

April 15, 2014

The Corporation of the City of London  
Planning Division  
206 Dundas Street  
London, Ontario N6A 4L9

**Attention: Chuck Parker** (sent via e-mail)

Dear Mr. Parker:

**Re: File No. 13 NEI/OZ-8295 Possible Official Plan Amendments – Blackfriars/Petersville Heritage Conservation District Plan and Conservation Guidelines**

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The Upper Thames River Conservation Authority (UTRCA) appreciates the opportunity to review and comment on the following reports:

1. *Draft Blackfriars-Petersville Heritage Conservation District Plan & Guidelines* prepared by Golder Associates (February 2014)
2. *Technical Memo – Blackfriars-Petersville StudyArea Recommendations* prepared by Golder Associates (February 25, 2014)

### **WEST LONDON FLOOD PLAIN AREA**

The proposed Heritage Conservation District is regulated by the UTRCA in accordance with Ontario Regulation 157/06, made pursuant to Section 28 of the *Conservation Authorities Act*. The regulation limit is comprised of the Regulatory Flood Plain associated with the Thames River in a potential Special Policy Area (SPA) known as the West London SPA. The UTRCA has jurisdiction over lands within the regulated area and requires that landowners obtain written approval from the Authority prior to undertaking any site alteration or development within this area including filling, grading, construction, alteration to a watercourse and/or interference with a wetland.

The Blackfriars/Petersville neighbourhood is situated in the West London Flood Plain Area which is protected from the Thames River by the West London Dyke. While the dyke protects this neighbourhood to the 100 year flood elevation, if the dyke was overtopped or failed during a flood event, large areas of this neighbourhood would be inundated with up to 3 - 4 metres of flood water. The UTRCA manages upstream flows during flood events using a system of flood control structures and works with the City of London on the management of the West London Dyke. Even with these efforts, the area is still at risk and for the purposes of flood plain management and for the interpretation of Provincial and UTRCA Flood Plain Policy, the land in the West London Flood Plain is considered to be floodway.

The West London/ Blackfriars/Petersville neighbourhood is an existing viable community that is in the floodway and as such, it could be deemed to be a Flood Plain Special Policy Area (SPA). Application for SPA status must be made by the local municipality and the proposed designation and guiding policies must be supported by the local Conservation Authority and ultimately approved by the Minister of Natural Resources (MNR) and the Minister of Municipal Affairs and Housing (MMAH). The UTRCA and the City of London have discussed SPA designation for the West London neighbourhood in the past. As such the West London Neighbourhood has been identified as a "Candidate SPA"

in the City of London Official Plan and the City developed interim policies which were endorsed by the UTRCA. We understand that the application package was submitted to the MNR in 1991 but the Province never approved the SPA for West London. The UTRCA encourages the City to proceed with re-activating the application in order to obtain the formal approval of the Flood Plain SPA for West London.

In the absence of an approved Flood Plain SPA for West London, the UTRCA, in cooperation with the City of London, has followed Interim Policies for this Candidate SPA. These policies were originally developed in 1991 in anticipation of the pending Flood Plain SPA application process and allowed some flexibility. It was anticipated that these policies would be implemented as the result of a Flood Plain SPA review. It is noted that without these Interim Policies, all new development in the floodway would be prohibited in accordance with Provincial Policy. The UTRCA has expressed concern over the extended period of time which these Interim Policies have been applied. It is important that policies to allow development that does not meet the minimum Provincial Standard receive the approval of the MNR and MMAH and UTRCA recommends that the Flood Plain SPA for West London be pursued by the City.

#### **DRAFT BLACKFRIARS-PETERSVILLE HERITAGE CONSERVATION DISTRICT PLAN & GUIDELINES**

1. The Plan should include a greater emphasis that this proposed heritage conservation district (HCD) is located entirely within the floodway of the Thames River, in a Candidate Special Policy Area (SPA). Its location within the flood plain is a key factor that influences potential improvements in this community. As indicated, the City of London and the UTRCA are operating under an interim set of policies in anticipation of an approved SPA for West London.
2. Both Section 3.0 and 4.0 of the Heritage Plan should make reference to Section 3.0 Protecting Public Health and Safety of the Provincial Policy Statement which sets out the policies for natural hazards. Under the discussion of *Heritage conservation is development*, a reference to public health and safety should be included.
3. The Authority understands that the intent is to keep the HCD Plan and Guidelines separate from the land use planning and policies for this area yet Section 5.0 deals with *Municipal Policies*. As previously noted, we recommend that this section be revised to emphasize this neighbourhood/HCD's location within the flood plain of the Thames River and based on the current policies, development opportunities are extremely limited.
4. Section 5.4.1 makes reference to creating a *Special Policy Area* for the HCD. Given that this neighbourhood has been identified as a potential *Special Policy Area* with respect to flood plain planning, this terminology is confusing. We recommend that this term be replaced with *Specific Residential Policy Area*. This Section should also include a reference to the policies in Section 15.6 of the OP which deals with Flood Plain Lands.
5. Section 5.5 *Zoning By-Law* should include a reference that the PPS does not permit the intensification of use through zoning in this neighbourhood.
6. Section 5.7 *Severance and Minor Variances* should indicate that the PPS does not permit lot creation and intensification of use through the minor variance process in this community. The London Consent Authority is the approval body for severance applications.
7. Section 5.8 *Building Permits* should also make reference to the fact that a Building Permit cannot be obtained until such time as the necessary approvals have been obtained from the UTRCA through our Section 28 permit process.
8. Section 6.10 *New Development* makes reference to opportunities for infill development or limited redevelopment within the Blackfriars-Petersville HCD. Again we caution that under the current floodway policies that the PPS does not permit development and site alteration within the floodway. The UTRCA has been operating under an interim set of policies in anticipation that the City would be successful in its pursuit of an approved SPA for this neighbourhood. .
9. Section 7.0 *Heritage Alteration Permit Process*, how do the approval processes for a Section 28 permit from the UTRCA and a building permit from the City of London Building Division fit into the Heritage Alteration Permit

Approvals Flow Chart?

10. Section 7.2 *Heritage Alteration Permit & Other Permits* should also make reference to the UTRCA's approval process under Ontario Regulation 157/06, made pursuant to Section 28 of the *Conservation Authorities Act*.
11. Section 7.3 *Emergency Repairs*, if an Emergency Approval is required, we recommend that the UTRCA be copied on the approval of the necessary works.
12. Section 10.2.13 *Foundations* includes a provision for the need to rebuild deteriorating foundation walls. While the UTRCA will permit the replacement of foundations, we will not allow for the excavation of the foundation to establish a living space or storage space. Floodproofing measures including floodproofing the design of the foundation are a critical element of our Section 28 approval process in West London.
13. Section 11.4 *Parks and Open Space* makes reference to the West London Dyke and the flood protection it *provided*. As indicated, the West London Dyke continues to protect the Blackfriars-Petersville neighbourhood and we recommend that the word *provided* be replaced with *provides*.

**TECHNICAL MEMO – BLACKFRIARS-PETERSVILLE STUDYAREA RECOMMENDATIONS**

1. Section 1.0 *Introduction* notes that the policies and recommendations for the proposed HCD are intended to be considered by *City Staff, City Council and property owners when reviewing development proposals*. We recommend that *other approval agencies* be added which would include the UTRCA which has jurisdiction over this entire flood plain area.
2. We recommend that Section 3.4 *Building Permits* include the need for Section 28 approvals from the UTRCA before a building permit can be issued.

Thank you for the opportunity to comment. As indicated, the UTRCA If you have any questions, please contact the undersigned at extension 293.

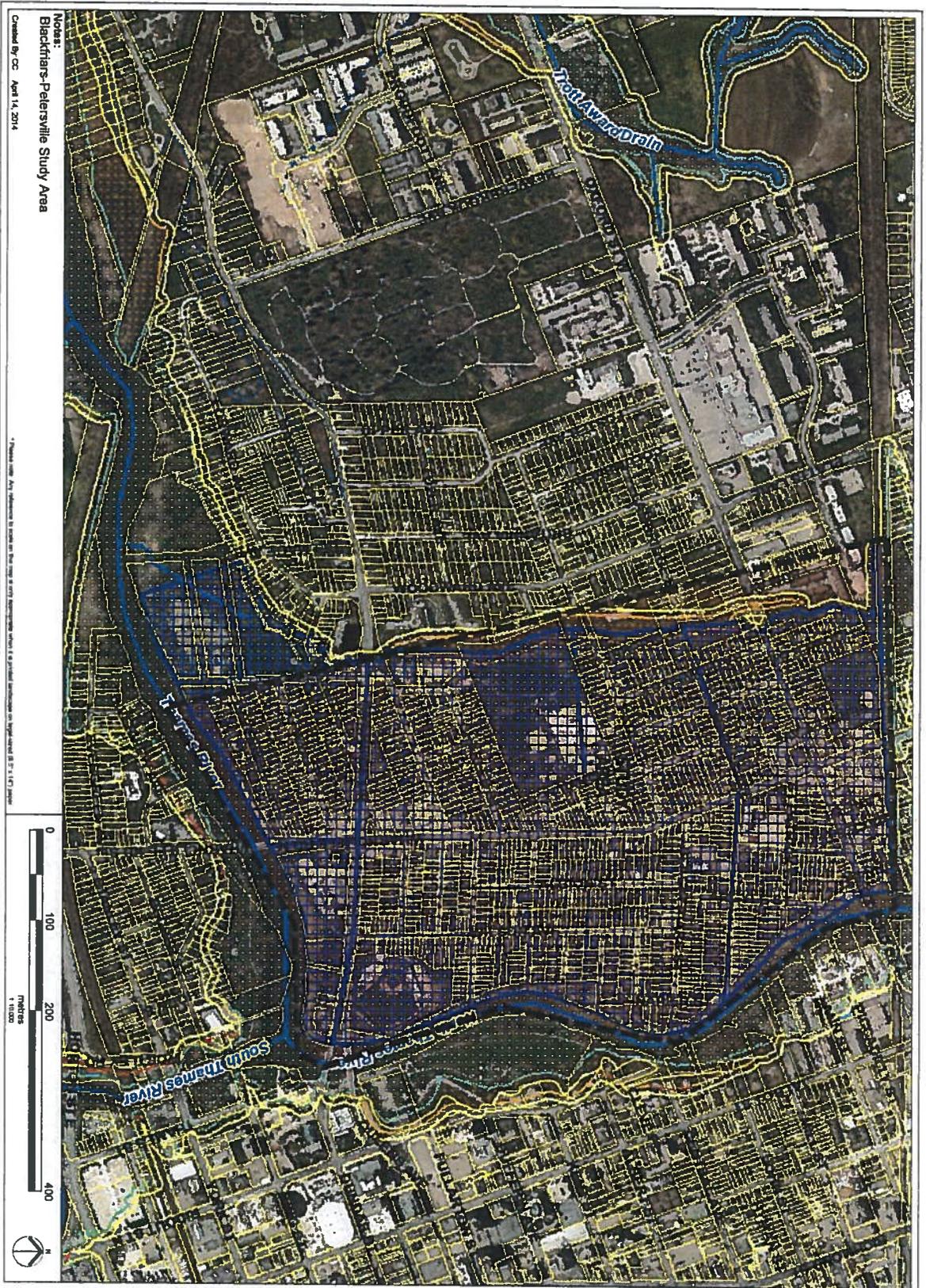
Yours truly,  
UPPER THAMES RIVER CONSERVATION AUTHORITY



Christine Creighton  
Land Use Planner  
JB/CC/cc

Enclosure – Regulations Mapping (please print on legal size paper to ensure that the scales are accurate)

c.c. UTRCA – Jeff Brick, Co-ordinator of Hydrology & Regulatory Services  
Mark Snowsell, Land Use Regulations Officer



Notes:  
 Blackhairs-Petersville Study Area  
 Created By: CC April 14, 2014

\*Please note: Any reference to areas on this map is only a general indication and is not intended to represent any specific area.



### Regulation Limit

Regulation Limit: 1:5,000  
 Date: 15/08/2014  
 Prepared by: [unreadable]

#### Legend

- Road Labels (1:50K)
- Assessment Parcel
- Watercourse
- Open
- Tidal
- Special Policy Area
- MNR Wetland Unit (May 2011)
- Evaluated Wetland (MNR)
- Unevaluated Wetland (UTRCA)
- London Hazard
- FLOOD
- Riverbank Valley
- Stable Slope
- Top of Slope
- Flooding Hazard
- Erosion Hazard
- Wetland Interference
- Regulation Limit

The Regulation Limit depicted on this map schedule is a representation of O Reg 157/08 under O Reg 570/04. The Regulation Limit is a conservative estimation of the hazard lands within the UTRCA watershed. Depending on the specific characteristics of the hazard land and the land use proposed the Regulation Limit may be subject to change.

