

7TH REPORT OF THE
LONDON ADVISORY COMMITTEE ON HERITAGE

Meeting held on June 14, 2017, commencing at 5:30 PM, in Committee Room #3, Second Floor, London City Hall.

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

ABSENT: K. Waud.

ALSO PRESENT: J. Dent and K. Gonyou.

I. CALL TO ORDER

1. Disclosures of Pecuniary Interest

That it BE NOTED that T. Jenkins disclosed a pecuniary interest in clause 14 of this report, having to do with the Archaeological Sub-Committee Report, by indicating that her employer is the consultant involved in the plans referenced in the Sub-Committee's report.

II. SCHEDULED ITEMS

2. Property located at 72 Byron Avenue East

That it BE NOTED that the London Advisory Committee on Heritage (LACH) received the attached presentation from D. Lansink with respect to the property located at 72 Byron Avenue East; it being noted that the LACH advised Mr. Lansink that they prefer the proposed north/south severance option as well as the retention of the existing building.

3. North Talbot Community Heritage Conservation District

That Municipal Council BE REQUESTED to consider the North Talbot Community (bounded by Oxford Street East, the Thames River, Fullarton Street, and Richmond Street) as the top priority on the list of upcoming Heritage Conservation Districts (HCD) to be designated; it being noted that the SoHo Neighbourhood is currently at the top of the HCD list; it being further noted that the London Advisory Committee on Heritage received the attached presentations from A.M. Valastro and M. Tovey with respect to this matter.

III. CONSENT ITEMS

4. 6th Report of the London Advisory Committee on Heritage

That it BE NOTED that the 6th Report of the London Advisory Committee on Heritage, from its meeting held on May 10, 2017, was received.

5. Municipal Council Resolution - 5th Report of the London Advisory Committee on Heritage

That it BE NOTED that the Municipal Council resolution from its meeting held on May 16, 2017, with respect to the 5th Report of the London Advisory Committee on Heritage, was received.

6. Municipal Council Resolution - 6th Report of the London Advisory Committee on Heritage

That it BE NOTED that the Municipal Council resolution from its meeting held on May 30, 2017, with respect to the 6th Report of the London Advisory Committee on Heritage, was received.

7. Municipal Council Resolution - Renaming of "Carfrae Park West" to "Charles Hunt Park"

That it BE NOTED that the Municipal Council resolution from its meeting held on May 30, 2017, with respect to the renaming of "Carfrae Park West" to "Charles Hunt Park", was received.

8. Notice of Application - Thames Village Joint Venture Corporation - 1742 Hamilton Road

That it BE NOTED that the Notice dated May 17, 2017, from L. Mottram, Senior Planner, related to an application by Thames Village Joint Venture Corporation with respect to the property located at 1742 Hamilton Road, was received.

9. Notice of Application - Thames Village Joint Venture Corporation - 1738, 1742, 1752 and 1756 Hamilton Road

That it BE NOTED that the Notice dated May 17, 2017, from L. Mottram, Senior Planner, related to an application by Thames Village Joint Venture Corporation with respect to the properties located at 1738, 1742, 1752 and 1756 Hamilton Road, was received.

10. Notice of Application - Sifton Properties Limited - 2810 Sheffield Place

That it BE NOTED that the Notice dated May 18, 2017, from L. Mottram, Senior Planner, related to an application by Sifton Properties Limited with respect to the property located at 2810 Sheffield Place, was received.

11. Notice of Public Meeting - Sifton Properties Limited - 221 Queens Avenue

That it BE NOTED that the Notice dated May 31, 2017, from B. Debbert, Senior Planner, related to an application by Sifton Properties Limited with respect to the property located at 221 Queens Avenue, was received.

IV. SUB-COMMITTEES & WORKING GROUPS

12. Stewardship Sub-Committee

That it BE NOTED that the Stewardship Sub-Committee report, from its meeting held on May 31, 2017, was received.

13. Planning and Policy Sub-Committee

That the Mayor and Municipal Council BE REQUESTED to send a letter to the Honourable Catherine McKenna, Minister of Environment and Climate Change with a copy to P. Van Loan, Member of Parliament and local Members of Parliament K. Young, P. Fragiskatos, I. Mathyssen, and K. Vecchio, expressing support for Bill C-323, being a Bill for tax credits for the restoration of heritage properties.

14. Archaeological Sub-Committee

That it BE NOTED that the Archaeological Sub-Committee report from its meeting held on May 10, 2017, was received.

V. ITEMS FOR DISCUSSION

15. STAFF REPORT - Request for Demolition of Heritage Listed Property at 220 Greenwood Avenue by Julcon Developments Inc.

