay on the north side of the west elevation;
  - Asymmetrical north façade composition, with a covered entry below a central protruding bay;
  - Fibreglass porch columns with paneled (framed) mouldings, capital, and base trim;
  - Elevations clad in horizontal fiber cement, composite, or wood siding;
  - Gables clad in fiber cement, composite, or wood shingles;
  - Double or single hung two-over-two windows with simulated divided lights (grilles on exterior of window panes);
  - Round-topped casement window in north and west elevation gables;
  - Front door facing Wharncliffe Road North, with additional entry door on north elevation facing Blackfriars Street;
  - Gable roof with flat top (12/12 pitch) clad in asphalt shingles;
  - Covered front (west elevation) porch beneath protruding bay with gable roof and paneled columns, as well as a guard rail following EC-2 of SB-7, Supplemental Standards, OBC;
  - Covered side (north elevation) porch beneath protruding bay with gable roof and paneled columns, set on a concrete pad;
  - New pathways on through north and west yards leading to entrances;
  - Rear yard converted to parking to allow for three (3) parking stalls (no garage proposed).

Drawings for the proposed building are attached to this report as Appendix C. The Heritage Impact Assessment (Thor Dingman B. Architectural Sc. Inc., dated August 31, 2023) is attached as Appendix D.

As the demolition of a Contributing Resource is a major alteration within a Heritage Conservation District, consultation with the Community Advisory Committee on Planning (CACP) is required and was held on November 8, 2023. Consistent with Policy 7.5.1.g of the *Blackfriars/Petersville Heritage Conservation District Plan*, a decision of Municipal Council is required.

Per Section 42(4) of the *Ontario Heritage Act*, Municipal Council must make a decision on this demolition request and Heritage Alteration Permit application by January 15, 2024, or the request is deemed permitted.

The scope of the designation of the subject property in the Blackfriars/Petersville Heritage Conservation District is limited to the exterior of the building and property; interior design is not subject to the approvals required pursuant to the *Ontario Heritage Act*.

#### 4.0 Analysis

One of the goals of the designation of the Blackfriars/Petersville Heritage Conservation District pursuant to the *Ontario Heritage Act* is to avoid the unnecessary demolition of identified heritage resources (Contributing Resources). It is the onus of the proponent to demonstrate the necessity of the demolition of a Contributing Resource in compliance with Policy 7.5.1.h of the *Blackfriars/Petersville Heritage Conservation District Plan*.

To support the demolition request, a Heritage Impact Assessment (HIA) (Thor Dingman B. Architectural Sc. Inc., dated August 31, 2023) was submitted as part of the demolition Request. The HIA is appended to this report as Appendix D.

#### 4.1 Review of the Heritage Impact Assessment

The HIA (TD-BAS Inc., dated August 31, 2023) undertook site-specific analysis to understand how the subject property *fits* within the context of the Blackfriars/Petersville Heritage Conservation District. The property-based research did not identify any specific or significant historical associations of the subject property beyond its linkage to 20<sup>th</sup> century expansion and development in the surrounding area. Extensive documentation and consideration of the property's context was presented. The HIA found that the area's building stock east of Wharncliffe Road North is generally small, with most homes being 1 and 1 ½ storeys in height. Within the viewshed area of 187 Wharncliffe Road North, most houses are 2 and 2 ½ storeys in height.

The HIA undertook an evaluation of the property using the criteria of O. Reg. 9/06. As the property has been identified as a Contributing Resource as part of the *Blackfriars/Petersville Heritage Conservation District Plan*, designated pursuant to Part V of the *Ontario Heritage Act*, it was unclear why this evaluation was completed. The evaluation found that the property has met four of the nine criteria, therefore reinforcing the cultural heritage value of the subject property.

#### 4.2 Demolition of a Contributing Resource

Demolition of a Contributing Resource is strongly discouraged. Policy 7.5.1.c, *Blackfriars/Petersville Heritage Conservation District Plan*, directs that demolition of a Contributing Resource should be permitted only in exceptional circumstances.

The HIA (TD-As Inc., 34) outlines that the building was severely damaged in a fire in 2014. Subsequently, all services have been severed and the building has been "unheated and subject to a leaking roof" since. Options for retention of the Contributing Resource were considered in Section 4.3 (Property Condition Assessment) of the HIA (TD-BAS Inc., 34). It concluded that "the building is in an advanced state of deterioration and is uninhabitable" and that, based on a Building Condition Assessment conducted in 2021 by Tacoma Engineers Inc., it is "not feasible or practical to rehabilitate the structure" (TD-Bas Inc., 35). The HIA has articulated that demolition of the existing Contributing Resource at 187 Wharncliffe Road North is "the only practical course of action."

This Contributing Resource has suffered years of neglect, resulting in the position that it is not "feasible or practical" to repair the resource because of its "advanced state of deterioration" (TD-BAS Inc.) The property has not been inhabited since 2014 and is currently vacant. Persistent property standards issues have been noted since a Property Standards Order was issued in December 2016 with no resolution.

