

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee

From: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Planning and Economic Development

Subject: OMNI Developments Inc. (c/o Zelinka Priamo Ltd.)
1458 Huron Street & 39 Redwood Lane
File Number: Z-9743, Ward 03
Public Participation Meeting

Date: July 16, 2024

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of OMNI Developments Inc. (c/o Zelinka Priamo Ltd.) relating to the property located at 1458 Huron Street & 39 Redwood Lane:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting July 23, 2024 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, The London Plan, to change the zoning of the subject property **FROM** a Residential R1 (R1-4) Zone, **TO** a Residential R5 Special Provision (R5-7(_)) Zone;
- (b) Notice **BE GIVEN** under the provisions of Section 29(3) of the Ontario Heritage Act, R.S.O 1990, c. O. 18, of Municipal Council's intention to designate the property to be of cultural heritage value or interest for the reasons outlined in Appendix G of this report;
- (c) Should no objections to Municipal Council's notice of intention to designate be received, a by-law to designate the property at 1458 Huron Street to be of cultural heritage value or interest for the reasons outlined in Appendix G of this report **BE INTRODUCED** at a future meeting of Municipal Council within 90 days of the end of the objection period.
- (d) The Site Plan Approval Authority **BE REQUESTED** to consider the following design issues through the site plan process:
 - i) Orient front doors of units towards Huron Street, limit fencing and provide access to the public sidewalk;
 - ii) Provide privacy fencing along shared property lines with low-rise residential uses;
 - iii) Provide short-term and long-term bicycle parking;
- (e) pursuant to Section 34(17) of the Planning Act, as determined by the Municipal Council, no further notice **BE GIVEN** in respect of the proposed by-law as the recommended amendment is reflective of the proposed development circulated in the Notice of Application and Notice of Public Meeting, including the driveway access at 39 Redwood Lane.

IT BEING NOTED, that the above noted amendment is being recommended for the following reasons:

- i) The recommended amendment is consistent with the Provincial Policy Statement, 2020, which encourages the regeneration of settlement areas, conservation of cultural heritage, and land use patterns that provide for a range of uses and opportunities for intensification and redevelopment;
- ii) The recommended zoning conforms to the policies of The London Plan, including, but not limited to, the Neighbourhoods Place Type, City Building Policies, Cultural Heritage policies and Our Tools;

- iii) The recommended amendment would permit a 22-unit townhouse development at an intensity that is appropriate for the site and the surrounding neighbourhood.
- iv) The recommended amendment facilitates the development of a site within the Built-Area Boundary with an appropriate form of infill development.

IT BEING FURTHER NOTED that should an objection to Municipal Council's notice of intention to designate be received, a subsequent staff report will be prepared.

IT BEING FURTHER NOTED that should an appeal to the passage of the heritage designating by-law be received, the City Clerk will refer the appeal to the Ontario Land Tribunal.

Executive Summary

Summary of Request

The applicant has requested an amendment to the Zoning By-law Z.-1 to rezone the property from a Residential R1 (R1-4) Zone to a Residential R5 Special Provision (R5-7(_)) Zone. Staff are recommending approval with special provisions that will facilitate the development of 20 townhouse units while retaining the existing heritage building on the subject lands.

Staff are recommending approval with the h-18 holding provision that will ensure the development will not occur until such time as an Archaeological Assessment has been completed and approved by the Ministry of Citizenship and Multiculturalism.

Staff are also recommending the designation of the property under Part IV of the Ontario Heritage Act.

Purpose and the Effect of Recommended Action

The recommended action will permit the development of 20 townhouse units on the subject lands, while retaining the existing single-detached heritage dwelling, that will be converted into a duplex for a total of **21 new units**.

Linkage to the Corporate Strategic Plan

This recommendation will contribute to the advancement of Municipal Council's 2023-2027 Strategic Plan in the following ways:

- **Housing and Homelessness**, by ensuring London's growth and development is well-planned and considers use, intensity, and form.
- **Wellbeing and Safety**, by promoting neighbourhood planning and design that creates safe, accessible, diverse, walkable, healthy, and connected communities; and, by creating cultural opportunities that reflect the arts, heritage, and diversity of the community.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

Report to Community Advisory Committee on Planning, Heritage Designation of the Property at 1458 Huron Street, Ward 3, Wednesday July 10, 2024

1.2 Planning History

None

1.3 Property Description and Location

The subject site is located on the north side of Huron Street, in the Huron Heights

Planning District. The site is 0.35 hectares in size with a lot frontage of 58.2 metres along Huron Street, and access to the site through 39 Redwood Lane with a lot frontage of 10.0 metres. The site currently contains an existing Georgian Style Farmhouse, known as the “Flower House” that was built in 1853. The lands are listed on the City’s Register of Cultural Heritage Resources.

Site Statistics:

- Current Land Use: Single-detached dwelling
- Frontage: 58.2 Metres (Huron Street) & 10.0 metres (Redwood Lane)
- Depth: 62.3 Metres (204.39ft)
- Area:0.35 hectares (86.48 Acres)
- Shape: Irregular
- Located within the Built Area Boundary: Yes
- Located within the Primary Transit Area: No

Surrounding Land Uses:

- North: Single-detached dwellings
- East: Single-detached dwellings
- South: Apartment buildings & townhouses
- West: Single-detached dwellings

Existing Planning Information:

- The London Plan Place Type: Neighbourhoods Place Type with frontage along a Civic Boulevard (Huron Street)
- Existing Zoning: Residential R1 (R1-4)

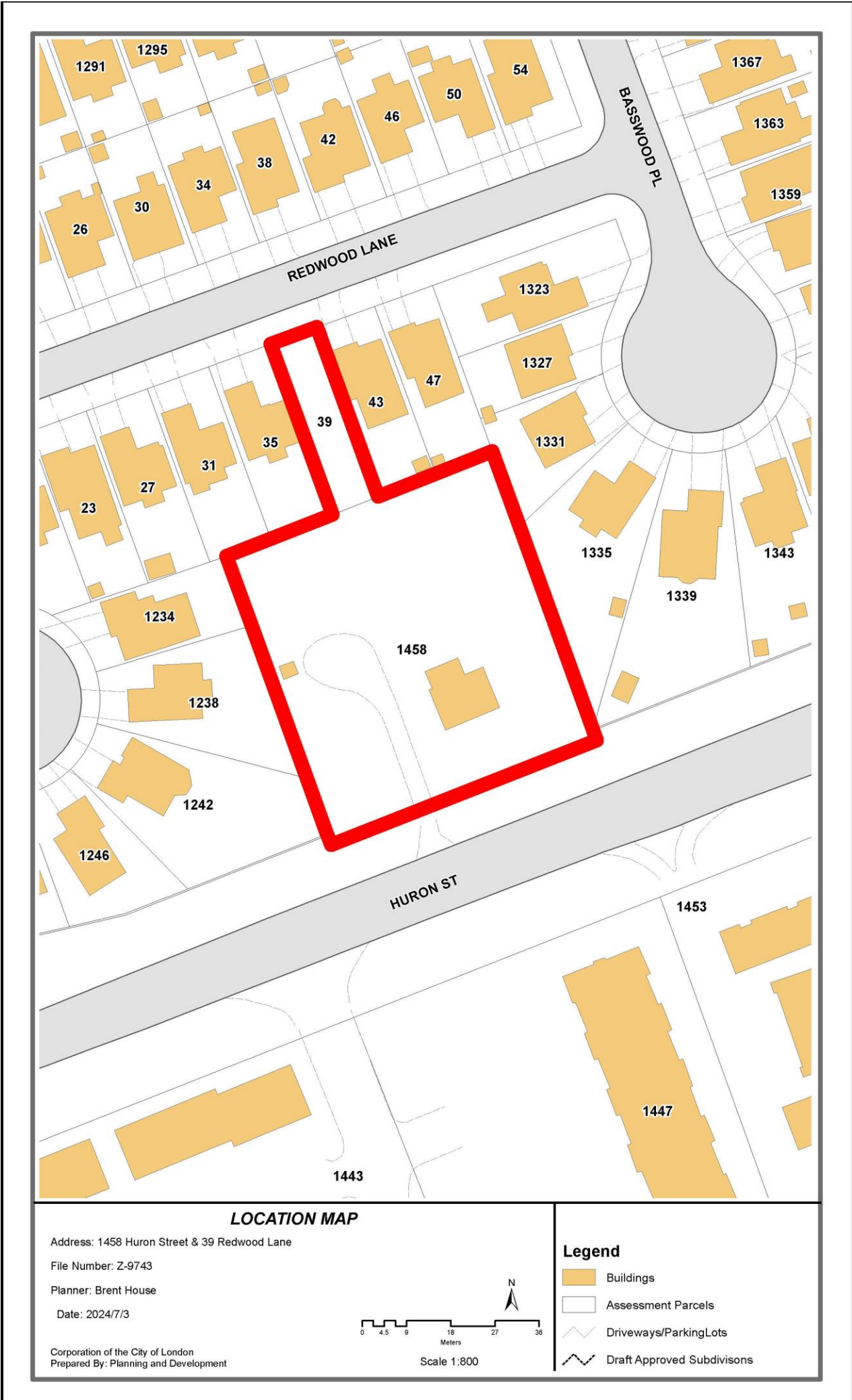


Figure 1- Aerial Photo of 1458 Huron Street and surrounding land.