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, with respect to the request by Julcon Developments Inc. for the demolition of the property located at 220 Greenwood Avenue, the following actions be taken:

- a) the property located at 220 Green Avenue BE REMOVED from the *Inventory of Heritage Resources* Register;

- b) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of this property; and,
- c) the property owner BE REQUESTED to salvage the buff brick masonry for reuse in a new structure on the property;

it being noted that the London Advisory Committee on Heritage received the attached presentation from K. Gonyou, Heritage Planner, with respect to this matter.

16. STAFF REPORT - Heritage Alteration Permit Application for 362 and 364 Princess Avenue - West Woodfield HCD by 362-364 Princess Holding Ltd.

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* to alter the verandah of the building located at 362 & 364 Princess Avenue, within the West Woodfield Heritage Conservation District, BE PERMITTED as submitted in the proposed alteration drawings appended to the staff report dated June 14, 2017, with the following terms and conditions:

- all exposed wood be painted;
- additional trim detail be added to the capital and base of each column; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that the London Advisory Committee on Heritage received the attached presentation from K. Gonyou, Heritage Planner.

17. London Endowment Fund for Heritage - K. Gonyou

That it BE NOTED that the Memo dated June 5, 2017, from K. Gonyou, Heritage Planner, related to the London Endowment Fund for Heritage, was received.

18. Heritage Planners' Report

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

19. LACH Terms of Reference

That Civic Administration BE REQUESTED to review the current London Advisory Committee on Heritage (LACH) Terms of Reference and consider the following amendments:

- change the Emerging Leaders representative to a representative from a general youth-oriented organization, for example ACO NextGen;
- add a member to represent the Indigenous population;
- add a member from the London Society of Architects; and,
- check the membership totals listed on the current Terms of Reference;

it being noted that the Committee Secretary will place a request on an upcoming Agricultural Advisory Committee agenda to ask that a member of that committee be appointed to the LACH as per the current Terms of Reference membership composition.

20. Summer Meeting Dates

That it BE NOTED that the London Advisory Committee on Heritage will meet on July 12, 2017 and August 9, 2017.

VI. DEFERRED MATTERS/ADDITIONAL BUSINESS

None.

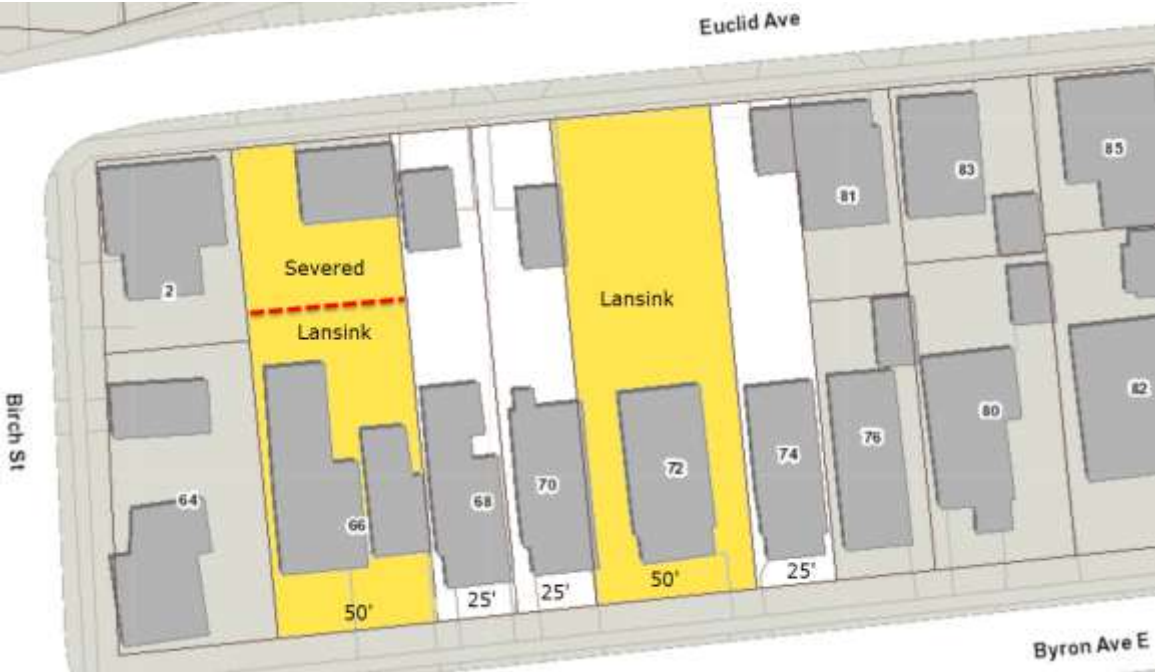
VII. ADJOURNMENT

The meeting adjourned at 8:01 PM.

NEXT MEETING DATE: July 12, 2017

Presentation to LACH July 14, 2017

Property: 72 Byron Avenue East. Owner is B. Douglas Lansink.