The HIA considered options for on-site retention, on-site retention and adaptive reuse, and relocation, in compliance with Policy 7.5.1.d, *Blackfriars/Petersville Heritage Conservation District Plan*. Section 7.0 of the HIA (TD-BAS Inc., 49) states:

*As established in the Property Condition Assessment section, although the building demonstrates heritage value, retention of the building within the requirements of the Ontario Building Code for residential use is untenable. Relocation of the building for another purpose may have been feasible if the wood frame structure was structurally sound. As described in the structural engineer's report, long term settlement resulting from sub-standard foundations, together with the recent inability of access to attend to roof repairs, and the absence of services and space heating facilities, has created impossible conditions for the retention of the existing building (TD-BAS Inc., 49).*

Demolition of a Contributing Resource in the Blackfriars/Petersville Heritage Conservation District is the least desired outcome. The analysis completed in the HIA found no alternatives to the demolition of the building, citing its deteriorated condition. It

is noted in the HIA that “commemoration of 187 Wharncliffe Road ... is an available option to mitigate the loss of the existing building.”

The demolition of a Contributing Resource will have a negative impact on the cultural heritage values of the subject property and on the Blackfriars/Petersville Heritage Conservation District. The HIA states,

*In conclusion, the loss of the contributing heritage property at 187 Wharncliffe Road North results in a negative impact on the neighbourhood along Blackfriars Street and throughout its connection within the broader context of the HCD. Due to serious and irreversible structural deterioration, the heritage resource cannot be retained. Mitigation of this loss is achieved through the effective incorporation of the HCD design guideline recommendations in the design of the new house (TD-BAS Inc., 52).*

The HIA recommends that the loss of this Contributing Resource can be mitigated by the design of a new building at the property.

Pursuant to Policies 7.5.1.e-f of the *Blackfriars/Petersville Heritage Conservation District Plan* and Policy 600\_ of *The London Plan*, archival documentation of the subject property is required. The information contained within the HIA, accompanied by this report, can serve to document the land use history of the property and other available material about the cultural heritage resource. Measured drawings of the existing building on the property at 187 Wharncliffe Road North have been submitted to the satisfaction of the Heritage Planner, as part of the HIA. No further documentation is recommended.

With the advanced state of deterioration of the existing building noted by the HIA, no elements of the existing building have been identified or recommended for salvage prior to demolition.

#### **4.3 Heritage Alteration Permit (New Building)**

Municipal Council has delegated approval of Heritage Alteration Permit applications that do not meet the “conditions for referral” defined in the Delegated Authority By-law (C.P.-1502-129) to the Civic Administration. As a proposed new building within a Heritage Conservation District, the Heritage Alteration Permit application for 187 Wharncliffe Road North was determined to meet the “conditions for referral” thus requiring consultation with the Community Advisory Committee on Planning (CACP) before a decision on the Heritage Alteration Permit application by Municipal Council.

As the HIA has articulated that the demolition of the existing Contributing Resource on the property at 187 Wharncliffe Road North is unavoidable, the HIA recommends the mitigation of this loss through the design and construction of a new building on the property that complies with the design guidelines for new buildings. While the approval of a Heritage Alteration Permit with terms and conditions may signal an intent or desire, no municipal planning mechanism can compel the construction of a new building.

Section 7.7 of the *Blackfriars/Petersville Heritage Conservation District Plan* identifies policies for the residential area. These policies are intended to ensure the conservation of the cultural heritage value of the Blackfriars/Petersville Heritage Conservation District. The following policies were used in the analysis of the proposed building at 187 Wharncliffe Road North.



Table 1: Policies and Analysis of Section 7.7.1, Residential Areas, of the Blackfriars/Petersville Heritage Conservation District Plan

| Policies   | Analysis  |
|--|---|
| <p>a) The predominant form of development within the residential area should continue to be single detached dwellings of 1 – 1 ½ storeys</p>   | <p>Information presented in Section 3.4 of the HIA (TD-BAS Inc.) found that most buildings east of Wharncliffe Road North were 1 and 1 ½ storeys in height. Within the most significant viewshed area, the HIA found that most houses are 2 and 2 ½ storeys in height along Wharncliffe Road North, demonstrating the compatibility of a 2 ½ storey building on the highly visible corner lot at 187 Wharncliffe Road North. The form of development will remain a detached dwelling at 187 Wharncliffe Road North, with a proposed office use on the ground floor, continuing the use of the building on the property proposed for demolition.</p> |
| <p>b) Proposed development or site alteration that is not sympathetic to the heritage attributes and cultural heritage value of Blackfriars/Petersville Heritage Conservation District, and which may have a negative impact on the residential area, shall be discouraged</p>       | <p>The design guidelines of Section 10.3.2 of the <i>Blackfriars/Petersville Heritage Conservation District Plan</i> will be applied to evaluate the design of the proposed building; see Table 2 (below).</p>  |
| <p>c) Where incompatible land use and/or built form already exists, their replacement with land uses and built form that contribute to the cultural heritage value of Blackfriars/Petersville Heritage Conservation District should be encouraged</p>                                | <p>No land use change is proposed.</p>  |
| <p>d) The creation of new lots or enlarging existing lots within Blackfriars/Petersville Heritage Conservation District should be discouraged, unless resulting in lot(s) are of compatible depth, width, and overall size and configuration as surrounding and/or adjacent lots</p> | <p>No new lot/lot fabric alteration is proposed.</p>  |
| <p>e) Continued or adaptive reuse of a contributing resource is encouraged rather than demolition and development</p>  | <p>See Section 4.2 of this staff report and Appendix D; the HIA submitted in support of this application found the demolition of the existing Contributing Resource to be unavoidable.</p>  |
| <p>f) Gaps in the streetscape are discouraged</p>  | <p>To discourage a vacant lot within the Blackfriars/Petersville Heritage Conservation District, the demolition request for the existing Contributing Resource at 187 Wharncliffe Road North is being brought forward with a Heritage Alteration Permit application for a proposed building.</p>  |