Figure 2 - Streetview of 1458 Huron Street (view looking north)

2.0 Discussion and Considerations

2.1 Development Proposal

The proposed development seeks to intensify the subject lands with two, 2-storey townhouse buildings that would contain 4 units in each building; an eight unit, 2-storey back-to-back townhouse building; a four unit, 2-storey back-to-back townhouse building; and the conversion of the existing 2-storey heritage building to a two-unit dwelling.

Altogether, the development will yield a total of 22 residential units on the subject lands. The back-to-back townhouse buildings are proposed to be located along the Huron Street frontage, on either side of the existing 2-storey dwelling. Conventional townhouse buildings are to be located at the north end of the property. Each townhouse unit will have dimensions of 8.0m (26ft) x 5.0m (16ft) for a total ground floor area of 40.0m² (430.5ft²).

This proposal also seeks to renovate the existing building for the purposes of converting the building into a two-unit dwelling. There are no changes proposed for the exterior of the existing building. Vehicular access to the site is proposed from Redwood Lane.

The proposed development includes the following features:

- Land use: Residential
- Form: Conventional and back-to-back townhouses & a 2-unit Converted Dwelling
- Height: 2 storeys
- Residential units: 22 units
- Density: 63 Units Per Hectare
- Building coverage: 25%
- Parking spaces: 23 above ground spaces
- Landscape open space: 31%

Additional information on the development proposal is provided in Appendix "B".

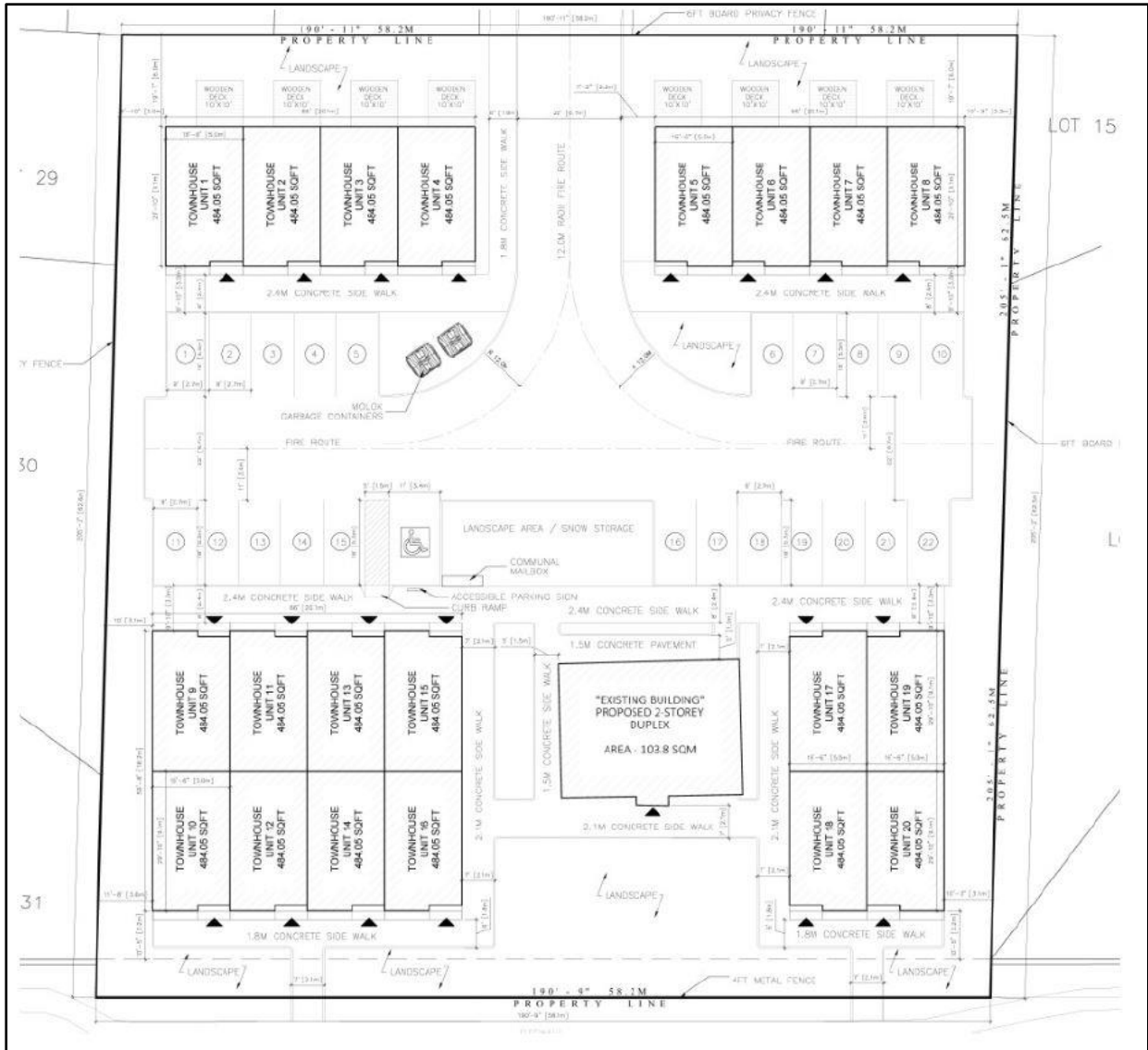


Figure 3 - Conceptual Site Plan (Received May, 2024)



Figure 4 – Aerial view of proposed development looking north along Huron Street



Figure 5 – Front Façade of Proposed Townhouse Buildings (looking northeast from parking area)

Additional plans and drawings of the development proposal are provided in Appendix “C”.

2.2 Requested Amendment(s)

The applicant has requested an amendment to the Zoning By-law Z.-1 to rezone the property from a Residential R1 (R1-4) Zone to a Residential R5 Special Provision (R5-7()) Zone. Staff are recommending approval with special provisions that will facilitate the development of 20 townhouse units while retaining the existing heritage building on the subject lands.

The following table summarizes the special provisions that have been proposed by the applicant and those that are being recommended by staff.

Regulation (R5-7)	Required	Proposed
Front Yard Setback (Min)	Arterial Road (Huron Street) 8.0m	3.2m (Huron Street, after road widening dedication)
Interior Side Yard Depth (Min)	6.0m where there are windows to habitable rooms	3.0m where there are windows to habitable rooms
Density (UPH)	60 UPH	63 UPH
Permitted Uses		Converted Dwelling
For the purpose of Zoning, the front lot line is deemed to be Huron Street		

2.3 Internal and Agency Comments

The application and associated materials were circulated for internal comments and public agencies to review. Comments received were considered in the review of this application and are addressed in Section 4.0 of this report.

Key issues identified by staff and agencies included:

- Designation of the property for cultural heritage value or interest

Detailed internal and agency comments are included in Appendix “D” of this report.

2.4 Public Engagement

On May 28, 2024, Notice of Application was sent to 192 property owners and residents in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on June 6, 2024. A “Planning Application” sign was also placed on the site.

There were 4 responses received during the public consultation period. Comments received were considered in the review of this application and are addressed in Section 4.0 of this report.

Comments provided by the public relate to:

- General support for the development
- Concerns about student housing
- Concerns about traffic

Detailed public comments are included in Appendix “E” of this report.

2.5 Policy Context

The Planning Act and the Provincial Policy Statement, 2020

The Provincial planning policy framework is established through the *Planning Act* (Section 3) and the *Provincial Policy Statement, 2020 (PPS)*. The *Planning Act* requires that all municipal land use decisions affecting planning matters shall be consistent with the *PPS*.

The mechanism for implementing Provincial policies is through the Official Plan, The London Plan. Through the preparation, adoption and subsequent Ontario Land Tribunal (OLT) approval of The London Plan, the City of London has established the local policy framework for the implementation of the Provincial planning policy framework. As such, matters of provincial interest are reviewed and discussed in The London Plan analysis below.

As the application for a Zoning By-law amendment complies with The London Plan, it is staff's opinion that the application is consistent with the *Planning Act* and the *PPS*.

The London Plan, 2016

The London Plan (TLP) includes evaluation criteria for all planning and development applications with respect to use, intensity and form, as well as with consideration of the following (TLP 1577-1579):

1. Consistency with the Provincial Policy Statement and all applicable legislation.
2. Conformity with the Our City, Our Strategy, City Building, and Environmental policies.
3. Conformity with the Place Type policies.
4. Consideration of applicable guideline documents.
5. The availability of municipal services.
6. Potential impacts on adjacent and nearby properties in the area and the degree to which such impacts can be managed and mitigated.
7. The degree to which the proposal fits within its existing and planned context.

