

**Municipal Address:**

298 Central Avenue

**Municipality:** City of London

**Resource Type:** Residence

**Associated Dates:** c. 1891

**Relationship to Project:** Within Study Area

**Description:** The property contains a two and one half storey massing, with a London white brick exterior, an irregular high-pitched hipped roof with lower gable peaks, decorative shingles, inset gable window with decorative finial, and an asymmetrical medium-pitched front (south) facing gable with decorative finial, decorative bargeboard and return eaves. The structure has small brackets under its eaves, a partial porch with pediment entry, wood columns on stone bases, and a stone foundation.



**Architectural Style:** High Victorian

**Priority on the City of London Inventory:** 2

**Heritage Designation:** Ontario Heritage Act, Part V-  
West Woodfield Heritage Conservation District

**Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:**

*Design or Physical Value:* The property is representative of the High Victorian style through its use of a combination of architectural styles including Queen Anne and Gothic Revival.

*Historical or Associative Value:* None identified.

*Contextual Value:* The property has contextual value for its connection with similar late nineteenth century and early twentieth century residences that retain heritage character along the streetscape of Central Avenue.

**Identified Heritage Attributes:** Residence: two and one half storey massing, London white brick exterior, irregular high-pitched hipped roof with lower gable peaks, decorative shingles, inset gable window with decorative finial, asymmetrical medium-pitched front (south) facing gable with decorative finial, decorative bargeboard in gable peak, return eaves on gable peak, small brackets under eaves, partial porch with pediment entry, wood columns on stone bases, stone foundation.

**Identification of CHVI:** Yes

**Heritage Resource Number:** HR- 29

**Completed by (name):** Laura Walter

**Date Completed:** 10/06/2016



**Municipal Address:**

301-303 Central Avenue

**Municipality:** City of London

**Resource Type:** Residence

**Associated Dates:** c. 1908

**Relationship to Project:** Within Study Area

**Description:** The property contains a two and one half storey massing, with a red brick exterior, a high-pitched hipped roof with asphalt shingles and hipped roof dormers. The structure has stone lintels and sills, a full porch with entry pediment, wood columns and balustrade, and transom windows.

**Architectural Style:** Edwardian

**Priority on the City of London Inventory:** 3

**Heritage Designation:** Ontario Heritage Act, Part V-  
West Woodfield Heritage Conservation District

**Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:**

*Design or Physical Value:* The property is representative of the Edwardian style through its utilization of a smooth brick exterior, simple details and entrance under pediment porch.

*Historical or Associative Value:* None identified.

*Contextual Value:* The property has contextual value for its connection with similar late nineteenth century and early twentieth century residences that retain heritage character along the streetscape of Central Avenue.

**Identified Heritage Attributes:** Residence: two and one half storey massing, red brick exterior, high-pitched hipped roof with asphalt shingles, hipped roof dormers, stone lintels and sills, full porch with entry pediment, wood columns and balustrade, transom windows.

**Identification of CHVI:** Yes

**Heritage Resource Number:** HR-30

**Completed by (name):** Laura Walter

**Date Completed:** 10/06/2016



**Municipal Address:**

302 Central Avenue

**Municipality:** City of London

**Resource Type:** Residence

**Associated Dates:** c. 1896

**Relationship to Project:** Within Study Area

**Description:** The property contains a two and one half storey massing, with a London white brick exterior, a high-pitched cross gable roof with slate fish scale shingles, and an asymmetrical front (south) facing gable peak with decorative woodwork and shingling. The structure has decorative scroll brackets under its eaves, a two storey full verandah with wood columns on stone bases, two storey bay windows, and a brick chimney.

**Architectural Style:** Queen Anne

**Priority on the City of London Inventory:** 1

**Heritage Designation:** Ontario Heritage Act, Part V-  
West Woodfield Heritage Conservation District



**Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:**

*Design or Physical Value:* The property is representative of the Queen Anne style through its utilization of an asymmetrical front (south) facing gable, high-pitched roof, and bay windows.

*Historical or Associative Value:* None identified.

*Contextual Value:* The property has contextual value for its connection with similar late nineteenth century and early twentieth century residences that retain heritage character along the streetscape of Central Avenue.

**Identified Heritage Attributes:** Residence: two and one half storey massing, London white brick exterior, high-pitched cross gable roof with slate fish scale shingles, asymmetrical front (south) facing gable peak, decorative woodwork and shingling in gable peak, decorative scroll brackets under eaves, two storey full verandah, wood columns on stone bases, two storey bay windows, brick chimney.

**Identification of CHVI:** Yes

**Heritage Resource Number:** HR-31

**Completed by (name):** Laura Walter

**Date Completed:** 10/06/2016



**Municipal Address:**

305 Central Avenue

**Municipality:** City of London

**Resource Type:** Residence

**Associated Dates:** c. 1905

**Relationship to Project:** Within Study Area

**Description:** The property contains a two and one half storey massing, with red exterior, a high-pitched irregular roof with multiple gables, and an asymmetrical front (north) facing gable peak with decorative woodwork and shingling. The structure has tower on its northeast elevation, that has a conical roof, top with a finial. It also has a partial front wood porch, bay windows, stone lintels, and a brick chimney.

**Architectural Style:** Queen Anne

**Priority on the City of London Inventory:** 2

**Heritage Designation:** Ontario Heritage Act, Part V-  
West Woodfield Heritage Conservation District



**Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:**

*Design or Physical Value:* The property is representative of the Queen Anne style through its utilization of an asymmetrical front (north) facing gable, high-pitched roof, and bay windows.

*Historical or Associative Value:* None identified.

*Contextual Value:* The property has contextual value for its connection with similar late nineteenth century and early twentieth century residences that retain heritage character along the streetscape of Central Avenue.

