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D. Menard:

<b>TO:</b>	<b>CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE MEETING ON WEDNESDAY APRIL 08, 2015</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, LAND USE PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>HERITAGE ALTERATION APPLICATION BY: E. TURLEY 517 DUFFERIN AVENUE</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Director of Land Use Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit Application of E. Turley requesting permission for alterations to windows and landscaping to the designated heritage property located at 517 Dufferin Avenue **BE PERMITTED**; it being noted that the Heritage Planner has reviewed the proposed alterations and has advised that the impact of such alterations on the heritage features of the property identified in the reasons for designation is negligible.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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None

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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Approval of the recommended action would authorize the alterations as described to the designated property in accordance with the requirements of Section 42 of the *Ontario Heritage Act*.

<b>BACKGROUND</b>
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The property at 517 Dufferin is located at the north east corner of Dufferin Avenue and Peter Street. (Appendix 1) It is a two storey buff brick Italianate residence constructed c. 1881 with the typical Italianate extensions at the rear. At one time it was owned by Albert Silverwood, founder of Silverwood / Sealtest Dairies. It is designated under Part V of the Ontario Heritage Act by virtue of its inclusion in the East Woodfield Heritage Conservation District. (Appendix 2- Photos)

Application for Heritage Alteration

There are three elements to this application: window replacement, landscaping and illumination.

1. Window Replacement

Prior to this application, the owner has sought to improve the energy efficiency of the existing wood windows with better caulking and draft proofing. However, there are still very strong, cold, draughts evident with icing forming in the winter. The owner seeks approval to install window inserts into existing windows along the Peter Street frontage and in rear and side windows not as visible from the street. The existing Dufferin façade windows will remain. For the other windows for which an alteration is proposed, the existing wood frame will remain and North Star window inserts will be provided as shown on the drawing. (Appendix 3) In these windows, the existing wood storm windows will remain. The proposed changes will have minimal impact on the appearance of the windows as viewed from the street but, it is anticipated, will improve

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energy efficiency.

2. Landscaping

At the present, the front yard (Dufferin) is planted in a formal garden arrangement and has two metal arches allowing access via both Dufferin and Peter Street. (Appendix 2) Existing sidewalks consist of concrete pavers leading to concrete steps to the porch and to the side addition entrance with side paths covered with pea gravel. The condition of the concrete on both the walkways and the steps is deteriorating and the application seeks approval to replace both the pavers and the steps with stone pavers and edging stone in a “yellowish” tone to match the brick work and to complement the immediate neighbour’s landscaping and to replace the sets of steps with stone steps.

In addition to the replacement of the pavement material, to improve security and for aesthetic reasons, the application seeks approval to install a wrought iron fence around the front yard on the Peter Street side onto Dufferin Avenue. The fence will be 3 ft. in height and will include two segmentally topped gates, one on Peter Street and one on Dufferin Avenue. The fencing is to be installed by Nicola’s Garden Art and the proposed style is from the Medallion plus 4000 series using the “Stanton” style. (Appendix 4)

3. Illumination

For purposes of aesthetics, security and safety, lighting will be added to the garden. Three sets of uplights will illuminate interior garden features and diffused arbour lights (downlights) will be used to highlight the central pathway from Dufferin to the main entrance.

Analysis with Respect to the East Woodfield Guidelines.

The Guidelines require alteration approval (permit) for the proposed changes to the windows. Section 4.2.3 states that it is important to maintain original window openings as well as their distinguishing features such as materials, frame, sash, muntins, surrounds, glazing, stained glass and shutters. In this instance, the application does not seek to alter the Dufferin (principal façade) windows. The proposed inserts will be partially visible from the Peter Street side but, even there, a wood fence does not allow a full view of the ground floor windows. The retention of the existing storm windows will minimize the visible impact of the altered windows. Efforts have previously been made to repair the functionality of the existing windows to little effect. Window alterations facing the rear and east side yards are not considered in the East Woodfield guidelines.

With respect to the proposed landscaping changes and requests for illumination of the front garden, the use of wrought iron and stone materials is in keeping with the guidelines and will enhance the attractive appearance that is there at present.