Staff are of the opinion that all the above criteria have been satisfied.

Near-Campus Neighbourhoods are identified as extremely valuable city neighbourhoods that will be planned to enhance their livability, diversity, vibrancy, culture, sense of place, and quality of housing options for all (963_ and 964_). The policies of The London Plan establish several planning goals in an effort to support this vision for these neighbourhoods (965_).

In Near-Campus Neighbourhoods, residential intensification or an increase in residential intensity may be permitted in the Neighbourhoods Place Type where the following criteria is met (968_):

- The proposed development is consistent with Tables 10 to 12 in the Neighbourhoods Place Type;
- The development provides for adequate amenity area;

- Mitigation measures are incorporated which ensure surrounding residential land uses are not negatively impacted;
- The proposal does not represent a site-specific amendment for a lot that is not unique within its context and does not have any special attributes;
- The proposal is appropriate in size and scale and does not represent over-intensification of the site; and
- The proposal establishes a positive and appropriate example for similar locations in the Near-Campus Neighbourhoods areas.

Policy 969_ of The London Plan further discourages forms of intensification within Near-Campus Neighbourhoods that:

- Are inconsistent with uses and intensity shown in Tables 10 to 12 of The London Plan;
- Are within neighbourhoods that have already absorbed significant amounts of residential intensification and/or residential intensity;
- Require multiple variances that, cumulatively, are not in keeping with the spirit and intent of the zoning that has been applied;
- Are located on inadequately sized lots that do not reasonably accommodate the use, intensity or form of the proposed use;
- Contain built forms that are not consistent in scale and character with the neighbourhood;
- Continue an ad-hoc and incremental trend towards residential intensification within a given street, block or neighbourhood.

Staff have reviewed the development in the context of the Near Campus Neighbourhood policies and are satisfied that the recommended zoning regulation and direction to site plan are sufficient to meet the intent of the policies.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

4.1 Land Use

The subject site is in the Neighbourhoods Place Type of The London Plan fronting on a Civic Boulevard. At this location, Table 10 would permit a range of low-rise residential uses including single, semi-detached, duplex, triplex, and fourplex dwellings, townhouses, stacked townhouses, and low-rise apartments (Table 10-Range of Permitted Uses in Neighbourhoods Place Type).

Policy 916_3 of the Neighbourhoods Place Type identifies key elements for achieving the vision for neighbourhoods, which includes a diversity of housing choices allowing for affordability and giving people the opportunity to remain in their neighbourhoods as they age if they choose to do so. Furthermore, policy 918_2 states that neighbourhoods will be planned for diversity and mix of unit types and should avoid the broad segregation of different housing types, intensities and forms.

The proposed townhouse development will contribute to the existing range and mix of housing types in the area, which primarily consists of one and two storey single detached dwellings. Existing higher intensity semi-detached and townhouse developments are located along Huron Street to the south of the subject lands. The proposed development will provide choice and diversity in housing options for both current and future residents and provide additional opportunities for residents to remain in their neighbourhood as they age. Further, the townhouse development on the subject site is a permitted use and in conformity of The London Plan policies within the Neighbourhoods Place Type for this area. Within this context, 2-storey townhouse buildings along a Civic Boulevard in this neighbourhood would not be out of place.

The proposal to convert the existing single detached dwelling on site to allow for two units is in line with the intensity and form of other uses (e.g. duplex, semi-detached, triplex) that are permitted in the proposed zone, and the gentle intensification of the existing heritage building is appropriate. Adding 'converted dwelling' as a permitted use provides for clarity when interpreting the zoning.

The analysis of intensity and form will be further discussed below to demonstrate the proposed stacked townhouse buildings can be developed on the subject site in a way that is appropriate for the site and adjacent neighbourhood.

4.2 Intensity

The London Plan contemplates residential intensification where appropriately located and provided in a way that is sensitive to and a good fit with existing neighbourhoods and further directs that intensification may occur in all Place Types that allow for residential uses (84_). Further, The London Plan uses height as a measure of intensity in the Neighbourhoods Place Type. A minimum height of 2 storeys and a maximum height of 4 storeys, with an upper maximum of up to 6 storeys is contemplated in the Neighbourhoods Place Type where a property has frontage on a Civic Boulevard (Table 11-Range of Permitted Heights in the Neighbourhoods Place Type). The intensity of development must be appropriate for the size of the lot (953_3).

The subject site has frontage on a Civic Boulevard (Huron Street), which is a higher-order street to which higher-intensity uses are directed. The townhouse buildings are proposed to be 2-storeys in height, which is in keeping with the minimum height requirement of The London Plan. Further, the site is located within walking distance to a broad range of commercial uses at the intersection of Huron Street and Highbury Avenue North, as well as Northland Mall which contains a mix of commercial services. Several bus routes are located within a 400-metre walking distance of the site, allowing residents convenient access to surrounding commercial uses, recreational facilities and services on Huron Street, as well as Highbury Avenue. As the site is currently developed with one single detached dwelling, the proposed development represents an appropriate form of intensification through infill redevelopment. The subject site is located in an area where The London Plan directs and supports intensification and redevelopment. As such, staff are satisfied the proposed intensity and scale of development is in conformity of The London Plan.

4.3 Form

The London Plan encourages compact forms of development as a means of planning and managing for growth (7_, 66_). The London Plan encourages growing "inward and upward" to achieve compact forms of development (59_ 2, 79_). The London Plan accommodates opportunities for infill and intensification of various types and forms (59_ 4). To manage outward growth, The London Plan encourages supporting infill and intensification in meaningful ways (59_8).

Within the Neighbourhoods Place Type, and according to the urban design considerations for residential intensification, compatibility and fit will be evaluated through consideration of site layout, access points, driveways, landscaping, amenity areas, building location and parking, building and main entrance orientation, building line and setback from the street, height transitions with adjacent development, and massing (953_ 2.a. to f.). City Design policies further direct principal building entrances along the public right-of-way (291_), the inclusion of outdoor amenity spaces (295_), and reduction in parking in areas with transit (271_). The Our Tools section of The London Plan contains various considerations for the evaluation of all planning and development applications (1578_).

Consistent with The London Plan, the recommended intensification of the subject property would optimize the use of land and public investment in infrastructure in the area. Located within a developed area of the city, the redevelopment and intensification of the site for stacked townhouses would contribute to achieving a more compact form of growth and development than the single detached dwelling that currently occupies

the site.

The massing of the new buildings will be sensitive to neighbouring lower-scale uses, which is primarily 1 to 2-storey single-detached dwellings to the north, east and west. The townhouse buildings and the existing dwelling have been oriented so that the primary building frontages face towards Huron Street. This will animate the civic boulevard providing for an interactive, safe and inviting realm along Huron Street.

Adequate parking is provided for the proposed development as required by the Zoning By-law at 0.5 parking spaces per unit. The applicant has provided 23 spaces for parking, which equates to 1.04 spaces per unit. All parking is located internal to the site to help screen the parking from the street while providing sufficient space to include trees and fencing to provide additional privacy from the neighbouring properties. Staff have recommended to the Site Plan Approval Authority the inclusion of short-term and long-term bicycle parking to encourage active transportation with the development of the townhouses.

An important feature of this development is the retention of the existing 1870 Georgian Style Heritage dwelling. The concept plan seeks to retain the front portion of the original building and ensure that the proposed new built form does not alter or overwhelm the heritage attributes of the existing structure from the street. Heritage conservation and designation is discussed further in Section 4.5.

4.4 Near Campus Neighbourhoods

The proposed development has been reviewed under the evaluative framework for planning applications in the Near-Campus Neighbourhoods. The recommended site-specific regulations would ensure the use, intensity, and form are appropriate for the context of the neighbourhood. The site is of a suitable size to accommodate the proposed townhouses, as well as an adequate supply of parking and outdoor amenity space (provided in a combination of at-grade amenity and rooftop amenity), and the proposal is appropriate in size, scale, and does not represent over-intensification. As such, staff is satisfied the proposed development is in conformity with the Near-Campus Neighbourhoods policies.

4.5 Heritage

The property at 1458 Huron Street is listed on the City's Register of Cultural Heritage Resources. The development application seeks to retain the existing cultural heritage resource in situ and construct a two-storey cluster townhouse development on the property.

On May 28, 2024, the City issued a Notice of Application for the Zoning By-Law Amendment (Z-9743) for the property at 1458 Huron Street. As a Notice of Application for a heritage listed property, the application constitutes a "Prescribed Event" as defined under the Ontario Heritage. Municipal Council has 90 days from the Notice of Application to designate a property under the Ontario Heritage Act during a "Prescribed Event."

The 90-day period for this "Prescribed Event" expires on August 26, 2024.

Staff have undertaken historical research and completion of an evaluation of the property using the criteria of Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest.

The property has met three of the criteria for designation, exceeding the minimum criteria for designation under the Ontario Heritage Act. The criteria that the property at 1458 Huron Street has met are:

Criteria 1: The building on the property at 1458 Huron Street is a representative example of a buff brick Georgian farmhouse.