Roll number:	060080118000000
Legal description:	PLAN 391 LOT 12 S/S EUCLID 7450.00SF 50.00FR 149.00D
Electoral ward:	11 Councillor information
Municipal addresses on this parcel	72 BYRON AVE E

The circa 1876 home at 72 Byron Avenue has become functionally obsolete.



Why is 72 Byron Functionally Obsolete?

Functional obsolescence exists when a home loses its usefulness and appeal.

Some property features, amenities, or designs can and do become obsolete with the passage of time. Properties that exhibit functional obsolescence typically lack modern amenities, have outdated or odd structural designs, or do not offer the conveniences expected by homeowners to meet the current standard of living.

The circa 1876 home at 72 Byron Avenue has become functionally obsolete over the years. Acceptable features of the late 1800s do not comply with modern utility and the home is no longer practical or desirable today. Although old, the home is not seen as historically significant. It has no salvageable architectural features or any interior fixtures or fittings that are candidates for salvage.

Laundry facilities are in the basement. The basement is wet due to the cracked foundation.

The electrical wiring system in the home is old and does not support the modern requirements for computers and entertainment systems. The function of this home does not meet today's standards. It has not been owner occupied for a number of years. The current tenants have given notice that they intend to move at the end of June 2017.

Physical Deterioration

The building at 72 Byron Avenue has deterioration to the physical structure itself, caused by age and wear and tear and lack of maintenance. Examples of this physical deterioration are:

- Roof is leaking and needs to be replaced
- Electrical system does not meet code and needs upgrading
- Outdated heating system needs to be replaced together with insulation in the walls and attic
- Exterior doors allow heat loss
- Fascia boards are rotten with holes that allow animals to live in the attic
- Single pane windows with rotting frames and sills allow heat loss and water penetration
- Inferior renovations over the years have resulted in a very narrow stairway to the second floor that likely does not meet code, inefficient replacement windows, and patched exterior siding
- The foundation is crumbling and basement is extremely wet, and has no insulation
- Stairway to the basement is narrow and does not meet code.

Asbestos siding was very commonly used in buildings and homes from around the 1920s until the 1980s, and can still be found in many older homes in Canada. Asbestos siding was made by adding asbestos — a naturally occurring mineral — to Portland cement. That cement was then pressed into siding shingles that came in a wide variety of sizes, profiles, and textures.

The resulting product was very durable, fire-resistant, and absorbed paint well.

But asbestos can be harmful to people's health if the siding is broken up and asbestos fibers are released into the air.

Another type of obsolescence is stylish in nature such as 72 Byron lacking pride of ownership. The building was originally wood clad wood "balloon" frame. Over time the wood cladding deteriorated and over time has been covered in part with asbestos and stucco.

In worn out condition, 72 Byron sits between two brick dwellings that both exhibit strong pride of ownership, both in very good condition. 72 Byron no longer compliments the Wortley neighbourhood.

While it may be possible to replace the siding once the rotting balloon wood frame has been replaced, it is not practical to replace with brick, hence it would be wood, vinyl, aluminum, steel, or a fiber cement board siding, none of which would complement the two abutting brick homes.

Conclusion

The home at 72 Byron has suffered from sustained lack of pride of ownership. The wood/asbestos/stucco-clad dwelling in worn out condition is situated between two brick dwellings in very good condition. Both exhibit strong pride of ownership.

The dilapidated home at 72 Byron needs to be replaced with dwellings in styles based on historic precedence that will complement the two abutting homes and replicate a similar pattern of the natural evolution of the neighbourhood.

Given that the abutting homes are both on 25' lots, the 50' lot at 72 Byron should be split into two 25' lots each with a new dwelling facing Byron and parking / garage facing Euclid.

Each new home must be period brick with a design and scale that compliments each abutting home and the Wortley Village neighbourhood.

Comments by Doug Lansink:

I have lived at 66 Byron Avenue in Wortley Village since 2006. Over the last few years I have refurbished 66 Byron and severed a rear lot, 69 Euclid Avenue. I plan to construct a new home at 69 Euclid Avenue. The new home will be designed and constructed to complement the neighbourhood.



When I applied for the severance and was granted same, not a single neighbour objected. It is my intent to have the severed lot improved with a home that will compliment and fit the historic nature of Wortley Village.

I have no intention of moving from Wortley Village and it is important for me to maintain the historic character, and the diverse character of the neighbourhood.