Recommendations

It is recommended that the proposed window inserts be permitted. It is further recommended that the installation of the fence with gates as described and the introduction of illumination as described be permitted.

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<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>D. MENARD URBAN REGENERATION</b>	<b>J. YANCHULA, MCIP, RPP MANAGER -URBAN REGENERATION</b>
<b>RECOMMENDED BY:</b>	
<b>JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, LAND USE PLANNING AND CITY PLANNER</b>	

April 7, 2015

dm/

Attach: Appendix 1-Location Map; Appendix 2- Photos; Appendix 3- Drawing; Appendix 4 – Window Placement Drawing

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**Appendix 1- Location Map - 517 Dufferin Avenue**



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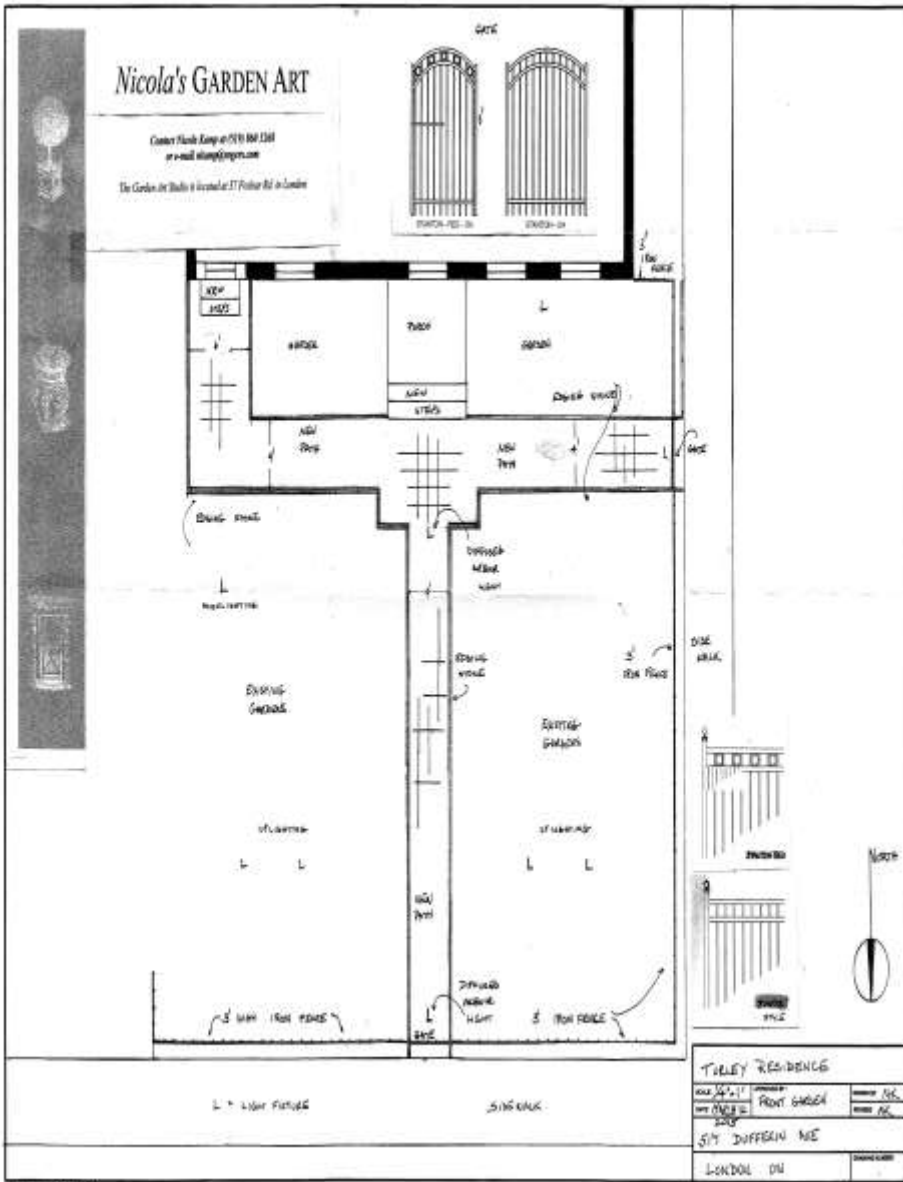
**Appendix 2: Photos - 517 Dufferin**