Criteria 4: The property at 1458 Huron Street has historical value or associative value because it is historically associated with the Flower family. The Flower family settled on this property in the former London Township in 1848, with the construction of the building in about 1852. The property remained in the ownership of direct descendants of John Flower (1813-1854) and Elizabeth Flower (1815-1891) until 2010. The long

tenure of ownership of the property demonstrates the strong and direct links of this settler family with the property at 1458 Huron Street.

Criteria 8: The property at 1458 Huron Street has contextual value because it is functionally linked to its surroundings as a historic farmhouse. While residential development has altered the setting of the farmhouse, the building remains historically linked to its surroundings as a physical reminder of The Grove.

See Appendix F (Evaluation) and Appendix G (Statement of Cultural Heritage Value or Interest) for more information.

The Community Advisory Committee on Planning (CACP), the City's municipal heritage committee, was consulted on the designation of the property at 1458 Huron Street at their meeting held on July 10, 2024.

4.6 Zoning

The proposed stacked townhouse buildings require special provisions to facilitate the development. The following is an analysis of the request and staff's response:

- *A minimum front yard depth of 3.2 metres* - The reduced front yard depth reflects current urban design standards in The London Plan, which encourages buildings to be positioned with minimal setbacks to public rights-of way to create a street wall/edge that provides a sense of enclosure within the public realm (259_). The reduction in the front yard setback is a result of the road widening requirements for Huron Street, which require a 1.846 metre widening to achieve the required 18.0 metres from centreline along Huron Street. The reduced front yard setback is appropriate for the site as it helps to activate the streetscape while still avoiding any encroachment of stairs, footings or other building elements into the right-of-way. The 3.2 metre setback will not detract from the contextual relevance of the heritage dwelling along the streetscape. Staff have no concerns with this proposed setback.
- *A reduced minimum interior yard depth of 3.0 metres when the end wall of a unit contains windows to habitable rooms* - The intent of interior side yard setback regulations is to locate dwellings and structures at an appropriate distance from one another to ensure there are no adverse impacts on adjacent properties. The minimum setback also ensures that there are no structural encroachments or overhangs into adjacent properties and ensuring space between the property line and the building or structure for permitting access around the dwelling for maintenance and repairs. The proposed interior side yard setback of 3.0 metres when the building wall contains windows to habitable rooms will provide space for tree planting and privacy screening to the neighbouring properties. The proposed orientation of the buildings is to the north and south and therefore it would be primarily secondary windows facing the side yards. Staff are recommending that a 1.8-metre-tall privacy fence be installed at the site plan application stage. Staff have no concerns with the reduced setback when the end wall of a unit contains windows to habitable rooms.
- *An increased density of 63 Units Per Hectare, whereas 60 Units Per Hectare is the maximum permitted* - Intensification proposals are evaluated in part on the site's ability to accommodate greater intensity. Density in units per hectare is one planning measure used to evaluate the intensity of development and are inseparably linked with other measures of intensity and form (The London Plan, 937 and 753). The site can reasonably accommodate all expected site functions such as driveways, adequate parking in appropriate locations, landscaped open space, outdoor residential amenity area, adequate buffering and setbacks, and garbage storage areas (The London Plan, 953_3.). Increasing the density from 60 UPH to 63 UPH is a relatively minor increase to the current allocated density, and the proposed site layout has identified that the property can accommodate the additional intensity appropriately.

Conclusion

The applicant has requested an amendment to the Zoning By-law Z.-1 to rezone the property from a Residential R1 (R1-4) Zone to a Residential R5 Special Provision (R5-7(_)) Zone. Staff are recommending approval of the requested Zoning Bylaw amendment with special provisions.

The recommended action is consistent with the PPS 2020, conforms to The London Plan and will permit the development of 20 townhouse units on the subject lands, while retaining the existing single-detached heritage dwelling, that will be converted into a duplex for a total of 22 units.

Prepared by: Brent House, Planner

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

**Reviewed by: Britt O'Hagan, MCIP, RPP
Manager, Current Development**

**Recommended by: Heather McNeely, MCIP, RPP
Director, Planning and Development**

**Submitted by: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Planning and Economic
Development**

Copy:
Catherine Maton, Manager, Planning Implementation
Mike Corby, Manager, Site Plans
Brent Lambert, Manager, Development Engineering
Kyle Gonyou, Manager, Urban Design and Heritage

Appendix A – Zoning Bylaw Amendment

Bill No. (number to be inserted by Clerk's Office)
2023

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1458 Huron Street & 39 Redwood Lane

WHEREAS this amendment to the Zoning By-law Z.-1 conforms to the Official Plan;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1458 Huron Street & 39 Redwood Lane, as shown on the attached map **FROM** a Residential R1 (R1-4) Zone **TO** a Residential R5 (R5-7(_)) Special Provision Zone.

2. Section Number 9.4 of the Residential R5 (R5-7) Zone is amended by adding the following Special Provisions:

R5-7(_) 1458 Huron Street & 39 Redwood Lane

- a. Additional Permitted Uses:

1. Converted Dwellings

- b. Regulations

1. Front yard setback (minimum) – 3.2 metres
2. Density (maximum) – 63 Units Per Hectare
3. Interior side yard setback (minimum) - 3.0 metres
4. For the purpose of Zoning, the front lot line is deemed to be Huron Street

5. This Amendment shall come into effect in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

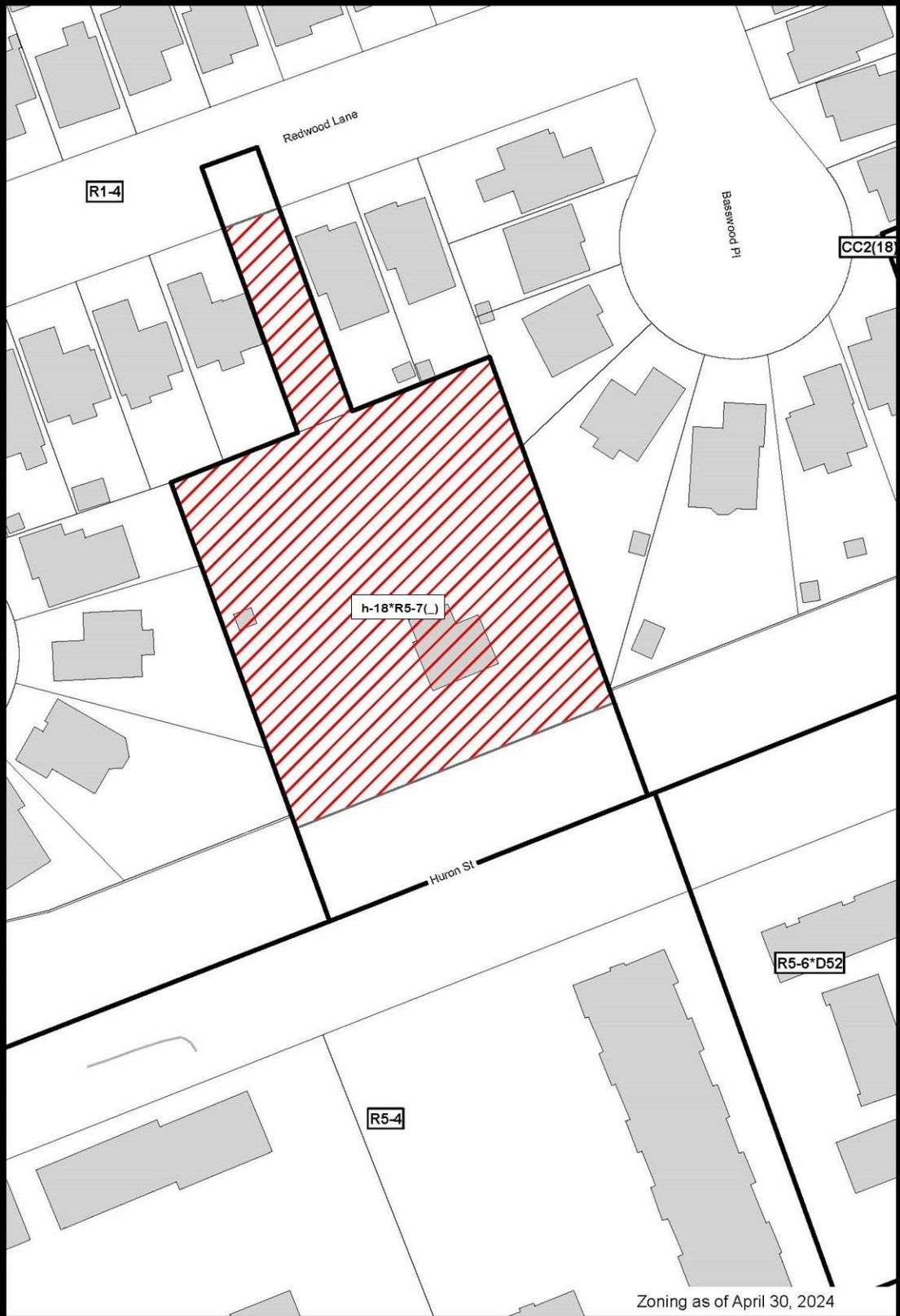
PASSED in Open Council on July 23, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.


