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HAP 17-062-L  
K. Gonyou

<b>TO:</b>	<b>CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE MEETING ON WEDNESDAY OCTOBER 11, 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 471-473 ELIZABETH STREET, OLD EAST HERITAGE CONSERVATION DISTRICT BY: ARTHUR TKACZYK</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, the application made under Section 42 of the *Ontario Heritage Act* to erect a new building on the property located at 471-473 Elizabeth Street, within the Old East Heritage Conservation District, **BE PERMITTED** as submitted as proposed in the drawings attached hereto as Appendix C, subject to the condition that the Heritage Alteration Permit is displayed in a location visible from the street until the work is completed.

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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As the property is within a Heritage Conservation District designated under Part V of the *Ontario Heritage Act*, a Heritage Alteration Permit is required in accordance with Section 42(2.1) of the *Ontario Heritage Act* and the classes of alterations identified in the *Old East Heritage Conservation District Plan* for the alteration of any part of the property and for the erection or demolition of any structures or buildings on the property. The applicant cannot obtain a Building Permit from the Chief Building Official under the *Building Code Act* without an approved Heritage Alteration Permit.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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September 23, 2014 – Report to the Planning & Environment Committee, Request for Demolition by D. Charabin Holdings, 471-473 Elizabeth Street.

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

The property at 471-473 Elizabeth Street is located on the west side of Elizabeth Street, mid-block between Queens Avenue and Dufferin Avenue (Appendix A).

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**Property**

The property is located within the Old East Heritage Conservation District (HCD), which is designated under Part V of the *Ontario Heritage Act*.

**Description**

Prior to the approved demolition in 2014, a single storey semi-detached building was located on the property at 471-473 Elizabeth Street. The property had two driveways; one at the south end of the property and one at the north end to service the semi-detached units of the property. As a semi-detached building was located on the property, it is wider than most nearby properties. The property at 471-473 Elizabeth Street has a frontage of 24.1m (79.2’); nearby properties are more typically between 8m (26.2’) and 12m (39.4’) in frontage. The property is currently vacant.

The property is adjacent to a two storey vernacular frame structure at 465-467 Elizabeth Street (built 1868) and a one-and-a-half storey pebble dash-clad Queen Anne Revival style cottage at 475 Elizabeth Street (built 1903). Across the street, on the east side of Elizabeth Street, most of the structures are one or one-and-a-half storey frame cottages.

<b>HERITAGE ALTERATION PERMIT APPLICATION</b>
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As required by the *Ontario Heritage Act*, the *Old East HCD Plan* identifies classes of alterations that require, or do not require, Heritage Alteration Permit approval. The erection of a new building within the Old East HCD requires a Heritage Alteration Permit. Pursuant to Section 42(4) of the *Ontario Heritage Act*, within 90-days of receipt of a Heritage Alteration Permit application, Municipal Council may give the applicant:

- a) The Heritage Alteration Permit applied for;
- b) Notice that Municipal Council is refusing the application; or,
- c) The Heritage Alteration Permit applied for, with terms and conditions.

Municipal Council has delegated approval of Heritage Alteration Permit applications that do not meet the “conditions for referral” defined in the Delegated Authority By-law (C.P.-1502-129) to the City Planner. As a proposed new building within a Heritage Conservation District, the Heritage Alteration Permit application for 471-473 Elizabeth Street was determined to meet the “conditions for referral” thus requiring consultation with the London Advisory Committee on Heritage (LACH) before a decision on the Heritage Alteration Permit application by Municipal Council.

A Heritage Alteration Permit application was submitted by the applicant and received on September 20, 2017. The applicant has applied for a Heritage Alteration Permit to:

- Erect a new one storey building with elevated basement containing four units with the following details (see drawings in Appendix C):
  - Approximately 6.99m (22.9’) in total height;
  - Rectangular footprint;
  - Frame structure;
  - Hipped roof clad in asphalt shingles with gable pediment, with louver vent, and shallow sloped roof over the front porch;
  - “Hardboard” (fiber cement) exterior cladding, including gable, in a horizontal orientation with end boards, frieze trim, and surround trim around doors and windows;
  - Brick masonry veneer base to clad concrete foundation with concrete sill;

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- Pre-finished white metal soffit, fascia, and gutters;
- Two single-leaf front doors, accessed via the porch with recessed entryway, oriented to face Elizabeth Street;
- Sash-style (single or double hung) aluminium-clad wood windows;
- Porch with concrete stoop with applied wood lattice panels, wood baluster and railings, wood steps, and square wood-clad columns finished with capital and base detailing; and,
- Landscaping, including two shade trees in the front yard.

