

## Report to London Advisory Committee on Heritage

**To:** Chair and Members  
London Advisory Committee on Heritage  
**From:** John M. Fleming  
Managing Director, Planning and City Planner  
**Subject:** Heritage Alteration Permit Application  
**By:** Doug Lansink  
67 Euclid Avenue, Wortley Village – Old South  
Heritage Conservation District  
**Meeting on:** Wednesday March 14, 2018

## Recommendation

That, on the recommendation of the Managing Director, Planning and 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 67 Euclid Avenue, within the Wortley Village – Old South Heritage Conservation District, **BE PERMITTED** as proposed in the drawings attached as Appendix C, subject to the following terms and conditions:

- (a) The Heritage Planner be circulated on the applicant's Building Permit application drawings to verify compliance with the submitted design prior to issuance of the Building Permit; and,
- (b) The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

## Executive Summary

### Summary of Request

Heritage Planning staff is seeking approval from Municipal Council for a Heritage Alteration Permit to allow the construction of a new building on the property located at 67 Euclid Avenue, within the Wortley Village – Old South Heritage Conservation District (WV-OS HCD), in accordance with Section 42 of the *Ontario Heritage Act*.

### Purpose and the Effect of Recommended Action

67 Euclid Avenue is located within a Heritage Conservation District designated under Part V of the *Ontario Heritage Act*. In accordance with Section 42(2.1) of the *Ontario Heritage Act* — and the classes of alterations identified in the *Wortley Village-Old South Heritage Conservation District Plan+ Guidelines (WV-OS HCD Plan)*— a heritage alteration permit is required for the alteration of any part of the property and for the erection or demolition of any structures or buildings on the property. The purpose and effect of the recommended action is to permit the construction of a new building at 67 Euclid Avenue. Terms and conditions are attached to ensure compatibility with the Wortley Village-Old South Heritage Conservation District. The applicant cannot obtain a Building Permit from the Chief Building Official under the Building Code Act without an approved Heritage Alteration Permit.

### Rationale of Recommended Action

The proposed new building demonstrates that heritage attributes of the Wortley Village-Old South Heritage Conservation District will be conserved, and complies with the policies and guidelines of the *Wortley Village-Old South Heritage Conservation District Plan+ Guidelines*; its construction should be permitted with terms and conditions.

## Analysis

### 1.0 Background

#### 1.1 Property Location

The property at 67 Euclid Avenue is located on the south side of Euclid Avenue, between Birch Street and Wortley Road (Appendix A). In 2016, the property was created by severing from 66 Byron Avenue E.

#### 1.2 Cultural Heritage Status

The property at 67 Euclid Avenue located within the Wortley Village-Old South Heritage Conservation District (WV-OD HCD), which was designated under Part V of the *Ontario Heritage Act* on June 1, 2015. The property at 67 Euclid Avenue is identified as a C-ranked property within the *Wortley Village-Old South Heritage Conservation District Plan + Guidelines (WV-OS HCD Plan)*, and is a contributing heritage resource to the WV-OS HCD. New buildings on C-ranked properties are identified in the *WV-OS HCD Plan* as a class of alterations that requires a heritage alteration permit.

#### 1.3 Description

The property at 67 Wilson Avenue is a relatively small, shallow lot having a frontage of 15.24m (50ft), depth of 15.924m (52ft) and overall lot area of 242.68m<sup>2</sup> (2613ft<sup>2</sup>). Currently, a three-door, detached garage (c1979) is located on the subject property with an area of 62.2 m<sup>2</sup> (670 ft<sup>2</sup>) (Appendix B). To the east of 67 Wilson Avenue there are (3) through lots – 68, 70 and 72 Byron Avenue E. with detached garages facing Euclid Avenue. Adjacent to the west, is a 2-storey red, brick structure (c1885) at 2 Birch Street.

The existing detached garage at 67 Euclid Avenue exhibits no cultural heritage value or interest, making demolition an acceptable action creating a vacant property suitable for development.