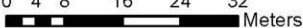

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – July 23, 2024
Second Reading – July 23, 2024
Third Reading – July 23, 2024

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z-1)



<p>File Number: Z-9743 Planner: BH Date Prepared: 2024/7/3 Technician: JI By-Law No: Z-1-</p>	<p>SUBJECT SITE </p> <p>1:800</p> <p>0 4 8 16 24 32 Meters </p> <p></p>
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Appendix B - Site and Development Summary

A. Site Information and Context

Site Statistics

Current Land Use	Single-detached dwelling
Frontage	58.2 Metres (Huron Street) & 10.0 metres (Redwood Lane)
Depth	62.3 Metres
Area	0.35 Hectares
Shape	irregular
Within Built Area Boundary	Yes
Within Primary Transit Area	No

Surrounding Land Uses

North	Single-detached dwelling
East	Single-detached dwelling
South	Townhouses
West	Single-detached dwelling

Proximity to Nearest Amenities

Major Intersection	Huron Street, Highbury Avenue North, ~750 metres
Dedicated cycling infrastructure	Sanford Street, 125.9 metres
London Transit stop	Huron at Sandford WB - #1016, 10 metres
Public open space	Stronach Park, ~175.9 metres
Commercial area/use	Huron Heights Plaza, 622.0 metres
Food store	No Frills, 988.0 metres
Community/recreation amenity	Stronach Arena, ~175.9 metres

B. Planning Information and Request

Current Planning Information

Current Place Type	Neighbourhoods Place Type with frontage on a Civic Boulevard (Huron Street)
Current Special Policies	Near Campus Neighbourhood
Current Zoning	Residential R1 (R1-4)

Requested Designation and Zone

Requested Place Type	Neighbourhoods Place Type with frontage on a Civic Boulevard (Huron Street)
Requested Special Policies	Near Campus Neighbourhood
Requested Zoning	Residential R5 Special Provision (R5-7(_))

Requested Special Provisions

Regulation (R5-7)	Required	Proposed
Front Yard Setback (Min)	Arterial Road (Huron Street) 8.0m	3.2m (Huron Street, after road widening dedication)
Interior Side Yard Depth (Min)	6.0m where there are windows to habitable rooms	3.0m
Density (UPH)	60 UPH	63 UPH

Regulation (R5-7)	Required	Proposed
Permitted Uses		Converted Dwelling
For the purpose of Zoning, the front lot line is deemed to be Huron Street		

C. Development Proposal Summary

The applicant has requested an amendment to the Zoning Bylaw Z.-1 to rezone the property from a Residential R1 (R1-4) Zone to a Residential R5 Special Provision (R5-7(_)) Zone. Staff are recommending approval with special provisions that will facilitate the development of 20 townhouse units while retaining the existing heritage building on the subject lands.

Development Overview

The proposed development seeks to intensify the subject lands with two, 2-storey townhouse buildings that would contain 4 units in each building; an eight unit, 2-storey back-to-back townhouse building; a four unit, 2-storey back-to-back townhouse building; and the conversion of the existing 2-storey heritage building to a two-unit dwelling.

Altogether, the development will yield a total of 22 residential units on the subject lands. The back-to-back townhouse buildings are proposed to be located along the Huron Street frontage, on either side of the existing 2-storey dwelling. Conventional townhouse buildings are to be located at the north end of the property, one in the northeast corner and one in the northwest corner of the site.

Proposal Statistics

Land use	Residential
Form	Townhouses and a converted dwelling
Height	2 Storeys (6 metres)
Residential units	22 units
Density	63 UPH
Gross floor area	N/A
Building coverage	25%
Landscape open space	31%
New use being added to the local community	Yes

Mobility

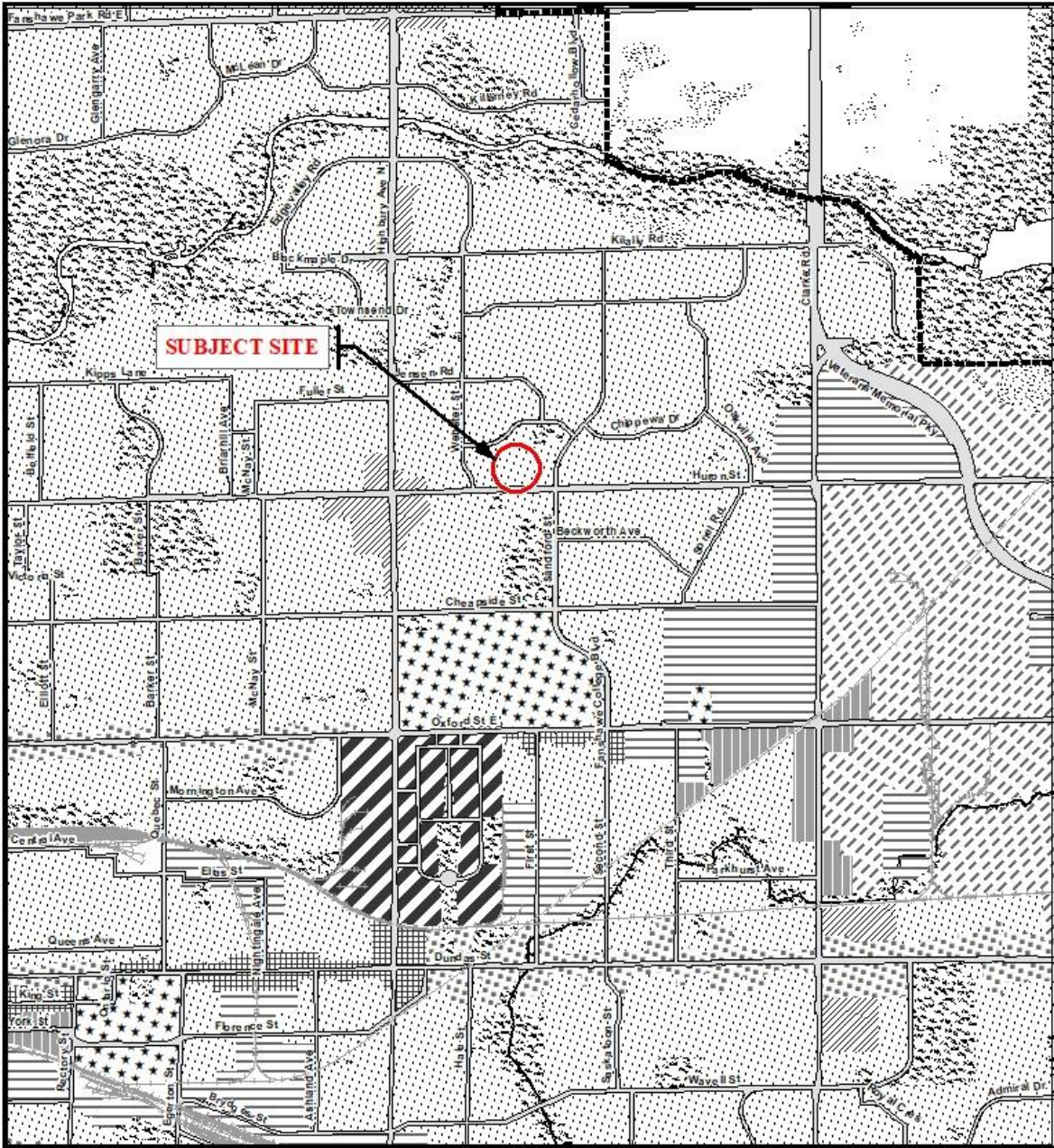
Parking spaces	23 surface spaces
Vehicle parking ratio	1.04 Spaces per unit
New electric vehicles charging stations	Not included
Secured bike parking spaces	Not included
Secured bike parking ratio	N/A
Completes gaps in the public sidewalk	NA
Connection from the site to a public sidewalk	Yes
Connection from the site to a multi-use path	N/A

Environment

Tree removals	27 Trees
Tree plantings	11 Trees

Tree Protection Area	No
Loss of natural heritage features	No
Species at Risk Habitat loss	No
Minimum Environmental Management Guideline buffer met	N/A
Existing structures repurposed or reused	Yes
Green building features	Unknown

Appendix C – Additional Plans and Drawings

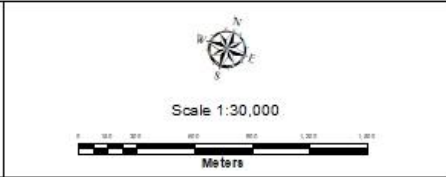


Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhood	Green Space	

This is an excerpt from Planning & Development's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

CITY OF LONDON
Official Plan
LONDON PLAN MAP 1
- PLACE TYPES -
 PREPARED BY: Planning & Development