**Identified Heritage Attributes:** Residence: two and one half storey massing, red exterior, a high-pitched irregular roof with multiple gables, asymmetrical front (south) facing gable peak with decorative woodwork and shingling, tower with conical roof, topped with a finial, partial front wood porch, bay windows, stone lintels, and brick chimney.

**Identification of CHVI:** Yes

**Heritage Resource Number:** HR-32

**Completed by (name):** Laura Walter

**Date Completed:** 10/06/2016



**Municipal Address:**

307 Central Avenue

**Municipality:** City of London

**Resource Type:** Residence

**Associated Dates:** c. 1900s

**Relationship to Project:** Within Study Area

**Description:** The property contains a two and one half storey massing, with London white brick exterior, a medium-pitched cross gable roof, and an asymmetrical front (north) facing gable peak with decorative woodwork, brackets and shingling. The structure has a partial porch, stone lintels, voussoir arch (north elevation), and a brick chimney.

**Architectural Style:** High Victorian

**Priority on the City of London Inventory:** N/A

**Heritage Designation:** Ontario Heritage Act, Part V-  
West Woodfield Heritage Conservation District



**Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:**

*Design or Physical Value:* The property is representative of the High Victorian style through its use of a combination of architectural styles including Queen Anne and Gothic Revival.

*Historical or Associative Value:* None identified.

*Contextual Value:* The property has contextual value for its connection with similar late nineteenth century and early twentieth century residences that retain heritage character along the streetscape of Central Avenue.

**Identified Heritage Attributes:** Residence: two and one half storey massing, London white brick exterior, medium-pitched cross gable roof, an asymmetrical front (north) facing gable peak with decorative woodwork, brackets and shingling, partial porch, stone lintels, voussoir arch (north elevation), and brick chimney.

**Identification of CHVI:** Yes

**Heritage Resource Number:** HR-33

**Completed by (name):** Laura Walter

**Date Completed:** 10/06/2016



**Municipal Address:**

304 Central Avenue

**Municipality:** City of London

**Resource Type:** Residence

**Associated Dates:** c. 1900s

**Relationship to Project:** Within Study Area

**Description:** The property contains a two and one half storey massing, with a stucco exterior, and a high-pitched irregular roof, with multiple level gables. The structure has symmetrical gable peaks on the front (south) façade, with decorative woodwork and shingling. It also has stone sills, a gable entrance pediment, and a brick chimney.

**Architectural Style:** High Victorian

**Priority on the City of London Inventory:** N/A



**Heritage Designation:** Ontario Heritage Act, Part V-  
West Woodfield Heritage Conservation District

**Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:**

*Design or Physical Value:* The property is representative of the High Victorian style through its use of a combination of architectural styles including Queen Anne and Gothic Revival.

*Historical or Associative Value:* None identified.

*Contextual Value:* The property has contextual value for its connection with similar late nineteenth century and early twentieth century residences that retain heritage character along the streetscape of Central Avenue.

**Identified Heritage Attributes:** Residence: two and one half storey massing, stucco exterior, high-pitched irregular roof, with multiple level gables, symmetrical gable peaks on the front (south) façade, with decorative woodwork and shingling, stone sills, a gable entrance pediment, and brick chimney.

**Identification of CHVI:** Yes

**Heritage Resource Number:** HR-34

**Completed by (name):** Laura Walter

**Date Completed:** 10/06/2016



**Municipal Address:**

311 Central Avenue

**Municipality:** City of London

**Resource Type:** Apartment building

**Associated Dates:** c. 1970s

**Relationship to Project:** Within Study Area

**Description:** The property contains an eight storey massing, with brick and modern siding, it has numerous balconies and a flat roof.

**Architectural Style:** Modern

**Priority on the City of London Inventory:** N/A

**Heritage Designation:** *Ontario Heritage Act, Part V-*  
West Woodfield Heritage Conservation District

**Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:**

*Design or Physical Value:* None identified.

*Historical or Associative Value:* None identified.

*Contextual Value:* None identified.

**Identified Heritage Attributes:** None identified.

**Identification of CHVI:** No

**Heritage Resource Number:** N/A

**Completed by (name):** Laura Walter

**Date Completed:** 10/06/2016



**Municipal Address:**

550 Wellington Street

**Municipality:** City of London

**Resource Type:** Community Centre

**Associated Dates:** 1967

**Relationship to Project:** Adjacent to Study Area

**Description:** The property contains a three storey irregular massing, with concrete exterior and modern siding, a smooth exterior, a large glass skylight, and a flat roof with parapet.

**Architectural Style:** Modern

**Priority on the City of London Inventory:** None.

**Heritage Designation:** Ontario Heritage Act, Part V-  
West Woodfield Heritage Conservation District

**Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:**

*Design or Physical Value: None identified.*

*Historical or Associative Value: None identified.*

*Contextual Value: None identified.*

**Identified Heritage Attributes:** Community Centre: three storey irregular massing, concrete exterior and modern siding, smooth exterior, large glass skylight, flat roof with parapet.

**Identification of CHVI:** No

**Heritage Resource Number:** N/A

**Completed by (name):** Laura Walter

**Date Completed:** 10/06/2016





**Municipal Address:**

520 Wellington Street

**Municipality:** City of London

**Resource Type:** Apartment building

**Associated Dates:** c. 1970s

**Relationship to Project:** Adjacent to Study Area

**Description:** The property contains a ten storey massing, with concrete and modern siding, has numerous balconies and a flat roof.

**Architectural Style:** Modern

**Priority on the City of London Inventory:** N/A

**Heritage Designation:** Ontario Heritage Act, Part V-  
West Woodfield Heritage Conservation District



**Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:**

*Design or Physical Value:* None identified.