| Policies  | Analysis  |
|---|---|
| g) The conservation of front porches, gardens and other front yard features is encouraged to support a friendly atmosphere and interactions among neighbours  | The proposed building retains the tight front and side yard character and high visibility of the existing property on a corner lot. The design of the proposed new building includes a front porch (west elevation) beneath a protruding bay as well as a side porch (north elevation) beneath a protruding bay (see Appendix C). |
| h) Replacement of buildings lost due to circumstances such as severe structural instability, fire, flood or other reasons shall be sympathetic, respectful, and contextual to the heritage attributes and cultural heritage value of Blackfriars/Petersville Heritage Conservation District | The design guidelines of Section 10.3.2 of the <i>Blackfriars/Petersville Heritage Conservation District Plan</i> will be applied to evaluate the design of the proposed building; see Table 2 (below).   |
| i) New development shall conserve the continuity of the street edge by implementing setbacks, form, scale, and massing similar to adjacent protected resources along the streetscape  | The proposed building maintains the general setback and skewed alignment with Wharnccliffe Road North of the neighbouring dwellings on the east side of Wharnccliffe Road North and contributes to the rhythm of the street in general form, scale, and massing.  |
| j) Additions should be generally located in the rear or side yards to maintain the consistent street edge, front yard landscaping, front porches, and front façade of protected heritage resources  | Not applicable.   |
| k) Parking should be located in the driveways at the side of the dwelling or in a garage at the rear of the main building, wherever possible. New garages shall not be permitted at the front of the building. Front yard parking shall be discouraged                                      | <p>Parking for the proposed building is located to the east side at the rear of the property.</p> <p>No front yard parking is proposed or permitted.</p> <p>No garage is proposed.</p>  |
| l) Ongoing maintenance of protected heritage resources should be promoted to build a sense of community pride. Property standards shall be enforced within the Blackfriars/Petersville Heritage Conservation District   | Not applicable.   |
| m) The conservation of landscaped areas and mature vegetation should be encouraged  | The proposed building will maintain a grassed area in front and to the side of the proposed building. Planting is indicated on the north and south sides of the proposed new building. The HIA states that “mature trees are on the property and shall be protected during construction and retained.”                            |
| n) The planting of new trees where gaps exist to contribute to the urban forest should be encouraged  | The proposed building will maintain a grassed area in front and to the side of the proposed building. Planting is indicated on the north and south sides of the proposed new building. The HIA  |

| Policies  | Analysis  |
|---|---|
|   | states that “mature trees are on the property and shall be protected during construction and retained.”   |
| o) Along major entrances, particularly along Wharncliffe Road North, Oxford Street West, Blackfriars Street, Riverside Drive/Queens Avenue, development should generally reflect the character of the area and instill a sense of arrival | Gateways in Section 12.9 of the <i>Blackfriars/Petersville Heritage Conservation District</i> are generally considered to be public features, rather than private property. The built form and setbacks of the proposed building will maintain a similar footprint to the existing building being proposed for demolition, in accord with the guidance of Section 10.2.1 (Key Elements: Building Form, Massing, Height, Width, and Visual Depth) of the <i>Blackfriars/Petersville Heritage Conservation District</i> . |

Design guidelines included within Section 10.3.2 of the *Blackfriars/Petersville Heritage Conservation District Plan* were used in the analysis of the proposed building at 187 Wharncliffe Road North.

