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K. Gonyou

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE MEETING ON DECEMBER 4, 2017
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	PASSAGE OF DESIGNATING BY-LAW 329 VICTORIA STREET

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the attached by-law to designate 329 Victoria Street to be of cultural heritage value or interest **BE INTRODUCED** at the Municipal Council meeting to be held on December 12, 2017; it being noted that this matter has been considered by the London Advisory Committee on Heritage and public notice has been completed with respect to the designation in compliance with the requirements of the *Ontario Heritage Act*.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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August 9, 2017: Report to the LACH. Request for Designation of 329 Victoria Street.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The effect of the recommended action is to pass the by-law to designate the 329 Victoria Street under Section 29 of the *Ontario Heritage Act*.

BACKGROUND

The property located at 329 Victoria Street is of significant cultural heritage value or interest because of its physical or design value, its historical value, and its contextual value.

The property consists of a one-and-half storey, brick residential structure with attached one story brick garage. Built between 1929-1930, the house was originally occupied by local banker Burton Manning. It was subsequently purchased by the prominent educator Herbert B. Beal who played a significant role in the development of vocational educational curriculum within London. H. B. Beal and his wife, Agnes, moved to this property upon his retirement.

The property has a combination of architectural features and design elements that make it unique while still contributing to the character of Old North. These are best represented in the prominent stone chimney and arched umbrage front entrance way. The remaining refined, but modest, design features and the individuality of the property helps contribute to the residential character of the neighbourhood and is representative of a time period of residential growth in north London.

The property owners, Kelley McKeating & Bruce Jones, requested the designation of their property at 329 Victoria Street to recognize its cultural heritage value or interest. Supported by the London Advisory Committee on Heritage (LACH), Municipal Council resolved to issue its notice of intent to designate 329 Victoria Street under Section 29 of

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the *Ontario Heritage Act* at its meeting held on September 5, 2017. This notice was served on the Ontario Heritage Trust and the property owner. The notice was also published in *The Londoner* on October 5, 2017; the thirty day appeal period expired on November 6, 2017. No appeals were received.

The final steps to designate 329 Victoria Street under the *Ontario Heritage Act* are the passage of the designating by-law and registration of that by-law on the title of the property.

CONCLUSION

The property at 329 Victoria Street is a significant cultural heritage resource in the City of London and should be protected under the *Ontario Heritage Act*.

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

2017-11-16

Attach:

Appendix A: A by-law to designate 329 Victoria Street to be of cultural heritage value or interest.

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APPENDIX A

Bill No.
2018

By-law No. L.S.P.- _____

A by-law to designate 329 Victoria Street to be of cultural heritage value or interest.

WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of cultural heritage value or interest;

AND WHEREAS notice of intention to so designate the property known as 329 Victoria Street has been duly published and served and no notice of objection to such designation has been received;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The real property at 329 Victoria Street, more particularly described in Schedule "A" attached hereto, is designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published once in a newspaper of general circulation in The City of London, to the satisfaction of the City Clerk, and to enter the description of the aforesaid property, the name and address of its registered owner, and designation statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on December 12, 2017.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – December 12, 2017
Second Reading – December 12, 2017
Third Reading – December 12, 2017

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SCHEDULE "A"
To By-law No. L.S.P.- _____

Legal Description

PLAN 245 PT LOTS 39, 40 W/S WATERLOO

SCHEDULE "B"
To By-law No. L.S.P.- _____

Description of Property

329 Victoria Street is located in a residential neighbourhood on the south side of the street. Waterloo Street is located to the east, Renwick Avenue to the west and Cheapside Street runs parallel to Victoria Street on the most southern end of the block. Contextually the residential block works to forms part of a large area of London, known as Old North.

The property is located outside of the original 1826 survey of the town site of London. As London grew, so too did the boundaries. In 1840, Old London, was annexed; the annexation extended north to Huron Street, east to Adelaide Street, and west to the Thames River.

Victoria Street is a wide, two-way street, which runs in an east-west direction from the Thames River to Boulee Street; lighting, curbs, sidewalks and mature trees are present throughout the streetscape. The property has a rectangular lot and is evenly set back from the neighbouring houses. The property includes a detached one-and-a-half storey brick residential building, with a one storey attached brick garage. The property was built between 1928-1930. A paved driveway is located on the east edge of the property line.

Statement of Cultural Heritage Value or Interest

The property located at 329 Victoria Street, London, Ontario is of significant cultural heritage value because of its physical or design value, its historical value, and its contextual value.

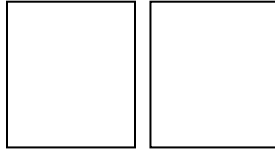
The built features of the property consists of a one-and-half storey, brick residential structure with attached one story brick garage. Built between 1929-1930, the house was originally occupied by local banker Burton Manning. It was subsequently purchased by the prominent educator Herbert B. Beal who played a significant role in the development of vocational educational curriculum within London. H. B. Beal and his wife, Agnes, moved to this property upon his retirement.

The key resource has a combination of architectural features and design elements that make it unique while still contributing to the character of Old North. These are best represented in the prominent stone chimney and arched umbrage front entrance way. The remaining refined, but modest, design features and the individuality of the property helps contribute to the residential character of the neighbourhood and is representative of a time period of residential growth in north London.

Heritage Attributes

The heritage attributes which support or contribute to the cultural heritage value or interest of 329 Victoria Street include:

- The one and half storey residential building with attached one storey brick garage;
- The setback of the house from the street
- The varied roofline and overall massing of the building
- The hipped roof with overhanging eaves, molded wooden soffit and simple decorative frieze;



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- The small hipped roof which covers the main floor double window; the overhanging roof has a wooden cover soffit and decorative wooden dentils
- The gable peak and decorative half round wood window with a brick header voussoir found in the gable peak;
- Awning with modillions above the windows in the western bay of the building;
- The large stone chimney located centrally on the façade;
- All original double hung, 4-over-1, wooden windows with rectangular openings, decorative wooden trim on the façade;
- The two original double hung, wooden, 6-over-3, dormer windows found on the east and west elevation;
- The original wooden shutters which are two thirds louvered and solid panel on top and hardware;
- The arched style entrance, with raised brick motif
- The wrought iron railing and terra cotta tile located at entranceway; and
- The single wooden front entrance door with rectangular transom with white decorative stain glass pane.