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TO:	CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE MEETING ON WEDNESDAY, JULY 06, 2016
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	HERITAGE ALTERATION APPLICATION BY: R. TEVES 104 WORTLEY ROAD

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit Application of R. Teves for the erection of a new residence on the property located at 104 Wortley Road **BE PERMITTED** as described in the drawing in Appendix 3.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The recommended action would allow for the erection of a new residential building located within the Wortley Village-Old South Heritage Conservation District (HCD), in the manner described, pursuant to the provisions of Section 42(1) of the *Ontario Heritage Act*.

BACKGROUND

The Property

The property at 104 Wortley Road is located on the east side of Wortley Road between Byron Avenue and Euclid Avenue. (Appendix 1) The property, at present, is a vacant lot as the residence previously there was demolished in 2015. 104 Wortley Road is located within the Wortley Village-Old South HCD, designated under Part V of the *Ontario Heritage Act* (By-law No. L.S.P.-3439-321). The property is located between an 1886 built home to the north and two contemporary built homes (1988 and 1995) to the south. The contemporary homes to the north feature setbacks greater than the traditional pattern along the rest of the block on the east side and provide front yard parking.

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The Application

A heritage alteration application was submitted on June 6, 2016. The application proposes to erect a new two storey residence on the vacant parcel. The property parcel is notable for its small size, approximately 6 metres wide by about 35 metres deep. The residential building proposed for this site provides the following features: (Appendix 3)

- Full two storey building with ceiling heights of 10’ and 9’ on the ground and second floors respectively. The overall height of the proposed residence is approximately 31’.
- A front roof, sloping towards the front façade, containing a four pane window headed by segmental trim in a dormer.
- 3 rectangular vinyl black casement style windows manufactured by Dashwood Industries along the second storey front façade. Windows have simulated divided lites and are surmounted by small concrete keystones as a decorative element.
- Concrete coursings both at the cornice and separating the ground and second stories.
- Paired rectangular casement windows on the main floor trimmed with the same detailing as the upper floor windows.
- Red brick cladding on the front façade extending 12’ 7” along the north and south facades including the parapet walls framing the front roof.
- Steel front door, black colour.
- Brick clad portico with piers surmounted by stone trim with an inset keystone
- Concrete steps from ground to portico landing.
- Sloping roof extending to the rear of the property
- Two small rectangular casement windows on the left façade.
- Vinyl siding on the north and south facades extending to the building rear.

Analysis

The policies and guidelines of the Wortley Village-Old South HCD Plan were used to evaluate the proposed building for 104 Wortley Road.

The cultural heritage values of Wortley Village-Old South HCD are articulated by the Statement of Cultural Heritage Value or Interest, and are supported by the goals and objectives of its designation under the *Ontario Heritage Act*. In particular, the goals emphasize the importance of the contributions of individual resources to the community, the pedestrian-oriented character of the streetscape and public realm, and supporting the low-density residential character of Wortley Village-Old South.

The building proposed for 104 Wortley Road achieves these goals. As a two storey building, the proposed residence fits within the parameters of low-density and residential. The building is set within a context of two storey homes to the north and south. Guidelines of the Wortley Village-Old South HCD Plan state that “new buildings should not be any lower in building height than the lowest heritage property on the block or taller than the highest heritage property on the same block.” (Section 8.3.3) The proposed building fits within these ranges.

Section 4.4.d recommends that where a new building replaces a demolished heritage property, the new building will respect or capture the mass and building presence of the original property. The proposed residence achieves this with respect to its front façade and its presence on the streetscape.

With respect to Section 8.3.3 (New Buildings-Residential) in the Wortley Village-Old South HCD Plan and Guidelines, the proposed building:

- matches the setback, footprint, size and massing patterns of the area, particularly to the immediately adjacent neighbours.
- setbacks are consistent with the adjacent buildings.
- entrance is oriented to the street and provides architectural interest to contribute to the visual appeal of the HCD.