Table 2: Guidelines and Analysis of Section 10.3.2, New Buildings, of the Blackfriars/Petersville Heritage Conservation District Plan

| Policies   | Analysis   |
|--|--|
| Match setback, footprint, size and massing patterns of the area, particularly to the immediately adjacent neighbors. Match façade pattern of street or of “street wall” for solids and voids, particularly to ensure continuity of the street wall where one exists. | The setback of the proposed building is consistent with that of other properties on the east side of Wharncliffe Rod North. As demonstrated in the HIA, there is some variety of footprint, size, and massing, however the proposed building has been designed to generally fit within this character, using design elements found within the surrounding district. The proposed building will contribute to the street wall and maintain the rhythm and skewed placement of neighbouring buildings along street.                                  |
| Setbacks of new development should be consistent with adjacent buildings. Where setbacks are not generally uniform, the new building should be aligned with the building that is most similar to the predominant setback on the street.                              | The setback of the proposed building is consistent with the properties on the east side of Wharncliffe Road North. The proposed building maintains a similar footprint to the existing building proposed for demolition.   |
| New buildings and entrances must be oriented to the street and are encouraged to have architectural interest to contribute to the visual appeal of the district.   | The proposed building has an entrance on the front (Wharncliffe Road North) elevation of the building accessing the proposed office space, as well as an entrance on the side (Blackfriars Street) elevation of the building accessing the residential units. The porches located beneath protruding bays on the front and side elevations provide architectural interest and contribute to the cultural heritage values of the Blackfriars/Petersville Heritage Conservation District by making use of design elements found within the district. |

| Policies  | Analysis  |
|---|---|
| Respond to unique conditions or location, such as corner properties, by providing architectural interest and details on both street facing façades.   | The subject property is a corner lot, highly visible from the southward view along Wharncliffe Road North. The HIA states that the proposed 2 ½ storey house provides a larger and more prominent massing on the property, contributing to increased definition of the gateway to the Blackfriars/Petersville Heritage Conservation District through Blackfriars Street.  |
| Size, shape, proportion, number and placement of windows and doors should reflect common building patterns and styles of other buildings in the immediate areas.  | The proposed windows are two over two single or double hung with simulated divided lights to replicate historic proportions and glazing patterns. The symmetrical placement of windows on the west elevation (Wharncliffe Road North) of the building is sympathetic to neighbouring houses to the north.   |
| Use materials and colours that represent the textures and palette of the Blackfriars/Petersville area.  | The proposed building is to be clad in horizontal siding to match the orientation and material finish quality of the existing house on the property. The porches must be constructed with panelled wood columns (and railings per EC-2 of SB-7 on the front porch).   |
| Where appropriate, incorporate in a contemporary way, some of the traditional details that are standard elements in the principal façades of properties within the Blackfriars/Petersville area. Such details as transoms and sidelights at doors and windows, covered entrances, divided light windows and decorative details to articulate plain and flat surfaces, add character that complements the original appearance of the neighbourhood and add value to individual properties. | The proposed building does not mimic the existing building. The proposed building reflects the vernacular architectural character of the Blackfriars/Petersville Heritage Conservation District. It draws inspiration from popular historic forms and details without replicating any specific building. The proposed building includes a steeply pitched gable roof, simulated divided lights, and porches on the most prominent elevations; details which characterize many other Contributing Resources in the Blackfriars/Petersville Heritage Conservation District.                   |
| New buildings should not be any lower in building height than the lowest heritage building on the block or taller than the highest heritage building on the same block.   | The proposed building may be taller than its neighbours to the south, but as a 2 ½ storey building, it is anticipated to fit well within an appropriate height range for the Blackfriars/Petersville Heritage Conservation District, specifically noting the taller 2 and 2 ½ storey houses to the north of the subject property along Wharncliffe Road North. The flat top to the steep gable roof (12/12) is anticipated to minimize any overwhelming appearance of height in the building and help it to better blend in with shorter neighbouring buildings when viewed from the south. |

The proposed building at 187 Wharncliffe Road North complies with the policies of Section 7.5.1 and the guidelines of Section 10.3.2 of the *Blackfriars/Petersville Heritage Conservation District Plan*. The proposed building take influence from and complements the prevailing character of the Blackfriars/Petersville Heritage Conservation District, in accord with Policy 594\_2 of *The London Plan*. To ensure compliance, the following terms and conditions are recommended:

- a) Horizontal painted wood or fiber cement board be used for the exterior cladding of the proposed building, including the gable ends;
- b) Painted wood doors be used on the north and west elevations of the proposed building;
- c) Front (west) porch to feature panelled columns with cap and base details, and a painted wood railing/guard following EC-2 of SB-7, primed and painted;
- d) Side (north) porch to feature panelled columns with cap and base details, primed and painted;
- e) Front yard parking is prohibited;
- f) Any signage for the proposed office use be limited to the small band above the west entrance and be indirectly illuminated by hanging light fixtures, as indicated on plans submitted;
- g) The Heritage Planner be circulated on the Building Permit application drawings to verify compliance with this Heritage Alteration Permit prior to issuance of the Building Permit; and,
- h) The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

Office use is proposed on the ground floor of the proposed new building, maintaining the use previous use of the existing building on the property with office space on the ground level and residential on the upper level. Further municipal approvals, including but not limited to a Building Permit and Minor Variance, may be required for this project.

#### **4.4 Consultation**

As per Council Policy for the demolition of buildings or structures on heritage designated properties, notification of the demolition request was sent to property owners within 120m of the subject property, as well as community groups and interested parties including the Architectural Conservancy Ontario – London Region Branch, the London & Middlesex Historical Society, Urban League of London, and Blackfriars Neighbourhood Association. Notice was also published in *The Londoner*.