Residential Detail Level 1 Report



Purchased Date: 29-05-2017



Property Address: 72 BYRON AVE E
Municipality: LONDON CITY
Roll Number: 3936060080118000000
Property Code & Description: 301 - Single-family detached (not on water)

Legal Description: PLAN 391 LOT 12 S/S EUCLID

Last Valid Sale Date (yyyy/mm/dd) 2017-01-20
Last Valid Sale Amount \$349,900

Services:

Hydro	Water	Sanitary	Heating	Air Conditioning
Y - Hydro available	M - Municipal	M - Municipal	FA - Forced Air	No

Lot Details:

Frontage (ft)	Depth (ft)	Site Area
50	149	7,450.00 F

Primary Structures:

Structure Code & Description	301 - SINGLE FAMILY DETACHED
Year Built	1876
Total Floor Area(Above Grade)(sq ft)	1,530
First Floor Area (sq ft)	886
Second Floor Area (sq ft)	644
Third Floor Area (sq ft)	-
Full Storeys	2
Partial Storeys	-
Bedrooms	3
Full Bathrooms	2
Half Bathrooms	-



Enclosed Porch with Fibre Board Siding

Exterior 72 Byron May 27-17 (1)



Rear of Rear Addition

Exterior 72 Byron May 27-17 (10)



Wood Siding, Wood "Repair", Asbestos Removed

Exterior 72 Byron May 27-17 (14)



Newer Window, wood Siding

Exterior 72 Byron May 27-17 (17)



Rotting Wood Siding, Repaired Area

Exterior 72 Byron May 27-17 (18)



Deteriorating / Rotting Wood Siding

Exterior 72 Byron May 27-17 (19)



Exterior 72 Byron May 27-17 (2)



Exterior 72 Byron May 27-17 (20)



Exterior 72 Byron May 27-17 (21)



Exterior 72 Byron May 27-17 (22)



Exterior 72 Byron May 27-17 (23)



Exterior 72 Byron May 27-17 (24)



Exterior 72 Byron May 27-17 (3)



Exterior 72 Byron May 27-17 (4)



Exterior 72 Byron May 27-17 (5)



Exterior 72 Byron May 27-17 (6)



Exterior 72 Byron May 27-17 (7)



Exterior 72 Byron May 27-17 (8)



Deteriorating Brick Foundation

Exterior 72 Byron May 27-17 (9)



70 Byron Avenue East

May 27-17 (29)



72 Byron Avenue East

May 27-17 (3)



68 Byron Avenue East, 25' Lot

May 27-17 (30)



74 Byron Avenue East

May 27-17 (31)



66 Byron Avenue East, Lansink's Four Plex, 50'

May 27-17 (32)



69 Euclid Avenue, severed from 66 Byron Avenue
Worn Out Garage to be demolished, 50' Lot

May 27-17 (33)



Rear 68 and 70 Byron, Each 25' Lots

May 27-17 (34)



Rear 74 Byron, 25' Lot

May 27-17 (35)



72 Byron Avenue East - Driveway

May 27-17 (4)



Byron Avenue East, looking east from 72 Byron

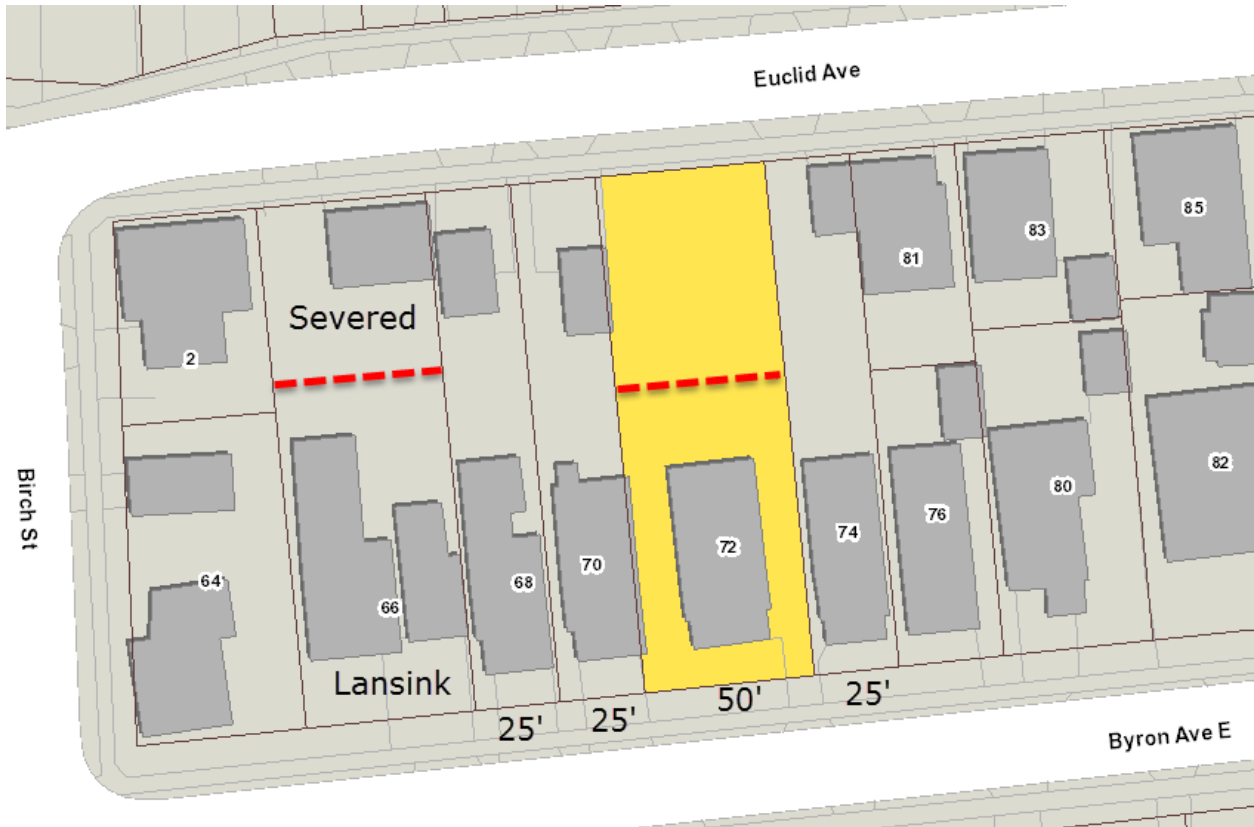
May 27-17 Byron at 66-74(1)