Properties neighbouring 67 Euclid Avenue range in date from the 1880s through to 1950, and reflect an eclectic mix of 1 and 1 ½ and 2-storey structures. Heritage features commonly found in this area of Euclid Avenue include a prevalence of brick (red, white brick, light earth tones) and street facing gabled roofs, vertically oriented sash windows and elevated front porches.

### 2.0 Legislative/Policy Framework

#### 2.1 Provincial Policy Statement

Heritage conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement (2014)* promotes the wise use and management of cultural heritage resources and directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

#### 2.2 Ontario Heritage Act

In requests for the erection of a building located on a property within a Heritage Conservation District, the *Ontario Heritage Act* enables municipalities to give the applicant:

- a) The permit applied for;
- b) Notice that the council is refusing the application for the permit; or,
- c) The permit applied for, with terms and conditions attached (Section 42(4), *Ontario Heritage Act*).

Municipal Council must respond within 90 days after a request for a Heritage Alteration Permit application (Section 42(4), *Ontario Heritage Act*). A permit (Heritage Alteration Permit) is required to make alterations to a property within a Heritage Conservation District. Per Section 41.1(5.e) of the *Ontario Heritage Act*, the *Wortley Village-Old South Heritage Conservation District Plan + Guidelines (WV-OS HCD Plan)* has defined new buildings as requiring Heritage Alteration Permit approval. Given the substantial nature of new buildings within a Heritage Conservation District, these Heritage Alteration Permit applications meet the Conditions for Referral defined within the Delegated Authority By-law (By-law No. C.P.-1502-129), thus requiring consultation with the London Advisory Committee on Heritage (LACH) and a decision by Municipal Council.

### 2.3 Official Plan/The London Plan

Consistent with the *PPS*, both the *Official Plan* (1989 as amended) and *The London Plan* (approved 2016) encourage new development to be sensitive to, and enhance the City's existing cultural heritage resources.

Chapter 13 – Heritage, of the *Official Plan* includes objectives which support the “protection, enhancement, restoration, maintenance, and utilization of buildings, structures, areas, or sites within London which are considered to be of cultural heritage value or interest to the community” (Section 13.1.i, *Official Plan*). Section 13.3.6 of the *Official Plan*, speaks generally to Heritage Conservation Districts and states that “the design of new development, either as infilling or as additions to existing buildings, should complement the prevailing character of the area” (ii). *The London Plan* further states that new development on heritage designated properties “will be designed to protect the heritage attributes and character of those resources, to minimize visual and physical impact on these resources” (565\_).

### 2.4 Wortley Village-Old South Heritage Conservation District Plan & Guidelines

The *Wortley Village-Old South Heritage Conservation District Plan + Guidelines (WV-OS HCD Plan)* was designated by By-law No. L.S.P.3439-321 and came into force and effect on June 1, 2015. The *WV-OS HCD Plan* provides policies and guidelines to help manage change for the approximate 1,000 properties located within its boundaries.

Section 3.1 of the *WV-OS HCD Plan* identifies goals and objectives for heritage resources. Those related to new development in the Wortley Village-Old South Heritage Conservation District (WV-OS HCD) stress the construction of new buildings that are compatible with, and supportive of the cultural heritage value or interest and heritage attributes and pedestrian scale of the District. Further policies and guidelines in the *WV-OS HCD Plan* also provide additional direction of HOW to ensure that new development is compatible with the cultural heritage value or interest of the WV-OS HCD and to help retain its overall visual context.