At the time of preparation of this report, one member of the public submitted comments regarding the proposed demolition and Heritage Alteration Permit application at 187 Wharncliffe Road North.

In accordance with Section 42(4.1), *Ontario Heritage Act*, consultation with the Community Advisory Committee on Planning (CACCP, the City's municipal heritage committee) is required.

## **Conclusion**

The subject property at 187 Wharncliffe Road North has suffered long-term neglect since it was damaged by fire in 2014. The property is presently vacant and has a history of property standards issues.

The policies within the *Blackfriars/Petersville Heritage Conservation District Plan* seek to conserve existing resources that contribute to the cultural heritage values of an area that make it unique. On occasion, situations arise where retention and conservation of an existing resource are no longer possible. No significant historical or associative values unique to this property were identified.

Staff have reviewed the conclusions of the HIA in support of the demolition of the existing building at 187 Wharncliffe Road North and the appropriate design of a complimentary replacement building. Staff are of the opinion the proposed new building is designed in a manner that complies with the guidelines for new buildings in the *Blackfriars/Petersville Heritage Conservation District Plan*. The proposed new building

conforms to the policy direction of *The London Plan*, protecting the character of London's Heritage Conservation Districts. Upon approval of this Heritage Alteration Permit application, terms and conditions are recommended to ensure its appropriate execution at the time of construction.

**Prepared by:** Konner Mitchener, M. Arch, Intern CAHP  
Heritage Planner

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Manager, Heritage and Urban Design

**Appendices**

|            |  |
|------------|--|
| Appendix A | Property Location                                |
| Appendix B | Images   |
| Appendix C | Drawings of Proposed Building                    |
| Appendix D | Heritage Impact Assessment (attached separately) |

**Selected Sources**

Corporation of the City of London. *2023-2027 Strategic Plan*.  
Corporation of the City of London. Property file.  
Corporation of the City of London. *Register of Cultural Heritage Resources*. 2022.  
Corporation of the City of London. *The London Plan*. 2022 (consolidated).  
Ministry of Culture. *Ontario heritage Toolkit: Heritage Property Evaluation*. 2006.  
*Ontario Heritage Act*. 2023, c. 21. Sched. 6.  
Thor Dingman B. Architectural Sc. Inc., Heritage Impact Assessment: 187 Wharncliffe Road North, London, August 31, 2023.  
Vernon Directories. *Vernon's City of London (Ontario) Directories*.