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**UPPER THAMES RIVER**  
 COOPERATION AGREEMENT  
 Copyright ©2014 UTRCA

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13 NEI bp/OZ-8295  
 Chuck Parker

**Responses to Public Liaison Letter and Publication in “Living in the City”**

**Telephone**

**Written/E-Mail**

Kevin and Daphne Bice/2 Leslie Street  
 Barb MacQuarrie  
 Cindy Wilson  
 Mike Horley  
 Bart Storoniaski  
 Marianne McCoy/22 Wyatt Street  
 R. Colins  
 Barb Marcel  
 Daniella Horley/89 Wilson Avenue  
 Charlene Doak-Gebauor  
 Alfred  
 Jeanne Mason  
 Carmen Richter/13 Cummings Avenue  
 Jason Mychajluk/34 Warret Avenue, Simcoe –  
 owner 400 Oxford St. W and 35 St. Andrew  
 Tim Armstrong/18 Gower Street  
 Peter Stavrou (Princeton Properties)/116  
 Chepstow Close, London-owner of 55 and 129  
 Wharncliffe Road and 85 Riverside  
 Bob Gooden  
 Gehl Martin (Retro Properties)/12 Queens  
 Quay West. Toronto  
 Paula Lombardi (Siskinds)/680 Waterloo St –  
 residents lawyer  
 Alan R. Patton (Patton Cormier &  
 Associates)/1512-140 Fullarton St., London  
 Allison Vickerd/8 Empress Avenue  
 Angela Goulet  
 Christine Kelsey/6 St. Patrick Street  
 Chris Pehlke  
 Joe Mc Carthy/16 Moir Street  
 David Medcalf (Kirwin Fryday Medcalf  
 Lawyers/104-140 Fullarton St. Talbot Centre,  
 London  
 Julie-Anne Lambourn Baskette  
 Mike Bloxam  
 William Gudgeon  
 Lynne Deschamps/89 Riverside Drive  
 Mrs. Warner/Empress Avenue  
 Bob Morrison (Southside Construction)  
 Terry Guest/186 Wharncliffe Road North  
 Angela Van Niekerk, 147 Paul Street  
 Donald Cornell  
 Linda Simpson  
 Frank Kelly  
 Servanne Woodward, 583 Ridout St. N.  
 Mike Lasky, 240 Wharncliffe Rd N.  
 Hans Jastrau, 53 Cavendish

**Parker, Charles**

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**From:** Servanne Woodward  
**Sent:** Thursday, March 27, 2014 1:49 PM  
**To:** Parker, Charles  
**Subject:** Blackfriar heritage conservation district plan 13 NEI b/OZ-8295

March 27 2014

object: Blackfriars/Petersville heritage conservation district plan and conservation guidelines.

Dear Chuck Parker:

I believe that such a plan is sound and a good idea. I would like you to consider expanding to the blackfriar bridge so that the structure remains and I would like you to consider my home, 583 Ridout Street North and the few more rows of houses such as those on Talbot St., Albert street and down to the museum as well.

Sincerely yours,  
Servanne Woodward

## Parker, Charles

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**From:** Donald Cornell  
**Sent:** Monday, March 24, 2014 10:01 AM  
**To:** Parker, Charles  
**Cc:** Donald Cornell; ; ben billings; Bryant, Judy; Fontana, Joe; Barber, Jim;  
**Subject:** RE: Blackfriars

Good morning Charles, thank you for your timely reply, my reasoning to write you, was that from the recent "mapping" sent to me by Blackfriars Assoc. did NOT show that the Blackfriars Bridge was encompassed. The "mapping" stops short at the western edge of the Thames River bank, unless I am mistaken? and does not cross, nor encircle the bridge? across the river. Am I wrong? As for hiring another "expert", that will cost the taxpayers many more unaffordable dollars, I am disappointed, we have more than enough staff at City Hall and indeed Provincial staff that are sufficiently skilled and qualified to carry out that process. Why, and WHO decides to hire EXTRA and OUT of OFFICE "help" that in this case is not needed, nor possibly even REQUIRED.

I have to assure you, that with the recent losses of good paying jobs within the City of London, the taxpayers cannot afford these foistings.

Can ANYONE explain to me, and voters, the NEED to impose these expenses?

What the heck has the enviroment has to do with SAVING the BRIDGE?

Traffic is just diverted away from our residential area (as it should be) and allows residents to enjoy cleaner air (somewhat) and less noise pollution (much) and traffic congestion on the MINOR roads within the Blackfriars area., with the current closing of the bridge to any form of motorised traffic. GOOD JOB!!

The City should upgrade, along with the Feds and Prov govts.the EXISTING main corridors, and not just "loading" traffic onto residential corridors that are "convenient"

ANYWHERE in the City. That might engender "shovel jobs", which will CERTAINLY improve our economy.

Hiring over educated enviromentalists (few) does NOTHING for our economy, first they are more than likely "out of town" and secoundly thay don't need the money as do working folks. Thats enough, thanks for listening, please forward on..

Kind regards Donald and Shirley Cornell.

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**From:** CParker@London.ca

**To:**

**CC:**

jfontana@london.ca; jbryant@london.ca; GBarrett@London.ca; dmenard@London.ca;

david\_waverman@golder.com; kgrabows@London.ca; jfullick@London.ca

**Subject:** RE: Blackfriars

**Date:** Mon, 24 Mar 2014 13:03:32 +0000

Good morning Donald. Both the Blackfriars and Dundas Street bridges **ARE included** within the draft Blackfriars/Petersville HCD Plan boundaries (see page 27 of the Draft Plan at <http://www.london.ca/business/Planning-Development/land-use-applications/Pages/blackfriars-petersville-study.aspx> ). The Blackfriars Bridge has also been individually designated under Part IV of the Ontario Heritage Act since 1992.

Whether the bridge is used for vehicles and/or pedestrians is a separate issue which has not been decided by Council. I understand that a consultant is in the process of being hired to do an Environmental Assessment (EA) of the Bridge. I will pass your comments along to them.

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**From:** [redacted]  
**Sent:** Saturday, March 22, 2014 4:01 PM  
**To:** Parker, Charles  
**Cc:** [redacted]; Donald Cornell; ben billings; [redacted] Montana, Joe; Bryant, Judy  
**Subject:** Blackfriars

Mr Parker, May I ask why the Blackfriars Bridge is NOT included?

If not, why not, and further can the bridge still be added?

Next, we live on Blackfriars Street, and with the current closing of the bridge, we have been blessed with peace and quiet and would like to see it kept that way.

The bridge is a treasured North American antique, NEVER built for motorised / heavy traffic.

Be SURE that to allow it to reopen in the future to motorised traffic will eventually destroy the bridge, without doubt. It might take some time, BUT it will happen, and maybe with loss of life!! A new bridge is certainly not the answer. The community has the chance to incorporate the bridge as a walkway only, and to blend it with Labatt Park, landscape the thing with planters etc, paint it in Victorian colours, make it a small tourist attraction that all the residents of London can be proud of. Just look at what our big brother in London England has done with his bridges!!!!

Our City, year or so ago, allowed heavy duty commercialisation along Blackfriars Street!!!!

NOW, all of a sudden the social elite/chattering class want a heritage designation, which is fine, but where were they when a few of us fought a major developer? We did not hear from THEM, but now because developers may be threatening THEIR property values, they come out of the woodwork!!, all of a SUDDEN, wanting a heritage designation, a move frankly that is to thwart the legal zoning process!! If they wanted a heritage designation so bad, why did they not apply MANY MOONS AGO?

I do think though that the end product may well be advantageous to all residents, BUT WE HAVE TO INCLUDE THE BRIDGE, if possible.

Thanks for your time Donald and Shirley Cornell.

**Parker, Charles**

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**From:** Angela Goulet  
**Sent:** Tuesday, March 11, 2014 4:34 PM  
**To:** Parker, Charles; david\_waverman@golder.com; Menard, Don  
**Cc:** kevin bice; pindler; Louise Tamblyn  
**Subject:** Feedback- Blackfriars HCD  
**Attachments:** Blackfriars Heritage Permits.pdf; Feedback\_Pehlke.pdf; Feedback\_Kelsey.pdf; Feedback\_McCarthy.pdf; Steering committee heritage permits comments.doc; PIC03-14FEB12 heritage permits comments.doc

Good afternoon,

Last week the Blackfriars Neighbourhood Association Steering Committee sent an email to our distribution list requesting feedback on Heritage Permits requirements.

This resulted in some reasoned and thoughtful responses.

Please find attached a doctored version of the Heritage Permit chart. This adjusted chart reflected the Steering Committee's vision and was to be used as a starting point for community discussion.

Also attached are three emailed responses from Blackfriars residents, along with two attachments that were sent by Mr. Joe McCarthy with his emailed response.

The Steering Committee will encourage all residents of the area to attend the next and last public meeting to discuss further their opinions on what type of changes to houses/properties should require Heritage Permits.

Thank you,  
Angela Goulet, on behalf of the Blackfriars Neighbourhood Association Steering Committee

## + Heritage Alterations Permits

Type of Work	Heritage Alteration Permit Required?	
	Contributing Resource	Non Contributing Resource
<b>New or addition</b>		
Interior renovation	No	No
Erection of a new building or structure on same property	Yes	Yes
Addition or major alteration visible from the street	Yes	Yes
Demolition of an existing structure (Demolition Permit)	Yes	No
Erection of a small outbuilding not visible from the street and not requiring a Building Permit	No	No
Relocation of an existing structure to another location	Yes	No
<b>Windows</b>		
Repair of broken window panes to original specifications	No	No
Window replacement, same material, size, and design	No	No
Window replacement, different material, size, or design	No	No
Window open removal or addition, including skylight	No	No
Shutter replacement, same material, size, and design	No	No
Shutter replacement, different material, size, or design	No	No
Shutter removal or addition	No	No



Tausky Heritage  
Consultants



2.12.2014

## + Heritage Alterations Permits

Type of Work	Heritage Alteration Permit Required?	
	Contributing Resource	Non Contributing Resource
<b>Doors</b>		
Door replacement, same material, size, and design	No	No
Door replacement, different material, size, or design	No	No
Addition of storm or screen door	No	No
Door opening removal or addition	No	No
<b>Roof</b>		
Re-roofing, same material and colour	No	No
Re-roofing, different material or colour	No	No
Alteration to roofline	Yes	Yes
<b>Porch/Verandah</b>		
Porch/verandah replacement, same materials, size, and design	No	No
Porch/verandah replacement, different materials, size, and design	No	No
Porch/verandah removal or addition	Yes	No



Tausky Heritage  
Consultants



2.12.2014

## + Heritage Alterations Permits

Type of Work	Heritage Alteration Permit Required?	
	Contributing Resource	Non Contributing Resource
<b>Siding, Soffit &amp; Fascia, and Trim</b>		
Soffit and/or fascia replacement, same materials	No	No
Soffit and/or fascia replacement, different materials	No	No
Replacement of siding/cladding, same material, colour	No	No
Removal/installation of cladding/siding, different material, colour	No	No
Replication of decorative trim, same material, colour	No	No
Decorative trim removal or addition, different material, colour	No	No
<b>Other Exterior Alterations</b>		
New or increased parking areas (especially front yard)	Yes	Yes
Repaving of existing parking area without expansion, same material	No	No
Repaving of existing parking area without expansion, different material	No	No
Addition or alteration visible from the street (e.g. solar panel)	Yes	Yes
Chimney repointing, same material, design	No	No



Tausky Heritage  
Consultants



2.12.2014

Blackfriars Heritage Permits

Type of Work	Heritage Alteration Permit Required?		Do I support req'm for permit?	Why
	Contributing Resource	Non Contributing Resource		
<b>New or addition</b>				
Interior renovation	No	No		
Erection of a new building or structure on same property	Yes	Yes	Yes	
Addition or major alteration visible from the street	Yes	Yes	Yes	
Demolition of an existing structure (Demolition Permit)	Yes	■	Yes	If the goal is to be consistent with the cultural and social history of the area, and places value on the eccentricity and diversity of the area then "non-contributing" resources should require a permit as they do in fact contribute to those factors.
Erection of a small outbuilding not visible from the street and not requiring a Building Permit	■	No	No	If it is not visible from the street, it does not impact the built form or appearance of the street. There are other examples in this document that qualify whether the alteration is visible or not. Additionally, the erection of any structure is subject to permitting and minor variance applications already.
Relocation of an existing structure to another location	■	No	No	This should be limited to relocation that takes out of, or into street view.
<b>Windows</b>				
Repair of broken window panes to original specifications	No	No		
Window replacement, same material, size, and design	No	No		
Window replacement, different material, size, or design	No	No		
Window open removal or addition, including skylight	No	No		
Shutter replacement, same material, size, and design	No	No		
Shutter replacement, different material, size, or design	No	No		
Shutter removal or addition	No	No		

Blackfriars Heritage Permits

Type of Work	Heritage Alteration Permit Required?		Do I support req'm for permit?	Why
	Contributing Resource	Non Contributing Resource		
<b>Doors</b>				
Door replacement, same material, size, and design	No	No		
Door replacement, different material, size, or design	No	No		
Addition of storm or screen door	No	No		
Door opening removal or addition	No	No		
<b>Roof</b>				
Re-roofing, same material and colour	No	No		
Re-roofing, different material or colour	No	No		
Alteration to roofline	Yes	Yes		
<b>Porch/Verandah</b>				
Porch/verandah replacement, same materials, size, and design	No	No		
Porch/verandah replacement, different materials, size, and design	No	No		
Porch/verandah removal or addition	Yes	No		

Blackfriars Heritage Permits

Type of Work	Heritage Alteration Permit Required?		Do I support req'm for permit?	Why
	Contributing Resource	Non Contributing Resource		
<b>Siding, Soffit &amp; Fascia, and Trim</b>				
Soffit and/or fascia replacement, same materials	No	No		
Soffit and/or fascia replacement, different materials	No	No		
Replacement of siding/cladding, same material	No	No		
Removal/installation of cladding/siding, different material, colour	No	No		
Replication of decorative trim, same material, colour	No	No		
Decorative trim removal or addition, different material, colour	No	No		
<b>Other Exterior Alterations</b>				
New or increased parking areas (especially front yard)	Yes	Yes		
Repaving of existing parking area without expansion, same material	No	No		
Repaving of existing parking area without expansion, different material	No	No		
Addition or alteration visible from the street (e.g. solar panel)	■	■	No	I think an exception should be made specifically for solar panels. It seems inevitable that government subsidies, technological advances and the pending 40% increase in hydro rates will make solar panels a feasible reality. Part of preserving a neighbourhood must include an allowance to upgrade to new technologies so that buildings remain habitable and affordable. I see this as being in the same space as replacing single pain windows with triple pane, replacing wood soffits with vented aluminum soffits etc.
Chimney repointing, same material, design	No	No		