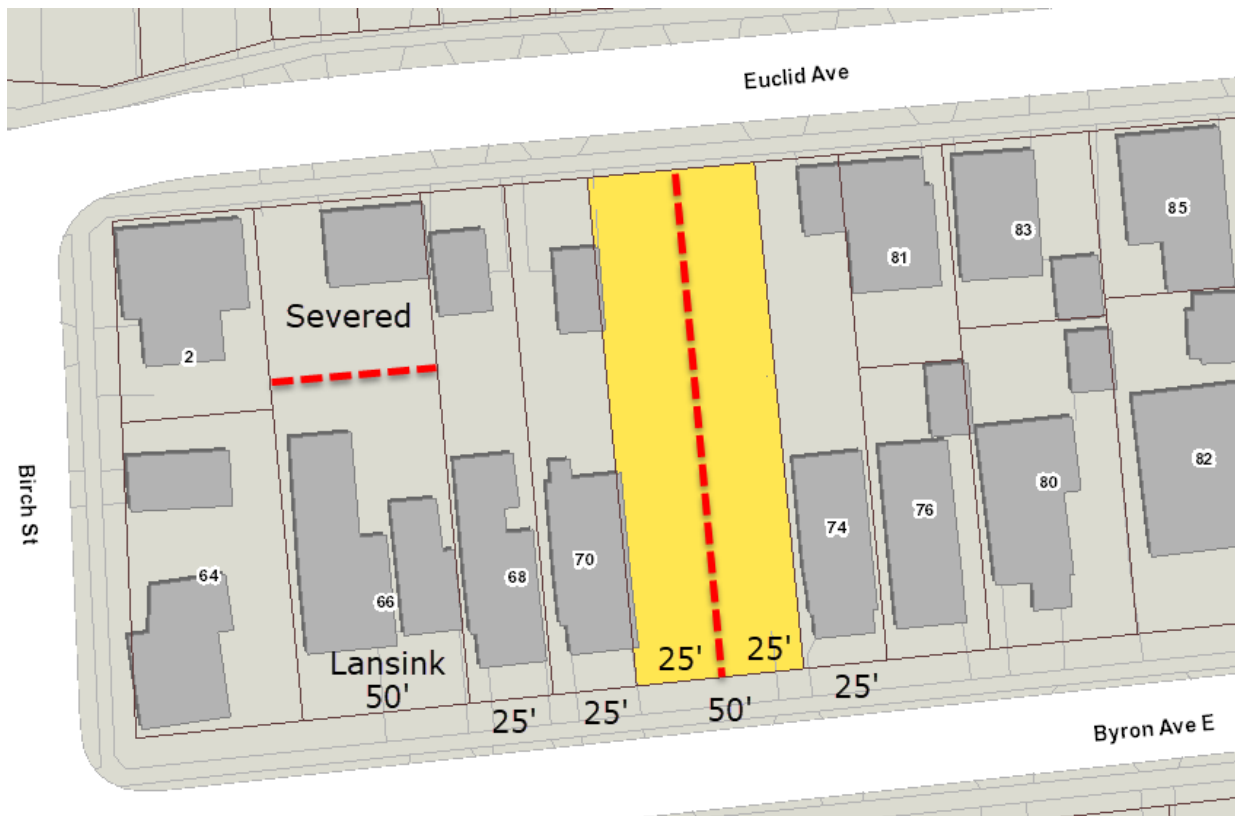
Byron Avenue East, looking west from 72 Byron

May 27-17 Byron at 66-74(2)

Option A – apply to sever one rear lot, renovate existing dwelling 72 Byron Ave and build one new dwelling facing Euclid St. This option is more invasive to the neighbour to the east and the neighbour to the west. With a dwelling facing Euclid the rear of house is all that the Byron neighbours would see. The dwelling facing Euclid would look out of place, and not keep the fabric of the street tied together.