**Appendix A – Location**

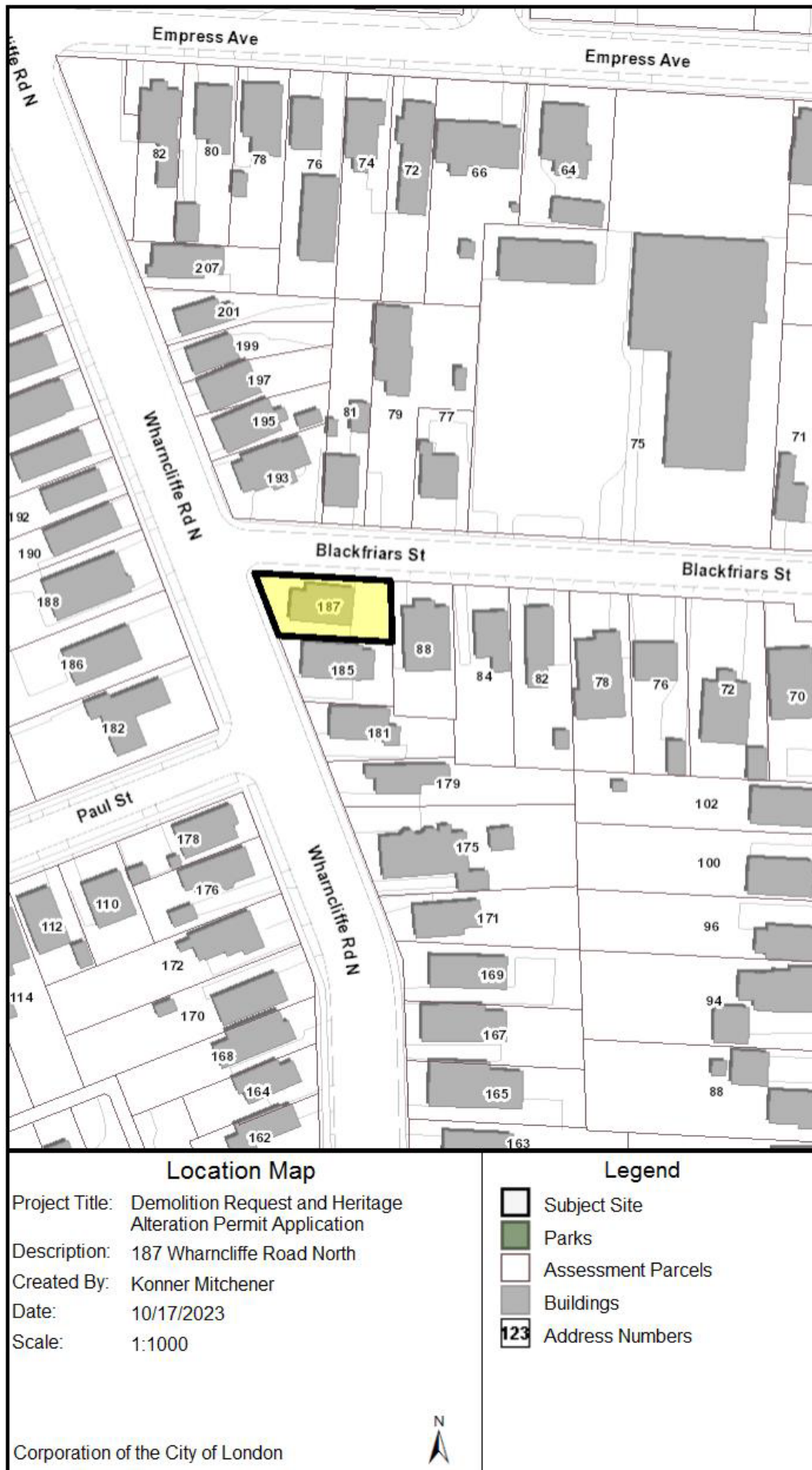


Figure 1: Location of the subject property at 187 Wharcliffe Road North in the Blackfriars/Petersville Heritage Conservation District.

Appendix B – Images



Image 1: Northwest corner of the Contributing Resource at 187 Wharncliffe Road North (taken February 5, 2016).



Image 2: North elevation of the Contributing Resource at 187 Wharncliffe Road North (taken February 5, 2016).





Image 3: Northeast corner of the Contributing Resource at 187 Wharcliffe Road North (taken February 5, 2016).



Image 4: Southwest corner of the Contributing Resource at 187 Wharcliffe Road North (taken September 2, 2022).



Image 5: The Contributing Resource at 187 Wharncliffe Road North (taken October 4, 2023).



Image 6: Northwest corner of the Contributing Resource at 187 Wharncliffe Road North (taken October 4, 2023).



Image 7: North elevation of the Contributing Resource at 187 Wharncliffe Road North (taken October 4, 2023).