*District Policies for New Development* (found in Section 4.4), that are relevant to this heritage alteration application, include the following:

- a) New buildings shall respect and be compatible with the cultural heritage value or interest of the Wortley Village-Old South HCD, through attention to height, built form, massing, setbacks, building material and other architectural elements such as doors, windows, roof lines and established cornice lines.
- b) The Architectural Design guidelines provided in Section 8 of this Plan will be used to review and evaluate proposals for new buildings to ensure that new development is compatible with the HCD.
- d) Where a new building replaces a demolished heritage property, the new building will respect or recapture the mass and building presence of the original building and should avoid having a contemporary purpose-built appearance determined only by the new use. The demolition of any building within the HCD shall require a Heritage Alteration Permit.
- e) Evaluation of new buildings adjacent to the Wortley Village-Old South HCD will be required in order to demonstrate that the heritage attributes of the HCD will be conserved, in accordance with the Provincial Policy Statement-2014. A Heritage Impact Assessment may be required.

*Additional Practices and Design Guidelines for New Buildings* (found in Section 8.3.3), that are relevant to this heritage alteration application, include the following:

- a) Match setback, footprint, size and massing patterns of the area, particularly to the immediately adjacent neighbours. Match façade pattern of street or of “street wall” for solids and voids, particularly ensure the continuity of the street wall where one exists.
- b) Setbacks of new development should be consistent with adjacent buildings. Where setbacks are not generally uniform, the new building should be aligned with the building that is most similar to the predominant setback on the street.
- c) New buildings and entrances must be oriented to the street and are encouraged to have architectural interest to contribute to the visual appeal of the HCD.
- e) Use roof shapes and major design elements that are complementary to surrounding properties and their heritage attributes.
- f) Respond to continuous horizontal patterns along the street such as roof lines, cornice lines, and the alignment of sills and heads of windows and doors.

- g) Size, shape, proportion, number and placement of windows and doors should reflect common building patterns and styles of other buildings in the immediate area.
- h) Use materials and colours that represent the texture and palette of the Wortley Village-Old South HCD.
- i) Where appropriate, incorporate in a contemporary way some of the traditional details that are standard elements in the principal façades of properties in the Wortley Village-Old South HCD. Such details as transoms and sidelights at doors and windows, covered entrances, divided light windows and decorative details to articulate plain and flat surfaces, add character that complements the original appearance of the neighbourhood and add value to the individual property.
- j) New buildings should not be any lower in building height than the lowest heritage property on the block or taller than the highest heritage property on the same block.

Finally, note that under Section 4.1.1, Residential Area Policies of the *WV-OS HCD Plan*, attached garages are discouraged at the front, and garages “shall not extend beyond the main building façade.”

### **3.0 Heritage Alteration Permit Application**

#### **3.2 Heritage Alteration Permit application**

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 67 Euclid Avenue 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 property owner and received on January 23, 2018. The mandated 90-day review period for the Heritage Alteration Permit application expires on April 23, 2018.

The property owner has applied for a Heritage Alteration Permit to:

- Erect a single family detached residence with the following details (see drawings in Appendix C):
  - Two-storey building, approximately 6.56m (21’-6”) in height;
  - Rectangular footprint, approximately 7.62m (25’) in width and 10.97m (36’) in depth with an attached garage measuring 4.88m x 7.32m (16’ x 24’);
  - Flat, asphalt shingled roof with deep set overhangs (.67m, 2’-2 ½ “) and aluminium fascia;
  - Brick masonry (tone, “iron spot brick”) exterior cladding on front elevation and side elevations visible from the street;
  - Vinyl or aluminium siding on rear elevations and partially on side elevations as noted on drawings;
  - Covered entrance porch across the full front of the building with wood decking, ceiling, steps and soffit, supported by (2) encased posts finished with capital and base detailing;
  - Rectangular, vinyl windows – mainly casement with some awning-styled windows;
  - Decorative brickwork found on lintels and beneath front windows to accentuate the verticality of window openings (i.e. 1” recessed stacked bond pattern with solid cornice and stone sills);
  - Steel front entry doors with transoms;
  - Steel flush panel garage door (precise style tbd);
  - New driveway and front walkway to be composed of pavers; and,
  - Landscaping at front to include perennials and appropriately scaled shrubs.

