

**4TH REPORT OF THE**  
**LONDON ADVISORY COMMITTEE ON HERITAGE**

Meeting held on March 8, 2017, commencing at 5:30 PM, in Committee Rooms #1 and #2, Second Floor, London City Hall.

**PRESENT:** D. Dudek (Chair), S. Adamsson, D. Brock, J. Cushing, H. Elmslie, H. Garrett, S. Gibson, T. Jenkins, B. Vasquez and M. Whalley; and J. Bunn (Secretary).

**ABSENT:** J. Manness and K. Waud.

**ALSO PRESENT:** L. Dent, K. Gonyou and M. Spinks.

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**I. CALL TO ORDER**

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

**II. SCHEDULED ITEMS**

2. Request for Demolition of Heritage Listed Property located at 34 Muir Street

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, with respect to the request for the demolition of a heritage listed property located at 34 Muir Street, the following actions be taken:

- a) the property located at 34 Muir Street BE REMOVED from the *Inventory of Heritage Resources* (Register); and,
- b) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of this property.

**III. CONSENT ITEMS**

3. 3rd Report of the London Advisory Committee on Heritage

That it BE NOTED that the 3rd Report of the London Advisory Committee on Heritage, from its meeting held on February 8, 2017, was received.

4. Municipal Council from its session held on January 31, 2017 and February 1, 2017 with respect to the Representative of the Urban League of London Representative

That it BE NOTED that the Municipal Council resolution from its session held on January 31, 2017 and February 1, 2017, with respect to the Urban League of London's representative on the London Advisory Committee on Heritage, was received.

5. Town of Petrolia Invitation

That it BE NOTED that the Town of Petrolia Invitation relating to an information evening with Pete Karageorgos, was received.

6. Community Heritage Ontario (CHO) - Heritage Workshops

That it BE NOTED that the notice from E. Veldman, CHO Program Officer, relating to Community Heritage Ontario Educational Workshops and Webinars, was received.

## 7. 2017 Ontario Heritage Conference

That it BE NOTED that the notice relating to the 2017 Ontario Heritage Conference, was received; it being noted that a link to the website was provided for further information.

## 8. Notice of Public Information Centre #4 - Rapid Transit Corridors Master Plan Environmental Assessment Study &amp; Notice of Public Information Centre - Richmond Street Municipal Underground Utilities Realignment Environmental Assessment Study

That it BE NOTED that the Notices of Public Information Centre from E. Soldo, Director, Roads and Transportation and J. Heyninck, Associate Director, IBI Group, relating to the Environmental Assessment for the Rapid Transit Corridors Master Plan, was received.

## 9. Notice of Application by Craig Linton, Developro Land Services Inc. re properties located at 810 Westdel Bourne, a portion of 1055 Westdel Bourne and 1079 Westdel Bourne and 1959 and 1997 Oxford Street West

That it BE NOTED that the notice from L. Mottram, Senior Planner, dated February 6, 2017, with respect to the application by C. Linton, Developro Land Services Inc., relating to properties located at 810 Westdel Bourne, a portion of 1055 Westdel Bourne, 1079 Westdel Bourne and 1959 and 1997 Oxford Street West, was received.

**IV. SUB-COMMITTEES & WORKING GROUPS**

## 10. Stewardship Sub-Committee

That it BE NOTED that the Stewardship Sub-Committee report, from its meeting held on February 22, 2017, was received.

## 11. Education Sub-Committee

That the following actions be taken with respect to the attached Education Sub-Committee report from its meeting held on March 6, 2017:

- a) the renaming of Carfrae Park West to Charles Hunt Park BE SUPPORTED by the London Advisory Committee on Heritage; and,
- b) it BE NOTED that the remainder of the Education Sub-Committee report was received.

**V. ITEMS FOR DISCUSSION**

## 12. Application by Cathy and Mike Lynch - Request for Designation of the Property Located at 43 Bruce Street

That, on the recommendation of the Managing Director, Planning & City Planner, on the advice of the Heritage Planner, notice BE GIVEN under the provisions of Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, of the Municipal Council's intent to designate the property located at 43 Bruce Street to be of cultural heritage value or interest for the reasons outlined in the attached staff report dated March 8, 2017.

## 13. Heritage Alteration Permit Application by Feroze Zubair - Property Located at 30 Oxford Street West - Blackfriars/Petersville HCD

That the following actions be taken with respect to the Heritage Alteration Permit application by Feroze Zubair relating to the property located at 30 Oxford Street West in the Blackfriars/Petersville Heritage Conservation District:

- a) the application BE REFUSED as submitted as the alterations are contrary to the objectives of the Blackfriars/Petersville Heritage Conservation District Plan; it being noted that the staff report with respect to this matter is attached; and,

- b) the applicant BE ADVISED that the London Advisory Committee on Heritage supports the following terms and conditions for a future Heritage Alteration Permit application:
  - i) installation of a hung style window which fills the entire void of the brick opening on the west façade;
  - ii) reinstatement of the transom above the front door with a glass pane;
  - iii) painting of the replacement door and window to complement the house; and,
  - iv) display of the Heritage Alteration Permit in a location visible from the street until the work is completed.

14. Victoria Bridge Environmental Assessment

That it BE NOTED that the Notice of Project Commencement from K. Grabowski, Project Manager, City of London and J. Pucchio, Project Manager, AECOM Canada, relating to the Victoria Bridge (Ridout Street South) Municipal Class Environmental Assessment, was received.

15. 2017 Work Plan

That it BE NOTED that the London Advisory Committee on Heritage held a general discussion related to its 2017 Work Plan.

16. Federation of Canadian Municipalities - Diverse Voices for Change Initiative

That it BE NOTED that the London Advisory Committee on Heritage received the Diverse Voices for Change Initiative survey.

17. Heritage Planner's Report

That it BE NOTED that the attached submission from K. Gonyou, Heritage Planner, with respect to various updates and events, was received.

**VI. DEFERRED MATTERS/ADDITIONAL BUSINESS**

18. (ADDED) Community Heritage Ontario Membership Renewal

That it BE NOTED that the London Advisory Committee on Heritage (LACH) requested the Committee Secretary to make the necessary arrangements to renew its membership with Community Heritage Ontario; it being noted that the LACH has sufficient funds in its 2017 Budget to cover the \$75.00 renewal fee.

19. (ADDED) Emerging Leaders Representative on LACH

That it BE NOTED that the London Advisory Committee on Heritage (LACH) held a general discussion related to the LACH Terms of Reference and an Emerging Leaders representative; it being noted that the Committee Secretary will place the LACH Terms of Reference on the April agenda for further discussion.

**VII. ADJOURNMENT**

The meeting adjourned at 7:45 PM.

**NEXT MEETING DATE: April 12, 2017**

## **Education Sub Committee Minutes – March 6, 2017**

Present: H. Garrett, H. Elmslie, B. Vazquez, R. Armistead, L. Dent

Absent: J. Manness, K. Waud

The committee met on March 6<sup>th</sup> to review and provide comments for the request to re-name Carfrae Park West to Charles Hunt Park

We have reviewed the information and support the proposed. We would recommend that the neighborhood group be contact for comment.