File Number: Z-9743
Planner: BH
Technician: JI
Date: 2024/7/3



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: R1-4

1) **LEGEND FOR ZONING BY-LAW Z-1**

- | | |
|---|-----------------------------------|
| R1 - SINGLE DETACHED DWELLINGS | RF - REGIONAL FACILITY |
| R2 - SINGLE AND TWO UNIT DWELLINGS | CF - COMMUNITY FACILITY |
| R3 - SINGLE TO FOUR UNIT DWELLINGS | NF - NEIGHBOURHOOD FACILITY |
| R4 - STREET TOWNHOUSE | HER - HERITAGE |
| R5 - CLUSTER TOWNHOUSE | DC - DAY CARE |
| R6 - CLUSTER HOUSING ALL FORMS | OS - OPEN SPACE |
| R7 - SENIOR'S HOUSING | CR - COMMERCIAL RECREATION |
| R8 - MEDIUM DENSITY/LOW RISE APTS. | ER - ENVIRONMENTAL REVIEW |
| R9 - MEDIUM TO HIGH DENSITY APTS. | |
| R10 - HIGH DENSITY APARTMENTS | OB - OFFICE BUSINESS PARK |
| R11 - LODGING HOUSE | LI - LIGHT INDUSTRIAL |
| DA - DOWNTOWN AREA | GI - GENERAL INDUSTRIAL |
| RSA - REGIONAL SHOPPING AREA | HI - HEAVY INDUSTRIAL |
| CSA - COMMUNITY SHOPPING AREA | EX - RESOURCE EXTRACTIVE |
| NSA - NEIGHBOURHOOD SHOPPING AREA | UR - URBAN RESERVE |
| BDC - BUSINESS DISTRICT COMMERCIAL | |
| AC - ARTERIAL COMMERCIAL | AG - AGRICULTURAL |
| HS - HIGHWAY SERVICE COMMERCIAL | AGC - AGRICULTURAL COMMERCIAL |
| RSC - RESTRICTED SERVICE COMMERCIAL | RRC - RURAL SETTLEMENT COMMERCIAL |
| CC - CONVENIENCE COMMERCIAL | TGS - TEMPORARY GARDEN SUITE |
| SS - AUTOMOBILE SERVICE STATION | RT - RAIL TRANSPORTATION |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | |
| OR - OFFICE/RESIDENTIAL | "h" - HOLDING SYMBOL |
| OC - OFFICE CONVERSION | "D" - DENSITY SYMBOL |
| RO - RESTRICTED OFFICE | "H" - HEIGHT SYMBOL |
| OF - OFFICE | "B" - BONUS SYMBOL |
| | "T" - TEMPORARY USE SYMBOL |

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

**ZONING
BY-LAW NO. Z.-1
SCHEDULE A**



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:

Z-9743

BH

MAP PREPARED:

2024/7/3

JL

1:1,000

0 5 10 20 30 40 Meters

Appendix D – Internal and Agency Comments

Urban Design Comments

The following site layout and design features are acknowledged and should be carried forward through site plan:

- Restricting vehicular access to the site from Huron Street and creating a pedestrian-oriented street front with shared walkways to the public sidewalk and providing a large landscaped open space along the Civic Boulevard that creates a foreground for the existing heritage building.
- Providing a sidewalk connection from the proposed development to Redwood Lane
- Relocating garbage pick-up area away and enhancing the view terminus into the site from Redwood Lane by providing a landscaped area

Matters for Zoning

1. **Provide a minimum front yard setback of 3.2m** from the ultimate Right-Of-Way of Huron Street to encourage street-orientation while avoiding encroachment of footings and canopies. Refer to The London Plan (TLP) 259, 286, 288. TLP 259
2. **Provide a minimum interior side yard setback of 3.0m where unit windows face the interior side yard** to allow for a landscape buffer to mitigate potential privacy issues. TLP 253
3. **Provide a minimum interior side yard setback of 2.0m where no unit windows face the interior side yard** to accommodate access and maintenance in the side yard.
4. **Provide a minimum rear yard setback of 3.5m** to allow for adequate private amenity spaces and buffer from the existing residential uses. TLP 253, 295

Matters for Site Plan

1. If windows to habitable rooms are provided facing the interior side yards, provide a dense all-season landscape buffer along the side yards to mitigate potential negative impacts on the adjacent low-rise residential uses. TLP 253
2. Reconfigure the proposed pedestrian circulation adjacent to the existing heritage building to avoid potential privacy issues. TLP 235
 - Provide adequate space between the heritage building and the proposed 2.1m sidewalk to the south and the concrete area to the north to allow for a low-height landscape buffer
 - Remove the 1.5m concrete sidewalk to the west of the heritage building and extend the landscape island eastward to abut the heritage building
3. Consider providing an alternative hard surface material (e.g., concrete) or painted strips where pedestrians cross vehicular circulation route to create a continuous and safe pedestrian connection from the public sidewalk along Huron Street to the rear townhouses to the north. TLP 268
4. Provide a full set of dimensioned elevations for all sides of the proposed buildings. Further urban design comments may follow upon receipt of the elevations

Site Plan Comments:

Zoning Comments:

- Provide a special provision identifying Huron Street as the front-yard and Redwood Lane as the rear-yard.

Comments for Site Plan Stage:

- Provide short-term bicycle parking in accordance with the Zoning By-Law 4.19 housekeeping updates.

- A 1.2m (4ft) metal fence is proposed along the Huron Street frontage. Considered reducing the height of the metal fence to 0.9m (3ft) and incorporating low-level landscaping to promote visibility and sightlines between the residential units located at 1458 Huron Street and the existing transit stop on Huron Street.
- Provide a full set of dimensioned elevations in metric of the proposed residential development.
- Clarify if municipal or private collection garbage, recycling, green bin services will be utilized. Site Plan Control By-Law, Section 10).
 - The City of London can provide deep waste collection for Earth bins and Earth Worx bins. Private collection will be required for any in-ground recycling.

Parks Comments:

1. Major Issues
 - None.
2. Matters for OPA/ZBA
 - None.
3. Matters for Site Plan
 - Parkland dedication has not been taken for this site. It is to be noted that the applicant, as a condition of site plan approval, will be required to provide parkland dedication in the form of cash-in-lieu pursuant to By-law CP-25.

Landscape Architecture Comments

1. Matters for OPA/ZBA
 - Four boundary trees are identified on a tree preservation plan and will be impacted by the proposed development, consent to injure or remove will be required. If consent cannot be obtained from co-owner, then a non-disturbance setback will need to be established at each tree's critical root zone limits as determined by dbh
 - Tree #26 - 6m
 - Tree #28 - 7.8m
 - Tree #29 – 3m
 - Tree #12 – 2.8m [minimal impact]
2. Matters for Site Plan
 - Consent to injure or remove boundary trees is a requirement of Site Plan approval. A recommendation for approval will be forwarded for Site Plan Review as follows:
 - Consent to be obtained from owner of 1242 Basswood to injure boundary tree #29 and to remove boundary tree #28
 - Consent to be obtained from owner of 1238 Basswood to remove boundary tree #26
 - Replacement trees to be recommendation to Site Plan Review based on total dbh removed. 844 cm dbh is proposed for removal, in accordance with LP Policy 399, **84 replacement trees are required**. However, the City's Tree Protection Bylaw will be used to calculate replacement trees as the city develops a bylaw to implement Policy 399. To this end **18 replacement trees** would be required. Tree planting required as part of the planning and development approvals process may be counted as replacement trees as required by these policies.

Ecology Comments:

Zoning amendment to allow 2-storey Cluster Townhouse development while retaining the existing heritage dwelling on the subject lands

This e-mail is to confirm that there are currently no ecological planning issues related to this property and/or associated study requirements.

Major issues identified

- No Natural Heritage Features on, or adjacent to the site have been identified on Map 5 of the London Plan or based on current aerial photo interpretation.

Ecology – complete application requirements

- None.

Notes

- None.

UTRCA Comments:

The UTRCA has ***no objections*** to the application and we have no Section 28 approval requirements.

Engineering Comments:

Engineering has **no further comments regarding this application** but would like to note the following:

- This property is subject to a 1.846 meter widening to achieve the required 18.0m from centerline as per the London Plan.
- A 0.3-meter reserve along the Huron Street frontage will also be required, it being noted the access to this property will be by way of 39 Redwood Lane.

The following items are to be considered during a future site plan application stage:

Wastewater:

- A new sanitary PDC will be required for the proposed development as City records don't indicate an existing PDC for the subject lands, minimum 150mm diameter at 1.00% or as required by the OBC. PDC 200mm and larger in diameter are to be connected directly at a maintenance hole on the mainline. The current zoning appears to be R1-4.
- All private servicing internal to the site is required to be fully contained within the private property for construction and maintenance.
- Detailed engineering drawings demonstrating servicing will be required including providing a proposed connection detail to the municipal sewer and the maximum population and peak flow from the proposed development.