Type of Work	Heritage Alteration Permit Required?		Do I support req'm for permit?	Why
	Contributing Resource	Non Contributing Resource		
<b>New or addition</b>				
Interior renovation	No	No		
Erection of a new building or structure on same property	Yes	Yes	<input checked="" type="checkbox"/>	This should be limited to new building/structure visible from the street.
Addition or major alteration visible from the street	Yes	Yes	Yes	
Demolition of an existing structure (Demolition Permit)	Yes	No	Yes	
Erection of a small outbuilding not visible from the street and not requiring a Building Permit	No	No		
Relocation of an existing structure to another location	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>	This should be limited to relocation that takes it out of, or into street view.
<b>Windows</b>				
Repair of broken window panes to original specifications	No	No		
Window replacement, same material, size, and design	No	No		
Window replacement, different material, size, or design	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>	A permit should be not be required to replace a wood window with a more efficient design such as vinyl, or vinyl with fibreglass, single pane with multi-pane etc. Nor should the homeowner be required to buy non-stock windows for example that replicate 4, 6 or 8 glass lites . Such a requirement presumes that the owner has unlimited funds and may dissuade one from improving for energy efficiency. In the long run this would act against the goal of preservation of the building as a whole. As cited in the West Woodfield Heritage plan "An old building restored and renovated to accommodate happy Owners will be well maintained, better than many museums." A Heritage permit is not required under the Old East, West Woodfield or Proposed Wortley Village conservation district plans for buildings ranked D
Window open removal or addition, including skylight	yes	No		
Shutter replacement, same material, size, and design	No	No		
Shutter replacement, different material, size, or design	yes	No		
Shutter removal or addition	yes	No		

Type of Work	Heritage Alteration Permit Required?		Do I support req'm for permit?	Why
	Contributing Resource	Non Contributing Resource		
<b>Doors</b>				
Door replacement, same material, size, and design	No	No	<input type="checkbox"/>	
Door replacement, different material, size, or design	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>	This should be qualified and limited to doors original to the built form, have notable decorative treatment or heritage character. To replace a nondescript solid wood entry door with steel entry door is six or ½ dozen the other.
Addition of storm or screen door	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>	A Heritage permit is not required under the Old East, West Woodfield or Proposed Wortley Village conservation district plans for buildings ranked D  The addition of any storm door offers improved protection to the building as a whole as well as to the entry door. While a storm door may mask or hide a door with notable decorative treatment or heritage character in the short term, it will help preserve such a door in the long term (see <i>Bishop Hellmuth Conservation district plan guidelines pg. 12</i> ). To require a permit because as it was opined at the Feb.12th meeting that "using the ugly storm door with the metal base on the bottom half instead of a full glass door" again presumes that the owner has unlimited funds. We forget our history; as Kevin Bice has pointed out this community was "traditionally a working class neighbourhood of modest means", I suggest it still very much is.
Door opening removal or addition	yes	No		A Heritage permit is not required under the Bishop Hellmuth, Old East, West Woodfield or Proposed Wortley Village conservation district plans.

Type of Work	Heritage Alteration Permit Required?		Do I support req'm for permit?	Why
<b>Roof</b>				
Re-roofing, same material and colour	No	No	<input type="checkbox"/>	
Re-roofing, different material or colour	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>	<p>This should be qualified and limited to roofs that have notable decorative treatment or heritage character, such as cedar or slate. To require a heritage permit to replace black asphalt shingles with green asphalt shingles is pedantic. Under no circumstances should colour changes require a heritage permit. <i>(The selection of paint colour is a personal choice of the owner; see Bishop Hellmuth Conservation district plan pg. 12)</i></p> <p>Similarly a heritage permit should not be required to replace roofing with an arguably better materials (i.e. steel instead of asphalt) that will protect the building as a whole for better and longer and often more attractive. Part of preserving a neighbourhood must include an allowance to upgrade to new technologies so that buildings remain habitable and affordable.</p> <p>And as pointed out in the West Woodfield Heritage plan <i>"The widespread acceptance of asphalt shingles (asphalt impregnated felt with a protective granular stone surface) provided a low cost, good quality roofing material from about 1930 onwards."</i></p> <p>Therefore as asphalt shingles were not likely to have been used in the original construction of most of the buildings in Petersville, no protection under a Heritage Designation should be afforded.</p> <p>A Heritage permit is not required under the Old East, West Woodfield or Proposed Wortley Village conservation district plans for buildings ranked D</p>
Alteration to roofline	Yes	Yes		
<b>Porch/Verandah</b>				
Porch/verandah replacement, same materials, size, and design	No	No		
Porch/verandah replacement, different materials, size, and design	Yes	yes		
Porch/verandah removal or addition	Yes	yes		

Type of Work	Heritage Alteration Permit Required?		Do I support req'm for permit?	Why
	Contributing Resource	Non Contributing Resource		
<b>Siding, Soffit &amp; Fascia, and Trim</b>				
Soffit and/or fascia replacement, same materials	No	No		
Soffit and/or fascia replacement, different materials	■	No	■	<p>This should be qualified and limited to Soffit and/or fascia having notable decorative treatment or heritage character.</p> <p>A heritage permit should not be required to replace Soffit and/or fascia with an arguably better materials (i.e. vented aluminum) that will protect the building as a whole for better and longer. Part of preserving a neighbourhood must include an allowance to upgrade to new technologies and modern building practice so that buildings remain in good maintenance.</p> <p>A Heritage permit is not required under the Bishop Hellmuth, Old East, West Woodfield or Proposed Wortley Village conservation district plans.</p>
Replacement of siding/cladding, same material	No	No		
Removal/installation of cladding/siding, different material, colour	■	No	■	<p>This should also be qualified and limited to cladding/siding with notable decorative treatment or heritage character.</p> <p>To replace the much loved white aluminum siding that covers many contributing resources with new vinyl and/or color will neither contribute to or take away for the streetscape.</p> <p>Under no circumstances should colour changes require a heritage permit. . (The selection of paint colour is a personal choice of the owner; see Bishop Hellmuth Conservation district plan pg. 12)</p> <p>A Heritage permit is not required under the Bishop Hellmuth conservation district plan.</p> <p>A Heritage permit is not required under the Old East, West Woodfield or Proposed Wortley Village conservation district plans for buildings ranked D</p>
Replication of decorative trim, same material, colour	No	No		

Type of Work	Heritage Alteration Permit Required?		Do I support req'm for permit?	Why
Decorative trim removal or addition, different material, colour	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>	Under no circumstances should colour changes require a heritage permit. <i>(The selection of paint colour is a personal choice of the owner; see Bishop Hellmuth Conservation district plan pg. 12)</i>  A Heritage permit is not required under the Bishop Hellmuth conservation district plan.  A Heritage permit is not required under the Old East, West Woodfield or Proposed Wortley Village conservation district plans for buildings ranked D
<b>Other Exterior Alterations</b>				
New or increased parking areas (especially front yard)	Yes	Yes		This is redundant. Boulevard parking all ready requires a minor variance approval and is not permitted in this neighbourhood under current zoning.
Repaving of existing parking area without expansion, same material	No	No		A Heritage permit is not required under the Bishop Hellmuth, Old East, West Woodfield or Proposed Wortley Village conservation district plans.
Repaving of existing parking area without expansion, different material	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Part of preserving a neighbourhood must include an allowance to upgrade to new technologies and modern building practice so that properties remain in good maintenance and useful for the intended purpose; living. To require a permit to upgrade from gravel to asphalt, asphalt to concrete, concrete to paving stones is not conservation it is stagnation.
Addition or alteration visible from the street (e.g. solar panel)	Yes	Yes	No	A Heritage permit is not required under the Bishop Hellmuth, Old East, West Woodfield or Proposed Wortley Village conservation district plans.  I think an exception should be made specifically for solar panels. It seems inevitable that government subsidies, technological advances and the pending 40% increase in hydro rates will make solar panels a feasible reality. Part of preserving a neighbourhood must include an allowance to upgrade to new technologies so that buildings remain habitable and affordable. I see this as being in the same space as replacing single pain windows with triple pane, replacing wood soffits with vented aluminum soffits etc.
Chimney repointing, same material, design	No	No		

from: **Christine Kelsey** ( )  
to: [angela.contreras@cityofsanfrancisco.org](mailto:angela.contreras@cityofsanfrancisco.org)  
date: Thu, Mar 6, 2014 at 4:48 PM  
subject: Re: Feedback Request - Heritage Permits

Hi Angela

Thanks for sending this information out- we missed the last meeting and I am glad to have an opportunity for input.

I agree with most of the heritage alterations permit chart, regarding the different permits needed for contributing and non-contributing resources. The only category that I question is the lack of need for a permit to replace a porch/veranda with different materials, size and design. In particular, a different size and design of porch could significantly alter the appearance of a house, potentially as much as a small addition.

I hope there is also a plan to determine and clarify the elements of preferred character/design of new houses or additions in the area. For example, a new house on Argyle Street is listed on the map as a non contributing feature. I assume it is listed as non-contributing because of its character, rather than its age, since some other new houses in the study area are listed as contributing. It is a small house, but it has a large attached garage, protruding out in front of the front entrance ("snout house"). I don't know if that particular element lead the study team to consider it non-contributing, but it is certainly the element that makes it look out of place to my eye. It would be helpful to draft some guidelines to help residents with their plans for new homes and additions.

Thanks again for circulating the information,  
Christine Kelsey  
(6 Saint Patrick Street )

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from: **Chris Pehlke**  
reply-to: Chris Pehlke <...>  
to:  
date: Fri, Mar 7, 2014 at 4:40 PM  
subject: Re: Feedback Request - Heritage Permits

I am afraid I disagree with the list of Heritage guidelines as proposed by the Blackfriar's steering committee on the grounds that they are so unrestrictive that they effectively serve little to no purpose in defining a Heritage Conservation District. The distinction between contributing and non-contributing buildings and indeed in defining what was and what wasn't part ("Victory Housing ville", West of Wharncliffe) of the district was largely made based on age and architectural form. The guidelines as proposed have went out of their way to avoid addressing architectural issues. Effectively any "Ontario Cottage"-styled house in the district could remove a centre placed "London door" with symmetrical windows arrangement and replace it with two steel slab doors placed to the extreme sides of the facade (Doors – opening addition; Doors replacement with different material size design) and the entire centre portion replaced with floor to ceiling plate glass (Windows replacement, size, design, opening addition) all without requiring a heritage alteration permit. This is of course an extreme example unlikely to occur but my point is that no alteration permit would be required under these guidelines. At such a point would the building still be a contributing part of the district since it would then physically have an architectural form much more in keeping with the non-contributing structures? The purpose of the architecture controls is to protect the features that lead to defining and non-defining structures.

The committee has tried at great lengths to suggest that the

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cultural basis of the neighbourhood's relationship to the river and flooding is part of the guidelines for protection. Nowhere has any such relationship been addressed in their proposed guidelines. Prohibiting sandblasting brick walls to remove the flood stains or preventing covering the brick with stucco could have addressed that but are both permitted since again there's absolutely no controls on changes to the trim or cladding materials.

It has also been suggested that the working class roots of the neighbourhood is what defines it as a historic district. However, again that's not addressed nor is it probably all that defensible in my mind since any neighbourhood anywhere typically develops according to a certain socio-economic cohort of purchasers. This is true even in new developments today. High-end gated homes typically cluster together as do new developments that cater to a less affluent buyer (town homes, subdivisions of smaller homes etc).

It would appear that the Steering committee feels that they want a Historic district designation but nothing imposed upon them to create that sense of urban uniformity to a district. Historic districts can and do often command higher property values and attract tourism but that is because there are controls in place to protect the visual characteristics of the neighbourhood and preserve the features unique to the neighbourhood worth coming to see. If the neighbourhood consensus is truly that all they want to do is restrict the size and shape of buildings, then that doesn't define a historic district but rather should be done through zoning process setting larger side-yard, front yard setbacks, maximum bedrooms, density, parking sizes, green space requirements, etc under the zoning act.

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I am perfectly comfortable with the creation of a Heritage district for the neighbourhood, however these guidelines as proposed strike me as being so unrestrictive that there is no tangible defining feature for the district. Without features distinguishing it from any other neighbourhood not designated (including the areas west of Wharnclife that were excluded) it becomes increasingly indefensible to any sort of challenge.

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from: [REDACTED]  
to: [REDACTED]  
date: Thu, Mar 6, 2014 at 9:19 PM  
subject: Re: Feedback Request - Heritage Permits

Good evening Angela,

Thank you for distributing this to the Community Association and also I suspect, for collecting, reviewing and summarising the feedback for presentation to the Heritage Committee.

I have attached 2 documents. The first one is the feedback on the Heritage Alteration Permits prepared by the Steering Committee.

The second is the feedback on the Heritage Alteration Permits that was presented by the consultants at the February 14<sup>th</sup> meeting.

I think that the 2<sup>nd</sup> document may prove useful to support and justify the vision presented by the Steering Committee.

For the alterations that would require a Section 42 (heritage) permit as presented by the Heritage Consultants that I do not agree with I have made comments on why I do not support the requirement. But perhaps more germane, I point out where other Conservation Districts do not require a permit for the same alteration.

For example none of Bishop Hellmuth, Old East, West Woodfield or Proposed Wortley Village conservation District Plans require permits for such trivial alterations as replacement of Soffit/fascia or for re-paving of parking surfaces with different materials. In fact parking surfaces are even not mentioned in the other District Plans tables of alterations that do or do not require a permit.

Also of note is that the 3 conservation District Plans issued in the last 10 years (Old East, West Woodfield & Proposed Wortley Village) designate when a Section 42 (heritage) permit is required not just by the type of alteration but also but the Heritage Ranking of the individual building. The Heritage Ranking of every building; both contributing and not contributing is detailed in the district maps.

The Heritage rankings are defined as

Group A (properties of major heritage significance) & Group B (properties

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of importance)

- Previously designated under OHA or listed as significant by LACH. Is a fine example of architectural style. Exhibits unique qualities or details. Is a well maintained example of modest architectural style. Age of building contributes to heritage value. A significant event, person or story is associated with the building.

Group C (of value as part of the environment)

- The form and massing of the building belonged to a historical family of buildings. Is a good example of a modest design representing the area or repeated in many locations.

Group D (properties of no heritage significance)

- Original heritage qualities have been irreversibly lost or covered. The original design is lacking architectural character to contribute to the area.

In the Old East, West Woodfield & Proposed Wortley Village plans Group D buildings are exempt from nearly all heritage permit requirements except for a few of, but not all the major alterations (new building, demolition).

It is concerning that the Heritage consultants do not appear to be presenting a vision or plan consistent or comparable to precedent in other the districts.