**MOTION** – The Education Sub Committee recommends LACH support the request to re-name Carfrae Park West to Charles Hunt Park.

Suggested Condition - A letter of support be obtained from the Old South Community Association prior to the request being heard at Council.

Other items of discussion:

- Signage for Kiwanis Park as requested by Stephen Harding at the September 14, 2016 LACH meeting. At this time the chair will contact Mr. Harding and ask for a copy of his research to forward to Robin Armistead, Manager of Culture, for any potential signage in the future.
- Kerby wanted to let the Ed. sub-committee/LACH know of the upcoming Heritage Fair for local schools (think science fair but with Canadian history, geography and culture topics done by students in grades 6-8. The students also attend engaging workshops on this day). The fair takes place at Fanshawe Pioneer Village from 9:45 am to 2 pm. on Thursday April 27. The Heritage Fair Steering Committee is still looking for a few judges. If anyone at the sub-committee or LACH is interested in helping out, I urge them to send me an e-mail at [k.waud@tvdsb.on.ca](mailto:k.waud@tvdsb.on.ca)
- Next meeting will be a collaboration meeting and I will be inviting London Heritage Council, Architectural Conservancy of Ontario and Urban League. Similar to last year, we would like to discuss each group's projects and offer our support.

Next meeting Thursday March 23, 5 to 7, location to be confirmed.



London

# City of London Map

Notes



0.1 0 0.05 0.1 Kilometers

NAD\_1983\_UTM\_Zone\_17N  
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1:1,999





London & Middlesex Historical Society  
Postal Station B, Box 303  
London, ON  
N6A 4W1

June 7, 2016

Catherine Saunders  
Municipal Clerk  
City of London  
300 Dufferin Ave.  
London, ON  
N6A 4L9

Dear Ms. Saunders

Subject: Renaming of Carfrae West Park to Charles Hunt Park

I am writing on behalf of the London and Middlesex Historical Society to support the request to rename the park in honour of London businessman, Charles Hunt and founder of City Mills. The recent Cultural Heritage Interpretive Sign for City Mills was installed in Carfrae West Park in expectation of a park renaming application that was going to follow.

This location is fitting as the weir is still in place and has an excellent viewpoint from this park. In addition the south side of the river was the location of Charles Hunt home and the walking bridge that was built to access the mill site.

We wish Jay Hunt great success in the quest for the change of name to this park in recognition of the Hunt Family and their legacy through the establishment of various business enterprises by Charles Hunt.

Sincerely,

Theresa Regnier  
President

93 Regent Street  
London Ontario N6A 2G3  
29 June 2016

Catherine Saunders  
Municipal Clerk  
City of London  
300 Dufferin Avenue  
London Ontario  
N6A 4L9

Dear Ms Saunders:

I write in support of the application of Jay Hunt that the City of London rename Carfrae Park West to Charles Hunt Park.

Last month I attended the unveiling of the interpretive plaque commemorating Charles Hunt and the City Mills, and was invited to say something about the significance of Hunt and the enterprise he built. It is almost twenty years since I began researching mills that were established in the Thames watershed. Since then, Charles Hunt has been one of my favourite figures in London's industrial history. Documentary collections relating to milling history can be rare, mainly because mills were notoriously prone to damage by fire and flood, but Hunt kept a private diary, which did survive and has been published. That diary illuminates our understanding of his times, the very successful business he established, and his inner world.

The merchant mill that Hunt built survived fires and floods, his early death, and the vagaries of the local, national and international markets for wheat and flour. His sons and grandsons not only continued the business that he established, but also adapted it to changing technologies, and expanded their skills and energies into other enterprises which benefitted London and its citizens for many decades. The story of the City Mills is thus a story of many chapters, bridging London just after its incorporation as a city, to its growth and diversification in the regional economy into the twentieth century. Because of Charles Hunt's diary, it is also a family history, linking the many children he and his wife, Emma Brewer Hunt raised, to other families, to schools, churches, local businesses, civic engagements, and national and continental institutions.

It is fitting that the name of London's pioneer carpenter and builder, Robert Carfrae, remain on the street and the east park, which both bear his name. It is also fitting that Charles Hunt be recognized on the west section of that river park. It lies below the property where he and Emma Hunt raised their family, and across the river from his mill that once dominated the north bank. Charles Hunt Park and its commemorative plaque will remind Londoners of an important person, family, and enterprise in the history of their city.

Sincerely,  
Hilary Bates Neary



*Robert Carfrae's cottage at 39 Carfrae Street.*

## CARFRAE STREET AND CRESCENT

Old South. Carfrae Crescent runs north from Grand Avenue to the Thames River; Carfrae Street runs west from Carfrae Crescent to Ridout Street.

In the mid-nineteenth century, Carfrae Street was the road Robert Carfrae took to reach his property, a site overlooking the Thames River in Westminster Township. Carfrae, whose Ontario Cottage is still standing at number 39, was a carpenter from Scotland, who came to London in the late 1820s to work on the new district court-house (today

Copied from  
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edited by Michael Baker

with

Hilary Bates Neary

Published by:  
James Lorimer & Company  
2003

called the Old Court House). He obtained forty acres on the south side of the river and built the present house about 1860. Interestingly, the exterior of the cottage is stuccoed brick, the same technique used at the court-house.

Carfrae Crescent is the principal street in a small subdivision opened in 1908, which turns west near the river to join the older Carfrae Street. The first houses were restricted to the east side of the road because an electric rail line ran down the west side. Known as the Traction Line, the rail line ran from a station on Horton Street, through South London, and on to Port Stanley. It was in service from about 1906 until 1918. Later the rail line's iron bridge was moved a short distance to link Richmond Street to Carfrae Crescent.

*Mike Baker*



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K. Gonyou

<b>TO:</b>	<b>CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE MEETING ON WEDNESDAY MARCH 8, 2017</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>REQUEST FOR DESIGNATION OF 43 BRUCE STREET BY: CATHY &amp; MIKE LYNCH</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, this report **BE RECEIVED** and that notice **BE GIVEN** under the provisions of Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, of Municipal Council's intent to designate the property located at 43 Bruce Street to be of cultural heritage value or interest for the reasons outlined in Appendix C of this report.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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2014, September 9. Report to PEC: *Wortley Village-Old South Heritage Conservation District*.

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The effect of the recommended action is to designate 43 Bruce Street under the Section 29 *Ontario Heritage Act* to be of cultural heritage value or interest.

<b>BACKGROUND</b>
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**Location**

The property at 43 Bruce Street is located on the south side of Bruce Street between Brighton Street and Edward Street within the Wortley Village-Old South Heritage Conservation District (Appendix A).