Water:

- All units shall be serviced internally with the water service as proposed from the 150mm watermain on Redwood Lane.
- The existing water service from the existing building shall be transferred to the new internal water service and the old service to be cut and capped at the 600mm Steel trunk Main.
- A water servicing report would be required to determine water service sizing and layout, taking into account all domestic demands, fire flows, water quality and the

various pressure scenarios outlined in section 7.3.1 of the City's Design Specifications and Requirements Manual (DSRM).

- Further comments provided once water servicing brief has been reviewed.
- All Water servicing to the site shall be to City Standards.
- Water servicing shall be configured in a way to avoid the creation of a regulated drinking water system.

Stormwater:

- As per City as constructed storm drainage plan (11180), the subject site is tributary to the existing 450mm storm sewer on Redwood Lane at a C value of 0.50. For the proposed development in exceedance of the approved C-value of the downstream SWM Facility / storm sewer design, the site is to store volumes in excess of the allowable release rate. On-site SWM controls design should include, but not be limited to required storage volume calculations, flow restrictor sizing, bioswales, etc.
- As per as-constructed 11180, a 300mm storm PDC exists to serve the property. In order to service the proposed site the applicant will be required to extend the sewers through the City Owned 39 Redwood Ln. to the north limit of their site; these works shall be in accordance with City Standards.
- A land use of medium/high density residential for this site will trigger the application of design requirements of Permanent Private Storm System (PPS) as approved by Council resolution on January 18, 2010. A standalone Operation and Maintenance manual document for the proposed SWM system is to be included as part of the system design and submitted to the City for review.
- As per the City of London's Design Requirements for Permanent Private Systems, the proposed application falls within the Central London Subwatershed (case 4), therefore the following design criteria should be implemented:
 - the flow from the site must be discharged at a rate equal to or less than the allowable condition flow;
 - the discharge flow from the site must not exceed the capacity of the stormwater conveyance system;
 - the design must account the sites unique discharge conditions (velocities and fluvial geomorphological requirements);
 - Although the site does not contain 29 or more at grade parking spaces, the medium density site must still provide 100% of the quality control target for the lands to be developed (70% TSS removal), as there are no downstream quality controls in place; and
- shall comply with riparian right (common) law.
- The consultant shall provide a servicing report and drawings to present calculations, recommendations, and details to address these requirements.
- The Consultant may note that implementation of infiltration or filtration measures for a volume that meets or exceeds the 25mm event would be accepted to meet Total Suspended Solids (TSS) reduction target.
- The Owner agrees to promote the implementation of SWM Best Management Practices (BMP's) within the plan, including Low Impact Development (LID) where possible, to the satisfaction of the City Engineer.
- Any proposed LID solutions should be supported by a Geotechnical Report and/or a Hydrogeological Assessment report prepared with a focus on the type(s) of soil present at the Site, measured infiltration rate, hydraulic conductivity (under field saturated conditions), and seasonal high groundwater elevation. The report(s) should include geotechnical and hydrogeological recommendations of any preferred/suitable LID solution. All LID proposals are to be in accordance with Section 6 Stormwater Management of the Design Specifications & Requirements manual.
- The owner is required to provide a lot grading plan for stormwater flows and major overland flows on site, ensuring that stormwater flows are self-contained and that grading can safely convey up to the 250 year storm event, all to be designed by a Professional Engineer for review.

- The Owner shall allow for conveyance of overland flows from external drainage areas that naturally drain by topography through the subject lands.
- Stormwater run-off from the subject lands shall not cause any adverse effects to adjacent or downstream lands.
- An erosion/sediment control plan that will identify all erosion and sediment control measures for the subject site and that will be in accordance with City of London and MECP (formerly MOECC) standards and requirements, all to the specification and satisfaction of the City Engineer. This plan is to include measures to be used during all phases of construction. These measures shall be identified in the Storm/Drainage Servicing Report.

Transportation:

- This property is subject to a 1.846 meter widening to achieve the required 18.0m from centerline as per the London Plan.
- A 0.3 meter reserve along the Huron Street frontage will also be required, it being noted the access to this property will be by way of 39 Redwood Lane.

Appendix E – Public Engagement

On May 28, 2024, Notice of Application was sent to 192 property owners and residents in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on June 6, 2024. A “Planning Application” sign was also placed on the site.

There were 4 responses received during the public consultation period.

Public Comment #1: Jim

Hello Peter, first, congrats on being voted in to counsel, well deserved. I want to make a couple of points in regards to the proposed changes at 1458 Huron. I live on ___ and in our area, we have many student rental houses. These houses usually have 4, 5 or more students in them. The noise factor, the parking on the street all add up. If the proposal goes through, is there any way to limit these to Non-Student rentals etc ?

Secondly, with the proposed addition of low income high density housing going into the St. Andrews church property, the traffic will get somewhat congested I would think. All for housing, but the city needs to be smart about what and where they put it. Just my thoughts/concerns.

Public Comment #2: Daniela & Florin Plavosin

Dear Mr. House,

We live in the neighborhood of the proposed zoning amendment, and we write to express our support for the proposed cluster townhouse development.

It is much more desirable to have a thriving group of townhouses than an abandoned single detached home on a large property. The higher density, in our opinion, will also make our area more vibrant.

Best regards,

Daniela and Florin Plavosin

Public Comment #3: Laurie Stephenson

I am on the Board of Directors for ___ directly across the road from this proposed development.

I have concerns with this Cluster Townhouse development in the future because the parking, as presented, doesn't allow for reasonable space per unit. We at Huron Gardens have had to go to great expense and have been severely inconvenienced with the townhouses to the west of us using our parking spaces.

Additionally, the volume of traffic on Huron Street that already exists at various times of the day does not support this size of development.

Please reconsider the number of units being proposed to allow for my concerns.

Public Comment #4: Benjamin Durham

As residents of the ____ we're so excited to see this infill and density added to such a weird parcel of land!

Although traffic will increase on Redwood Lane due to the only entrance being just off of it, as long as we put traffic-calming measures, we'll be happy to see more homes go in!

A few questions and comments:

1. We are wondering what the construction schedule of this project would look like?
2. The sidewalk along Redwood Lane is a perfect location to have a raised sidewalk to increase the safety of the many families and kids in the neighbourhood. We walk, run, and bike past where that future entrance will be every day... And there is already speeding without additional drivers on the street.
3. Narrowing / pinching / daylighting the entrance to 1458 would also reduce the speed of those entering and exiting the development. Not only that, narrowing the lanes by putting trees in between each direction would again decrease speeds naturally.
4. Are these homes going to be available for families to purchase or rent? Because missing middle housing like these are almost always "renters only." It would be nice to see some that are available to buy instead of only having missing middle housing be available as rentals.
5. Finally, looking at the building renderings, they look beautiful, but once we got to figure 3, it became more obvious that there is no dedicated bicycle parking anywhere. And seeing as there is a lack of garages, residents are *much* less likely to lug their bicycles up the stairs for storage... and therefore, they'll be "forced" to drive because it's much more "convenient."
We, as a couple, bike 80-90% of the time and our car only gets driven occasionally... **Which helps with everyone's traffic woes.**
We would like to see a beautiful, attractive, covered, functional bike rack or bicycle storage facility in this new development that encourages people to use their bicycles or ebikes. Especially because the grocery stores are quite accessible by bicycle from this new development.
6. In the renderings, in front of the heritage dwelling, there is just lawn right now. We are wondering if it can be either the bicycle parking area or a small forest or garden.

Appendix F – Evaluation of Cultural Heritage Value or Interest

Evaluation of Cultural Heritage Value or Interest

Municipal Address	1458 Huron Street
Resource Name	Flower House
Legal Description	PART LOT 7 CONCESSION 3; DESIGNATED PARTS 2 & 3 33R739; AS IN 346782, 350953; EXCEPT 383491, 383817 LONDON/LONDON TOWNSHIP
PIN	08100-0166
Date of Construction	Circa 1852
Original Owners	John and Elizabeth Flower
Date	June 7, 2024

Property Photograph



Image 1: View of the property at 1458 Huron Street.

Property History

The Euro-Canadian history of the property at 1458 Huron Street begins with the grant of the property to George Webster (1812-1891), by Colonel Thomas Talbot. The patent for the south half of Lot 7, Concession III, London Township (200-acres) was registered on March 31, 1838. The north half of Lot 7, Concession II, had been previously purchased by George's father, Robert Webster (1785-1836), in 1830. On the north half of Lot 7, Robert Webster built the existing stone house at 1745 Kilally Road.

Shortly after receiving the patent to the lot in 1838, George Webster sold the south half of Lot 7 (100-acres) to Thomas Dickenson. In 1848, Thomas and Margaret Dickenson sold the south half of Lot 7 to John Flower (1813-1854). A mortgage of £185 is registered shortly after the purchase and discharged in 1854. In 1854, John Flower died and his wife, Elizabeth (1815-1893) inherited the property. Prior to his death, a house was constructed on the property – the present house at 1458 Huron Street, built in about 1852. The house is noted in the will of John Flower which corroborates with the Flower family history.