While The Heritage Act specifically states that no property in a conservation district shall be altered without a permit, and that district plans must detail which minor alterations do not require a permit, it is void of specifics.

So despite the City Planner declaring that "there will be no vote, this is not a popularity contest" somewhere between the Heritage Act and a final District Plan, discretion and negotiation is required.

Regards  
Joe McCarthy  
16 Moir St.

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## Parker, Charles

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**From:** Menard, Don  
**Sent:** Thursday, February 13, 2014 3:01 PM  
**To:** 'Waverman, David'; ntausky@tausky.ca  
**Cc:** Parker, Charles  
**Subject:** "petersville" name

Hi folks,

I've just had a brief conversation with Mrs. Warner, who lives on Empress Avenue. She was unable to attend last night's meeting but wanted to know where the name "Petersville" came from and why are we using it. I explained its origins but she still wanted it on record that she is opposed to its use going forward as it makes us sound like we live in some small hick village.

She feels less strongly about "Blackfriars" and could probably live with that.

With respect to the potential district, while she has some concerns she is resigned that it may be the only way to stop things from getting worse.

I guess we should add her to the contact list even though I don't have a phone number or email address.

Not sure if you want to get into this but perhaps we might raise the name question somewhere along the road in the next few weeks. We never did do this in Wortley Village-Old South in a formal sense if I recall.

Maybe, if we want to avoid Blackfriars, Petersville, Kensington, we can use "Bridgetown".

Hope you are having a more peaceful day.

Don

**Parker, Charles**

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**From:** Menard, Don  
**Sent:** Wednesday, December 11, 2013 3:36 PM  
**To:** 'Waverman, David'; Parker, Charles  
**Cc:** Parker, Charles  
**Subject:** FW: Tonight's Meeting

Another one.

Chuck, guess we should add these to our contact list.

Don

**From:** [i] On Behalf Of Mike Bloxam  
**Sent:** Wednesday, December 11, 2013 2:56 PM  
**To:** Menard, Don  
**Subject:** Fwd: Tonight's Meeting

Hi, Don,

More feedback on the proposed HCD.

Cheers,

... Mike.

--

Mike Bloxam  
bloxam@h...

----- Forwarded message -----

**From:** Lynne Deschamps <...>  
**Date:** 10 December 2013 15:34  
**Subject:** Tonight's Meeting  
**To:** ...

Hi Mike:

Just a quick word to send along my regrets that I am unable to attend tonight's meeting, as I am an afternoon shift worker.

I have read and I am happy with the draft report and the proposed Heritage Conservation District outlined in pink. My home is within this area @ 59 Riverside Drive.

Please do not hesitate to relay that I am in favour of the heritage designation for the former villages of Petersville and Kensington as proposed, and that I would rather have been able to attend this evening's meeting in person.

Many thanks for your help and your ongoing efforts!

Cheers!  
Lynne Deschamps

Lynne Deschamps, CHIM  
NACRS Coding Specialist  
Health Information and Privacy  
London Health Sciences Centre

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This information is directed in confidence solely to the person named above and may contain confidential and/or privileged material. This information may not otherwise be distributed, copied or disclosed. If you have received this e-mail in error, please notify the sender immediately via a return e-mail and destroy original message. Thank you for your cooperation.

## Parker, Charles

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**From:** Menard, Don  
**Sent:** Tuesday, December 03, 2013 11:50 AM  
**To:** Nancy Tausky  
**Cc:** Parker, Charles  
**Subject:** FW: Blackfriars-Petersville Draft Study / Report to Planning and Environment Committee

Nancy,

For your information. The writer has given me permission to share this with you.

Don

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**From:** J.A. Baskette  
**Sent:** Monday, December 02, 2013 7:42 PM  
**To:** Menard, Don  
**Subject:** RE: Blackfriars-Petersville Draft Study / Report to Planning and Environment Committee

Hello Mr. Menard:

Thank you for including me in this information. I realize that I haven't contributed to designating "west of Wharnccliffe" with the Blackfriars initiative but I did want to point out a few facts about Charles Street particularly. As you know, my Great Uncle, George Gibson, built 30 Charles Street in 1926, where he and his wife lived for a number of years. Prior to that, he built (or had a hand in) building the duplex at 32 and 34 Charles and 31 Charles (maybe 29) where he planted one of the oldest trees in London (early 1900's). Big George was a 'brick-layer" during the off-season of professional ball, along with his brothers). During the flood of '37 (?) the family was transported by boat to Central Ave where Farhi purchased and subsequently tore down George Gibson's residence (30's and perhaps early 40's when George and Becky lived there).

What I can recall of Charles Street (through discussions with my Dad and Aunt and Grandmother) is that Big George built the duplex and 30 Charles, on a hill because the neighbouring area was flooded regularly and did serve as a dump for the area (sparsely populated but still very close to the city center). This isn't a good point historically, but when the area was cultivated and settled, the dump was moved to the area of Cavendish Crescent where they built the apartment building that caught fire recently.

I recall stories of my Grandmother feeding transients who would find their way onto the back porch during the depression. Apparently the earliest street cars used to go right down Charles Street and the transients would target the sparsely populated area in hopes of some sustenance. As a little girl, I still remember the "horse-drawn" milk delivery service and believe me, I don't think I'm that old! The transients would perhaps come from running the train lines on the CP line at Oxford but I'm no historian and this was long before my time and prior to the great flood.

My Grandfather was a barber at the old Belvedere (now the Budweiser Center) so he had quite a business during the depression and the Lambourn home was comfortable (with five kids – 2 after the depression) and generous. My Dad did want a plaque on the corner of Dundas and Talbot acknowledging the original site of James Lambourn's Barber Shoppe that hailed "Shave and a Hair Cut – 2 Bits" literally!

The oldest homes on Charles Street are probably 33 Charles (owned by Mr. Neff while I was growing up – exterior river stone) and the duplex (32 and 34) and also the old "Wade" house directly behind my homes on Mt. Pleasant Ave. In fact,

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there's an historic photograph of the floor of '36, depicting only the "Wade" house and the huge Oak tree that was felled just about 3 or 4 years ago on that property (it caused some serious damage to the adjacent house).

There were many shops on Wharncliffe near Dundas (now Riverside) when I was little, including a drug store, a bicycle shop, a butcher, Charlie Telfer's Shell Gas Station, a drug store and dentist and doctor's office. These shops were along the block where the Cowboy Club is now but that was originally the Royal Lion Restaurant when all the smaller places were torn down (early '70's). That restaurant was so out of context and so is the Cowboy Club (or whatever they call it). But the point is, it was a viable village for many residents and was conveniently ensconced with everything one needed within walking distance. About the only landmark that remains is the 3 Little Pigs which is now "Under the Volcanoe".

Prior to 1962 or thereabouts, there was a beautiful building on the south side of Charles Street, north of Edith, that was some sort of meeting hall or place of worship (it did have a pipe organ) or it was a school or Convent or Monastery, and it was all torn down and 3 duplex buildings took its place (progress, development - they are all dumps at this point) and I've written to my Uncle (my only surviving relative who actually grew up there) as to what that building was. All I remember is seeing the pipes from the organ exposed, with no walls surrounding it and all the bull dozers and muck and mess! It was a riot to play there but now it would have been a federal offence!!

Another historic and timeless landmark that no longer exists was the Bethesda Hospital. My sister was actually born there and Dad received the call on a "balmy" February day in 1952, that my Mom had gone into labour and he hurried home (he worked on the mail cars, sorting mail between London, Detroit and Owen Sound) that his wife and new baby were resting there. The building later became Marion Villa, home for the aged, and was subsequently trashed in the early '80s. We used to visit the elderly and sing Christmas Carols and were quite intrigued by the architecture. It was amazing as I recall and quite "spooky" at the same time. This land paved the way for Chartwell and they put that up between rain storms (what about the infrastructure to Charles St, Mt. Pleasant etc???) Ironically, we actually had Dad stay there for a week when his town house was snowed in before he passed away in 2010.

Well Mr. Menard, I have given you all that I can in terms of what would constitute heritage, west of Wharncliffe, but if I hear from my Uncle, he may be able to provide some insights into significant historical vicissitudes that have escaped me or I didn't experience. I do know that 32 Charles Street was always the local "voting place" during Federal, Provincial and Municipal elections and I was ordered "out of site and just plain OUT" during these important elections. I also recall my Great Uncle's funeral "George Moony Gibson" when I was about 10 or so (1967), as a real significant occasion with the baseball Commissioner in attendance, along with many fans and family. Big George was really worshipped by my Dad and he inspired my Dad to think out of the box in so many ways. When I was a kid, I wanted to play professional baseball. I opted for playing trumpet (not traditional or accepted for so long for something women did but getting there). Big George took the family on adventures to Pittsburg and talked of all the places he'd been on his baseball tours, but London and the area were home to him and his wife Becky (McMurphy) and the rest out in Campbell Cemetery in Komoka. Our Dad's sense of adventure peaked at 88 when he took my sister and me on a cruise around South America on the Queen Mary II in the winter of 2009. What an adventure and what a wonderful life he lived, inspired by growing up on Charles Street.

Progress has eaten up much of the beauty already but I'm confident that a few barricades and bylaws can curtail a commercial development takeover. I certainly hope so and please feel free to share this with all concerned. Having recalled much of this, any initiative for preservation has long passed whereby development has won over any preservation of heritage. Hopefully the battle can be won in the Blackfriars district, including Labatt park where Big George is honoured there on a plaque.

Thanks and best wishes,  
Julie Anne Lambourn Baskette

**Delivered By Email**

July 4, 2013

John M. Fleming  
Managing Director, Planning and City  
Planner  
City of London  
City Hall, 1<sup>st</sup> Floor  
P O Box 5035  
London, Ontario N6A 4L9

Peter Kokkoros  
Deputy Chief Building Official, Manager  
Building Permits  
City of London  
City Hall, 7<sup>th</sup> Floor  
P O Box 5035  
London, Ontario N6A 4L9

Dear Mr. Fleming and Mr. Kokkoros:

**Re: Heritage Conservation Study Blackfriars/Petersville Neighbourhood pursuant to section 40.1 of the *Ontario Heritage Act* for the purposes of designating one or more heritage conservation districts under section 40 of the *Ontario Heritage Act* ("Heritage Conservation Study")**

We have been retained by a resident of the Blackfriars/Petersville Neighbourhood with respect to the above noted matter. Our client is an owner of a property located in the Blackfriars/Petersville area that has resided in the area for several years and has an interest in the Heritage Conservation Study being undertaken by the City of London.

By copy of this letter we are requesting that you advise us of: any meetings both formal and informal dealing with the Heritage Conservation Study; any requests for permits (building and demolition) in the area; any heritage meetings relating to this matter; and, ask that we be kept up-to-date on the progress of the Heritage Conservation Study being undertaken by the City of London ("City"). We also request that you notify us of any appeals received by the City of the by-law designating the heritage conservation study area.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

Siskinds LLP

Per:

  
Paula Lombardi

DIRECT  
TELEPHONE (519) 660-7878-  
FACSIMILE (519) 660-7879

HEAD OFFICE  
TELEPHONE (519) 672-2121  
FACSIMILE (519) 672-6065

1804713.3

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**From:** Bartlett, Leah **On Behalf Of** Fontana, Joe  
**Sent:** Friday, November 22, 2013 1:37 PM  
**To:** Fleming, John M.  
**Cc:** Nelligan, Maggie; Bryant, Judy; Walsh, Jo-Ann  
**Subject:** FW: Blackfriars-Petersville Ontario Heritage Act

**Action – refer to City Planner.**

**Action – copy to Ward Councillor – for information.**

Leah Bartlett  
Executive Assistant to the Mayor  
Office of Mayor Joe Fontana  
Corporation of the City of London  
519.661.2500 ext 4927  
[lbartlet@london.ca](mailto:lbartlet@london.ca)

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**From:** Peter  
**Sent:** Thursday, November 21, 2013 6:04 PM  
**To:** Fontana, Joe  
**Subject:** Blackfriars-Petersville Ontario Heritage Act

Dear Mayor,

I am the Property Manager for the properties located at **85 Riverside Drive, 55 Wharncliffe Rd. North and 129 Wharncliffe Road North**. Recently, the City of London has undertaken a study to determine whether the Blackfriars-Petersville neighborhood should receive status under the Ontario Heritage Act as a heritage conservation district.

I have been authorized by the owners of the above noted properties to act as agent regarding the Heritage designation proposed by the City of London.

I am writing this letter in strong opposition to these properties being included inside any boundaries that are deemed a heritage conservation district.

It is clear that the area in which these properties are located is not an appropriate area for designation. The area has no historical significance and further, is not in any way aesthetically pleasing and in fact is quite run down.

The proposed designation would do nothing other than preserve an area without any intrinsic heritage value while tying the hands of property owners who might otherwise be able to make improvements to their properties.

In my recent discussions with residents of this area, it has become clear to me that the advancement the heritage designation agenda is motivated by nothing more than area residents' desire to curb the number of student houses in their neighborhood. Given the fact that it is, as noted, a very run down area and thus affordable, and given its proximity to bus lines servicing the University of Western

Ontario, the neighborhood in question makes an appealing location for university students. While I can understand why some residents may want to keep students out of their neighborhood, in my view it is inappropriate to use legislation that was designed to protect property that has legitimate historical value. The movement by local residents of Blackfriars-Petersville is an inappropriate use of provincial legislation to achieve a desired end by restricting the rights of property owners to lease their properties as they see fit.”

Yours truly,  
Peter Stavrou

**Parker, Charles**

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**From:** Menard, Don  
**Sent:** Wednesday, November 06, 2013 2:58 PM  
**To:** Parker, Charles;  
**Cc:** Peter /~  
**Subject:** FW: Blackfriars-PetersvilleStudy Area

Mr. Stavrou has had trouble getting his message to you so I told him I would forward it.