**Property**

The property was included on the *Inventory of Heritage Resources* since 1991 (note: the 1987 *Inventory of Heritage Resources* did not include areas south of the Thames River). The *Inventory of Heritage Resources* was adopted as the Register in 2007. The property is included within the Wortley Village-Old South Heritage Conservation District, which was designated under Part V of the *Ontario Heritage Act* on June 1, 2015.

The property was featured in the Architectural Conservancy Ontario – London Region's Geranium Heritage House Tour in 1999. Its current owners were the recipient of an Architectural Conservancy Ontario – London Region & Heritage London Foundation award in 2017 for their restoration work.

**Description**

The building located at 43 Bruce Street is a one-and-a-half storey cottage structure with intricate brickwork detailing (Appendix B). It was built in 1887. The building located at 43 Bruce Street is a representative example of a style and type of single storey, side hall plan brick cottage with a central gable. Built primarily of buff brick, architectural details

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**K. Gonyou**

of the building are highlighted through the application of a dichromatic pattern using contrasting red brick. These details include a drip course, recessed dado below the windows with checkerboard pattern, string courses at the sills and lintels with bracket detailing, and radiating voussoirs. These details wrap the building and accentuate the door and windows of the building; the effect is that the whole house seems wrapped in red masonry lace trimming. The dichromatic brickwork appears to have tuck pointed mortar joints.

In addition to the brickwork, woodwork also displays a high degree of craftsmanship through the intricate detailing, piercework, and moulding. The bargeboard has a delicate scallop finish along its base, with the scalloping detail further accented by piercework in a High Victorian style at the gable. Bargeboard at the gable also includes applied recessed pierced panels and applied round details in wood. The wood soffits are finished by moulding.

The front door is accessed by a set of wooden steps, the landing of which is covered by a segmented arch porch which is supported by delicate chamfered columns set in pairs and triplets. The porch itself was more recently added. Entablature of the porch includes dentils, brackets, and moulding accenting the segmented arch of the roofline. The wood spindles of the railing are chamfered. The front door is set in a heavily moulded opening with wood detail, with a segmented arch opening in the brickwork. The doorway is likely inspired by the London Doorway motif, however its arched sidelights with paneled dado do not break the transom line. The paneling is also seen on the front door itself with two rounded arch glazed panels set above paneled details with an ellipse above two rectangular panels. A rounded arch transom above the single leaf door is accented by brackets, dentils, and moulding. Replacement windows have been inserted into the segmented arch voids of the ground storey and in the rounded arch window of the gable. Wood shutters flank the front façade windows.

The property demonstrates the work of William Westcott, original owner and builder, who is believed to be significant to the community. William Westcott purchased a half acre in Lot 19 on the south side of Bruce Street in the mid-1880s. He immediately built a cottage at what is now 41 Bruce Street where he lived for a few years after which he built and moved into 43 Bruce Street with his wife Elizabeth B. (Cole) Westcott (1858-1914). As his personal residence, the building reflects a refined level of detail, craftsmanship, and skill in the application of dichromatic brickwork and woodwork. This property is also considered in context of 39 Bruce Street, 41 Bruce Street, 45 Bruce Street, and 47 Bruce Street, which have identical original massing and form and are all believed to be the work of William Westcott and John Lang. William Westcott is also known to have worked with W. Copp, prior to taking the position of City Assessor for Wards 4 and 5.

**Request to Designate**

At the Gathering on the Green in 2016, Cathy Lynch, property owner of 43 Bruce Street, sought information from the Heritage Planner regarding individual designation of her property. The Wortley Village-Old South Heritage Conservation District focuses on the collective cultural heritage value of the area – where the sum of the whole is greater than its parts. The request from the property owners seeks recognition of their property on its individual merits.

<b>POLICY REVIEW</b>
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Section 2.6.1 of the *Provincial Policy Statement (2014)* directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved.” “Significant” is defined in the *Provincial Policy Statement (2014)* as, in regards to cultural heritage and archaeology, “resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, and event, or a people.” The objectives of

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K. Gonyou

Chapter 13 (Heritage) of the City of London’s *Official Plan* (1989, as amended), as well as the policies of *The London Plan* (adopted 2016), comply with these policies. The Strategic Plan for the City of London 2015-2019 identifies heritage conservation as an integral part of “Building a Sustainable City.”

Changes to the *Ontario Heritage Act* in 2005 allowed the “double designation” of properties individually and as part of a Heritage Conservation District. Individual designation can more precisely identify heritage attributes of a significant cultural heritage resource for preservation whereas a Heritage Conservation District must be broader in scope to recognize the diversity of resources typically contained within its boundaries.

<b>CULTURAL HERITAGE EVALUATION</b>
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Research and evaluation were undertaken to determine if 43 Bruce Street merits protection under Section 29 of the *Ontario Heritage Act* using the criteria of Regulation 9/06, which establishes criteria for determining cultural heritage value or interest of individual properties. These criteria are:

- i. Physical or design value;
- ii. Historical or associative value; and/or,
- iii. Contextual value.

A property is required to meet one or more of the abovementioned criteria to merit protection under Section 29 of the *Ontario Heritage Act*.

A summary of the evaluation of 43 Bruce Street is highlighted in the table below:

<b>Criteria for Determining Cultural Heritage Value or Interest</b>		
	<b>Criteria</b>	<b>Evaluation</b>
The property has design value or physical value because it,	Is a rare, unique, representative or early example of a style, type, expression, material, or construction method	<ul style="list-style-type: none"> <li>• Representative example of side hall plan cottage with dichromatic brickwork</li> </ul>
	Displays a high degree of craftsmanship or artistic merit	<ul style="list-style-type: none"> <li>• High degree of craftsmanship seen in dichromatic brickwork, bargeboard, porch, doorway</li> </ul>
	Demonstrates a high degree of technical or scientific achievement	<ul style="list-style-type: none"> <li>• Not believed to demonstrate a high degree of technical or scientific achievement</li> </ul>
The property has historical value or associative value because it,	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	<ul style="list-style-type: none"> <li>• Not believed to have direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community</li> </ul>
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	<ul style="list-style-type: none"> <li>• William Westcott’s property contributes to an understanding of the history and development of the Old South area</li> </ul>
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	<ul style="list-style-type: none"> <li>• Building demonstrates the work of William Westcott, original owner and building, who is believed to be significant to the community</li> <li>• His personal residence reflects a refined level of detail, craftsmanship, and skill in application of dichromatic brickwork and</li> </ul>

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K. Gonyou

		woodwork
The property has contextual value because it,	Is important in defining, maintaining, or supporting the character of an area	<ul style="list-style-type: none"> <li>Property supports and maintains the character of Wortley Village-Old South Heritage Conservation District</li> </ul>
	Is physically, functionally, visually, or historically linked to its surroundings	<ul style="list-style-type: none"> <li>Visually and historically linked to its surroundings</li> <li>Contextual relationship with 39 Bruce Street, 41 Bruce Street, 45 Bruce Street, and 47 Bruce Street</li> </ul>
	Is a landmark	<ul style="list-style-type: none"> <li>Not considered to be a landmark</li> </ul>

**Consultation**

The request to designate the property under the *Ontario Heritage Act* from the property owner can be found in Appendix E.