*Historical or Associative Value:* None identified.

*Contextual Value:* None identified.

**Identified Heritage Attributes:** None identified.

**Identification of CHVI:** No

**Heritage Resource Number:** N/A

**Completed by (name):** Laura Walter

**Date Completed:** 10/06/2016



**Municipal Address:**

580 Clarence Street

**Municipality:** City of London

**Resource Type:** Recreational Area

**Associated Dates:** 1874

**Relationship to Project:** Within Study Area

**Description:** The 15-acre property contains a tree lined walkways, winding pathways, fountains, gardens, open green space, benches, streetlights, a band stand, statues and war monuments.

**Architectural Style:** English parkland

**Priority on the City of London Inventory:** N/A

**Heritage Designation:** Ontario Heritage Act, Part V- West Woodfield Heritage Conservation District, Ontario Heritage Act, Part IV, By-law L.S.P.-3311-283



**Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:**

*Design or Physical Value:* Its largely retained original 1878 design of landscape architect Charles H. Miller, in that of an English parkland with tree lined walkways, winding pathways, fountains, gardens and central bandstand.

*Historical or Associative Value:* Its connection to the British Garrison occupation from 1838 to 1853, and 1861 to 1869. The park was dedicated to the citizens of London by Governor General Lord Dufferin in 1874, and Victoria Park is one of Canada's earliest urban parks. Since its opening in 1882, the park has served an integral part of the London community, and offers a connection to the residence and commercial development that occurred around the park.

*Contextual Value:* Its location in the core of downtown London, and its connection with the London community, having hosted numerous cultural and sporting events since its opening in 1882.

**Identified Heritage Attributes:** Recreational Area: Entrance gates displaying the name "Victoria Park," archaeological remains of the framed infantry barracks, remaining elements of the English parkland layout with winding pathways, tree lined walkways, fountains, gardens and bandstand, the 1912 Boer War Monument, 1934 Cenotaph, three military cannons, Holly Roller Tank, Veterans Memorial Gardens and Carillon.

**Identification of CHVI:** Yes

**Heritage Resource Number:** HR-35

**Completed by (name):** Laura Walter

**Date Completed:** 10/06/2016



**Municipal Address:**

300 Princess Avenue

**Municipality:** City of London

**Resource Type:** Residence

**Associated Dates:** c. 1893

**Relationship to Project:** Within Study Area

**Description:** The property contains a two and one half storey massing, with a red brick exterior, an irregular high-pitched roof, and an asymmetrical front (south) facing steeply-pitched gable, that has decorative woodwork, dentils, pilasters, and leaded glass windows. The structure has a central square tower that rises above the roofline, with a pyramidal roof, that has fish scale shingles. It also has a partial front porch, with an enclosed upper storey balcony. In addition to stone sills, lintels, and arches.



**Architectural Style:** Queen Anne

**Priority on the City of London Inventory:** 1

**Heritage Designation:** Ontario Heritage Act, Part V-  
West Woodfield Heritage Conservation District

**Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:**

*Design or Physical Value:* The property is representative of the Queen Anne style through its utilization of an asymmetrical front (south) facing gable, high-pitched roof, and decorative elements.

*Historical or Associative Value:* None identified.

*Contextual Value:* The property has contextual value for its connection with similar late nineteenth century and early twentieth century residences that retain heritage character along the streetscape of Princess Avenue.

**Identified Heritage Attributes:** Residence: two and one half storey massing, red brick exterior, irregular high-pitched roof, asymmetrical front (south) facing steeply-pitched gable, that has decorative woodwork, dentils, pilasters, and leaded glass windows, central square tower that rises above the roofline, with a pyramidal roof, and fish scale shingles, partial front porch, with an enclosed upper storey balcony, stone sills, lintels, and arches.