Option B – demolish dwelling, create two 25' lots



This 25' severance is supported by the neighbours.

The result would be two new two storey brick homes each with design scale and architecture to complement the abutting two dwellings at 70 and 74 Byron Avenue East, each with a garage facing Euclid. With two 25' lots and two new dwellings facing Byron Ave and garages facing Euclid the result would be true continuation of the street scape. This continuation of the neighbourhood fabric will continue and be enhanced on both Byron and Euclid Ave.



Final September 2014: Wortley Village-Old South HCD Plan + Guidelines

3.1.4 Land Use

Goal: *Maintain the low-density residential character of the Wortley Village-Old HCD as the predominant land use, while recognizing that certain areas of the HCD already have or are intended for a wider range of uses by:*

- Ensuring that appropriate Official Plan policies, designations and zoning regulations are in effect that support the residential community;
- Establishing policies that will consider and mitigate the potential impacts of non-residential or higher intensity residential uses on the cultural heritage value or interest of low-density residential areas;
- Developing area or site-specific policies and guidelines for those areas intended for non-residential or higher intensity residential uses that will protect heritage attributes, while allowing greater latitude for potential alterations or redevelopment; and
- Ensuring that infill development or redevelopment is compatible with the cultural heritage value or interest and heritage attributes, and pedestrian scale of the HCD.

3.2.8 Respect Historic Accumulations

A landscape or cultural heritage resource is both a permanent and a changeable record of history. The alterations that have been made since the original construction also tell part of the history of the place and the resource. Some of those alterations may have been poorly conceived and executed and research may determine that they can be removed. Other alterations and additions may have merits that warrant incorporating them into its permanent history. In many cases, it is difficult and unrewarding to fix a point in history as the target date for restoration. It is more appropriate to aim for a significant period in the history of the building, but be flexible in accommodating more recent interventions that are sympathetic and have improved the historical or functional nature of the building. Respect does not mean rigid.

3.2.9 Make New Replacements Distinguishable

The construction eras and historical progression should be self-evident. Although new work should be sympathetic to the original and match or mimic as appropriate, it should not attempt to appear as if built as part of the original construction.

4 HERITAGE CONSERVATION DISTRICT POLICIES

The Wortley Village-Old South HCD is a unique and appealing community that is primarily residential in nature but has the Wortley Road commercial area at its core. The architecture, landscape features and history all contribute to creating a distinct HCD in the City of London. Within the Wortley Village-Old South HCD, changes have occurred in the past and will continue to occur into the future, as part of a natural progression in any area. Designation as an HCD is intended to conserve important features and attributes, while providing guidance on future changes concerning alterations/additions, redevelopment, landscape features and public infrastructure.

4.2.2 Demolitions

A goal of HCD is to conserve and protect the cultural heritage resources in both the short-term and over the long-term. It is recognized that there are situations where demolition may be necessary such as partial destruction due to fire or other catastrophic events, severe structural instability, and occasionally redevelopment that is in keeping with appropriate City policies. The demolition of any building located on a property within the HCD requires the permission of Municipal Council. Council may approve, refuse, or approve with conditions a request to demolish a building on a property located within the HCD through the appropriate approvals process.

- a) Heritage properties in the HCD should not be demolished. Where a heritage property has been severely damaged by fire or other calamity, or if a heritage property is determined to be non-contributing to the cultural heritage value or interest of the HCD (a Group D building), the existing building may be considered for demolition and replacement in accordance with the policies and guidelines for new buildings.
- b) The City of London shall enforce property maintenance standards for heritage properties to ensure that heritage attributes are not diminished from neglect and not put at risk of demolition from neglect.
- c) Any proposal to demolish a building or portion of a building within the HCD shall require a Heritage Alteration Permit from the City.
- d) Where demolition of a building located on a property within the HCD is proposed, the property owner shall provide supporting documentation demonstrating appropriate reasons for the demolition. Council may approve the demolition, approve the demolition with conditions, or refuse the request for demolition, in accordance with the provisions of the *Ontario Heritage Act*.
- e) Where demolition of a heritage property is proposed, the owner/applicant shall maintain traditional setbacks, scale, and massing in their new development/ redevelopment plans.
- f) In situations where demolition is approved by Council, written and/or photographic documentation of any notable heritage attributes (e.g. architectural features and construction techniques) will be required to create a record of the property and its attributes.
- g) Reclamation of suitable building materials such as windows, doors, moldings, columns, bricks, or similar, for potential reuse in a new building on the site or as replacement components for other buildings in the area which require repair and restoration over time is strongly encouraged if demolition is approved for any heritage properties in the HCD.