The Stewardship Sub-Committee of the London Advisory Committee on Heritage (LACH) recommended that 43 Bruce Street be designated under Section 29 of the *Ontario Heritage Act* at its meeting held on February 22, 2017.

<b>CONCLUSION</b>
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43 Bruce Street is a significant cultural heritage resource in the City of London and should be protected under Section 29 of the *Ontario Heritage Act*. The Statement of Cultural Heritage Value or Interest, found in Appendix C, articulates the significance of this property. Heritage attributes are visually articulated in Appendix D.

Should Municipal Council issue Notice of Intention to Designate 43 Bruce Street under Section 29 of the *Ontario Heritage Act* the designation of the property may be appealed within thirty days of notice being served. If an appeal is received, the Conservation Review Board will review the designation and the appeal, and make a recommendation to Municipal Council. Ultimately, Municipal Council makes the decision regarding the designation of any property under the *Ontario Heritage Act*.

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>KYLE GONYOU HERITAGE PLANNER URBAN REGENERATION</b>	<b>JIM YANCHULA, MCIP, RPP MANAGER, URBAN REGENERATION</b>
<b>RECOMMENDED BY:</b>	
<b>JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>	

Attach:

- Appendix A: Property Location
- Appendix B: Property Photographs
- Appendix C: Statement of Cultural Heritage Value or Interest for 43 Bruce Street
- Appendix D: Heritage Attributes of 43 Bruce Street
- Appendix E: Request for Designation – 43 Bruce Street Report

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**K. Gonyou**

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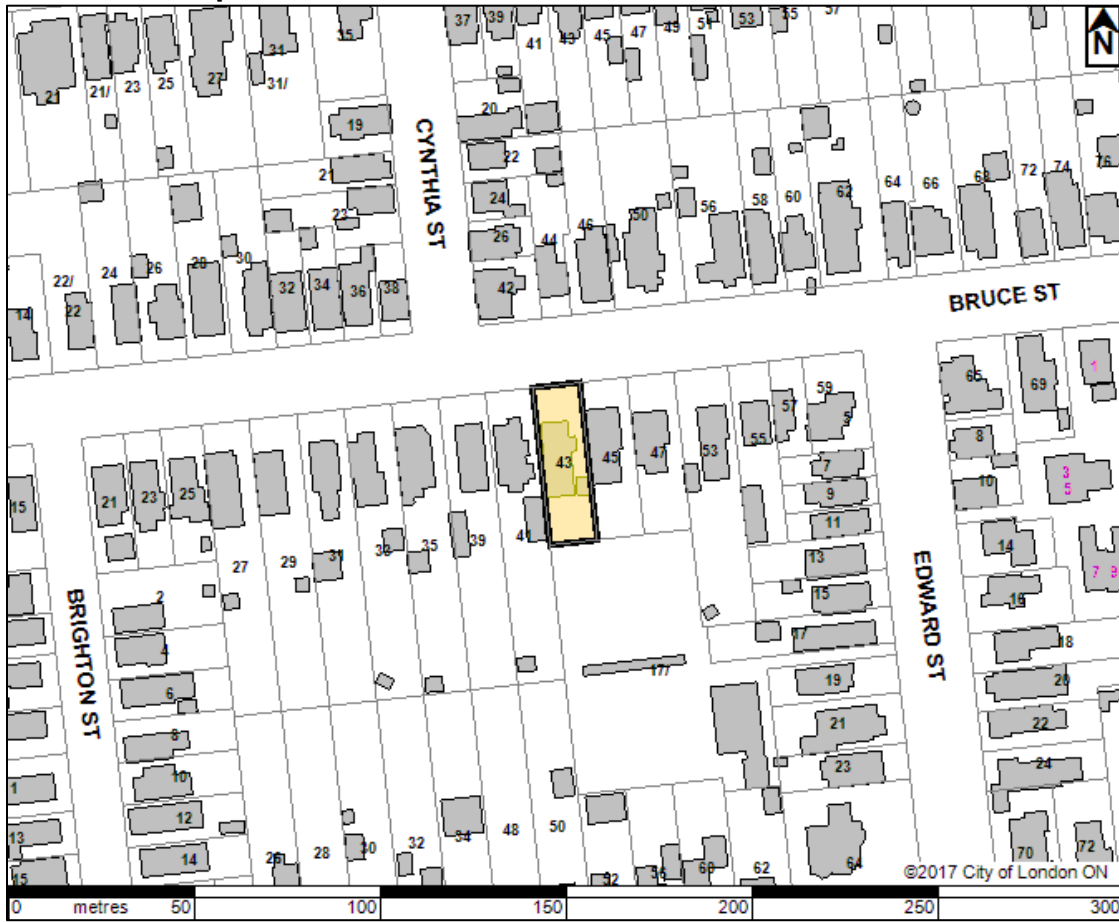
**Sources**

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K. Gonyou

APPENDIX A – Maps



Map 1: Property location of 43 Bruce Street.



Map 2: Aerial image of 43 Bruce Street.

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K. Gonyou

**APPENDIX B – Images**



Image 1: Main (north) façade of the building located at 43 Bruce Street.



Image 2: East and north facades of the building located at 43 Bruce Street.

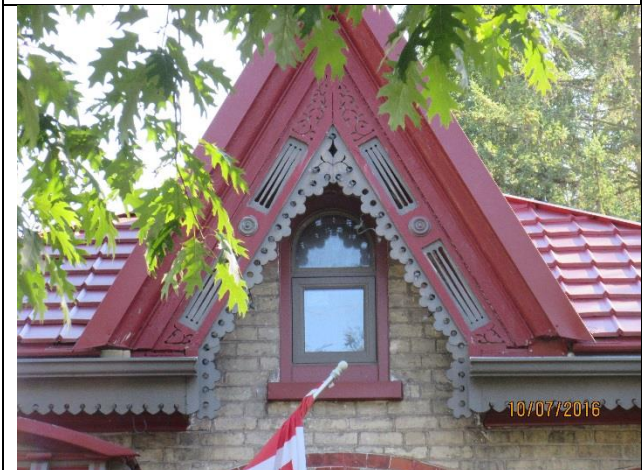


Image 3: Detail of the north gable of the building located at 43 Bruce Street.



Image 4: Detail of the front entry to the building located at 43 Bruce Street.