**Appendix C – Drawings of Proposed Building**

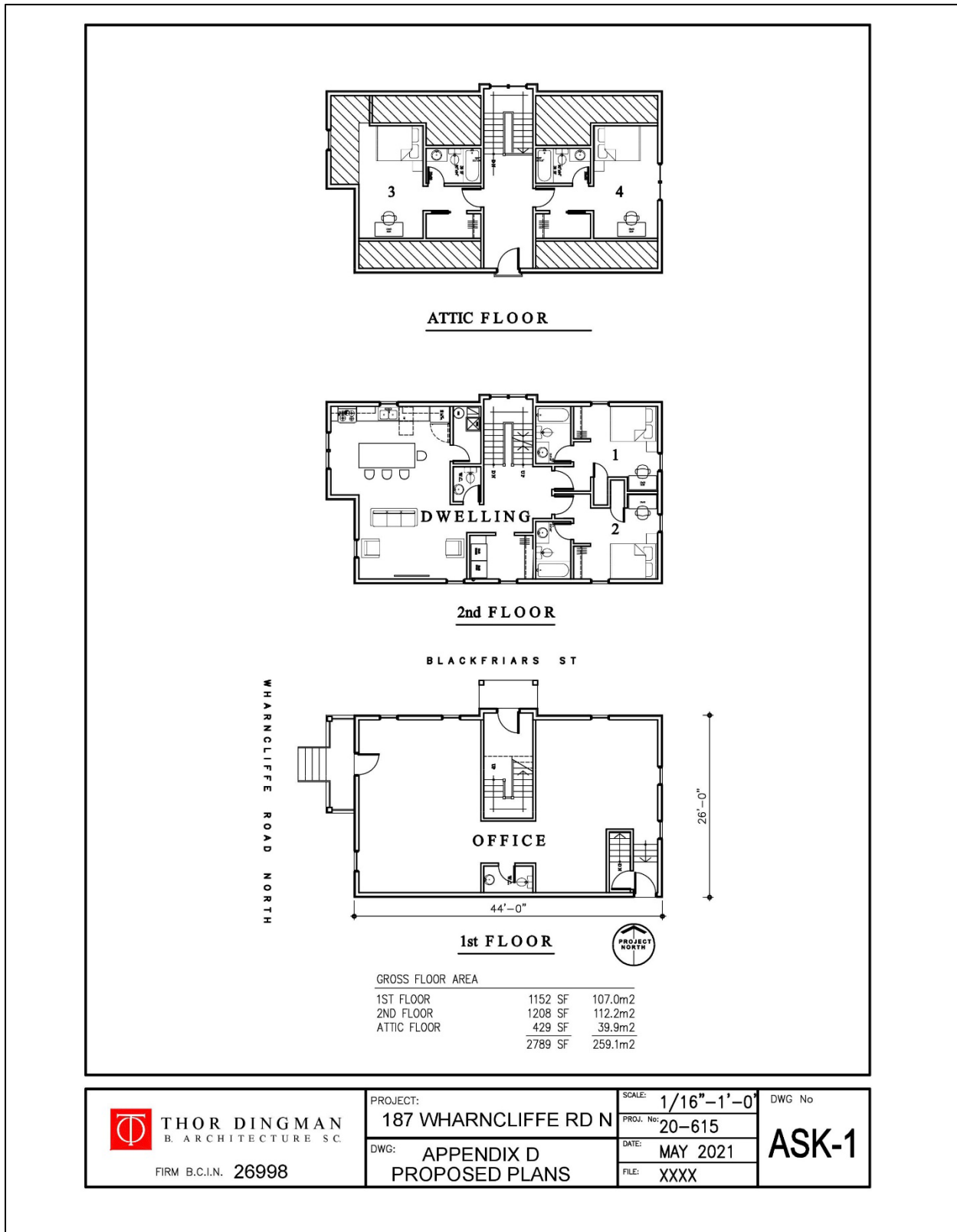


Figure 2: Floor plans of the proposed building at 187 Wharncliffe Road North (TD-BAS Inc., dated May 2021).