The mandated 90-day review period for the Heritage Alteration Permit application expires on December 19, 2017.

<b>ANALYSIS</b>
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Where a vacant lots exist, there may be opportunities for new development that complies with the policies and guidelines of the *Old East HCD Plan*. As a presently vacant lot, 471-473 Elizabeth Street represents the opportunity for infill development that is contextual and compatible with the policies and guidelines of the *Old East HCD Plan*.

Section 4.4 of the *Old East HCD Plan* identifies policies for the residential area and new development within the residential area. These policies are intended to ensure the conservation of the heritage character of Old East HCD. The following policies were used in the analysis of the proposed new building at 471-473 Elizabeth Street.

<b>Section 4.4: New Buildings</b>	<b>Analysis</b>
Match setback, footprint, size, and massing patterns of the neighbourhood, particularly to the immediate adjacent neighbours.	<p><u>Setback</u>: The proposed building has been brought forward on the property to match the approximate 3.0m setback of adjacent properties.</p> <p><u>Footprint</u>: The footprint of the proposed building is relatively consistent with that of the former building.</p> <p><u>Size</u>: The size of the proposed building is larger than the former building, but has two additional units.</p> <p><u>Massing patterns</u>: The massing of the proposed building is different than that of historic structures found in the Old East HCD. The proposed one storey with elevated basement is not characteristic of the Old East HCD. A one storey or two storey may be more compatible with the heritage character of Old East HCD. To mitigate the impacts of massing of the proposed building, the applicant has altered the cladding to reduce the visual impact of the elevated basement, and introduced elements such as the porch with gable pediment to provide more architectural interest to the proposed building that is in keeping with the guidelines of the <i>Old East HCD Plan</i>. See renderings in Appendix C, showing a streetscape perspective of the proposed building in its context.</p>

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Respond to unique conditions or location, such as corner properties.	Not applicable for the property at 471-473 Elizabeth Street.
Use roof shapes and major design elements that are complementary to surround buildings and heritage patterns.	The proposed hip style of roof with gable pediment is consistent with roof styles found in the Old East HCD and compatible with the guidelines of the <i>Old East HCD Plan</i> . The pitch of the roof is slightly less than what is typically found in the Old East HCD, however a pitch of those historic proportions may overwhelm adjacent structures and the streetscape.
Use materials and colours that represent the texture and palette of the heritage area.	The proposed cladding, fiber cement board, is compatible with the character of other frame buildings in the Old East HCD. The proposed aluminium-clad wood windows are compatible with the character of the Old East HCD as well.
Where appropriate, incorporate some of the details that were standard elements in the principal facades of the properties in Old East London.	The orientation of the front doors to the street and the sash style of windows are consistent with the standard design elements and guidelines articulated in the <i>Old East HCD Plan</i> . Also, the porch of the proposed building complies guidelines for porches in the <i>Old East HCD Plan</i> and with the heritage character of the Old East HCD.
Front drive garages are strongly discouraged. Garages should be detached and located in the rear yard wherever possible.	Parking for the proposed building is located at the rear of the property, via a driveway at the south end of the property, which is the most appropriate location for parking. This will result in a positive impact on the streetscape from former conditions. The former north driveway will be closed and the curb cut removed through the Site Plan Approval process. No garage structure is proposed for the subject property.

<b>CONCLUSION</b>
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The design of the proposed building at 471-473 Elizabeth Street, including its setback, footprint, size, massing patterns, and finishes and details are compliant with the goals and objectives of the *Old East HCD Plan* and should be approved.

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<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>	

2017-09-22

Attach:

- Appendix A – Map
- Appendix B – Images
- Appendix C – Site Plan (SP1), Floor Plans (SP2), Elevations (SP3) & Renderings – Proposed Building at 471-473 Elizabeth Street, dated September 15, 2017 by Four Wide Design Ltd.

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**APPENDIX A — Map**



Map 1: Property location of 471-473 Elizabeth Street.



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**APPENDIX B — Images**



Image 1: Building formerly located at 471-473 Elizabeth Street, demolished in 2014 (June 24, 2014).



Image 2: Property at 471-473 Elizabeth Street, looking northwest (August 24, 2017).



Image 3: Detail of the property at 471-473 Elizabeth Street, looking northwest (August 24, 2017).



Image 3: Adjacent property at 465-467 Elizabeth Street (courtesy Google).