### **4.0 Analysis**

#### **4.1 Heritage Alteration Permit**

With new infill development on the current lot at 67 Euclid Avenue, it is an opportunity for change and growth to occur within the WV-OS HCD. As mentioned previously, Sections 3.1 and 4.4 of the *WV-OS HCD Plan* outline goals and objectives that are intended to

ensure conservation of the heritage character of WV-OS HCD; new buildings must be designed to be compatible with the heritage characteristics of WV-OS HCD to help retain the overall visual context of the area. More specifically, Practices and Guidelines found in Section 8.3.3 address “fit” and compatibility of new development particularly in relation to adjacent and surrounding properties. Note that Section 8.3.3 is directly referenced in the analysis below for the proposed building at 67 Euclid Avenue.

*Table 1: Analysis of the proposed building at 67 Euclid Avenue using the practices and guidelines of Section 8.3.3 (New Buildings) of the Wortley Village-Old South Heritage Conservation District Plan + Guidelines.*

| <b>Section 8.3.3:<br/>New Buildings</b>  | <b>Analysis</b>  |
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| <p>Match setback, footprint, size and massing patterns of the area, particularly to the immediately adjacent neighbours.</p> <p>Match façade pattern of street or of “street wall” for solids and voids, particularly ensure the continuity of the street wall where one exists.</p> | <ul style="list-style-type: none"> <li>• The footprint of the proposed building has been aligned to match the setback of the abutting building at 2 Birch Street and matches the approximate range of setbacks of surrounding properties.</li> <li>• The size of the proposed building is similar to surrounding properties which range from 1, 1 ½ to 2-storey structures.</li> <li>• The perceived massing of the proposed building from the street is compatible with the surrounding structures.</li> </ul>  |
| <p>Setbacks of new development should be consistent with adjacent buildings.</p>   | <p>The proposed building setback is consistent with the setback on the adjacent property at 2 Birch Street, and is similar to the setbacks generally found in the surrounding properties.</p>  |
| <p>New buildings and entrances must be oriented to the street and are encouraged to have architectural interest to contribute to the visual appeal of the HCD.</p>   | <p>The proposed building’s primary entrance is oriented to Euclid Avenue and features a covered porch that extends with full width of the building – adding architectural interest to the streetscape. The brickwork found on lintels and beneath front windows further adds texture to the front façade.</p>  |
| <p>Use roof shapes and major design elements that are complementary to surrounding properties and their heritage attributes.</p>   | <p>The proposed building features a flat roof with deep set overhangs. The roof shape exerts a visually contemporary style on the streetscape but is generally compatible among the eclectic styles found in the surrounding properties. The flat roof is mitigated by design elements that are reflective and consistent with the heritage attributes of the surrounding properties such as: 1) its setback, footprint, size and massing; 2) its materiality, palette, and texture –incorporating “iron spot brick” and decorative brickwork; and, 3) its incorporation of details found in the surrounding properties such as a full width front porch (with detailed posts) and entrance doors with transoms.</p> |
| <p>Respond to continuous horizontal patterns along the street such as roof lines, cornice lines, and the alignment of sills and heads of windows and doors.</p>  | <p>The proposed building generally responds to the alignment of roof lines, cornices, window sills and door headers due to its consistency in height (1 and 1 ½ and 2-stories) with the surrounding properties.</p>  |
| <p>Size, shape, proportion, number and placement of windows and doors should reflect common building patterns and styles of other buildings in the immediate area.</p>   | <p>The primary windows being proposed on the facade are casement and contemporary in style. However, window shapes and proportions are consistent with the norms of the surrounding area due to the individuation of window frames in the proposed building, and the articulation of brickwork above and below frames that accentuate vertical orientation and proportions.</p>  |