**Identification of CHVI:** Yes

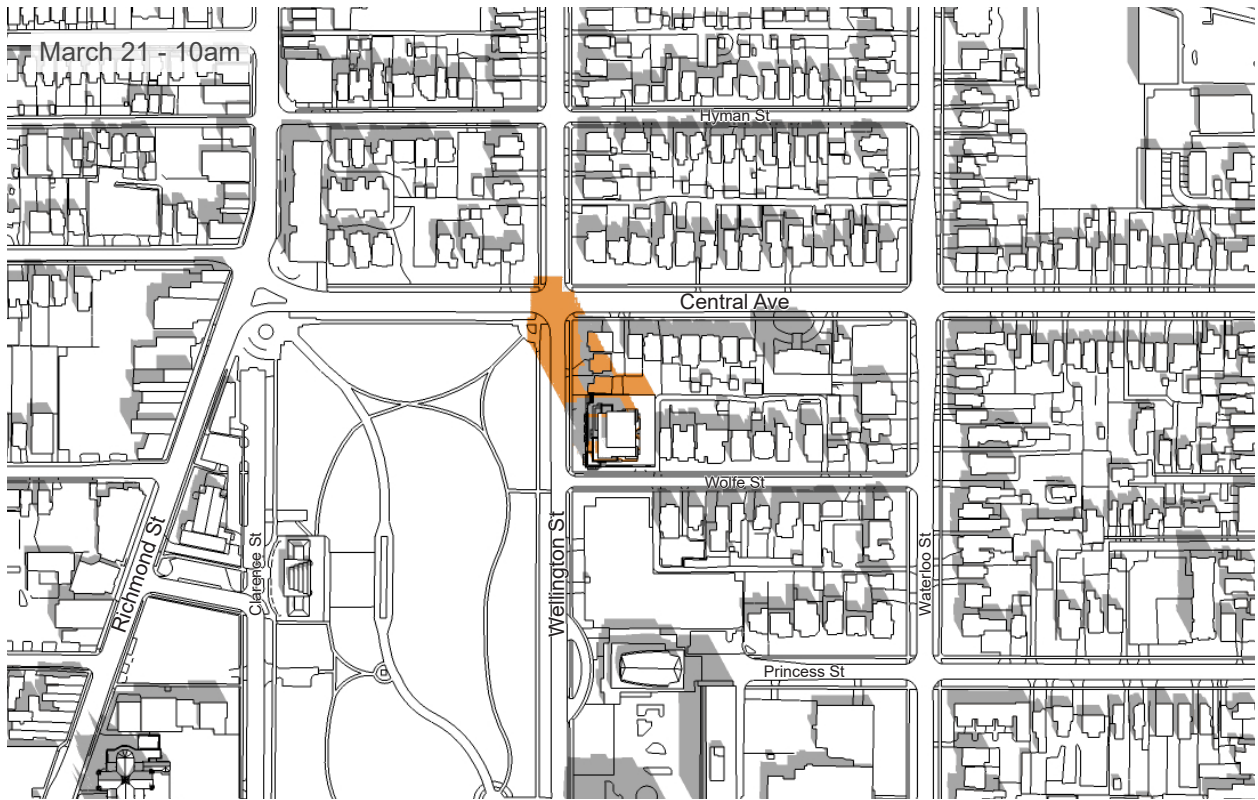
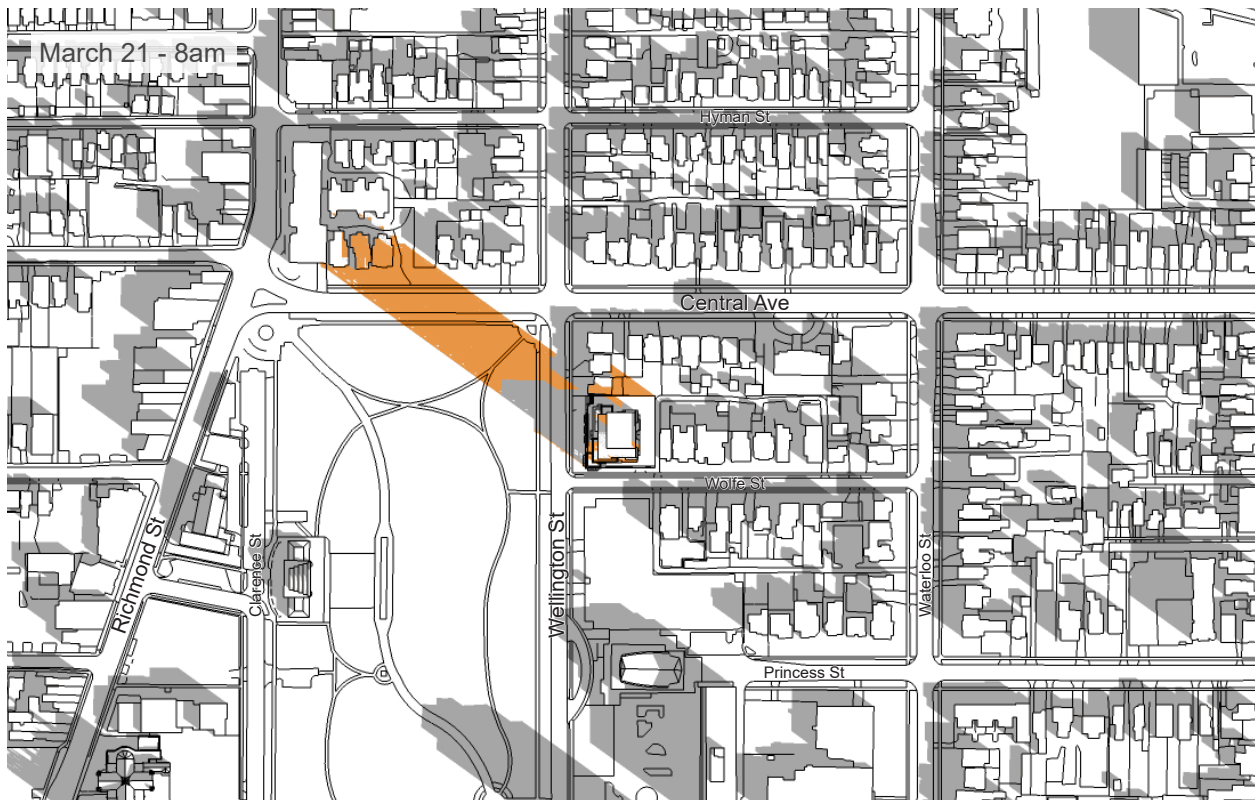
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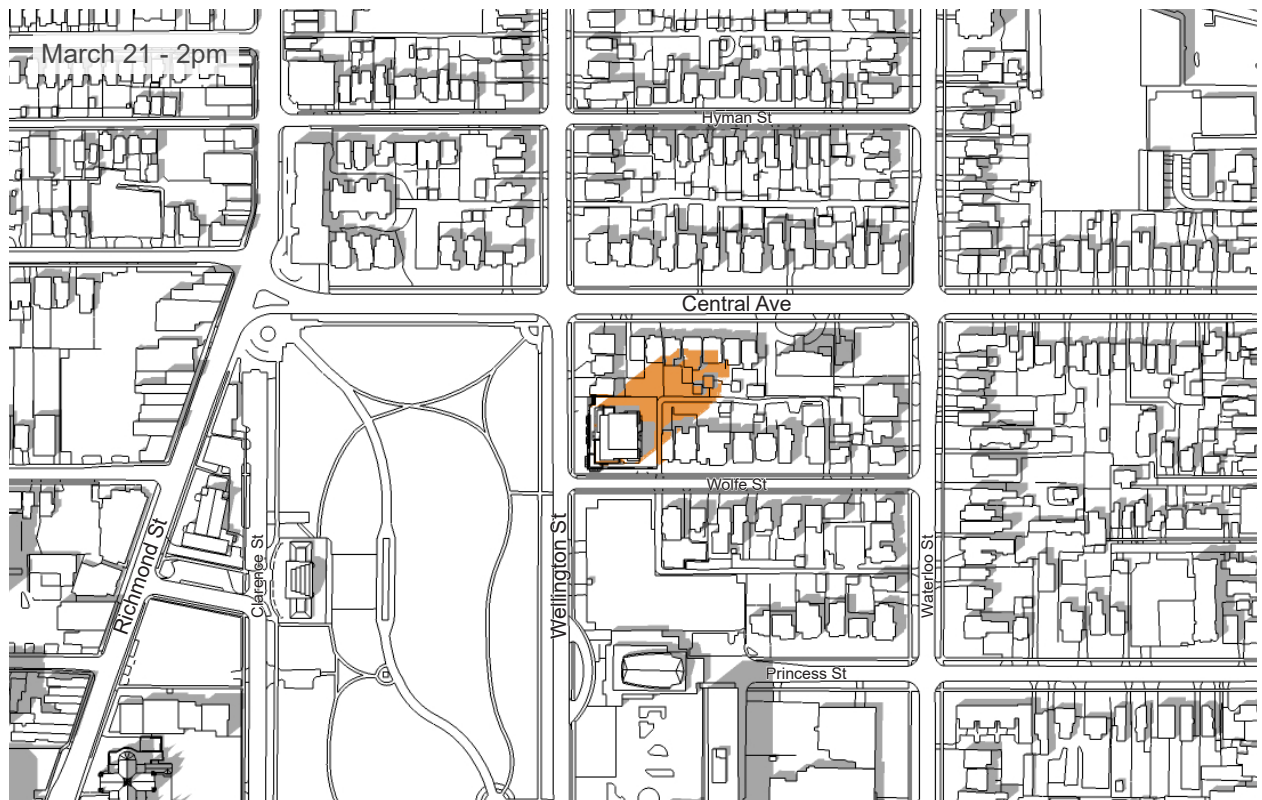
**Completed by (name):** Laura Walter