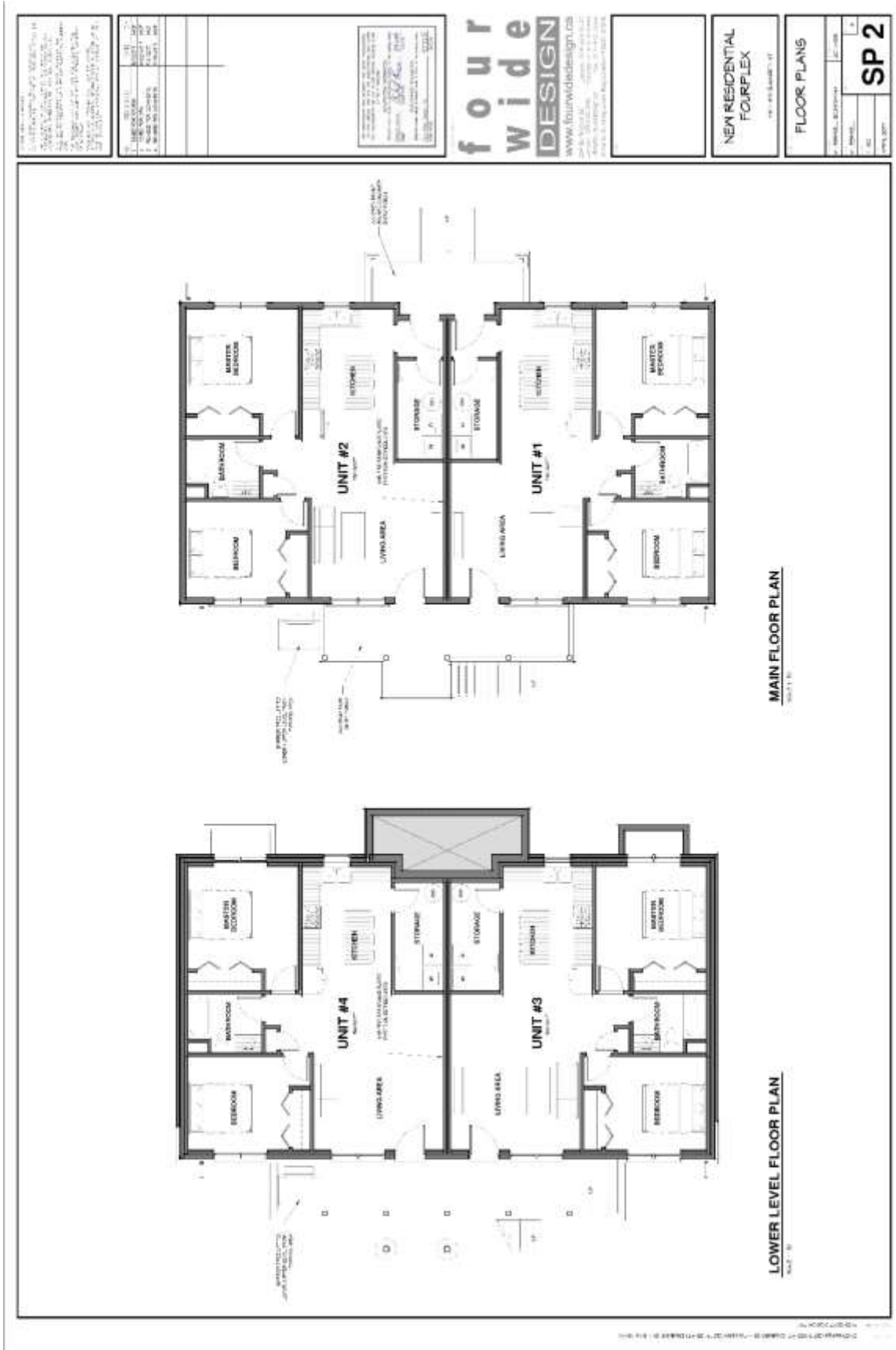
Image 4: Adjacent property at 475 Elizabeth Street (courtesy Google).





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1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
2. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.  
3. ALL DOORS ARE 3'0" WIDE UNLESS NOTED OTHERWISE.  
4. ALL WINDOWS ARE 6'0" WIDE UNLESS NOTED OTHERWISE.  
5. ALL CEILING AREAS ARE 8'0" HIGH UNLESS NOTED OTHERWISE.  
6. ALL FLOOR AREAS ARE 4" CONCRETE UNLESS NOTED OTHERWISE.  
7. ALL STAIRS ARE 8'0" WIDE UNLESS NOTED OTHERWISE.  
8. ALL STAIRS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.  
9. ALL STAIRS ARE TO BE FINISHED WITH 1/2" THICK CERAMIC TILE UNLESS NOTED OTHERWISE.  
10. ALL STAIRS ARE TO BE FINISHED WITH 1/2" THICK CERAMIC TILE UNLESS NOTED OTHERWISE.