5.7 DEMOLITION CONTROL

A goal of HCD is to conserve and protect the cultural heritage resources in both the short-term and over the long-term. Demolition of heritage properties within the HCD is strongly discouraged. However, it is recognized that there are situations where demolition may be necessary such as partial destruction due to fire or other catastrophic events, severe structural instability, and occasionally redevelopment that is in keeping with appropriate City policies.

Lansink: Demolition at 72 Byron is necessary due to severe structural instability, and occasionally redevelopment that is in keeping with appropriate City policies.

“When an area is designated a Heritage Conservation District (HCD), it means that its heritage attributes are protected, but it does not mean that an area is ‘frozen’ in time or intended to be restored to some specific historical period or style.”

Final September 2014: Wortley Village-Old South HCD Plan + Guidelines

4.1 Development Pattern

4.1.1 Residential Area

- (a) Maintain the residential amenity and human scale by ensuring that the low rise, low density residential character remains dominant within and adjacent to the HCD.
- (b) New land uses that are not in keeping with the character of the residential area and/or may have a negative impact on the residential area are discouraged.
- (c) Higher intensity uses or redevelopment opportunities shall be focused outside of the low rise residential area of the HCD, to areas designated by the City of London for higher density development (i.e. Ridout Street).
- (c) Where new uses or intensification is proposed, adaptive reuse of the existing building stock should be considered, wherever feasible.
- (e) Severances which would create new lots are strongly discouraged, unless the resulting lots are of compatible width and depth to adjacent lots.
- (f) Where existing detached residential buildings are lost due to circumstances such as severe structural instability, fire or other reasons, the setback of replacement building(s) shall be generally consistent with the original building(s).
- (g) Parking for new or replacement dwellings is to be located in the driveways at the side of the dwelling or in garages at the rear of the main building, wherever possible. New attached garages at the front of the building are discouraged. Garages shall not extend beyond the main building façade.

Lansink’s proposal Option B for 72 Byron Avenue East will:

“Ensuring that infill development or redevelopment is compatible with the cultural heritage value or interest and heritage attributes, and pedestrian scale of the HCD.”

Lansink addresses each 4.1 Development Pattern on the following page.

Lansink's proposal B, severance a 50 foot lot into two 25 foot lots, build two new homes, each 25' x 152' severed lot will be the same size as the two abutting lots to the East and West.

4.1.1 Residential Area

- (a) Maintain the residential amenity and human scale by ensuring that the low rise, low density residential character remains dominant within and adjacent to the HCD.

Lansink: Residential amenity and human scale will be maintained.

- (b) New land uses that are not in keeping with the character of the residential area and/or may have a negative impact on the residential area are discouraged.

Lansink: The proposed land use is in keeping with the character of the residential area.

- (c) Higher intensity uses or redevelopment opportunities shall be focused outside of the low rise residential area of the HCD, to areas designated by the City of London for higher density development (i.e. Ridout Street).

Lansink: The proposed uses are not higher intensity uses.

- (d) Where new uses or intensification is proposed, adaptive reuse of the existing building stock should be considered, wherever feasible.

Lansink: Period brick will be utilized.

- (e) Severances which would create new lots are strongly discouraged, unless the resulting lots are of compatible width and depth to adjacent lots.

Lansink: Severance of two 25' lots will be compatible with the two abutting 25' lots, all will have the same depth.

- (f) Where existing detached residential buildings are lost due to circumstances such as severe structural instability, fire or other reasons, the setback of replacement building(s) shall be generally consistent with the original building(s).

Lansink: There is severe structural instability in the building at 72 Byron, setback will be consistent with original buildings.

- (g) Parking for new or replacement dwellings is to be located in the driveways at the side of the dwelling or in garages at the rear of the main building, wherever possible. New attached garages at the front of the building are discouraged. Garages shall not extend beyond the main building façade.

Lansink: Ingress egress for parking will be via Euclid Avenue. A garage will be at the rear of the proposed building.

North Talbot Heritage Conservation District

**Request to expedite study for
Heritage Designation**

- The biggest threat is the dominate presence of investors of student housing. They tend to be investors from other cities with no connection to the community or local heritage.
- As many of these houses are large and students can be transit clients, the houses are rented as 'quasi' rooming houses. The interiors are often upgraded but the exteriors are neglected.