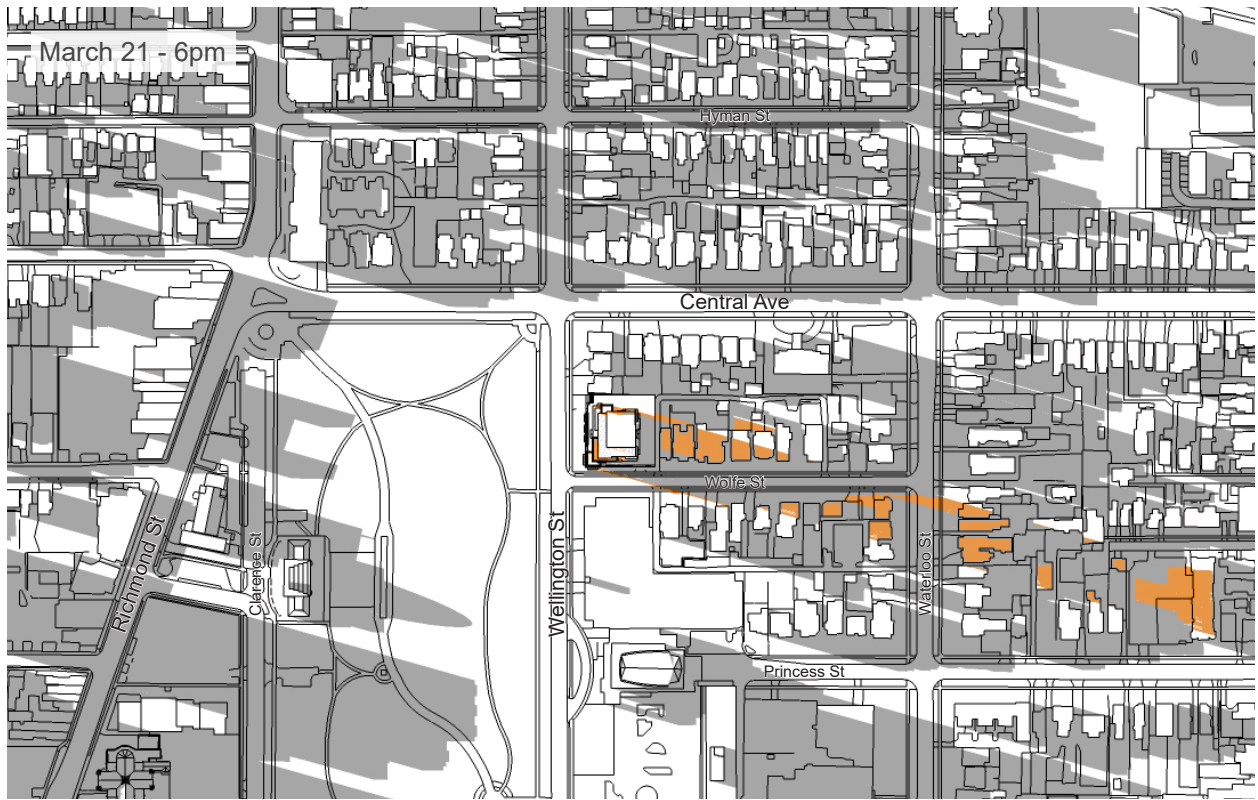
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# APPENDIX D: SHADOW REPORT