| <b>Section 8.3.3:<br/>New Buildings</b>   | <b>Analysis</b>  |
|---|--|
| Use materials and colours that represent the texture and palette of WV-OS HCD.  | The primary material used for the proposed building is “iron spot brick” which is consistent with the prevalence of brick and palette (red, white brick, soft earth tones) used in the adjacent and surrounding properties.  |
| Incorporate in a contemporary way some of the traditional details that are standard elements in the principal façades.  | The proposed building incorporates “iron spot brick”, and decorative brickwork, along with a full width front porch (with minimally detailed posts) and entrance doors with transoms. Overall, the proposed building is visually contemporary, yet subtly reflects the materiality, palette, texture and eclectic styling of the surrounding properties. |
| New buildings should not be any lower in building height than the lowest heritage property on the block or taller than the highest heritage property on the same block. | The height of the proposed building is 2-storeys which is consistent with the range of 1 and 1 ½ and 2-storey structures found in the surrounding properties.  |
| Garages are discouraged at the front of properties and shall not extend beyond the main building façade.  | An attached garage is being proposed, but its impact on the streetscape is mitigated by being recessed nearly 12’-4” from the main façade. The use of pavers for the driveway material and landscaping will enhance the façade and streetscape.  |

The proposed building at 67 Euclid Avenue complies with the policies and guidelines of the *Wortley Village-Old South Heritage Conservation District Plan + Guidelines*. Although the proposed building clearly reflects contemporary styling with the use of a flat roof with deep overhangs and includes an attached garage at the front, there are vernacular attributes that have been incorporated into the design that are characteristic of those found in the WV-OS HCD. The properties surrounding 67 Euclid Avenue represent an eclectic mix of styles and periods of construction, and the proposed building is a good “fit” within this context. The proposed building design adheres to sound heritage principles by not pretending to be a historicist imitation; it clearly is a building of its own time that is still compatible with the cultural heritage character and interest of the surrounding properties.

## **5.0 Conclusion**

The design of the proposed building at 67 Euclid Avenue, including its setback, footprint, size, massing patterns, and finishes and details is compliant with the goals and objectives of the *Wortley Village-Old South Heritage Conservation District Plan + Guidelines* and should be approved.

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|------------------------|--|
| <b>Prepared by:</b>    | <b>Laura E. Dent, M.Arch, PhD, MCIP, RPP<br/>Heritage Planner</b>                  |
| <b>Submitted by:</b>   | <b>Jim Yanchula, MCIP RPP<br/>Manager, Urban Regeneration</b>                      |
| <b>Recommended by:</b> | <b>John M. Fleming, MCIP, RPP<br/>Managing Director, Planning and City Planner</b> |

March 7, 2018  
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**Sources**

City of London. Property file: 67 Euclid Avenue.  
*Wortley Village-Old South Heritage Conservation District Plan + Guidelines.*