Repairs on done on the cheap or not at all allowing structures to crumble



Small details such as these are at risk





York Development has purchased 8 properties in North Talbot. Most will be demolished

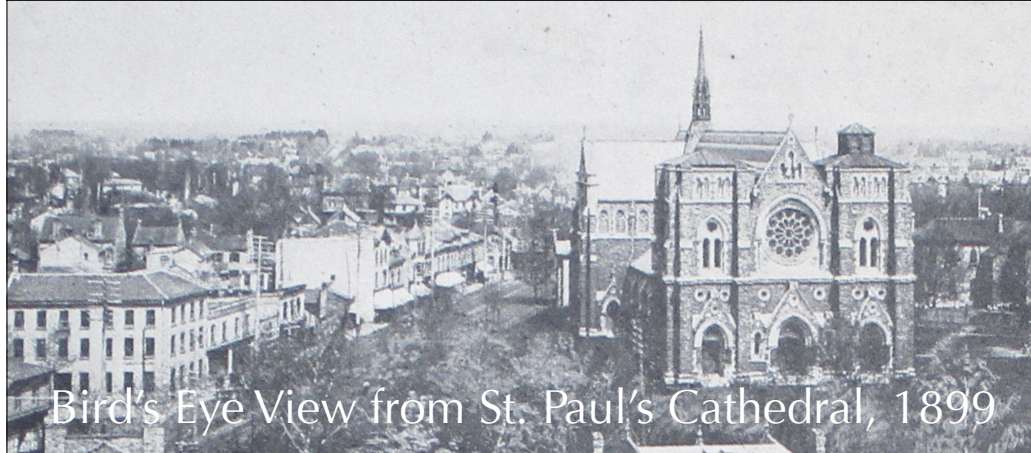






TALBOT NORTH

Mark Tovey
Delegation to LACH, June 14, 2017





How many of you have dined at the Villa Cornelia?



Or perhaps had your car repaired in the Williams Downtown Automotive Service?



How many of you have raised a glass in the CEEPS?

These three buildings have something in common. They're all heritage buildings, and they all fall within the Talbot North neighbourhood.



The Talbot North neighbourhood contains many heritage assets. The following slides show a sampling.

The Talbot Street Church is one of the neighborhood's landmarks.



Josiah Blackburn's house is now the London Squash and Fitness Club.



This building at the corner of St. George St. and Mill St. was once a neighbourhood grocery.



This house, on Central, its with double-thick walls, was built by the famous physician Dr. Oronhyatekha.

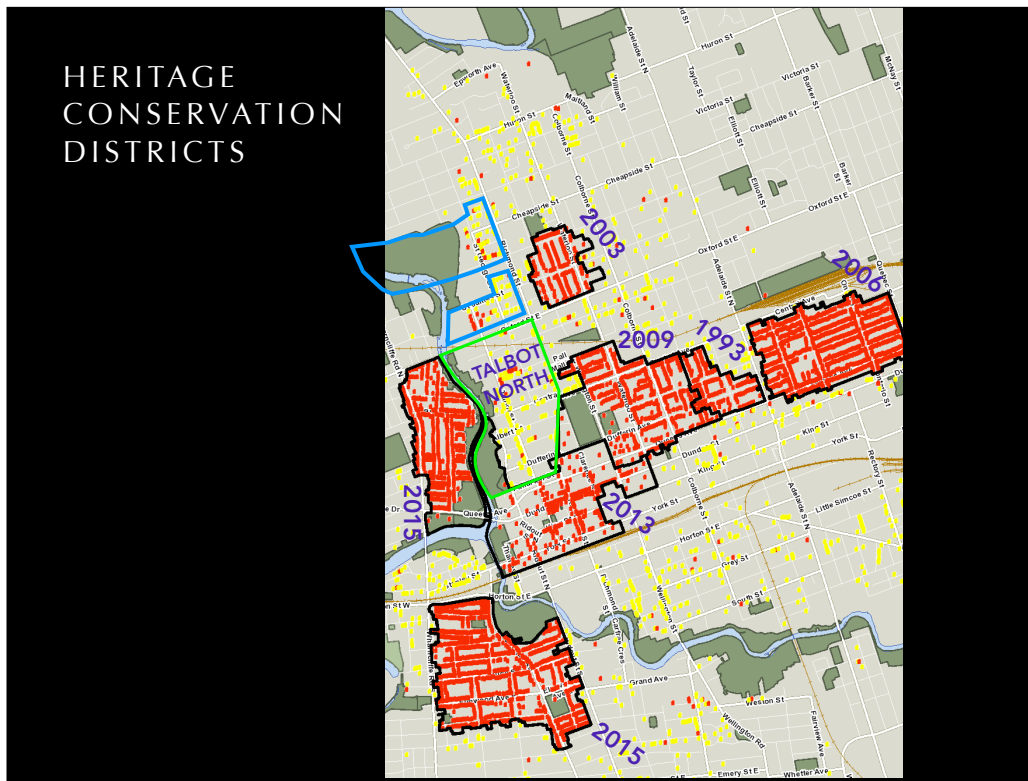


This house on Dufferin was the home of one of London's first and most important early architects, Samuel Peters Jr.



So where is the Talbot North neighbourhood exactly?

HERITAGE CONSERVATION DISTRICTS



Let's situate it within the existing Heritage Conservation Districts. I have added dates showing when each existing district was completed.

The blue outlines show the Great Talbot HCD and Gibbons Park HCD, which are moving towards completion. The green outline shows the Talbot North neighbourhood.