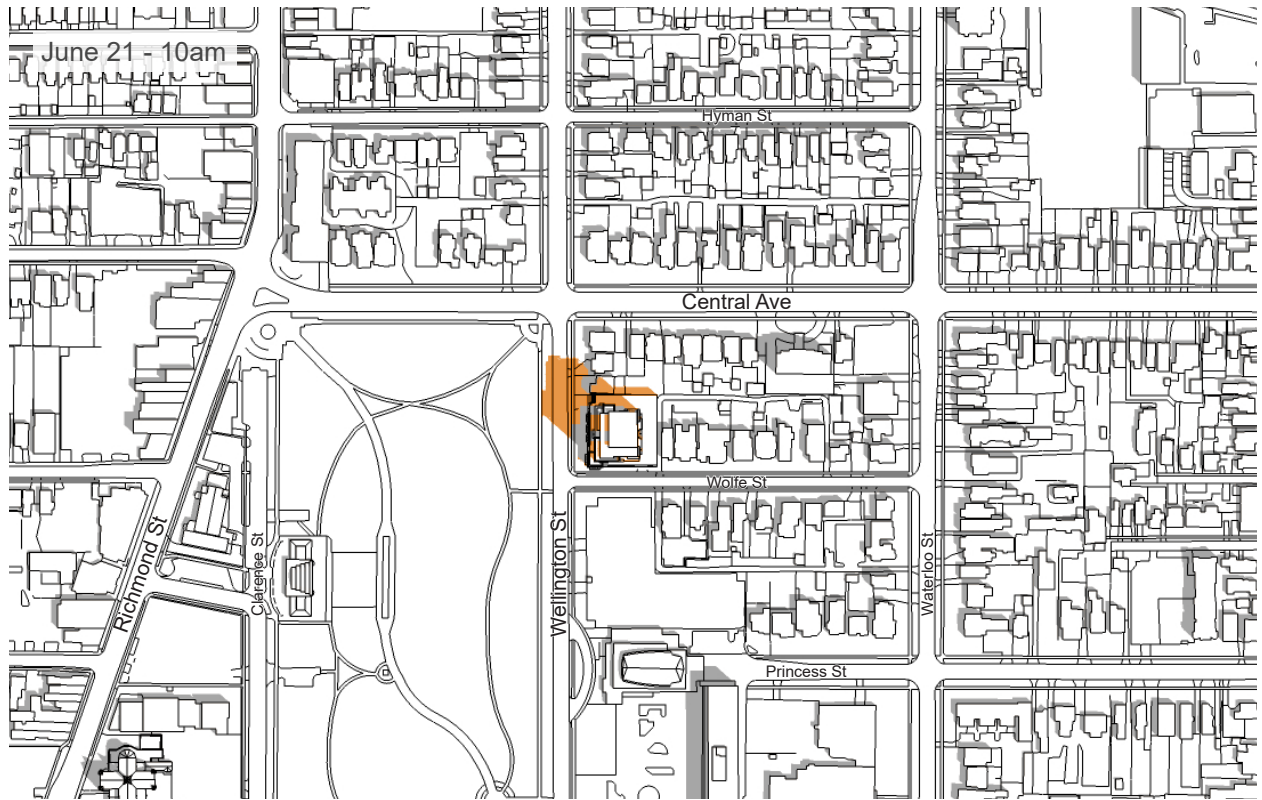
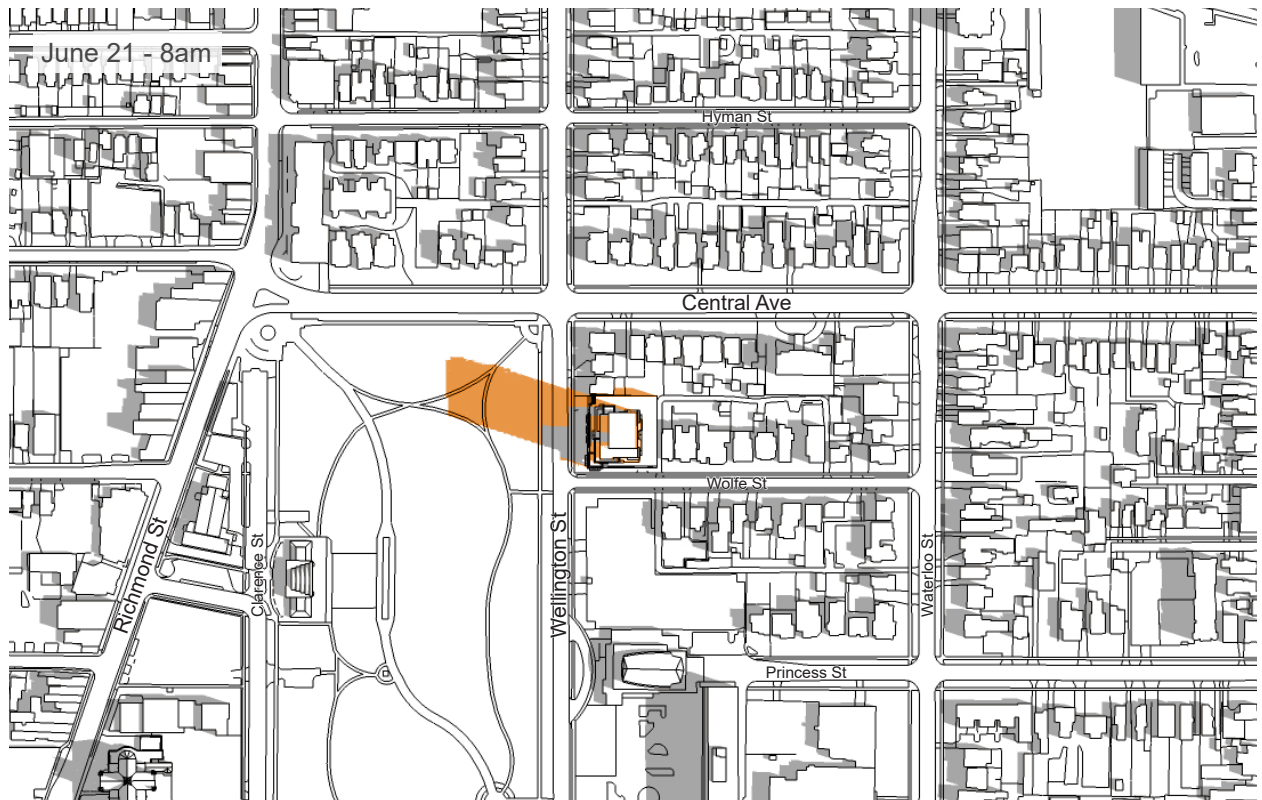