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Appendix 3: Drawing

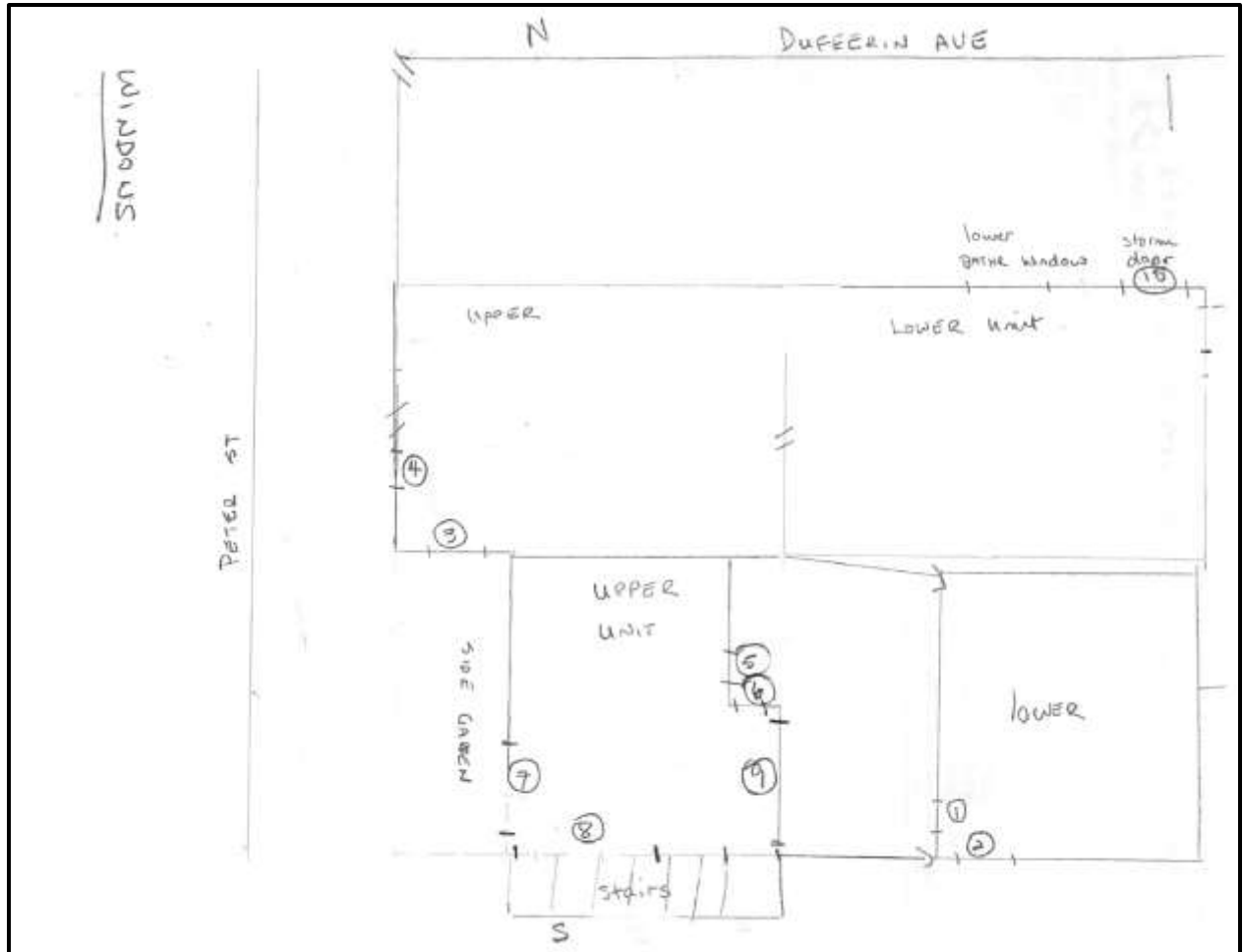


Garden Landscape Plan

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Appendix 4 – Window Placement Drawing



(Numbers correspond to a schedule provided by the applicant)