Appendix A – Maps

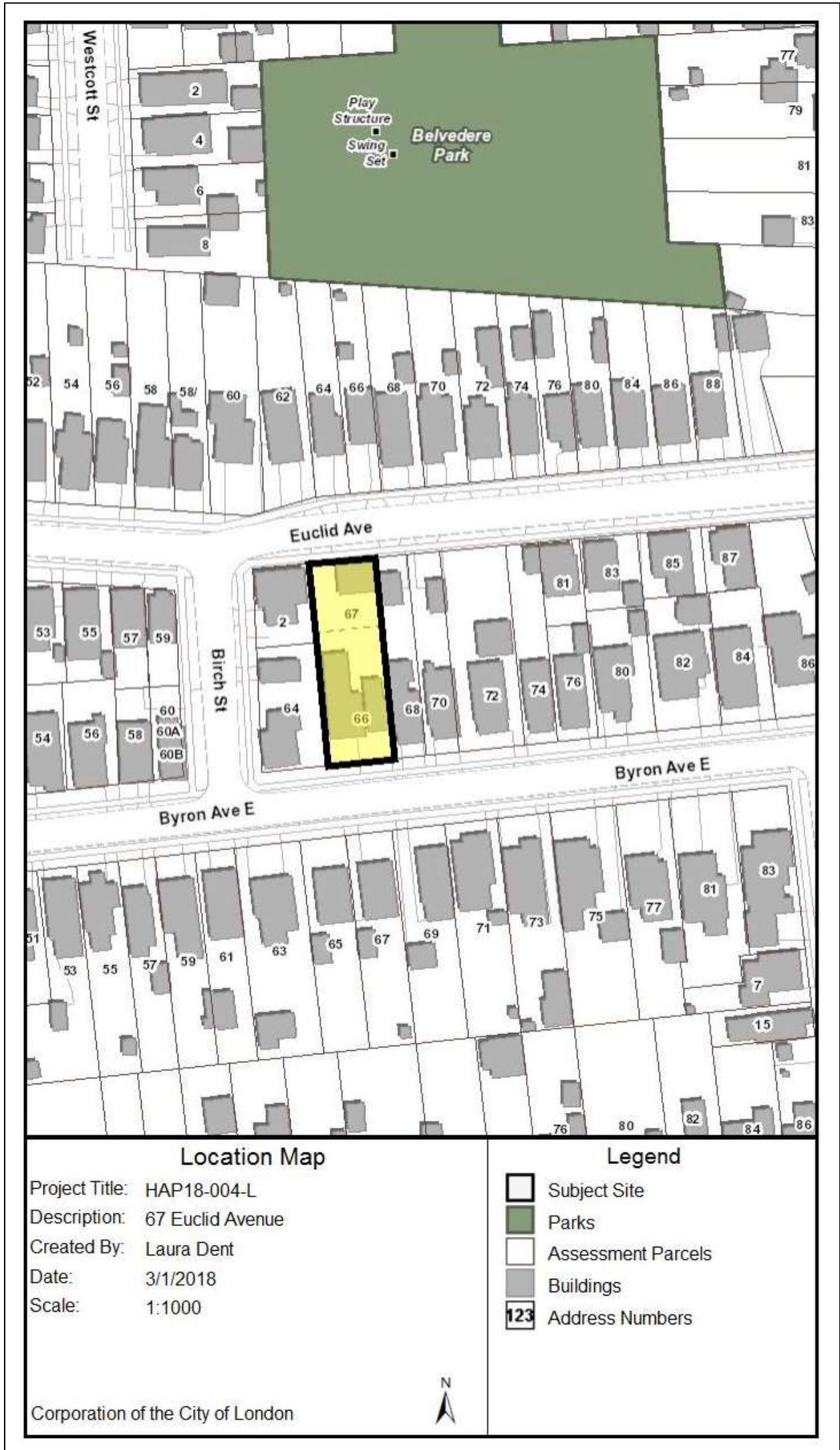


Figure 1: Property location at 67 Euclid Avenue.



**Appendix B – Images**



*Image 1: View of front (south) façade of the existing detached garage located at 67 Euclid Avenue.*



*Image 2: View of adjacent properties at 68, 70 and 72 Euclid Avenue.*





*Image 3: View of front (east) façade of adjacent property at 2 Birch Street*



*Image 4: View of Euclid Avenue streetscape facing south-west façade*





*Image 5: View of (north) façades of the buildings located at 64 and 66 Euclid Avenue*