Shadow Analysis

Source: GSP Group (October 2016)

Figure

1



Shadow Analysis  
Source: GSP Group (October 2016)

Figure  
**1**





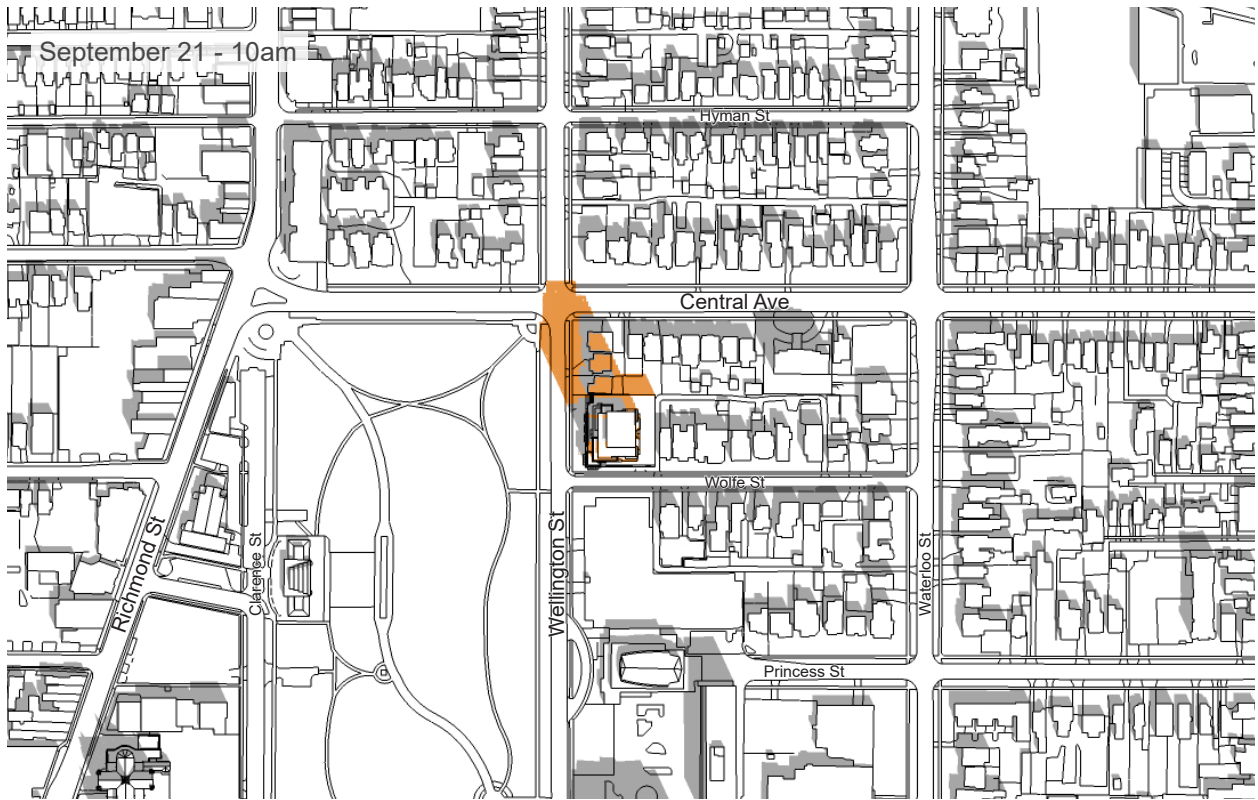
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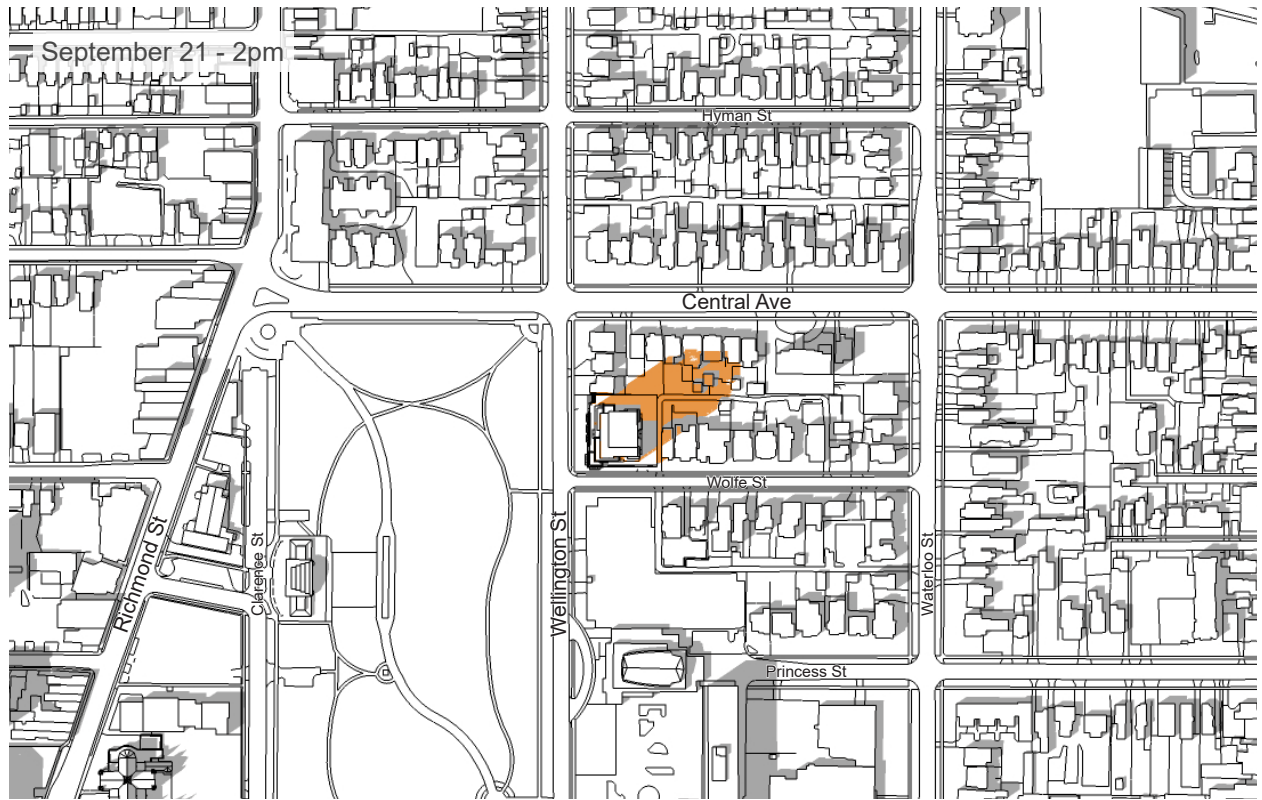
Figure  
**1**