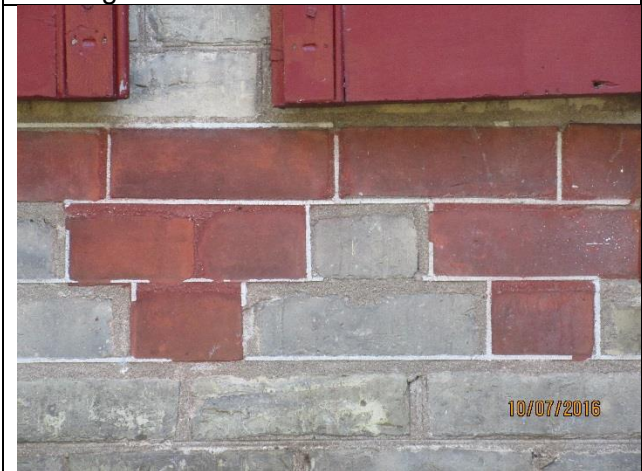


Image 5: Detail of brickwork with tuck pointing.

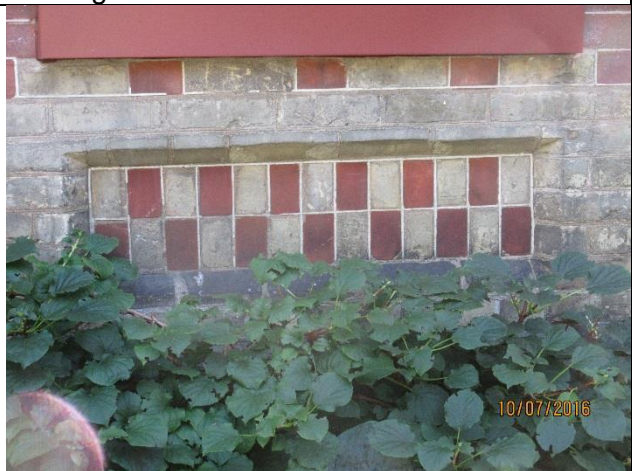


Image 6: Detail of checkerboard dichromatic brickwork detail in recessed panel.

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K. Gonyou

**APPENDIX C: Statement of Cultural Heritage Value or Interest – 43 Bruce Street**

**Legal Description**

PLAN 343 BLK A PT LOT 19

**Description of Property**

43 Bruce Street, William Westcott House, is located on the south side of Bruce Street between Brighton Street and Edward Street in London, Ontario. The property is located within the Wortley Village-Old South Heritage Conservation District.

The building on the property was originally owned and built in 1887 by William Westcott (1853-1898). William Westcott was a noted mason-turned-builder, and is believed to have built many homes in the Old South area. He later became City Assessor for Wards 4 and 5 until his death in 1898.

**Statement of Cultural Heritage Value or Interest**

The property located at 43 Bruce Street is of cultural heritage value because of its physical or design value, its historical or associative value, and its contextual values.

**Physical/Design Values**

The building located at 43 Bruce Street is a representative example of a style and type of single storey, side hall plan brick cottage with a central gable. Built primarily of buff brick, architectural details of the building are highlighted through the application of a dichromatic pattern using contrasting red brick. These details include a drip course, recessed dado below the windows with checkerboard pattern, string courses at the sills and lintels with bracket detailing, and radiating voussoirs. These details wrap the building and accentuate the door and windows of the building; the effect is that the whole house seems wrapped in red masonry lace trimming. The dichromatic brickwork appears to have tuck pointed mortar joints.

In addition to the brickwork, woodwork also displays a high degree of craftsmanship through the intricate detailing, piercework, and moulding. The bargeboard has a delicate scallop finish along its base, with the scalloping detail further accented by piercework in a High Victorian style at the gable. Bargeboard at the gable also includes applied recessed pierced panels and applied round details in wood. The wood soffits are finished by moulding.

The front door is accessed by a set of wooden steps, the landing of which is covered by a segmented arch porch which is supported by delicate chamfered columns set in pairs and triplets. The porch itself was more recently added. Entablature of the porch includes dentils, brackets, and moulding accenting the segmented arch of the roofline. The wood spindles of the railing are chamfered. The front door is set in a heavily moulded opening with wood detail, with a segmented arch opening in the brickwork. The doorway is likely inspired by the London Doorway motif, however its arched sidelights with paneled dado do not break the transom line. The paneling is also seen on the front door itself with two rounded arch glazed panels set above paneled details with an ellipse above two rectangular panels. A rounded arch transom above the single leaf door is accented by brackets, dentils, and moulding. Replacement windows have been inserted into the segmented arch voids of the ground storey and in the rounded arch window of the gable. Wood shutters flank the front façade windows. An addition was built onto the rear of the original building in 1912 to provide plumbing to the home.

**Historical/Associative Values**

The property demonstrates the work of William Westcott (1853-1898), original owner and builder, who is believed to be significant to the community. William Westcott purchased a half acre in Lot 19 on the south side of Bruce Street in the mid-1880s. He built a cottage at what is now 41 Bruce Street where he lived in 1886 after which he built and moved into 43 Bruce Street with his wife Elizabeth B. (Cole) Westcott (1858-1914) in 1887. As his personal residence, the building reflects a refined level of detail,



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**K. Gonyou**

craftsmanship, and skill in the application of dichromatic brickwork, and woodwork. This property is also considered in context of 39 Bruce Street, 41 Bruce Street, 45 Bruce Street, and 47 Bruce Street, which have identical original massing and form and are all believed to be built by William Westcott and John Lang. This contributes to an understanding of the history and development of what is now Wortley Village-Old South Heritage Conservation District. William Westcott is also known to have worked with W. Copp and John Lang, prior to taking the position of City Assessor for Wards 4 and 5. City offices closed for William Westcott's funeral on October 28, 1898. William Westcott and his wife are buried in Mount Pleasant Cemetery.

After the death of William Westcott, his widow remained in their home until circa 1901 upon her marriage to John Heeman. She sold the property to Lucinda (nee Gowman) (1873-1952) and Albert R. Curtis (1874-1952), her niece and nephew-in-law. Albert Curtis became a painter at Westland Brothers; his daughter Clara recounted her father practicing faux wood grain detailing on the interior sills of the windows at 43 Bruce Street. The Curtis family remained at 43 Bruce Street until it was sold by their daughters Elsie (1908-1975) and Clara (b.1913) in 1965.

**Contextual Values**

The property is visually and historically linked to its surroundings. Its contextual relationship to 39 Bruce Street, 41 Bruce Street, 45 Bruce Street, and 47 Bruce Street is particularly strong as these properties are believed to have been constructed by William Westcott, as property owner and mason-builder. The property is located within the Wortley Village-Old South Heritage Conservation District. It is important in supporting and maintaining the character of the area.

**Heritage Attributes**

Heritage attributes which support and contribute to the cultural heritage value or interest of the building at 43 Bruce Street include:

- Historical associations with William Westcott;
- Form, scale, and massing of the building;
- Setback and relationship to adjacent properties, particularly 39 Bruce Street, 41 Bruce Street, 45 Bruce Street, and 47 Bruce Street;
- Side hall plan form;
- Dichromatic brickwork in buff and red brick, with details including but not limited to: drip course, recessed dado with checkerboard pattern, string courses at the sills and lintels with bracket detailing, and radiating voussoirs, which wrap the building and accentuate its door and windows;
- Wood bargeboard at the eaves and gable with scalloped edges, piercework motifs, recessed panels, and applied detail;
- Wood soffits;
- Wooden front doorway with sidelights, transom, and door all with heavy moulding and detailing including dentils and brackets;
- Original window and door voids; and,
- Shutters on the front windows.