Don

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**From:** Peter [mailto:-]  
**Sent:** Wednesday, November 06, 2013 2:56 PM  
**To:** Menard, Don  
**Cc:** /~  
**Subject:** Blackfriars-PetersvilleStudy Area

Gentlemen,

Further to the meeting of October 30, 2013. After hearing all of the arguments by Golder and Associates and other consultants as well as members of the public that supported the restrictive and hampering conditions that will be placed upon them if the District designation is allowed to pass. A few home owners want to place the entire quadrant under the Ontario Heritage Act to protect their interest. I would have written earlier but I wanted to get the opinion of the owners on the east side of Wharncliffe Rd. and the north side of Riverside Drive and I can advise that everyone of those owners is opposed to the District designation status under the Ontario Heritage Act.

I heard Golder and Associates and other consultants remarks and found them without merit. I heard Mr. Waverman say that if the District designation status is accepted it will bring prosperity to the area. I heard and saw other members of his team show slides of homes with the sill of the door matching the height of the windows, something that is not practiced today, stating this has historical significance. If these consultants travel to the east end of the City, in particular the McNay St. area they would see more of these homes than that of Wharncliffe/Riverside area and in much, much better condition and older. And then we had another member of Golder and Associates state that the Labatt's baseball park should receive heritage conservation status under the Ontario Heritage Act. What utter nonsense.

And then I heard from the *self interest* individuals who want the District designation status for their self interest. Mr. Kevin Bice a steering member almost attacked another member of the public who did not want the District designation status. He stated that he has all his life savings in his home, SO DO ALL OF US. He stated he wanted the community in which he resides to be a nice quite area, no students. Owners with student rentals should be controlled by the City of London Zoning and By-Laws NOT THE ONTARIO HERITAGE ACT. And then at the end of the meeting I was approached by a lady who told me how would I like it if my neighbour sold his property to a Developer and the Developer put 5 bedrooms in the main floor and 5 bedrooms on the second floor for renting to students. AGAIN I SAY THIS IS FOR THE CITY OF LONDON TO CONTROL UNDER THE OFFICIAL PLAN AND ZONING AND NOT THE ONTARIO HERITAGE ACT.

In closing I reiterate my comments of my previous email. I as well as all of the other owners I have spoken to am in strong opposition to the District designation of the properties previously provided to you as well as their properties being included inside any boundaries that are deemed a heritage conservation district and we will, if the City passes this District designation bring this matter before the Ontario Municipal Board and beyond. Those individuals that want the District designation are for self interest and self interest only. Absolutely nothing to do with heritage preservation or historical significance and further, certain areas are not in any way aesthetically pleasing and in fact quite run down.

The proposed designation would do nothing other than preserve an area without any intrinsic heritage value while tying the hands of property owners who might otherwise be able to make improvements to their properties, excluding those few individuals with self interests.

Be advised that the owners of the properties in the District designation will avail themselves of all legal recourses to oppose a heritage designation as is now proposed.

Yours truly,  
PRINCETON PROPERTIES  
Management & Development Ltd.  
Peter Stavrou

## Menard, Don

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**From:** Todd Bailey  
**Sent:** Thursday, October 31, 2013 3:31 PM  
**To:**  
**Cc:** Menard, Don  
**Subject:** Blackfriars - Petersville Study Area

Dear Mr. Waverman,

Thank you again for your efforts last night providing your preliminary findings on the Blackfriars - Petersville study area. I found the presentation educational, informative and (generally speaking) spot-on with respect to identifying a micro region within the study area which would be more reflective of HCD designation. On reflection of the open question period, I found that the public input very much reflected the uniqueness of this area itself. Thank you for fielding the many questions and comments in such a professional manner.

The property I own is West of Wharncliffe, North of Oxford at 18 Gower Street. Being born and raised in London and wishing to preserve some of the uniqueness of London for my children (and hopefully theirs to come), I would still be hard pressed at pointing to Gower Street as retaining any historical significance worth preserving. I do believe however that there is a historical, cultural and architectural significance which should be recognized and preserved within the Blackfriars area – specifically the area between Oxford and Riverside which I believe should include the two or three blocks West of the river. I believe that anyone walking into this specific area would visually recognize immediately the uniqueness of the community regardless of their knowledge towards its history. It is inarguably a micro-community which has survived and, in some cases, embraced generations of single family development, expansion and growth. The uniqueness of the buildings ranging in ages of five to hundred and fifty-five years old standing side-by-side tells many stories and is, what I believe to be, a testament to London's diverse history. Preserving one or two of these buildings would be pointless – it is the distinctiveness of this family neighborhood as a whole which holds the historical significance.

Allowing multi-level student developments or similar building types to be established in Blackfriars will tear the heart out of this unique community. It is my understanding that while the City does have Design Guidelines for the Blackfriars area, these guidelines are without teeth for enforcement – I believe it is the lack of political commitment, and fortitude within the corporation of the City of London which has brought this community to the position of seeking a HCD. It is unfortunate that such drastic action must be taken by this small community to protect the integrity of our city. I applauded the assistance and direction that Mr. Don Menard, Heritage Planner, City of London is providing to our community in this process to preserve such an important little piece of London. It is my hope that the independent study which Golder & Associates presents to the city will be successful in establishing a HCD within the smaller designated portion of the Blackfriars district - as identified in your presentation last night.

**Parker, Charles**

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**From:** carmen richter  
**Sent:** Sunday, October 27, 2013 12:05 PM  
**To:** Parker, Charles; Menard, Don; david\_waverman@golder.com  
**Subject:** Fwd: Blackfriars-Petersville Study - Meeting

Gentlemen,  
unfortunately we are not able to attend the meeting on Wednesday re: Blackfriars-Petersville area, however would like our position noted regarding this matter. We are in complete favour for having this neighbourhood designated heritage, considering its history and proximity, conceding the restrictions this designation would place on our community.

Thanks for acknowledging our position,

Sincerely,  
Carmen Richter  
13 Cummings Ave  
N6H 1J6

----- Forwarded message -----

**From:** blackfriarsonthethames  
**Date:** Fri, Oct 25, 2013 at 8:35 PM  
**Subject:** Blackfriars-Petersville Study - Meeting  
**To:**

Neighbours,

Please be advised that a public information meeting has been called with regards to the heritage study. The meeting is being hosted by the consultants who are performing the study that will determine whether the Blackfriars-Petersville neighbourhood should receive status under the Ontario Heritage Act as a heritage conservation district.

The consultants wish to bring forward their initial observations and recommendations to provide an opportunity for public response.

Please attend to share your thoughts and hear what the consultants have discovered to date.

**When:** October 30, 2013, 7:00pm  
**Where:** St. George's Anglican Church, 227 Wharncliffe Rd. N.

If you are unable to attend, but wish to provide comments or receive information, please contact one of the individuals below:

## Menard, Don

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**To:** Daniella Horley; Bryant, Judy  
**Subject:** RE: 89 Wilson Ave, London Ont

Hello Daniella,

Thank you for your letter and pictures. I have been aware of this matter through direct contact with your father, Mr. Horley and have discussed this situation. At this point I can't address the issue of moving forward with the completion of the dormer project but did want to correct two details in your letter for clarification. I am the heritage planner for the City but I am not doing the heritage study. We have hired outside consultants to carry out this task, as we normally do for our heritage conservation districts. As well, the by-law which has impacted your father's property, along with the others in the neighbourhood is in effect for only one year and is scheduled to end in June, 2014. We have also asked the consultants to report back to us, and Council at an early date once they have done their initial assessment of the area to determine if the study area should be or could be redefined pending the final outcome of whether a district is created or not.

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**From:** Daniella Horley  
**Sent:** Wednesday, August 14, 2013 10:02 PM  
**To:** Bryant, Judy  
**Subject:** 89 Wilson Ave, London Ont

I am writing to you as a concerned resident of 89 Wilson Ave. As you may already be aware, the construction of a dormer that was being undertaken at 89 Wilson Ave has been forcibly halted due to the existing by-law pertaining to the heritage study currently being conducted in the Blackfriars area. As I understand it, no work requiring a permit is allowed to be done on any house in the area for the next year and a half while the heritage study is being performed by Don Menard, the heritage planner for the city of London.

In addition to being a resident of the Blackfriars area I am also an archaeologist. Since 2002 I have been employed at D.R. Poulton & Associates Inc., a cultural resource management firm that conducts archaeological surveys and excavations in southern Ontario. As an archaeologist, I completely sympathize with the need for a heritage study of the Blackfriars area, it is probably well over due. I will also be the first to defend any preservation efforts of historic London areas. However, as a resident of a house that is in desperate need of repairs and renovations, I cannot fathom how no one has tried to reach a solution that allows both the heritage study and the construction on 89 Wilson Ave to continue with limited interruption.

In addition to being a resident of 89 Wilson Ave, I am also the daughter of the owner and landlord (Michael Horley), and the sister of the tenant (Christopher Horley) who lives in the upper unit of the house. This entire incident has left all of us feeling very angry and frustrated. Worst of all, it has left my brother and his girlfriend (Katie Norman) without a home in which to live. Everyone who is responsible for the work being halted does not seem to care about the personal consequences that they have inflicted upon the tenants. No one seems to be willing to work with us to find a solution, it seems that the only thing anyone is willing to do is threaten us with legal action and homelessness.

In the next year and half, there will be residents in the Blackfriars area who need to have work done on their houses. Most likely there will not be many, but for those requiring work I think there should be an expedited review process that would enable them to declare their house as a non-heritage home and allow them to obtain any permit they might need. As an archaeologist who has done vast amounts of historical research I would even be willing to volunteer my services in order for these expedited reviews to occur in a timely fashion. Instead of serving a PROCESS you should be serving the PEOPLE of this ward.

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Work on the dormer has been halted at 89 Wilson Ave, and we have been ordered to return the house to its former condition under threat of legal action (regardless of the fact that it is possible to judge the heritage status of this house without those drastic measures being enforced). However, we have also been informed by several building inspectors that the house does not meet current building codes and that we must continue with our renovations in order for the house to be livable and safe. My father, the owner of 89 Wilson Ave, is perfectly willing to take on these renovations in order to protect and improve his house and investment, as well as the lives of his children. Unbelievably, you have told him, without exception, that he is not allowed to do these things.

89 Wilson was built in 1903 and an addition was added in 1928, with major renovations being done to both the interior and exterior throughout the years since then. I do not believe it to be a heritage home, and I am sure if the heritage planner was willing to take the time to visit our house in person he would agree with that assessment. If that were the case, all that would be left would be for you to issue a permit allowing for the necessary renovations to take place in order to make our run-down and decaying house a truly wonderful home.

I would ask you to please reconsider your decision regarding the work being done at 89 Wilson Ave. Please let us continue with our desperately needed renovations so that we may improve our home and our lives, you cannot imagine how horribly inconvenient and burdensome this entire debacle has been to our family. I would also ask you to please consider how this hugely restrictive by-law is negatively effecting the citizens of this wonderful neighbourhood. A home is not an artifact to be locked behind glass in a museum, it does not exist in stasis, it is an ever-changing and continuing piece of history, where people create memories and build lives together. Please help and allow us to do so.

Thank you,

Daniella Horley

PS. I have attached pictures of 89 Wilson Ave and the dormer in question.

## INTRODUCTION TO "PETERSVILLE STORIES"

This collection represents the stories of some of the residents of Blackfriars, the former village of Petersville. Many residents, you will see, have deep roots in this community. All, whether recently arrived or 5<sup>th</sup> generation like John E. Johnston, are extremely proud of the community. Please read these stories carefully to get a fuller understanding of what a rich and unique neighbourhood Blackfriars is.

### PETERSVILLE / BLACKFRIARS COMMUNITY QUESTIONNAIRE

1. A. If you are longtime resident (over 15 years) of the Blackfriars area, how long have you lived here? What is your family connection to this area?

I grew up in the BIGS area and went to Empress Public School. I have been very fond of the area since I was younger and chose the Blackfriars area as my home. It is the only area in London I ever wanted to live and to buy a house. NANCY MARTIN – ROGERS AVENUE

-moved to 7 Cummings in 1999 then bought 6 Napier in 2004  
-loved the convenience of being close to work and DT shopping plus love all the events in Harris park

DINI AND TOM – 6 NAPIER

*We have lived in the Blackfriars area for over 30 years. Jeff purchased his first home, 57 Wilson Ave., in 1982 after briefly renting an apartment next door. In 1986, we purchased 49 Wilson Ave. and lived there for 18 years where we raised our two daughters. Looking to move to a larger home, but not wanting to leave the area, we purchased 4 Cherry Street in 2004 from Mervyn Elliott. Mr. Elliott lived at 4 Cherry Street for over 50 years. In 2012, we purchased a duplex directly across from us at 3 Cherry Street.*

*In short, Jeff and I have invested ourselves, financially and emotionally, to this area and hope to live here as long as Mr. Elliott. ERIN PEASE-4 CHERRY STREET*

I have lived at 9 Leslie St. for 23 years LOUISE TAMBLYN – 9 LESLIE ST.

I have lived in this area for 33 1/2 years. I was newly married and transferred by my company. Over the years we have done several major and minor renovations to the property. At different points we considered moving, but the appeal of the Blackfriars neighbourhood could not be duplicated, so we stayed.

LINDA SENESHEN – 4 LESLIE STREET

I have lived in this house for over 15 years.

I chose this area because it felt safe and secure after a number of family losses and it gave me a sense of belonging again. JOYCE ERENDS – 66 BLACKFRIARS ST.

25 years this March. NANCY LEPPAN – 45 WILSON AVE.