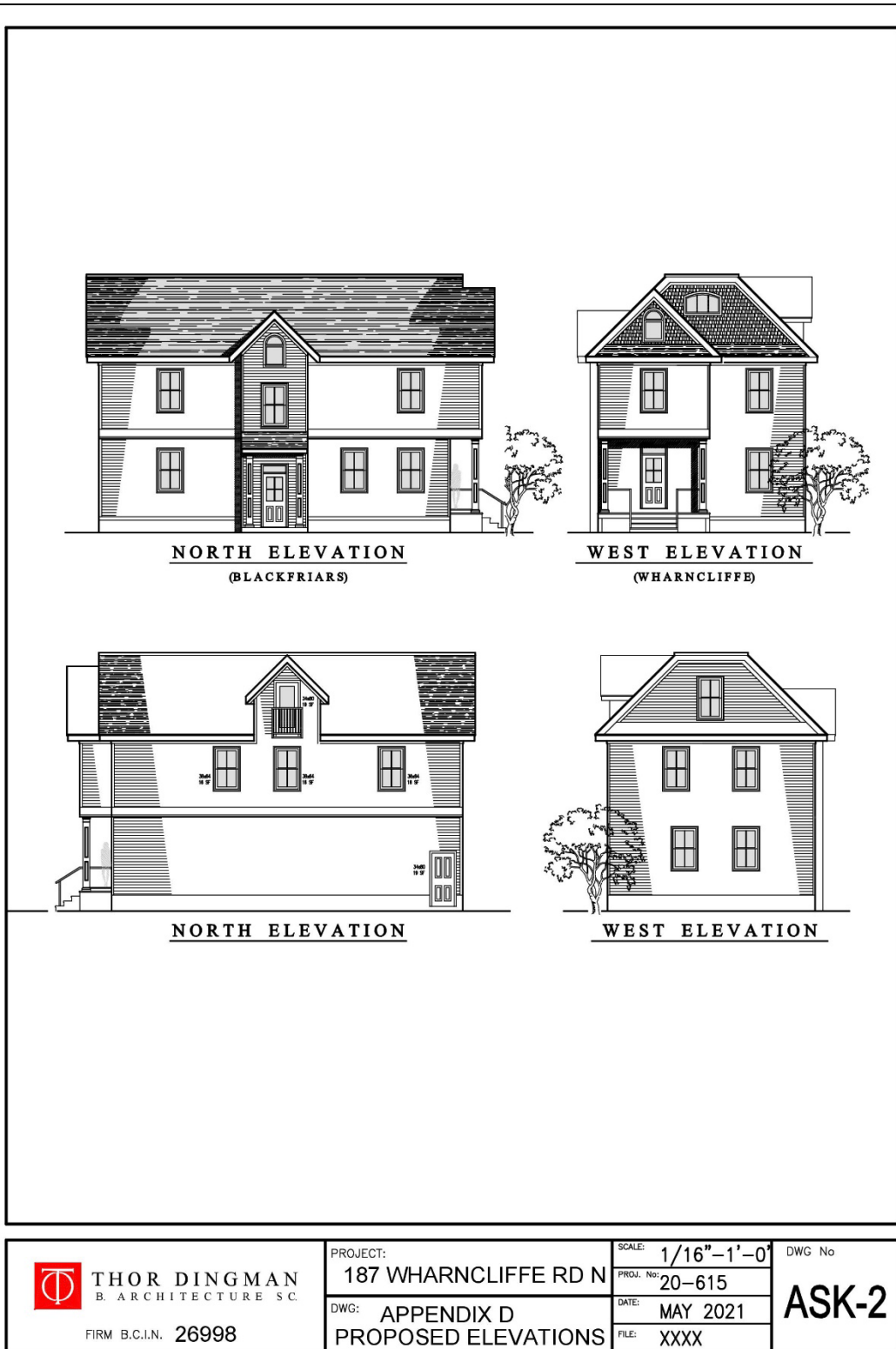
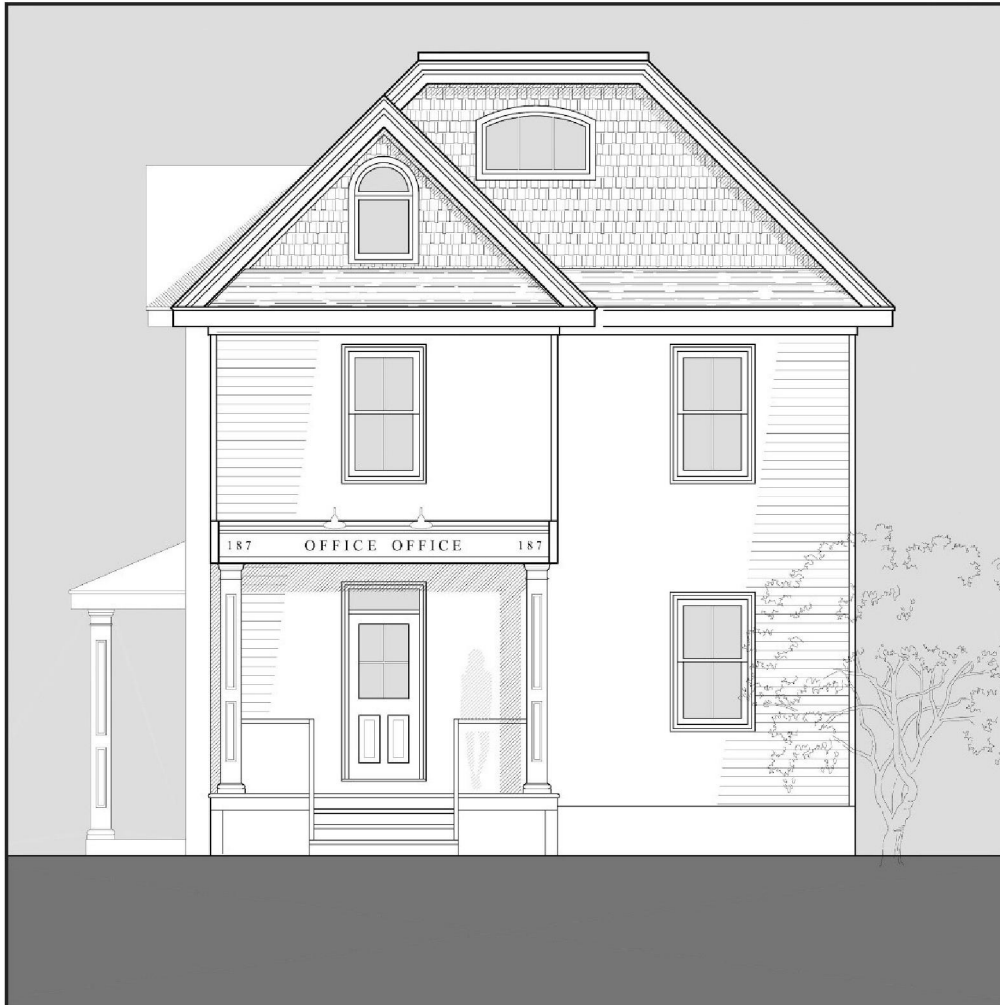


Figure 3: Elevation drawings of the proposed house at 187 Wharncliffe Road North (TD-BAS Inc., dated May 2021).





57. West elevation of the proposed building with indirectly illuminated sign board. The cornice sign board area is approximately 5% of the wall area and conforms to the City of London sign by-law.

Figure 5: West elevation of the proposed building with indirectly illuminated sign board for the proposed office use on the main floor (TD-BAS Inc., dated August 31, 2023).



54. Above: Photomontage streetscape study montage with a rendering of the proposed building at 187 Wharncliffe Road South. The view is looking southward along Wharncliffe Road North.

Figure 6: Rendering showing the proposed building at 187 Wharncliffe Road North in its context on the east side of Wharncliffe Road North (TD-BAS Inc., dated August 31, 2023).



55. Above: Photomontage streetscape study of the proposed building at 187 Wharncliffe Road North. The view is looking northward along Wharncliffe Road North.



56. Above: Photomontage streetscape study of the proposed building at 187 Wharncliffe Road North. The view is looking westward along Blackfriars Street.

Figure 5: Renderings showing the proposed building at 187 Wharncliffe Road North in its context on the east side of Wharncliffe Road North (TD-BAS Inc., dated August 31, 2023).



**Appendix D – Heritage Impact Assessment**

*Attached separately.*