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K. Gonyou

### APPENDIX D – Heritage Attributes of 43 Bruce Street



Heritage Attributes of 43 Bruce Street



Form, scale, massing



Relationship with 41, 45, 47 Bruce Street



Side hall plan form



Dichromatic brickwork



Woodwork detailing



Wood soffits



Entry



Original brick voids



Shutters

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K. Gonyou

**APPENDIX E – Request for Designation: 43 Bruce Street (February 3, 2017, via email)**

Hello Kyle,

This is our letter of request /support as the property owners of 43 Bruce Street, London, Ontario, to pursue individual designation under the Ontario Heritage Act and to take it through the approval process to municipal council. I am in agreement with the draft statement of cultural heritage value or interest that follows:

(of note it was Clara Curtis that came to our home to tell us about her father faux painting the wood work)

**DRAFT Statement of Cultural Heritage Value or Interest – 43 Bruce Street**

**Description of Property**

43 Bruce Street, William Westcott House, is located on the south side of Bruce Street between Brighton Street and Edward Street in London, Ontario. The property is located within the Wortley Village-Old South Heritage Conservation District.

The building on the property was originally owned and built in 1887 by William Westcott (1853-1898). William Westcott was a noted mason-turned-builder, and is believed to have built many homes in the Old South area. He later became City Assessor for Wards 4 and 5 until his death in 1898.

**Statement of Cultural Heritage Value or Interest**

43 Bruce Street is of cultural heritage value or interest because of its physical or design values, its historical or associative values, and its contextual values.

**Physical/Design Values**

The building located at 43 Bruce Street is a representative example of a style and type of single storey, side hall plan brick cottage with a central gable. Built primarily of buff brick, architectural details of the building are highlighted through the application of a dichromatic pattern using contrasting red brick. These details include a drip course, recessed dado below the windows with checkerboard pattern, string courses at the sills and lintels with bracket detailing, radiating voussoirs. These details wrap the building and accentuate the door and windows of the building; the effect is that the whole house seems wrapped in red masonry lace trimming. The dichromatic brickwork appears to have tuck pointed mortar joints.

In addition to the brickwork, woodwork also displays a high degree of craftsmanship through the intricate detailing, piercework, and moulding. The bargeboard has a delicate scallop finish along its base, with the scalloping detail further accented by piercework in a High Victorian style at the gable. Bargeboard at the gable also includes applied recessed pierced panels and applied round details in wood. The wood soffits are finished by moulding.

The front door is accessed by a set of wooden steps, the landing of which is covered by a segmented arch porch which is supported by delicate chamfered columns set in pairs and triplets. Entablature of the porch includes dentils, brackets, and moulding accenting the segmented arch of the roofline. The wood spindles of the railing are chambered. The front door is set in a heavily moulded opening with wood detail, with a segmented arch opening in the brickwork. The doorway appears to be inspired by the London Doorway motif, however its arched sidelights with paneled dado do not break the transom line. The paneling detailing is also seen on the front door itself with two rounded arch glazed panels set above paneled details with an ellipse above two rectangular panels. A rounded arch transom above the single leaf door is accented by brackets, dentils, and moulding. Replacement windows have been inserted into the segmented arch voids of the ground storey and in the rounded arch window of the gable. Wood shutters flank the front façade windows. An addition was built onto the rear of the original building in 1912 to provide plumbing to the home.

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K. Gonyou

### Historical/Associative Values

The property demonstrates the work of William Westcott (1853-1898), original owner and builder, who is believed to be significant to the community. William Westcott purchased a half acre in Lot 19 on the south side of Bruce Street in the mid-1880s. He immediately built a cottage at what is now 41 Bruce Street where he lived for a few years after which he built and moved into 43 Bruce Street with his wife Elizabeth B. (Cabe)(COLE) Westcott (1858-1914) in 1887. As his personal residence, the building reflects a refined level of detail, craftsmanship, and skill in the application of dichromatic brickwork and woodwork. This property is also considered in context of 41 Bruce Street, 45 Bruce Street, and 47 Bruce Street, which have identical original massing and form and are all believed to be the work of William Westcott and John Lang, which contributes to an understanding of the history and development of what is now Wortley Village-Old South Heritage Conservation District. William Westcott is also known to have worked with W. Copp and John Lang, prior to taking the position of City Assessor for Wards 4 and 5. City offices closed for William Westcott's funeral on October 28, 1898. William Westcott and his wife are buried in Mount Pleasant Cemetery.

After the death of William Westcott, his widow remained in their home until circa 1901 upon her marriage to John Heeman. She sold the property to Lucinda and Albert R. Courtis who were former borders of Mrs. Westcott. Albert Courtis was a painter at Westland Brothers; his daughter Clara recounted her father practicing faux wood grain detailing on the interior sills of the windows at 43 Bruce Street. The Courtis family remained at 43 Bruce Street until it was sold by their daughters Elsie and Clara in 1965.

### Contextual Values

The property is visually and historically linked to its surroundings. Its contextual relationship to 41 Bruce Street, 45 Bruce Street, and 47 Bruce Street is particularly strong as these properties are believed to have been constructed by William Westcott, as property owner and mason-builder. The property is located within the Wortley Village-Old South Heritage Conservation District It is important in supporting and maintaining the character of the area.

### Heritage Attributes

Heritage attributes which support and contribute to the cultural heritage value or interest of this property include:

- Historical associations with William Westcott;
- Form, scale, and massing of the building;
- Setback and relationship to adjacent properties, particularly 41 Bruce Street, 45 Bruce Street, and 47 Bruce Street;
- Side hall plan form;
- Dichromatic brickwork in buff and red brick, with details including but not limited to: drip course, recessed dado with checkerboard pattern, string courses at the sills and lintels with bracket detailing, and radiating voussoirs, which wrap the building and accentuate its door and windows;
- Wood bargeboard at the eaves and gable with scalloped edges, piercework motifs, recessed panels, and applied detail;
- Wood soffits;
- Wooden front doorway with sidelights, transom, and door all with heavy moulding and detailing including dentils and brackets;
- Original window and door voids; and,
- Shutters on the front windows.

Sincerely,  
Cathy and Mike Lynch  
43 Bruce St.,  
London, Ontario  
N6C1G5

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HAP 17-001-L  
K. Gonyou

<b>TO:</b>	<b>CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE MEETING ON WEDNESDAY MARCH 8, 2017</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>HERITAGE ALTERATION PERMIT APPLICATION AT 30 OXFORD STREET WEST, BLACKFRIARS/PETERSVILLE HCD BY: FEROZE ZUBAIR</b>

<b>RECOMMENDATION</b>
-----------------------

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking retroactive approval of previous alterations to the building located at 30 Oxford Street West, within the Blackfriars/Petersville Heritage Conservation District, **BE REFUSED** as submitted as they are contrary to the objectives of the *Blackfriars/Petersville Heritage Conservation District Plan*.