**We have lived at 71 Wilson Av since Oct 1974 - 39 years this fall. Our connection I guess you could say is that it is where we chose to live our lives. We raised two daughters in this neighbourhood. They made friends who have parents of their own still living in the area. Our youngest daughter is still best friends with a girl she started**

pre kindergarten with at St. Joseph's school and her Mom still lives on Moir St. This was our children's neighbourhood. They still come here because we are still here. For us it has been the kind of neighbourhood we knew and grew up in when we were kids. The type of neighbourhood where parents stayed to live out their lives and their children came back to in order to be with their parents, were they are comfortable. They come to celebrate holidays and birthdays and for Sunday dinner. Our grandchildren have also enjoyed this neighbourhood during their growing up period because they have been brought here to do the same things that their moms did as children. We are talking about the enjoyment of two generations of one family. JoAnne has her own family and still tells friends that this is her neighbourhood. She wants to keep the house in the family as she can't imagine anyone else living here. It is our house. All the stories about the two girls growing up are centered on the Blackfriar's area. They speak of what they did, who they played with, where they played, games, parties, school and all it entailed, playing football with the boys in the middle of the street (you could back then), riding bikes are the things they remember. And they were always outside playing. It was safe for them to go to Harris Park at 10 and 12 years of age but only to feed the ducks. Not too close to the water. There are a lot of family memories to enjoy from living in this area.  
**DIANNE AND RANDY SILVERTHORNE – 71 WILSON AVE.**

We have lived in this area since 1987 (26 years). My spouse has lived in this area for 43 years and had attended Empress School. Our children both attended Empress. Our daughter currently lives in this area as well. Other family members live in this area as well. All the amenities were within walking distance including our dentist, physician and banking. This made it very convenient  
**PAUL SENUITA**

I have lived on Cummings Avenue for 17 years and I decided to buy a house in the Blackfriars neighbourhood because of the historical importance of the neighbourhood and its proximity to the university. As a professor, I value the bike paths and the walking paths and the fact that the area is not dominated by students, as it is in sections of Old North. **ERIKA SIMPSON – CUMMINGS AVE.**

We have lived here 20 years. We were married at the church on Wharncliffe and Oxford and chose this area because there were a lot of families with children which made it an ideal location to raise a family.  
**JIM AND TRISH HEISZ – 15 ARGYLE STREET**

Fraser and I have lived on Wilson Ave. for 20 years. We purchased 83 Wilson Ave., as a young married couple, in 1993. The house had been used as a rental, and we spent time and money to improve the home. We started a family, 2 boys, and quickly out grew the house. But because we loved the neighbourhood so much, we spent a few more years in the small house until we found a larger house in this area. We moved to 120 Wilson Ave. in 2007. There have been many benefits to raising our boys here in the Blackfriar's neighbourhood: close to many parks, the river and green space, the bike path at our door. As a family we have enjoyed ball games at Labatt Park, hockey games and concerts at the JLC, fireworks and festivals.

We like the feel of community here, where we know our neighbours and look out for each other. There have been many neighbourhood Christmas Parties, and summer BBQ's

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over the years. Many homes have front porches for socializing as people walk by.  
DEBBIE, FRASER, ALEX AND MACKENZIE FERGUSON – 120 WILSON AVE.

I have been a resident here for 25 years (May 1988). Moved here from Hunt Club area (55 Normandy Gdns.) to a smaller home which we restored (It is our retirement home). I worked at John Labatt Corporate Office and the house was in a great location – so near to work – I was able to walk to and from work each day.

MURIEL BOYD – 1 CARROTHERS AVE.

My grandparents bought 2 Carrothers Ave. in 1903. They had nine children. Two of the boys became noted physicians in London. Dr. David Johnston was Chief of Surgery at Victoria Hospital. Dr. Bob Johnston was chief of orthopaedics at Veteran's Hospital (now Parkwood). Both surgeons were well known. Patients came from many foreign countries to be treated by them. The oldest son died in military hospital at the end of the First World War.

Almost all of the remaining family and their partners served in the Second World War. After the war, the family went on to become leaders in many fields, notably nursing and education, as well as medicine, with the addition of two more doctors to the family by marriage.

When I started Kindergarten at Empress school, I walked daily from 2 Carrothers Ave. You can see that I have a long connection to what was then called "West London".

I eventually became the owner of the property. Over the years the two adjacent vacant lots were purchased. In 1980, the only other property on the South side of the street, Number 10 Carrothers, was bought by a small builder who developed it into a rental property.

Over the next decade, the absentee owner of this property allowed it to become decrepit and it became a blight on the whole tiny neighbourhood. When it became unrentable, it was offered for sale and I purchased it. After repair, it was able to attract respectable residents, and it has been a non-issue on the street for the last twenty-odd years.

The London Police Department was once located on Thames Street, at the rear of the present Health Unit. The close proximity attracted many police families to this neighbourhood. The Dundas street car stop was at the western end of the Dundas bridge, and steps from there was "Link's Booth", which served hot dogs and hamburgs at all hours. JOHN E. JOHNSTON – 10 CARROTHERS

Our family has lived here for 65 years. My mother, 91, lives directly across from 96 Albion. How is that reward for longterm good neighbor policy -- ask anyone. She has always been there to help. My sister has lived in the upstairs apartment for 20+ years. I have been here often and on while I was recovering from cancer, and then retraining. Our family has raised 7 kids 25 grandchildren -- and I have lost track of great grandchildren and great great grandchildren from this house. We all attended school at Empress PS. This is our home -- a place where the neighbors depend on neighbors. My mother nursed her friend and across the street neighbor virtually back to life after her husband died suddenly. Now that neighbor nurses my mom through her recovery from surgery and Alzheimers. We are devastated by the possibility of our family neighborhood being turned into a student enclave -- there is too little parking on this street. The noise of the construction will rob my mother of peace in her last years of life.

My parents came here at the end of the war to raise a family. My mother had lived at 74 Albion with her parents. We still have connections with our neighbors who were children with my older brothers and sisters, one of whom lives in Nova Scotia! We hung out at the park -- West Lions it was called then... now it's Kinsman. We have attended ball games, and played ball games, watched the balloon festival from our back yard. We have enjoyed talking with neighbors who walked up and down the street with pets, with children, with aging parents. We have celebrated births and commiserated deaths -- honouring the lives in between. My mother had students in our home as boarders but they were required to be respectful. They were not left on their own -- 10 people to a dwelling (duplex, 2, 5 bedroom units). Finally this neighborhood had young families coming back. Two of the closest three neighbors to 96 Albion recently bought homes and rebuilt the entire inside structure, to prepare for family living. Building a duplex here would be

devastating.  
MAUREEN FORD – 95 ALBION ST.

B. If you have been here for 15 years or less, why did you choose this area to live in?

I chose to buy a house on Albion Street in 2010 because it is a quiet neighbourhood with a nice mix of young families, professionals, retired folks, and students - a very eclectic neighbourhood that is not unbalanced toward one "group" over another. Its proximity to downtown allows me to walk to many events, venues, and meetings in the downtown core, meaning I drive a whole lot less than when I lived in Byron. It is also an affordable neighbourhood with decently sized homes, perfect for the use of many types of families (single persons, families with children, retired persons, etc.) and renting availability. The proximity to so much park space and access to the walking/cycling trails is also highly important.

This seems to be an ideal neighbourhood for where the city wants to go with a vibrant city core: a kind of "suburb" of downtown (as we have very little commercial properties in the area) that permits single-family dwellings to exist so close to the core, where high-rises should be centred.  
MIKE BLOXAM – ALBION STREET

I purchased this house in 2000, from the family that built it in 1949. They raised their 5 children in this typical post-war home, with 1100 square feet, 4 bedrooms, and one bathroom. We plan to live here for the rest of our lives, and have made significant renovations to ensure that the house will be accessible to us as we age. We chose this area because of its proximity to downtown, the river, the nearby walking path, the quiet streets, its history as a working class suburb of London, the fertile soil, and the newly opened Community Garden. Because it was zoned flood plain, we also felt relatively secure that major rebuilding would not be permitted, particularly the construction of any high-rises or large apartment complexes.

CHRISTINE KELSEY AND JOHN BROEZE – 6 ST. PATRICK STREET

Even the house has a history.  
It is thought to be the first Hunt Club in town.  
It had a shoemaker with over \$900 in stock, and a similar amount in supplies to make shoes.  
They lived in one half of the building.

Built around 1865, its two pin oaks are rare now. And growing into the house.  
They appear in a picture of the 1883 flood.

This floor plan and many like it in the area were designed to withstand floods by the small basement surrounded by air spaces under the outer rooms with air vents to keep them dry, many long ago covered by new raised roadways. Water flowed around the basement rather than into it.

JOYCE ERENDIS – 66 BLACKFRIARS STREET

We moved to Albion St. in 2007. Instantly loved the quiet peaceful neighborhood. We love being able to walk along the river as well as walk to the downtown and easy access to beautiful parks and walking trails. I am a gardener, and thoroughly enjoy the love and care that people in this area put into their yards...I enjoy watching the flowers through the seasons. We enjoy checking out the Blackfriars Community gardens while walking along the river. There is a good mix of ages with students, couples, young families, and older citizens sharing the neighborhood. It is a quiet, peaceful, and friendly neighborhood and we would love to see it stay that way.  
DON AND MARILYN TOPPER

I purchased 77 Albion about 12 years ago. After walking around several different locations in London, this was the area that felt the most like home. It is close to downtown and close to the parks and bike paths. It has a great community feel to it.  
I have nothing against students but when I went for a walk in the Gunn Street area I felt so sad. Now it is new but what will it look like in a couple years. On Wharnclyff some of the student houses look unfinished and there is always garbage around. One of my concerns is the loud

noise from the after party's. The garbage , and our property values.  
I love my home and my neighbors and this area. It would be very sad to see the neighborhood become like the Gunn area. GRACE HOEKSTRA – 77 ALBION STREET

*Just moved here in June 2011, but have had a life-long attraction to the area because of its proximity to the river. Proximity to the river and the walking trail along it. There's a 'funky', offbeat character to the area that I like. I've had a lifelong interest in architecture and have studied it extensively, with early Canadian domestic structures being a particular focus. Finding myself an Ontario Cottage in Blackfriars was a dream come true.*  
JANE EBERHARD – 98 WILSON AVE.

I have lived here 9 years.  
I purchased my home here for the following reasons:  
-historic neighborhood  
-historic home with unique features  
-size of home and affordability of home  
-proximity to downtown  
-proximity to nature and trails  
-area seemed quiet despite some student rentals, however liked the fact that most rentals had only 3-4 units ROXANNE LUTZ

Have lived here for 8 years – THERESE KHIMASIA – 15 ROGERS AVE.

We wanted to be able to access downtown without a car. We wanted low rise housing with no tall buildings between us and the sky. We love being beside the river walkways. We wanted a mixed neighbourhood, not a generic subdivision where everyone is similar. We loved the gardens and well-kept properties in the Blackfriars' district. We like seeing young families in their first houses. We like the fact that these houses are affordable and that rents in the houses and duplexes in the area are affordable. DAPHNE BICE – 2 LESLIE STREET

Well I rented an apartment at the corner of Blackfriars and Napier for approxitmetly 4 years, left for a couple then my partner and I purchased our first home together on Cherry Street. Lived in that house for ablmost 7 years (fixed it up inside and out) and sold it to a young couple then purchased another house on Wilson. We love this neighbourhood, the people in it and the feeling we get just walking around enjoying thr trails and the river. We absolutely cannot see ourselves living anywhere else.  
LYNN LITWOSKI - 116 WILSON AVE.

My husband and I have called the Blackfriars area home for five years. For many years before that, we used to come for walks through the area, wishing one day we could live here. We love century homes, and when we saw a quaint yellow brick century cottage come up for sale on Wilson Ave., which needed restoration, we jumped at the chance to finally live in this area. When we had completed working on this house, another century cottage came up for sale around the corner on Leslie St. and it too needed a major make-over inside and out. We sold the Wilson Ave. home to a couple who are also great supporters of the Blackfriars area. We have put a lot of effort and love into restoring these two homes and feel so fortunate to be able to live in such a unique and friendly neighbourhood.

We are avid supporters of the downtown, and frequent the Market, restaurants, pubs, library, to name a few, and the many great events held in Victoria Park and Harris Park each Summer. We have great walking and biking available on the Thames River pathways. We can take in a baseball game at Labatt Park, the oldest functioning ball diamond in the world. How exciting is that! We have an organized neighbourhood Thames River clean-up every year in the

Spring - we care about our river and its wildlife. There is an annual Studio Tour which features two artists in our area.

More importantly we have rallied as a community to show our deep concern in the proposed changes to Blackfriars. It will be a travesty for home owners, who have invested in their home and maintained them to the best of their abilities, to wake up to monster-like barracks housing possibly ten unrelated and transient people who have no invested interest in our community. We will have to endure an increase in noise, a major increase in traffic and parking problems, with a reminder that the streets in Blackfriars are narrow and worse in Winter, problems with littering, and garbage sitting on the narrow boulevards blocking sidewalks.

We live on a flood plain which historically was farm land supplying the Covent Garden Market with produce. There should not be an increase in density, and all efforts should be made to maintain Blackfriars as a unique, affordable, historical, and community-oriented place to live.  
MARCEL & BARBARA GOULET – 5 LESLIE STREET

Andrew Walker and I have lived at 81 Wilson Avenue for 5 years. We chose this neighbourhood for several reasons: we are committed to living in the downtown core of London, we fell in love with the potential in the house and the garden and the history of London imbedded in them, and we saw the neighbourhood as affordable, diverse, beautiful and a great place to "blend" our children in a happy home. We have a great deal of history in 'the hood, too. My Grandfather owned a grocery store where Cowboys now stands. His business withstood the flood of 1937 and he went on to become a City Councillor and member of the Fanshawe Dam founding committee. While Andrew and I were renovating our home my daughter, Meg Spindler wrote an essay on the flood of '37 and won the Lawson Literary Award for St. George's Public School.  
SUSAN JORY SPINDLER – 81 WILSON AVE.

I have lived at 13 Empress Avenue for eight years.

I selected the Blackfriars area to make my home for many reasons. Some of the more obvious are the close proximity to so much that London offers in the downtown area, the river and stately bridge, the waterfowl that congregate in my side yard, and the fact that the building bylaws were in place to keep this neighbourhood a quaint, cottage community. The people that I live near and those who pass my place over the course of a day are friendly, engaging, and often rather eclectic...it has turned out to be the best reason for my choice!  
STEVE WALTERS – 13 EMPRESS AVE.