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- its roof shape contains design elements complementary to surrounding properties.
- the size, shape, proportion, number and placement of windows and doors reflects common building patterns and style of buildings in the immediate area, especially with respect to the new development at 122 Wortley Road.
- uses materials and colours that represent the texture and palette of the Wortley Village-Old South HCD.
- incorporates in a contemporary way some of the traditional details that are standard elements in the principal facades of properties in the Wortley Village-Old South HCD.

The Wortley Village-Old South encourages vehicle parking to be situated at the side of the building or at the rear. Given the lot size in this situation and inability to access the rear, this residence will provide front yard parking as do the immediate neighbours to the south.

Recommendation

The proposed replacement residence described in this application is in conformity with the Wortley Village-Old South HCD Guidelines and should be permitted.

PREPARED BY:	SUBMITTED BY:
DON MENARD HERITAGE PLANNER URBAN REGENERATION	JIM YANCHULA, MCIP, RPP MANAGER URBAN REGENERATION
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

June 29, 2016

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Attach: Appendix 1- Location Map; Appendix 2-Site Photos; Appendix -3 Drawing

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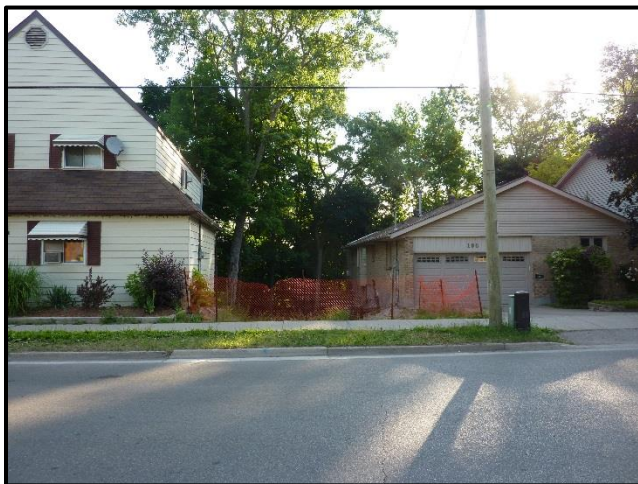
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Appendix 1- Location

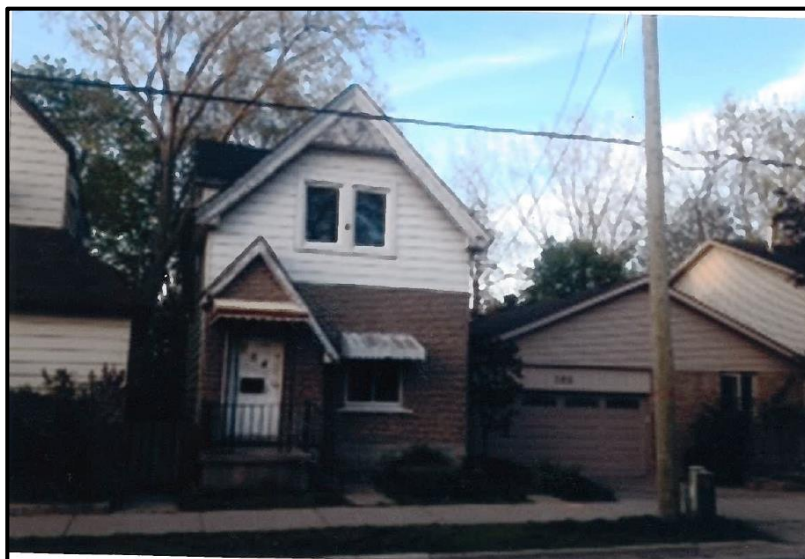
Map- 104 Wortley Road



Appendix 2: Photos –Site as of June 23, 2016



Previous Residence – Demolished 2015



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Appendix 3: Drawing –Proposed Residence -104 Wortley Village