*Image 6: View of (north) façade of the building located at 60 Euclid Avenue*



Appendix C – Drawings and Images

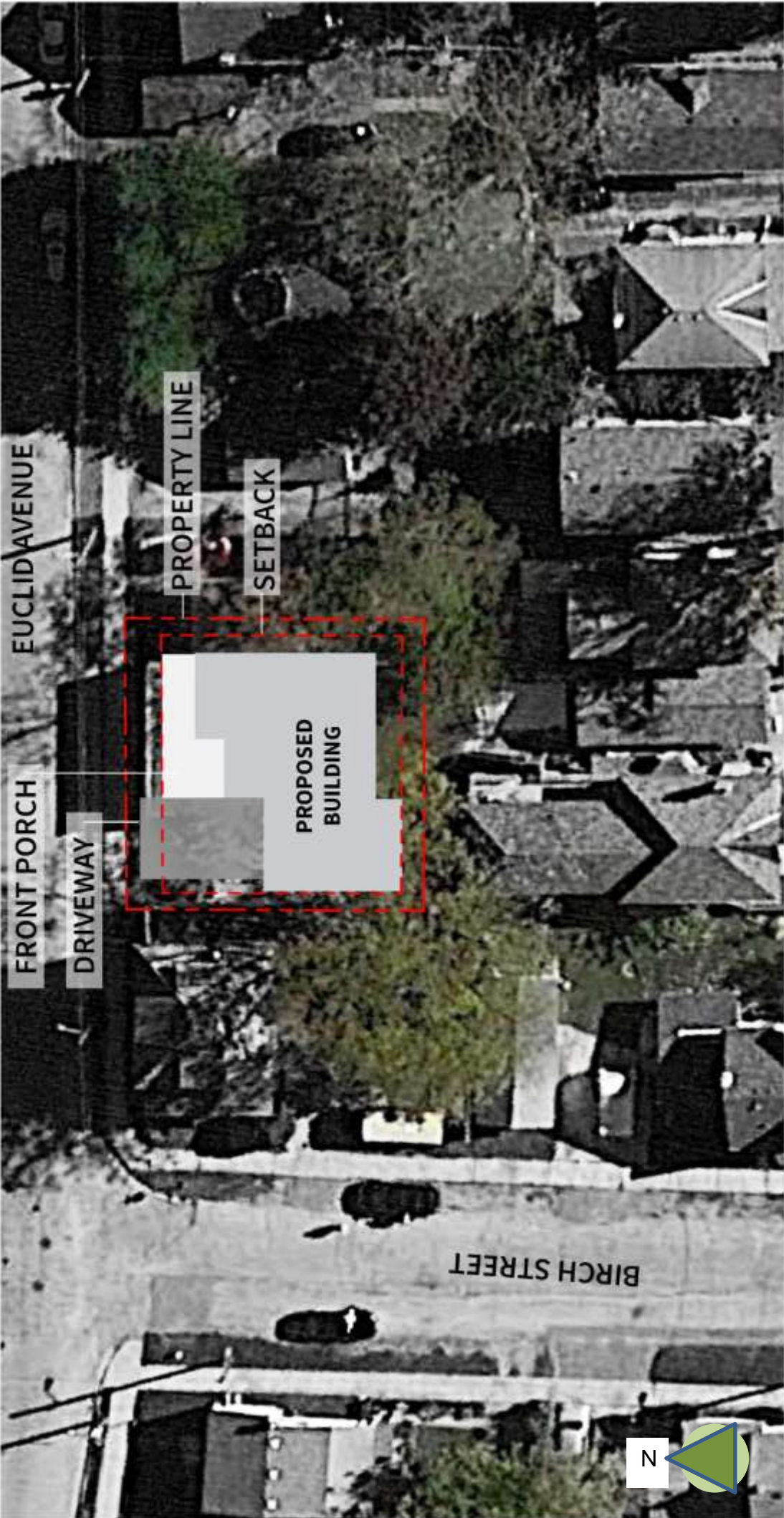


Figure 2: Aerial Site Plan showing proposed building at 67 Euclid Avenue with its front façade in alignment with the abutting property at 2 Birch Street.





*Figure 3: Front elevation (south-west view) showing proposed building at 67 Euclid Avenue with its front façade in alignment with the abutting property at 2 Birch Street.*





Figure 4: Front elevation (south-west view) showing proposed building at 67 Euclid Avenue with its front façade in alignment with the abutting property at 2 Birch Street.



*Figure 5: Front elevation showing proposed details of porch and entrance.*