I arrived in London in 1995 after living in Asia, Europe and more closely, Montreal and Toronto. I have an understanding of neighbourhoods and what they can do. Within London I lived in the west end, and found its suburban character too starched. As a physically fit individual, I often rode my bike through neighbourhoods, looking for another location that would better suit my personality. Here is my bottom line: I have moved my family to the Blackfriar's community because of its small, neighbourhood feel, the low density housing nestled close to the downtown, the proximity to the river system, and finally the charm of the Blackfriar's bridge itself. That was the starting line.  
CARMEN RICHTER – 13 CUMMINGS AVE.

2. THE CHARACTER OF THE COMMUNITY: Briefly, please relate any stories, events or characteristics which you feel make this area unique.

Many of the houses in this area are low to the ground and close to the sidewalk. This, combined with the narrow streets and short blocks gives the whole district a "village" feel. Many of my neighbours have spent their whole lives in the house where they were born. They love strolling and having front-yard conversations with their neighbours.

I chose this neighbourhood for all the same reasons we are fighting to save it: close to downtown and walking paths; incredible sense of community; the river nearby -- with all of its wildlife; near a shopping mall with grocery store, library, pharmacy and many other amenities; very much an "artists" area; lovely old homes with character and grace; and, for me, being a part of history

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since my own house has been here since ? 1845/1875. Nowhere in the City of London does it get better than this! NANCY LEPPAN – 45 WILSON AVE.

As children we tobogganed down the (now impossibly) small hill at the end of Blackfriars. We learned to fish at the river. There are multigenerational families here. The Hessey's down the street... we, the Fords. Until the recent death of Yarni Darnell, there was the Darnell family. Our house was built and we were its first home owners. We added a second floor, then siding, then the cement driveway, then the outside stairway for the upstairs apartment for my older sister, and the double porch. So much invested here. The street is not built for dense housing. The street is narrow. Please stop this development. It is disastrous.  
MAUREEN FORD – 95 ALBION ST.

We just are unique. We value the characteristics of Blackfriars and are proud to be part of such a great neighbourhood. When new people move in, we embrace what they bring to our community and are happy to know that they too want to be a part of it. NANCY LEPPAN – 45 WILSON

*There's a distinctive culture in the community. People drop by to say welcome when you first move in; everyone seems to have an emotional connection with the neighbourhood and with their neighbours; people stop to talk when you meet them on the street and wave as you pass by their porch, where they might be sitting having a chat with another neighbour; everyone feels the attachment to area history and to the river. JANE EBERHARD – 98 WILSON AVE.*

Living in Petersville/Blackfriar's has been enriching for all of us. We love the proximity to the river, the 5 minute walk to the Market and having the bike path at our door. We have two dogs, Toby and Bennie. Toby, the elder statesman, is well mannered and much loved. He does his best to make up for Bennie who makes a daily habit of taking himself for a walk, to visit all his human friends who feed and cuddle him - some of whom actually have Bennie proudly featured on their Christmas cards.  
SUSAN JORY INTERIORS – 81 WILSON AVE.

Yes, so then I moved here, intentionally looking for a place on one of the streets abutting the river. And then came the best part of our discovery! Not only was the location, location, location PERFECT, but the neighbourhood and neighbours were perfect too. On our street we have some rentals, and the tenants are quiet and respectful of the fact that there are children, seniors and caring people living on this street. The density of the rentals is low - one floor with one or two bedrooms, for example in a one story house (the basement being another floor in which to live). Yes, there are students. But, there are no loud parties, no garbage left strewn around to bring the character of the street down, no high traffic for eight months, then vacancy with over-run weedy garbage strewn yards for four. No, there is character. The neighbours here enjoy weekly get togethers at each other's houses. We speak to one another over our front porches (yes, front porches, which support community life!) We support each other when there is a need. We look after each other's houses, pets, and children, knowing there is an investment in the neighbourhood. We marvel at the wild-life together (beavers, birds, and bats) over a beer at the end of the day. Really? If one were to ask me, an outsider to London with no extended family here, where I feel there is community and support, I would say ON MY STREET! And I know I am lucky... CARMEN RICHTER – 13 CUMMINGS AVE.

-the history of this area being one of the original boundaries of London, the flood, the beauty of nature but in the heart of the core, plus life long residents  
DINI AND TOM – 6 NAPIER

The Blackfriars area is a close tight knit community within the larger urban area of London. We know all our neighbours not only on our street but also in the wider community. Neighbours socialize and look out for each other.

One example is the collaboration with our neighbour to landscape our front and side yards complete with pathways, Wiarion rocks and drought resistant plants and grasses which attract butterflies, bees and hummingbirds. The neighbourhood residents take pride in their gardens and compare notes and exchange plants. Sterile paved yards to accommodate parking for overbuilt rooming houses do not fit into the neighbourhood.

Our home was built in 1876 and we, like many of the residents in the area, have researched the history of their homes and take pride in the history of the area.

This is a quiet area within the city which is often called quaint.

Many are loving pet owners. A few years ago, a local renter moved and left her two cats to fend for themselves on the street. This was upsetting to all who are devoted to the care of their pets.

Neighbours help each other - in the winter with snowblowing lanes and sidewalks, in the winter with cutting lawns if the owners are away, looking after pets, collecting mail and much more.

These are some of the reasons the Blackfriars area is special.

LINDA SENESHEN – 4 LESLIE STREET

Throughout the years spent here we have seen this area have it's ups and downs. Most recently we were glad that more owner occupied residents were living here. many homes were renovated and the neighbourhood began to show great potential to have the same atmosphere as Wortley Village. This is a great little niche adjacent to the downtown core.

PAUL SENUITA

For many years there was very little residential turnover, as most owners could not imagine living anywhere else. An aging population and money to be made, especially on the two major streets, has introduced an element of transience. Several of the smaller homes have been bought as "tear-downs" and replaced by tasteful modern homes in keeping with the feel of the area.

This small, mostly single family area is what I call a "hidden enclave". There are many such intact neighbourhoods left in the city. It would be to the benefit of the whole city if a way were devised to nurture and preserve these valuable assets from the grasp of those who seek only a quick profit without regard for the long-term result of overcrowding and super intensification. The disastrous results of absentee ownership can quickly destroy any neighbourhood. Buildings stand long after the original owners and purposes are gone. If the building is not suitable for normal residential uses, it is difficult to repurpose. All too often these abberations end up as abandoned or blighted stains on the neighbourhoods they helped destroy. To put the situation in another way, The Blackfriars Neighbourhood will likely always be a desirable place to live and raise a family, if it is not destroyed. The present pressure to provide student dormitories may vanish with changes in the economy or different methods of instruction. If the kind of societal changes that I have witnessed over the last 60 years continue, these purpose-built tenements may be an albatross reminding everyone of the lack of vision and impotence of the stewards of our city back in 2013.

JOHN E. JOHNSTON – 10 CARROTHERS AVE.

I have owned my home @ 59 Riverside Drive since 1999 (14 years) - no family connection - I have adopted

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London as my home town. Raised in Toronto many years ago, London reminds me of what Toronto used to be like. :-) I have owned my home @ 59 Riverside Drive since 1999 (14 years) - no family connection - I have adopted London as my home town. Raised in Toronto many years ago, London reminds me of what Toronto used to be like. :-) LYNNE DESCHAMPS – 59 RIVERSIDE DRIVE

Everyday I walk over the Blackfriars bridge to work. When I cross it I like to think about all the history connected to it and love the fact that I can look down and see turtles, beavers, fish and many other wildlife. When I'm gardening at home I love that every now and then I can look up and see a heron fly over on it's way to the river. I like seeing my neighbor's home improvements as they invest their time into enriching our streetscape as well as their own homes. I like that although I may not know them really well personally, many neighbors say hello when we see each other in the neighborhood, and when there are local emergencies people come out of their homes to see if they can help.

In the summer we can hear concerts from our house if we go outside.

Previously, when the church was still active on Blackfriars, we could hear their choir singing on Sunday mornings and it was a truly beautiful way to greet the day.

The story of my house is quite interesting because I bought it from the daughter of an original resident who's family built many homes in the area. This house is said to have been washed off it's foundation in the 1937 flood and moved to the spot its in now, about a street over. While we found no tell-tale waterline outside there did appear to be water damage inside. I blogged about this recently, you are free to reference anything you'd like from it. <http://misstoricalfiction.wordpress.com/2013/04/22/the-history-of-a-house-why-it-matters/> ROXANNE LUTZ

In fact, the only issues that I have had with this area have been generated by the houses nearby that are rental properties, particularly those with multiple tenants. If the residents aren't disruptive, the unkempt and unsightly properties usually are. I am very much opposed to the proposed multi-bedroom units being squeezed into the neighbourhood and hope that those individuals who have been elected to stand up for the Blackfriars community do the job that they were chosen to do...not let someone who does not live in the area profit from our misfortune. STEVE WALTERS – 13 EMPRESS AVENUE

As an active person the area is a perfect location for using the path and park system. I work downtown so can easily walk to work and to the market to pick up groceries on my way home. The neighbourhood has a great, vibrant energy during any events held in Harris Park. The neighbourhood benefits from the diversity of the residents in the community, from older families who bought their starter homes here and still remain, to young professionals interested in smaller homes close to downtown and students wanting to live close to the university. All of these people help make the community unique.

For me, special occasions are celebrated at the Blackfriars Bistro which has been a part of this neighbourhood for as long as I have been. NANCY MARTIN – ROGERS AVENUE

My main goal is to protect this building and its history. It has been expensive to maintain old sewers and waterpipes. As a very senior citizen, I can't keep it as nice as I would like, but am trying.

Further incursion of new multiple person buildings will be a detriment to the community. With the out of community non-caring landlords it will become a slum area infested with non-interested students. JOYCE ERENDS – 66 BLACKFRIARS

*Jeff and I feel we have the best of both worlds. We work in the downtown, so it is a huge benefit to reside so close to our workplace. There is a tremendous sense of community and pride in ownership here. We don't want that destroyed.*

*The Blackfriars area is steeped in history and has so many characteristics that make it special. The Thames River and recent development of the Forks, Harris Park, Labatt Park, bike paths, proximity to the downtown, eclectic mix of residents, quaint, affordable housing; the list goes on. ERIN PEASE – 4 CHERRY STREET*

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Definitely the heritage homes - most of the houses that do not have actual heritage designation should be listed as such; in fact, the whole Blackfriars/Petersville area should be a designated heritage zone similar to Woodfield or the proposed for Wortley/Old South.

Aside from architecture, I again go back to the eclectic mix of residents, and the fact that there are many long-time residents mixed in with new families coming in and fixing up the houses, and add in the student rentals. Engaging the students in the community would be a huge boon for the area - make them feel like they are part of the neighbourhood. It would be even better if they were living in existing homes that blend in with the area instead of apartment-style buildings.  
MIKE BLOXAM – ALBION STREET

Words to describe this area - diverse, eccentric, inclusive, historical. It's very special to be so close to the Thames River and to watch the change of seasons from the embankment. LOUISE  
TAMBLYN – 9 LESLIE STREET

Had a community garden plot here. LOVE the river and the community aspect of the area. Have a number of friends here. Loved the simplicity of and modesty of the houses and the big trees—felt it was an urban paradise. Call our tiny house an urban cottage ( though it is a an infill –less than 1200 square feet on a plot that had been empty for years). Shopped around and waited for a while before finding my "ideal home" here. Wanted to be able to walk around the river and to downtown amenities once I retire and perhaps could not afford a car anymore. Thought that even if I became physically challenged might wheely it to downtown by chair or scooter. Thought that I could still be part of a good community—grew up in a village in S. Wales....don't want to live in suburbia! – THERESE KHIMASIA – 15 ROGERS AVE.

The homes here speak of the origins of London and Petersville. The care and detail of the design of the homes never gets stale. Everyone on our one- block street had been to visit us in our new home with wine or pie by the end of our first weekend here. We are a street level people who help each other and know each other. We like the fact that there are students in our midst as well as children and older adults. DAPHNE BICE – 2 LESLIE STREET

**Well Kevin I don't think this can be briefer than I was above. There are too many things flying through my brain right now to be brief. But I will give you what I feel and what I know. The river and the surrounding parks where as good for us as living in the country is for other families. The picnics in summer, the kite flying days of spring, the constant feeding of the ducks, geese and sometimes the squirrels could not be ignored. Having lots of open space to play Frisbee saved a lot of windows and cars from being damaged. Being able to do so many things in such close proximity to where we lived was almost unheard of for families in other neighborhoods. Woodfield (is that correct?) be darned. They had fancy heritage houses to preserve but we have a way of life, a very special one, to preserve so it can be passed along to those who come after us. It was and is still a working man's (and woman's) neighborhood. We rode, ran and walked the bike paths. The Balloon Fest brought us out each year. (Now we can walk to the Rock the Park if we are inclined). Our grown up daughter took her dad to a concert at the Gardens last week to hear a band they both love equally and they did not have to go to Toronto. We still walk along the river as a family after a big dinner. Why? Because we can, it makes us happy. We do it because the river is calming. We do it to continue to enjoy the gardens we see in our friend's yards and to stop and chat a bit. We are so happy to see the updates our friends are making to their homes and what we have done ourselves. These buildings, that are old but have**

so much character, are ones we all want to preserve in order to maintain that character and to do so for as long as possible. We become happy watching new families coming into the area, bringing their young children here to give them the benefit of a good, cohesive neighbourhood with all its special attractions. Something special is drawing them here. Is it the baseball park, the water park or the jet d'au are here. The museum and gallery, Budweiser Gardens, fireworks, the Santa Claus parade, skating at Market Square and buying vegetables and flowers at the Market. Having wonderful restaurants and lots of fine shopping almost outside our doors and best of all, we don't have to find a parking spot to do any of these things. Our generation appreciates the past and the special things that belong to the past precisely because of Blackfriars. Now our children and the generation they belong to are teaching their children to appreciate the same things. For us, the Silverthorne family the past in this neighbourhood has been our life. All the normal daily happenings and most of the important things for our family have taken place right here on Wilson Ave. We like our neighbors and they like us and because of it we watch out for each other's property. We enjoy passing the time of day with them and knowing there is always someone close who will make you laugh if you just step outside your door. We have no intention of moving any time soon and I think several people on this and surrounding streets are of the same mind.

