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Planning Services

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE MEETING ON JANUARY 8, 2018
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	COUNCIL DIRECTION RE: NOTICE OF INTENT TO DESIGNATE 440 GREY STREET

RECOMMENDATION

That, on the recommendation of the London Advisory Committee on Heritage (LACH), notice **BE GIVEN** under the provisions of Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, of Municipal Council's intent to designate the property located at 440 Grey Street to be of cultural heritage value or interest based on the revised Statement of Cultural Heritage Value or Interest appended to the 10th Report of the LACH attached as Appendix A to this report; it being noted that the subject property is located within the 'SoHo' area, which has been identified as a potential Heritage Conservation District.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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- 2017-Sept-19: Municipal Council Resolution — request for designation of property located at 440 Grey Street (13/17/PEC).
- 2017-Sept-5: Municipal Council Resolution — request for demolition of property located at 440 Grey Street be postponed to 2017-Sept-11, PEC (19/16/PEC).
- 2017-Aug-28: Report to the PEC. Request for Demolition of a Heritage Listed Property at 440 Grey Street.
- 2017-Aug-9: Report to the LACH. Request for Demolition of a Heritage Listed Property at 440 Grey Street.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The effect of the recommended action is to give direction to the Civic Administration to issue a Notice of Intent to Designate 440 Grey Street under Section 29 of the Ontario Heritage Act.

BACKGROUND

A demolition request was received for a heritage listed property at 440 Grey Street on July 24, 2017. The Heritage Planner completed an evaluation and found the property to not meet the evaluation criteria of *O. Reg. 9/06*, and recommended that the property be removed from the *Register (Inventory of Heritage Resources)* allowing the demolition to proceed. This recommendation was presented to the London Advisory Committee on Heritage (LACH) at its meeting on August 9, 2017. The LACH did not support the recommendation of the Heritage Planner, and recommended designation of the property. At its August 21, 2017 meeting, the Planning and Environment Committee (PEC) resolved that the request for demolition of the heritage listed property located at 440 Grey Street be referred to the September 11, 2017 PEC meeting for further consideration, in order to provide the LACH an opportunity to prepare a Statement of Significance for the subject property. This Statement is a requirement of the Notice of Intent to Designate a property under Section 29 of the *Ontario Heritage Act* (29.4(b)).

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A special LACH meeting was held on September 6, 2017 to review the Statement of Cultural Heritage Value or Interest prepared by the LACH for 440 Grey Street. LACH’s recommendation to designate the property at 440 Grey Street along with the Statement of Cultural Heritage Value or Interest was brought forward to the PEC meeting held on September 11, 2017. The recommendation of PEC was considered at the Municipal Council Meeting held on September 19, 2017, with the following recommendation being approved by Municipal Council:

“on the recommendation of the London Advisory Committee on Heritage (LACH), the Municipal Council BE REQUESTED to consider the designation of the property located at 440 Grey Street, as the property is of cultural or heritage value or interest, pursuant to Section 29 of the Ontario Heritage Act, based on the revised Statement of Cultural Heritage Value or Interest appended to the 10th Report of the LACH; it being noted that the subject property is located within the ‘SoHo’ area, which has been identified as a potential Heritage Conservation District;”

The “Statement of Cultural Heritage Value or Interest – 440 Grey Street” is attached as Appendix “A” to this report. To date, the demolition permit has not been granted.

ANALYSIS

The wording contained in the Municipal Council resolution dated September 19, 2017, “Municipal Council be requested to *consider the designation of the property* located at 440 Grey Street...”, does provide sufficient *direction* that is required to issue the Notice of Intent to Designate the property.

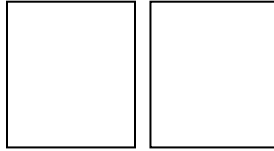
CONCLUSION

To confirm Municipal Council’s decision to designate the subject property and to direct the Civic Administration to give Notice of Intent to Designate, Municipal Council may wish to consider passing the following motion:

That, on the recommendation of the London Advisory Committee on Heritage (LACH), notice BE GIVEN under the provisions of Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, of Municipal Council’s intent to designate the property located at 440 Grey Street to be of cultural heritage value or interest based on the revised Statement of Cultural Heritage Value or Interest appended to the 10th Report of the LACH attached hereto as Appendix A; it being noted that the subject property is located within the ‘SoHo’ area, which has been identified as a potential Heritage Conservation District.

PREPARED BY AND SUBMITTED BY:	
JIM YANCHULA, MCIP, RPP MANAGER, URBAN REGENERATION	CATHY SAUNDERS CITY CLERK
CONCURRED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

Attach:
Appendix A: Statement of Cultural Heritage Value or Interest – 440 Grey Street



APPENDIX A

Statement of Cultural Heritage Value or Interest – 440 Grey Street

Legal Description

Description of Property

440 Grey Street is located in a residential neighbourhood on the north side of the street, between Colborne Street and Maitland Street. Contextually the residential block works to form part of an area of London, known as SoHo.

Grey Street runs in an east-west direction from Adelaide Street in the East, to the Labatt's Brewery in the west near the Thames River. The property has a rectangular lot that is similar in size and shape to neighbouring properties to the east and west. The property includes a detached one storey brick residential building, with a one storey detached structure at the rear of the parcel. The dwelling was built circa 1881. An unpaved driveway is located on the west edge of the property line.

Statement of Cultural Heritage Value or Interest

The property located at 440 Grey Street, London, Ontario is of significant cultural heritage value because of its design value and its contextual value.

The built features of the property consist of a one storey brick residential structure. Built circa 1881, the house is an Ontario Cottage executed in buff 'London' brick and exhibits a symmetrical 3-bay façade with central doorway and flanking windows that is representative of this style. The accessory building at the rear of the property is not believed to have any cultural heritage value.

This property has contextual value because it is important in maintaining and supporting the character of the SoHo neighbourhood. The property also has contextual value due to its historical linkages to what has been an important ethnically diverse working class neighbourhood as well its association with Black settlement in London. This is characterized by the nearby Beth Emanuel Church located at 430 Grey Street. In addition, the area was also a site for the early Jewish community in London.

Heritage Attributes

The heritage attributes which support or contribute to the cultural heritage value or interest of 440 Grey Street includes:

- The one storey Ontario Cottage with a low hipped roof and central peaked gable;
- The setback of the house from the street;
- The double width buff brick construction;
- The symmetrical 3-bay façade with central doorway and flanking windows;
- The two identical front two-over-two sash wood windows topped by segmented arch brick voussoirs;
- The west elevation evenly spaced two-over-two sash window openings topped by segmented arch brick voussoirs;
- The front façade brick stringer 'frame' which effectively creates brick pilasters at the corners;
- The wood paneled entrance door surround;
- The transom with etched coloured glass displaying the house number; and
- The gable window opening with brick arch.