NO.	REVISION	DATE
1	ISSUE FOR PERMITS	07/11/17
2	ISSUE FOR PERMITS	07/11/17
3	ISSUE FOR PERMITS	07/11/17
4	ISSUE FOR PERMITS	07/11/17

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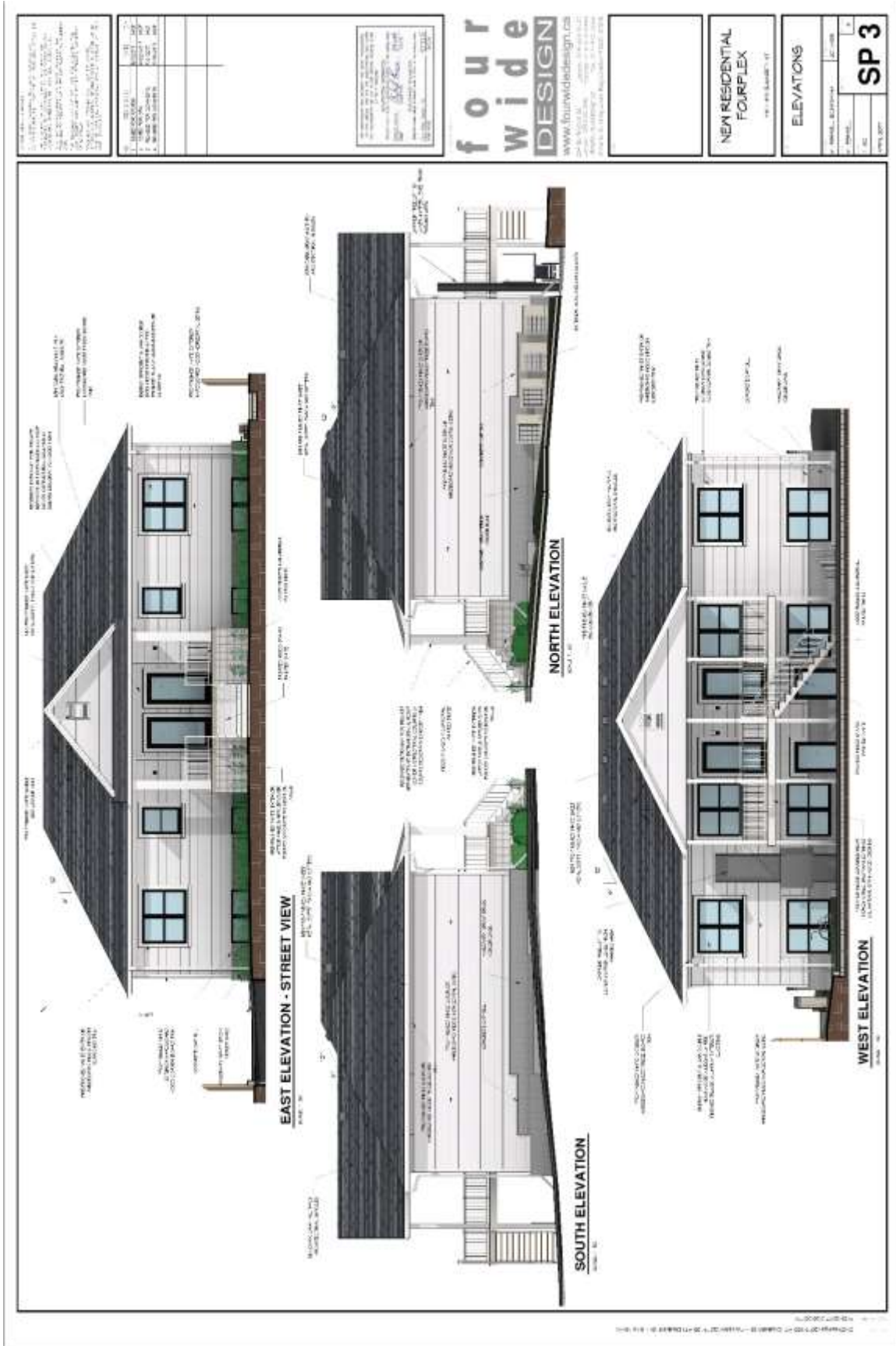
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<b>FLOOR PLANS</b>	
NO.	REVISION
1	ISSUE FOR PERMITS
2	ISSUE FOR PERMITS
3	ISSUE FOR PERMITS
4	ISSUE FOR PERMITS
<b>SP 2</b>	

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1.00 - 1/2\"

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**SP 3**

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