Therefore we want and need to preserve what wonderful things we have that should never be allowed to be broken down and pulled asunder by one business person who is very obviously driven by greed, and his need for power. Power which he seems lucky enough to be garnering because of some city politicians with blinders on who are too busy with their noses in their own forms of power mongering to see what is really important to the people of the community who stand at the voting booths with their own little hammer of power. People whom I'm sure are just biding their time to make a mad dash to the voting booths at the next election. At least they better are dashing. **DIANNE AND RANDY SILVERTHORNE – 71 WILSON AVE.**

This city is struggling economically, there is no doubt. Do we have a vision for our downtown? For the adjacent communities? Our mayor claims he wants an investment in the downtown. Then support areas where people can live where there is pride in the neighbourhood. This is what we have, and what we could continue to have, if our city council supports us in our quest to prevent large development for development's sake. Leave the large scale student housing where it belongs: in a student housing neighbourhood close to schools. Not here: we are a community. Not just accommodation. **CARMEN RICHTER – 13 CUMMINGS AVENUE**

I find the area we live in really unique due to the heritage of the area and the history behind it. I love the fact that we can walk around, look at the homes and see the water marks from the flood of 1937. The old Ice House at the foot of the Blackfriars Bridge. Many of the homes in this area still contain the original lead stain glass. We love all the activities that happen in Harris Park. Walking along the river and watching the Beavers, Geese and Ducks in the spring with their young.

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LYNN LITOWSKI - 116 WILSON AVE

Part of my original interest was due to having viewed a National Film Board film on the neighbourhood which detailed the impact of the two floods. It featured Max Ferguson, a famous CBC announcer who had lived in the yellow brick house by the bridge and this house had flood marks on the basement, showing the height of the flood, which were featured in the film. I have also see the flood marks in the house when I tried to buy that house (which also has the oldest oak tree in London). Then I decided to buy my house, which is next to Blackfriar's park. Since living in the neighbourhood, I have read a book that featured the park and has a picture of the neighbourhood on the cover whose title I do not recall. As well, I have read a MA thesis that focused on the history of the area, as I am a professor in Pol Science but also in History. I can't recall the title but it detailed the history of Petersville. Finally, I have researched a lot of the history of the area so the story of Wilson Avenue and Leslie Street and the various candlemakers and shoemakers and so on is very valuable.

Building student housing on Wilson, Albion and Leslie streets will destroy the historicity of the neighbourhood and lead to an impersonal neighbourhood.  
ERIKA SIMPSON – CUMMINGS AVE.

We came to this area because of the history of the area. This was the original London. Residents and home owners take pride in the appearance of their homes and property. It is unique – a beautiful setting by the river. A quiet neighbourhood with minimal traffic. Nature at its best! No apartment buildings. This was the Petersville Neighbourhood – steeped in history with good pedestrian environment. It's close to parks and downtown. Close to the river and wildlife. A safe area. It has small scale neighbourhood commercial areas and a very good mix of neighbours. This area is the best kept secret in London – Please preserve it! MURIEL BOYD – 1 CARROTHERS AVE.

3. Any additional observations that might help give a more complete picture of the Blackfriars / Petersville neighbourhood.

It is like a miniature version of Wortley Village, just without the actual commercial strip (downtown is our commercial area, in essence). You wouldn't see this type of development going on in that area, so why should Blackfriars be any different? The area north of Oxford Street along Wharnccliffe has already been destroyed by making it a student-only zone. Students need to be mixed in with regular families, retired, singles, etc. (as already described), which is exactly what we have right now. We do not need to upset this balance, because it's a slippery slope once one or two duplexes go in that are single-purpose designed for temporary students.

MIKE BLOXAM – ALBION STREET

The neighbourhood is settled and quiet for the most part, as well as friendly, and I would hate to see it become another Fleming Drive! LYNNE DESCHAMPS – 59 RIVERSIDE DRIVE

*I have done quite a bit of research into recent and long past history of 'West London', including combing through old city directories. (Where I was excited to find the inhabitants of my house in 1880 but still haven't found exactly when the house was built) To me the very interesting thing was the occupations of the residents,*

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*most of which are no longer occupations: eg teamster, drayman, huckster, spicer etc One artist. It was and still is, an unpretentious and very cohesive community.*  
JANE EBERHARD – 98 WILSON AVE.

The Blackfriars area is a mixed residential area with single family or smaller duplex properties. Allowing large rooming house duplexes, which by their purposes will have a transient clientele, perhaps only staying there 10 months at a time will change the atmosphere of this neighbourhood. Spring and fall will see an influx of moving vehicles on our small streets as well as the leftover garbage from the moves.

This will make it more difficult to attract permanent residents to the downtown area. This is contrary to the cities plan to develop residential areas along the downtown river area. Did the writers of the redevelopment plan to move city hall, develop the Forks of the Thames as well as the branches of the Thames include rooming houses as an incentive to live along these areas? Are we defeating the plan before it even gets underway?  
LINDA SENESHEN – 4 LESLIE ST.

We are so delighted to be able to live in a home we love in a neighbourhood full of people who share our belief that friends and neighbours are worth fighting for.  
SUSAN JORY SPINDLER – 81 WILSON AVE.

The homes here are built to last. The neighborhood is cute and close to some of London's most natural beauty. The residents care and businesses such as the Blackfriars Cafe have been here for several years.  
ROXANNE LUTZ

- this is a quiet residential neighbourhood with close neighbours. Large housing complexes do not work well and are more suited for busy avenues as Richmond st, wharnccliffe rd and western rd.  
-we have many small children and home day cares i the area and increased traffic flow is not conducive to keeping our children safe  
-we have invested a great deal of time and money into making our home unique and planning on growing old in this home. If students invade us, it will take away from our investments. Typically students do not invest pride I the homes or areas of which they live as we have witnessed before. We already have groups of student yelling and singing and smashing beer bottles on their way to the bars at 12am and on their way home at 3am.....just look at the frat house on ridout as a good example

I personally dead this and we were approached to sell our home but flatly declined  
DINI AND TOM – 6 NAPIER

At a time when the city is trying to bring people to downtown London it seems more than counter productive to allow one developer or consortium of developers to alter the nature of the neighbourhood - from a stable neighbourhood with a long and interesting history, full of families to one dominated by student boarding houses. One need only look at the neighbourhood to the north of Oxford St. to see a neighbourhood completely given over to student housing. The students are not integrated into an existing area as they are and have been here for more than 20 years - I think that the BIGS area is a Fleming Drive just waiting to happen. And we do not want that to happen in Petersville where people have been repairing, maintaining and improving houses which have been here for more than 100 years.  
LOUISE TAMBLYN – 9 LESLIE ST.

Can walk to visit friends and the park ; also festivals, the Art Gallery and so on. Love walking round the river with friends....can choose a one bridge, or two , and so on...

Can sit on the porch and enjoy a glass of wine. Can walk home from dinner with friends—even in the winter. Can grow my herbs, watch birds, chat, take a summer walk to a downtown patio or restaurant. My spouse even walks to work.

The concentration of artists/writers/ musicians is very high in Blackfriars—making it a

wonderful creative environment! Always people to share ideas with.

We can make a smaller footprint with only one car—and even leave it at home some of the time. **THERESE KHIMASIA – 15 ROGERS AVE.**

So far, there is a balance of students, families, retirees. We don't want that balance to be interfered with by the addition of 5 bedroom flats resulting in 10 bedroom boarding houses.

**DAPHNE BICE – 2 LESLIE ST.**

**We moved to London from Ottawa because we wanted to be near family so our girls would get to know their relations. Randy was born and raised here and most of his family was still here. Finding the type of neighbourhood we wanted took some time. We chose this area because it had pretty much all of what we were looking for. Single family homes, other children in the neighbourhood, a Catholic church and school, playgrounds, different kinds of parks, bus routes, close to shopping and other downtown attractions and lots of the other types of businesses that make up a neighbourhood such as variety stores, post office outlet, drugstore, gas stations, family doctors etc. The river of course was a hit with our girls who were aged 2 and 5 at the time although it was off limits as a place to go on their own until they were old enough to respect it. Then they could feed the ducks and the geese anytime they wanted. How many kids in London get to do that? After a while the Hot Air Balloon festival intrigued them for a few years until it disappeared. They grew up loving this area and still do even with the changes that have taken place over the years. We lost our school even though we fought that battle and ended up transferring our youngest to Notre Dame when St. Joseph's finally closed. Eventually the Church closed and it changed hands but at least both buildings are still standing and have a new purpose. And finally on a positive note, families are moving into this area and are refurbishing the houses they are buying and moving into them and wanting to maintain their character and charm because there are lots of us out there wanting to do so. Why in heaven's name is a major developer allowed to march in under the wire in darkness of our ignorance (not having been informed or asked to approve their plans I mean) and take over what has never belonged to him. It's the same as taking away a baby's candy, because you are a big enough bully to be able to do it and no one is watching you. They should be ashamed of themselves.**

**Sorry for this outburst but I guess I am sensitive about our Blackfriars area. I cannot apologize for that I'm afraid. As I said before; it has been our life being here and will hopefully continue to be for a very long time.**

**I've said my bit; I don't think there is much I can add. Well maybe.....no. Please select whatever few sentences you feel best gives you what you are looking for. I just can't make it shorter. **DIANNE AND RANDY SILVERTHORNE – 71 WILSON AVE.****

**The homes in this area are slowly being fixed up and restored. Behind the 80's metal siding are beautiful wood homes that have so much character. Once these homes are**

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gone there is no going back. The children of now as they grow up will have nothing to look at to appreciate the rich heritage of this area.

LYNN LITOWSKI – 116 WILSON AVE.

In short, building short-term student housing on Wilson, Albion and Leslie streets will destroy the historicity and integrity of our neighbourhood.

ERIKA SIMPSON – CUMMINGS AVE.

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To Mayor Joe Fontana and all members of the London City Council,

As members of the Blackfriars' Community and concerned taxpayers, we would like an immediate opportunity to speak to council concerning imminent infill projects in our community. Because of the rapidly changing circumstances of these projects in our neighbourhood, we feel that we need to be given this opportunity as soon as possible.

You received a long email on April 15th which outlined concerns we have about the impending destruction of Blackfriars as a neighbourhood. I am attaching a copy of that letter to this request.

While we are fully aware that the proposed infill project at 108 Wilson is in compliance, there is a great deal of evidence that suggests that there are immediate plans by the same developer to create many more such projects in the neighbourhood in the near future. If this kind of unchecked and incompatible infill proceeds, the Blackfriars' community will be erased in a few short months. We know that you support the concept of vital and permanent neighbourhoods close to downtown. We cannot believe that we have had no voice, have never been consulted, have had no input whatsoever in what could be our community's irrevocable change.

Kevin and Daphne Bice  
2 Leslie Street

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April 15<sup>th</sup>, 2013

To the attention of my municipal government at London City Hall

My wife and I have been residents in the Blackfriar's neighbourhood for 13 years. We purchased our home on Leslie Street because of its proximity to downtown and its strong feeling of community. Within a few months, this neighbourhood will be no more. Two weeks ago, our neighbours learned that the property at 108 Wilson Ave. had been sold to a developer who intends to tear the small family home down and erect a 10 bedroom duplex designed for students and a backyard paved for at least 4 cars. Having students in our community is, in itself, not a problem since there are many students living in small apartments around the area. However, since we found out about the sale of this property, we have since learned that the same developer has bought a house a few doors away at 12 Leslie Street as well as a number of other properties in the immediate area. The developer is aggressively pursuing the purchase of homes in the area and is said to be looking to acquire 5 more properties along Wilson Avenue. The developer is making it difficult for people to turn down his advances because he is offering very attractive terms and, in some cases, bonuses for leaving quickly as well as making offers to help with moving expenses. I spoke to the woman who has lived next to 108 Wilson for many years. She is listing her home tonight because she can't stand the thought of living in the shadow of a boarding house.

It is clear then that this developer is not simply erecting one more student residence in the area but has a much larger plan to create a whole student district in the Blackfriars' Community. I am writing to you as an individual because we do not at the present time have a neighbourhood association since all of these developments have happened very quickly and seem to be moving ahead at an alarming pace.

The area is zoned R-2 and therefore permits duplex housing as well as single family homes. The current definition of a duplex allows up to 10 bedrooms which stretches the limits of what most people think of as a duplex. I know that the City of London is considering changes to the current property bylaws (cf. By-Law No. Z.-1-122125 passed on July 24th last year) to restrict the current definitions. I am also aware that you members of my municipal government are very interested in encouraging people to live, play and work downtown. Because of these factors, I know that you will be extremely concerned about the impending change to Blackfriars.

With the addition of multiple 10 bedroom rental housing units to our neighbourhood, the community known formerly as Petersville will disappear. This will not be a gradual change or a slow integration of temporary and permanent residents. This will be the wholesale destruction of an attractive, affordable and unique community. I imagine, with the new campus of Fanshawe College opening in the fall, that the developer will want these units in place by August.

The development of Blackfriars as a student district is legal and even encouraged by our current bylaws. This being the case, the developer needs no special permits or variances. The developer is not required to consult with or even inform Blackfriars residents. We will wake up, perhaps as early as tomorrow, to find bulldozers gutting our community.

We need your help. As longtime residents, as committed landowners, as proud members of this community we deserve, at the very least, some pause to consider this plan. You are our elected representatives. We need to know what you think about this. Do you approve of this kind of development? At best, we would like your intervention in order to find some acceptable way for this community to continue to exist.

**Please do not pass this letter on to some other office to deal with.** I can tell you that there is a great deal of anger, frustration, desparation and bitterness alongside resignation and deep sorrow among the residents of Blackfriars. We look across Oxford Street to the Saunby / Gunn / Irwin Streets area and see what is coming here. There used to exist a community much like ours - small, unpretentious homes and well tended gardens. Children rode their bikes safely on the street and grandparents waved to neighbours strolling by. That community has been replaced by money-generating boarding houses filled with temporary residents who vacate the neighbourhood and leave it deserted and quiet for four months in the late spring and summer. **Is this what you want for our city?**

Kevin and Daphne Bice  
2 Leslie Street