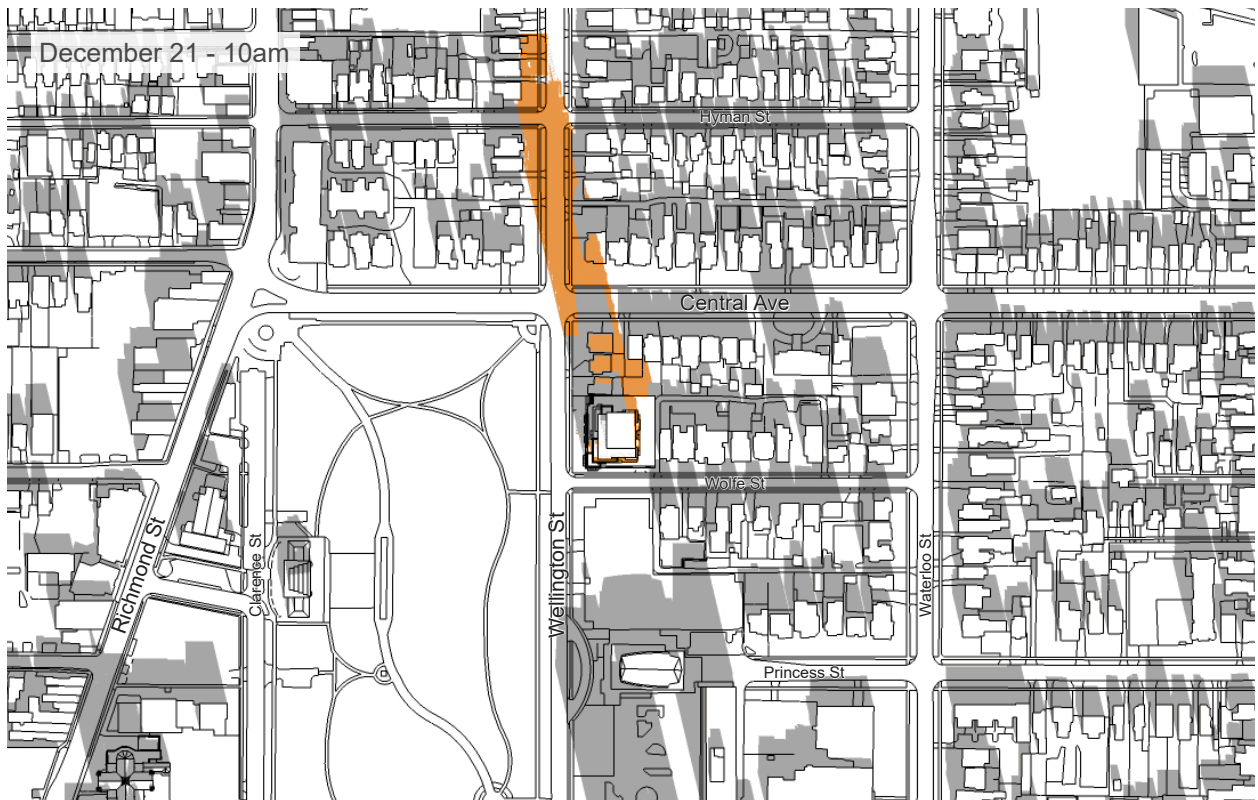
Shadow Analysis  
Source: GSP Group (October 2016)

Figure  
**1**









Shadow Analysis  
Source: GSP Group (October 2016)

Figure  
**1**



Shadow Analysis  
Source: GSP Group (October 2016)

Figure  
**1**

## **APPENDIX E: ELEVATIONS**