That the following alterations **BE APPROVED** as terms and conditions of the Heritage Alteration Permit:

- a. Installation of a hung style window which fills the entire void of the brick opening on the west façade;
- b. Reinstatement of the transom above the front door with a glass pane;
- c. Paint the replacement door and window to compliment the house; and,
- d. Display the Heritage Alteration Permit in a location visible from the street until the work is completed.

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The purpose of the recommended action is to seek remedial action in response to alterations made without obtaining a Heritage Alteration Permit to a heritage designated property located within the Blackfriars/Petersville Heritage Conservation District (HCD). The nature of the alteration require a permit pursuant to Section 42(2.1) of the *Ontario Heritage Act* and the classes of alterations identified in the *Blackfriars/Petersville HCD Plan & Guidelines*.

Penalties for failing to comply with an order, director or other requirement made under the *Ontario Heritage Act* can include a fine of not more than \$50,000 or up to one year imprisonment. The ability to fine unauthorized alterations is reliant on enforcement and prosecution.

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**PREVIOUS REPORTS PERTINENT TO THIS MATTER**

None.

**BACKGROUND**

**Location**

The property at 30 Oxford Street West is located on the south side of Oxford Street West between St. Andrew Street and Wharncliffe Road South (Appendix A).

**Property**

The property was designated under Part V of the *Ontario Heritage Act* on May 15, 2015 as part of the Blackfriars/Petersville HCD. 30 Oxford Street West is identified as a Contributing Resource by the *Blackfriars/Petersville HCD Plan & Guidelines*. The designating by-law for the Blackfriars/Petersville HCD is registered on the title of every property located within its boundaries. An annual reminder to owners of heritage designated properties is published in *The Londoner* during Heritage Week, and reminder postcards addressed to property owners have been distributed in 2016 and 2017 to ensure awareness of the requirement to obtain approval for property alterations.

**Description**

The building at 30 Oxford Street West was built circa 1909 (Appendix B). It has a rectangular footprint and has a side hall plan. The building has a hip roof with a gable at the north end of the building facing Oxford Street West. The building is constructed of brick which has been painted. The foundation of the building may have been constructed of concrete block, however it appears to have been parged with concrete. Queen Anne Revival style detailing can be seen in the imbrication of the north gable. An addition was built onto the rear of the original building and is differentiated by its siding and its roof structure. Some of the windows were replaced prior to the designation of the property in 2015. However the front door and window opening on the west façade have been altered. These alterations occurred without obtaining Heritage Alteration Permit approval.

**HERITAGE ALTERATION PERMIT APPLICATION**

As required by the *Ontario Heritage Act*, the *Blackfriars/Petersville HCD Plan* identifies classes of alterations that require, or do not require, Heritage Alteration Permit approval. Window and door replacement, with different materials, size, or design, requires Heritage Alteration Permit approval. Window and door replacement does not typically require a Building Permit, however Heritage Alteration Permit approval is still required.

Alterations were undertaken at 30 Oxford Street West in summer 2016 without obtaining Heritage Alteration Permit approval. An existing window on the west façade was removed and replaced by a much smaller window with the remainder of the void in the brick structure filled in by horizontal vinyl siding. The transom above the front door, which was previously covered, was subject to alterations when the front door was replaced. Instead of restoring the lost transom, the cladding was altered.

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A Heritage Alteration Permit application was submitted by the applicant and received on January 11, 2017. The applicant has applied for a Heritage Alteration Permit seeking retroactive approval for the following alterations:

- Replacement of the window on the west façade with a new window and blocking up a portion of the window void; and,
- Addition of new railing on the back steps.

The replacement of the front door was not included within Heritage Alteration Permit application.

**ANALYSIS**

One of the objectives of designation of Blackfriars/Petersville as an HCD pursuant to Part V of the *Ontario Heritage Act* is to avoid “unnecessary demolition and inappropriate alterations to identified heritage resources that contribute to the heritage value of the district.” Policies and guidelines of the *Blackfriars/Petersville HCD Plan* support this objective.

Policy 7.4.1.j of the *Blackfriars/Petersville HCD Plan*, for Contributing Resources, states that,

*Additions or alterations to contributing resources should be sympathetic, subordinate, distinguishable, and contextual in relation to the existing resource and its context, as well as the heritage attributes and cultural heritage value of Blackfriars/Petersville Heritage Conservation District.*

Regarding windows, the design guidelines of Section 10.3.1 state that, “new doors and windows should be of similar style, orientation, and proportion as on the existing building.” This is further supported by the conservation guidelines of Section 11.2.10 which state, “the replacement windows should mimic the original windows with respect to style, size and proportion.”

The alterations subject of this report, for which retroactive approval is being sought via a Heritage Alteration Permit, do not comply with the above policies of the *Blackfriars/Petersville HCD Plan*.

**CONCLUSION**

The previously undertaken alterations to the building at 30 Oxford Street West have resulted in an adverse impact to the property’s cultural heritage value as a Contributing Resource in the Blackfriars/Petersville HCD. The alterations have not been sympathetic to the architectural style or existing patterns of solids and voids of the brick structure, and are distinguishable in a negative manner.

Remedial action is required to achieve compliance with the *Blackfriars/Petersville HCD Plan*:

- The window on the west façade which was previously filled in with a smaller window and siding must be replaced by a window which fills the entire opening of the brick, in a style, orientation, and proportion that is compatible with the building

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- (e.g. hung window);
- The transom of the front door must be reinstated; and,
  - Paint the replacement door and window to blend in with the existing building per section 11.2.10 of the *Blackfriars/Petersville HCD Plan*.

The new railing, providing a guard to the side door of the building, is sufficient in its compliance with the *Blackfriars/Petersville HCD Plan*, however painted wood railings are preferred within this historic context.