The will of John Flower articulated that each of his four daughters were to inherit an equal share of the farm. In 1878, Fannie (Flower) Maylard (1842-1916) inherited 25 acres of the south half of Lot 7, which included the farmhouse at 1458 Huron Street. The property remained in the Maylard family until 2010.

The property was included in the 1961 annexation by the City of London. The present extent of the property (190' by 205') was established through a consent in 1973. The residential subdivision surrounding the property was built in 1988-1989 by Monarch Construction Ltd.

The Grove

The former community known as The Grove was located around the corner of Concession 3 (Huron Street) and Sideroad 5 (Clarke Road) in London Township. The Grove was originally settled by Americans of Irish descent from New York State in the early 19th century. Joseph Percival, one of the earliest settlers on The Grove donated land on Huron Street for a cemetery on the condition that a log church and a school be built on the property. This is now known as The Grove Cemetery, located on the south side of Huron Street, west of Sandford Street.

In 1880 a post office was established for The Grove, then with a population of about 40 inhabitants. The Grove post office closed in 1912, but the church and school continued to function within the community until about 1925, when a new one-room red brick school replaced the old school.

The community was annexed by the City of London in 1961.

Georgian Architecture

Georgian buildings are typified by their balance of symmetrical façades usually with a central doorway and multi-pane windows (Register of Cultural Heritage Resources, 2022).

While the Georgian architectural style is typically aligned with the Hanoverian Georgian monarchs of the Great Britain, this style demonstrates a colonial lag in its popularity in the colonies. It continued to be popular with British immigrants into the 1850s, eventually eclipsed by more Victorian styles, such as Queen Anne Revival or Italianate.

In *Ontario Architecture* (1989), regarding regional interpretations of the Georgian architectural style, John Blumenson notes, "Due to severe climate, the harshness of the land and in particular the limited financial resources of these early settlers, their buildings, with few exceptions, evidence structural necessity more than academic stylistic features, as was the case in the United States or England." Shannon Kyles notes, "The Upper Canadian at this time wanted a sturdy house that reflected his simple dignity." In *The Ancestral Roof*, Marion MacRae notes, the Georgian architectural style was not native to Upper Canada, but "was a physical expression of the cultural mental

climate of the first settlers of Upper Canada and was present with them, in a wishful state, while they were living in rude shelters and simple log houses.” Vernacular interpretations of the Georgian architectural style are common, but adherence to conventional rules of symmetry, proportion, and uncluttered designs characterize the Georgian architectural style. House plans are generally central, with a balanced façade of windows. Classically-inspired detailing can often be found in the roof, window trim, and moulded surrounds (Blumenson 1989, 5). While earlier Georgian architectural style buildings often featured high pitched gable roofs, the pitch became lower and often hipped in form (Kalman 1994, 148). Thomas F. McIlwraith, in *Looking for Old Ontario*, asserts the preference for brick by early colonial settlers as an assertion of resistance to American preference for the stucco cladding of the Greek Revival architectural style (1997, 93).

Based on these generally accepted characteristics of the Georgian architectural style in Ontario, the building at 1458 Huron Street is considered to be representative of this architectural style. The building demonstrates a balanced façade, with a central entry flanked by window openings. It has stoic, restrained detailing which typifies the Georgian architectural style. The building also has proportions characteristic of other Georgian architectural style buildings. As Kalman notes, later Georgian architectural style buildings often feature hipped roofs, such as the building located at 1458 Huron Street.

Resource Description

The building on the property at 1458 Huron Street is a two-storey buff brick building. The building is generally square in plan, with a rear addition. The building has a hipped roof. The building has a symmetrical composition across its main (south) façade. A central doorway is articulated by sidelights and a transom. The doorway is flanked by window openings to each side, which are articulated by sills and a very slightly arched voussoir. There are three window openings on the second storey of the main façade, aligned with the openings on the ground storey. All of the windows have been replaced, circa 1991, within the original openings. Two windows on each storey articulate the east façade and west façade of the building. Undersized shutters have been affixed to the main façade of the building’s exterior.

The building is oriented towards Huron Street, which is the road between the second and third concessions of London Township. Barns and other agricultural structures were formerly located on the property but were demolished in about 1970.

The heritage attributes that support and contribute to the physical or design value of the property as a representative example of a buff brick Georgian farmhouse include:

- Form, scale, and massing of the two-storey structure with a square plan;
- Hipped roof with buff brick chimney located on the west side of the building;
- Symmetrical main (south) elevation with three bays;
- Brick and stone foundation;
- Window openings with shallow segmented arch voussoirs;
- Main entrance with sidelights, narrow transom window, panelled door, and shallow segmented arch voussoirs;
- Buff brick exterior.

The heritage attributes that support and contribute to the contextual value of the property as a physical reminder of The Grove include:

- The building’s location and frontage on Huron Street;
- Unobstructed views to the south elevation of the building from Huron Street.

The rear addition is not a heritage attribute.

O. Reg. 9/06 – Criteria for Determining Cultural Heritage Value or Interest

A property may be designated under Section 29, Ontario Heritage Act, if it meets two or more of the criteria for determining whether it is of cultural heritage value or interest.

Criteria	Meets Criteria (Yes/No)	Evaluation
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	The house on the property at 1458 Huron Street is a representative example of a buff brick Georgian farmhouse.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The property does not demonstrate a high degree of craftsmanship or artistic merit.
3. The property has historical value because it demonstrates a high degree of technical or scientific achievement.	No	The property does not demonstrate a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	The property at 1458 Huron Street has historical value or associative value because it is historically associated with the Flower family. The Flower family settled on this property in the former London Township in 1848, with the construction of the present house in about 1852. The property remained in the ownership of direct descendants of John (1813-1854) and Elizabeth Flower (1815-1891) until 2010.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	The property is not believed to yield, or have the potential to yield, information that contributes to an understanding of a community or culture in a significant manner.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No	The property does not reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No	The property is not believed to be significant in defining, maintaining, or supporting the character of the area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	Yes	The property at 1458 Huron Street has contextual value because it is functionally linked to the surroundings as a historic farmhouse. While residential development has changed the setting, the house remains historically linked to

		its surroundings as a physical reminder of The Grove.
9. The property has contextual value because it is a landmark.	No	The property is not considered to be a landmark.

The property at 1458 Huron Street meets three of the nine criteria of O. Reg. 9/06, therefore meriting designation pursuant to Section 29, *Ontario Heritage Act*.

Appendix G – Statement of Cultural Heritage Value or Interest

1458 Huron Street

Statement of Cultural Heritage Value or Interest

Legal Description: PART LOT 7 CONCESSION 3; DESIGNATED PARTS 2 & 3 33R739; AS IN 346782, 350953; EXCEPT 383491, 383817 LONDON/LONDON TOWNSHIP
PIN: 08100-0166

Description of Property

The property at 1458 Huron Street is located on the north side of Huron Street between Webster Street and Sanford Street. The property is located in The Grove, a historic area of the former London Township.

The house on the property was built in about 1852 and is historically associated within the Flower family. The property remained in the ownership of descendants of the original owner of the house until 2010.

Statement of Cultural Heritage Value or Interest

The property at 1458 Huron Street is of significant cultural heritage value or interest because of its physical or design values, its historical or associative values, and its contextual values.

Criteria 1: The building on the property at 1458 Huron Street has design value or physical value because it is a representative example of a buff brick Georgian farmhouse. The two-storey buff brick dwelling is generally square in plan with a hipped roof and a symmetrical three-bay front façade. The central doorway is articulated by sidelights and a narrow transom. As a c.1852 Georgian farmhouse, the building is representative of the Georgian farmhouse form and style in London.

Criteria 4: The property at 1458 Huron Street has historical value or associative value because it is historically associated with the Flower family. The Flower family settled on this property in the former London Township in 1848, with the construction of the building in about 1852. The property remained in the ownership of direct descendants of John Flower (1813-1854) and Elizabeth Flower (1815-1891) until 2010.

Criteria 8: The property at 1458 Huron Street has contextual value because it is functionally linked to its surroundings as a historic farmhouse. While residential development has altered the setting of the farmhouse, the building remains historically linked to its surroundings as a physical reminder of The Grove.

Heritage Attributes

The heritage attributes that support and contribute to the physical or design value of the property as a representative example of a buff brick Georgian farmhouse include:

- Form, scale, and massing of the two-storey structure with a square plan;
- Hipped roof with buff brick chimney located on the west side of the building;
- Symmetrical main (south) elevation with three bays;
- Brick and stone foundation;
- Window openings with shallow segmented arch voussoirs;
- Main entrance with sidelights, narrow transom window, panelled door, and shallow segmented arch voussoirs;
- Buff brick exterior.

The heritage attributes that support and contribute to the contextual value of the property as a physical reminder of The Grove include:

- The building's location and frontage on Huron Street;
- Unobstructed views to the south elevation of the building from Huron Street.

The rear addition is not a heritage attribute.