

Agenda Item #	Page #

Item #
Page #

G. BARRETT

TO:	CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE MEETING ON TUESDAY, JULY 16, 2015
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	WESTERN ROAD/OXFORD STREET ENVIRONMENTAL ASSESSMENT 78-88 OXFORD STREET WEST

RECOMMENDATION

That, on the recommendation of the Director of Land Use Planning and City Planner, with the advice of the Heritage Planner, the London Advisory Committee on Heritage **BE ADVISED** of the preferred option to be considered for future road widenings of Western Road and Oxford Street West, noting that the properties located at 82 and 88 Oxford Street West are listed in the Register as Priority 2 structures and that the properties located at 78, 80, 84, and 86 Oxford Street West have previously been recommended to be added to the Register as Priority 3 structures.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
--

None

BACKGROUND

The City of London is currently completing an Environmental Assessment for the future widening of Western Road. As part of that study, the project is also considering the widening of Oxford Street, both east and west of its intersection with Wharncliffe Road for a distance of 250 meters in each direction. This widening would be to accommodate future turning lanes and queue-jump lands for rapid transit. A separate Environmental Assessment is underway for the rapid transit system, and additional right-of-way requirements may be identified through that process.

The proposed road layout to accommodate a 6 and 7 lane cross-section at the intersection of Oxford Street and Wharncliffe Road would result in impacts along the Oxford Street frontage as far west as Rathowen Street, which would include all of the properties located at 78-88 Oxford Street West.

As part of the adoption of the Blackfriars/Petersville Heritage Conservation District Plan and Guidelines in May, 2014, Municipal Council also adopted the Blackfriars-Petersville West Guideline Document to be used to evaluate future development on the lands west of Wharncliffe Road, outside the boundary of the Heritage Conservation District. At the same time, Council also referred the properties identified in Section 3.1 of the Guideline Document to the LACH for consideration of inclusion in the Register. The properties located at 78, 80, 84, and 86 Oxford Street are on that list.

Agenda Item #	Page #

Item #
Page #

G. BARRETT

RECOMMENDATION

Given the previous referrals of these properties to LACH for consideration of their inclusion on the Register, and the current listing of the properties located at 82 and 88 Oxford Street West on the Register, the LACH is asked to provide comment regarding the cultural heritage value and significance of these properties to be considered as part of the Western Road Environmental Assessment, noting that there are no current applications on these lands for alteration or demolition.

PREPARED AND SUBMITTED BY:
GREGG BARRETT, AICP MANAGER, LONG RANGE PLANNING AND RESEARCH
RECOMMENDED BY:
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER

July 13, 2015
GB/

Attach: Appendix 1- Location Map
Appendix 2- Photo

Y:\Shared\policy\HERITAGE\78-88OxfordStreetLACH.docx

Agenda Item #	Page #

Item #
Page #

G. BARRETT

Appendix 1- Location Map-



Agenda Item #	Page #

Item #
Page #

G. BARRETT

Appendix 2: Photos