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>KYLE GONYOU, CAHP HERITAGE PLANNER URBAN REGENERATION</b>	<b>JIM YANCHULA, MCIP, RPP MANAGER URBAN REGENERATION</b>
<b>RECOMMENDED BY:</b>	
<b>JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>	

2017-02-27  
kg/

Attach:  
Appendix A – Map  
Appendix B – Images

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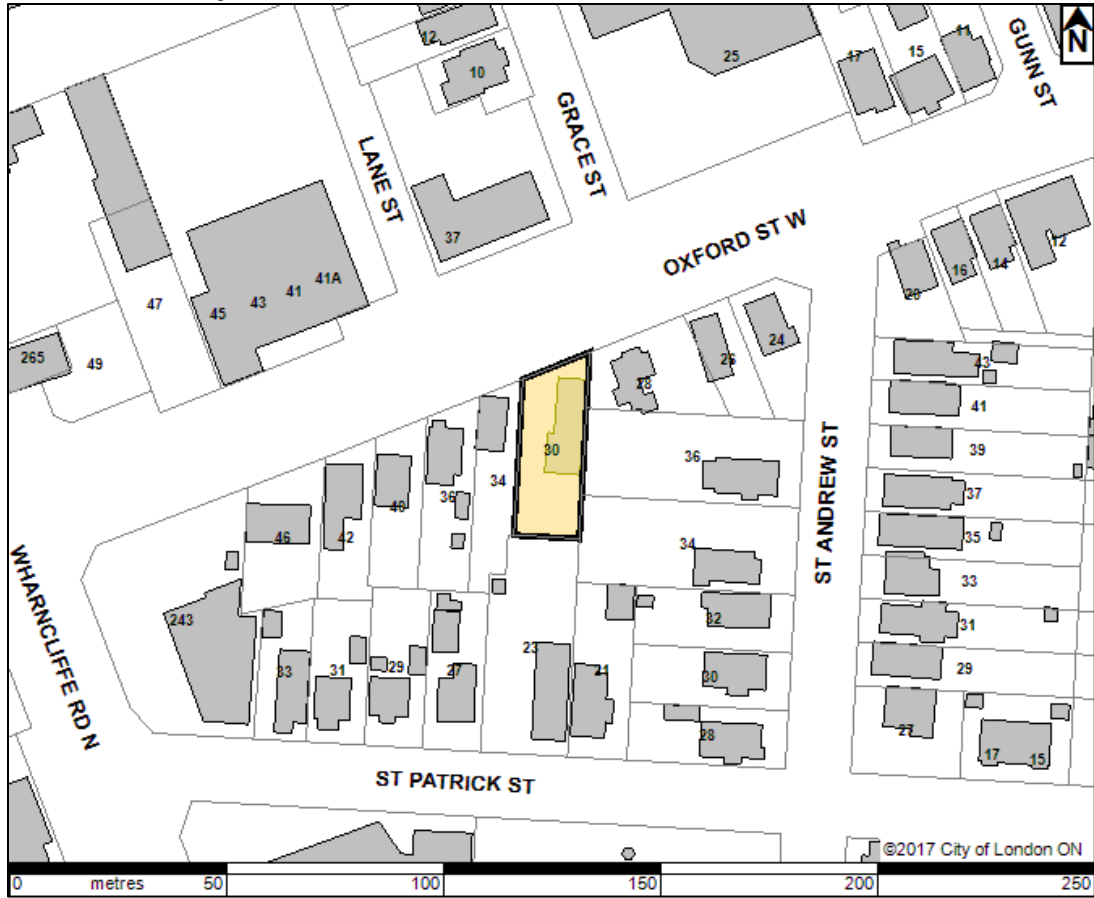
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APPENDIX A — Maps



Map 1: Property location of 30 Oxford Street West.

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Map 2: Aerial image of 30 Oxford Street West.

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**APPENDIX B — Images**



Image 1: Main (north) façade of the building located at 30 Oxford Street West (Google, July 2016).



Image 2: West façade of the building located at 30 Oxford Street West (Google, July 2016).



Image 1: Main (north) façade of the building located at 30 Oxford Street West.



Image 2: West façade of the building located at 30 Oxford Street West.



Image 3: Main (north) façade of the building located at 30 Oxford Street West.



Image 4: West façade of the building located at 30 Oxford Street West.

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Image 5: Detail of window replacement on west façade of the building located at 30 Oxford Street West.



Image 6: View of streetscape on south side of Oxford Street West looking west.



Image 7: Interior image provided by the property owner showing the space inside of the altered window on the west façade.

## Heritage Planners' Report to LACH: March 8, 2017

1. Heritage Alteration Permits processed under Delegated Authority By-law:
  - a. 388 Richmond Street (Downtown HCD): storefront and signage alteration
  - b. 370 Richmond Street (Downtown HCD): signage
  - c. 201 Dundas Street (Downtown HCD): signage
  - d. 33 Beaconsfield Avenue (Wortley Village-Old South HCD): rear addition
  - e. 441 Ridout Street North (Downtown HCD): awning
  - f. 181 Elmwood Avenue East (Wortley Village-Old South HCD): basement windows and removal of sm. non-contributing addition
  - g. 188-190 Dundas Street (Downtown HCD): façade renovation/restoration
2. Ad-Hoc Allocation Committee to review London Endowment Fund for Heritage application (Thursday April 20, 2017 at 12:00pm at the London Community Foundation office, mezzanine, Covent Garden Market. Lunch provided)
3. Civic Space: SOHO (A Heritage Square) — Community Open House  
*...to begin discussion on how the new civic space for SoHo is to be designed. The space is to be located at the north-west corner of Colborne and South Street and is part of the redevelopment of the Old Victoria Hospital Lands.*  
<https://engage.london.ca/civicspacesoho>  
When: March 22, 2017 6pm-8pm; presentation at 6pm, drop-by anytime until 8pm; child minding will be available  
Where: The London Roundhouse, 240 Waterloo Street

### Upcoming Heritage Events

- “Dr. Oronhyatekha: His Life and Legacy” by Dr. Michelle Hamilton on Wednesday March 15, 2017 at Stevenson Hunt Room, Central Branch, London Public Library (251 Dundas Street) at 7:00-8:30pm.  
<http://www.westernconnect.ca/site/Calendar?view=Detail&id=133350>
- Constructing Family History: A Genealogical Workshop on Saturday April 1 and Sunday April 2, 2017 at the Eldon House Interpretive Centre. Free, registration required. [www.eldonhouse.ca/genealogy-workshop/](http://www.eldonhouse.ca/genealogy-workshop/)
- London Endowment Fund for Heritage – accepting application until Tuesday April 4, 2017. [www.lcf.on.ca/receive/london-endowment-heritage-grant-program](http://www.lcf.on.ca/receive/london-endowment-heritage-grant-program)
- Thames Valley Regional Heritage Fair on Thursday April 27, 2017, 10:00am-2:00pm, at Fanshawe Pioneer Village (1424 Clarke Road)

# CIVIC SPACE: SOHO

A HERITAGE SQUARE



## WHAT:

This is a community open house to begin the discussion on how the new civic space for SoHo is to be designed. The space is to be located at the north-west corner of Colborne and South Street and is part of the redevelopment of the Old Victoria Hospital lands.

## WHEN:

March 22, 2017, 6 p.m. to 8 p.m.  
Presentation at 6 p.m.  
Drop-by anytime until 8 p.m.  
Childminding will be available

## WHERE:

The London Roundhouse  
240 Waterloo Street



P.O. Box 5035  
London, ON N6A 4L9

## VISIT:

[engage.london.ca/civicspacesoho](http://engage.london.ca/civicspacesoho)

## MORE INFORMATION:

Julie Michaud, Project Coordinator

[jmichaud@london.ca](mailto:jmichaud@london.ca)  
519-661-4980

