

2ND REPORT OF THE
LONDON ADVISORY COMMITTEE ON HERITAGE

Meeting held on January 10, 2018, commencing at 5:30 PM, in Committee Rooms #1 and 2, Second Floor, London City Hall.

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

ABSENT: H. Garrett and J. Manness.

ALSO PRESENT: J. Dent, L. Dent, K. Gonyou, E. Ling and J. Yanchula.

I. CALL TO ORDER

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

II. ORGANIZATIONAL MATTERS

2. Election of Vice Chair for the Term Ending November 30, 2018

That it BE NOTED that the London Advisory Committee on Heritage elected M. Whalley as Vice-Chair for the term ending November 30, 2018.

III. SCHEDULED ITEMS

3. Demolition Freeze in the Proposed North Talbot Heritage Conservation District

That it BE NOTED that the London Advisory Committee on Heritage heard a verbal delegation from A.M. Valastro with respect to a request for consideration of a demolition freeze in the area of the proposed North Talbot Heritage Conservation District.

4. Request for Demolition of Heritage Designated Properties located at 467-469 Dufferin Avenue - East Woodfield Heritage Conservation District by Marigold Homes Inc.

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the request for the demolition of a heritage designated property located at 467-469 Dufferin Avenue, within the East Woodfield Heritage Conservation District:

- a) the demolition request BE REFUSED; and,
- b) the Managing Director, Development and Compliance Services and Chief Building Official BE ADVISED of Municipal Council's intention in this matter;

it being noted that the London Advisory Committee on Heritage (LACH) received the attached presentations from K. Gonyou, Heritage Planner and L. Lansink, Marigold Homes Inc., and heard a verbal delegation from G. Warren, Woodfield Community Association, with respect to this matter; it being further noted that the LACH Stewardship Sub-Committee supports the refusal of the request based on the research completed (and ongoing) substantiating that this is an historically significant property, worthy of protection.

5. Heritage Alteration Permit Application for the property located at 69 Wilson Avenue (Blackfriars-Petersville Heritage Conservation District) by Anthony Nizamis

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 69 Wilson Avenue, within the Blackfriars-Petersville Heritage Conservation District, BE PERMITTED as proposed in the submitted drawings, as appended to the staff report dated January 10, 2018, and modified in compliance with the following terms and conditions:

- retaining existing upper window opening on west elevation and infill with new windows as noted on lower window on elevation;
- creating 2 smaller gables positioned over and scaled properly to frame 2 upper south facing windows, with detailing as shown on elevation;
- all exterior cladding, trim and details to be of fibreboard, or wood primed and painted within a period of 9-months from the issuance of the Heritage Alteration Permit;
- the rear parking to be screened with painted wood fence and to incorporate two single track driveways with turf installed between the gaps and/or permeable paving; 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 (LACH) also encourages the applicant to:

- install an additional window on the south façade of the second storey;
- add definition between the existing building and the proposed addition on the south façade; and,
- use wood windows throughout the building;

it being further noted that the LACH received the attached presentation from L. Dent, Heritage Planner and heard verbal delegations from A. Nizamis, on behalf of the applicant, and J. McCarthy, Blackfriars Neighbourhood Association, with respect to this matter.

IV. CONSENT ITEMS

6. 1st Report of the London Advisory Committee on Heritage

That it BE NOTED that the 1st Report of the London Advisory Committee on Heritage, from its meeting held on December 13, 2017, was received.

V. SUB-COMMITTEES & WORKING GROUPS

7. Stewardship Sub-Committee Report

That it BE NOTED that the Stewardship Sub-Committee Report, was received.

VI. ITEMS FOR DISCUSSION

8. Community Heritage Ontario Membership Renewal

That the London Advisory Committee on Heritage (LACH) 2018 membership with the Community Heritage Ontario BE APPROVED; it being noted that the LACH has sufficient funds in its 2018 Budget to cover the \$75.00 renewal fee.

9. LACH Work Plan

That discussion of the 2018 London Advisory Committee on Heritage Work Plan BE DEFERRED to the February meeting.

VII. DEFERRED MATTERS/ADDITIONAL BUSINESS

10. (ADDED) Community Heritage Ontario Seeking Support for Federal Action on the Conservation of Heritage Properties

That the communication dated December 29, 2017 from W. Morgan, Community Heritage Ontario (CHO), with respect to CHO seeking support for federal action on the conservation of heritage properties, BE REFERRED to the Planning and Policy Sub-Committee for further review.

11. (ADDED) Heritage Planners' Report

That the list of property research done by the Western University Public History Program from 2009-2017, appended to the Heritage Planners' Report, BE FORWARDED to the Stewardship Sub-Committee to:

- a) evaluate the presentations to determine if there are properties that should be listed on the Register (Inventory of Heritage Resources);
- b) determine which properties require more research done; and,
- c) maintain the research completed, regardless of whether the property is currently contemplated to be on the Register;

it being noted that the attached submission from K. Gonyou and L. Dent, Heritage Planners, with respect to various updates and events, was received.

VIII. ADJOURNMENT

The meeting adjourned at 7:32 PM.

NEXT MEETING DATE: February 14, 2018



Demolition Request Heritage Designated Property 467-469 Dufferin Avenue

London Advisory Committee on Heritage
Wednesday January 10, 2018

london.ca



Property Location

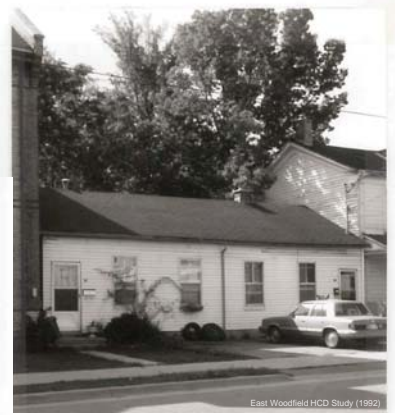


467-469 Dufferin Avenue



467-469 Dufferin Avenue

- Building Origins Uncertain
- MPAC: 1874



467-469 Dufferin Avenue

- United Labor Hall, 1891-1895
- London's early labour movement, Joseph T. Marks, the Workingmen's Free Library, and the *Industrial Banner*



Joseph T. Marks was the founder of the Industrial Brotherhood, the Labor Educational Association, and the Industrial Banner. This likeness is based on an original photograph which was published in 1896.
Courtesy: London & Middlesex Historical Society



Planning History

- 1993: East Woodfield HCD designated under Part V of the *Ontario Heritage Act*
- 1998: Demolition Request
- 2004: Demolition Request
- 2017: LACH comments on Official Plan Amendment/Zoning By-law Amendment (OZ-8804)



LACH Comment on OZ-8804

The following actions be taken with respect to the notice of application to amend the Official Plan and Zoning By-law, dated August 2, 2017, by Marigold Homes Inc. related to the properties located at 467-469 Dufferin Avenue:

- i. M. Campbell, Planner II, BE ADVISED that the London Advisory Committee on Heritage (LACH) supports the above-noted notice of application;
- ii. M. Campbell, Planner II, BE ADVISED that the LACH feels that the Heritage Impact Assessment included with the notice of application is not sufficient to make a determination as to the true age or the cultural heritage value of the building and therefore the LACH would not support demolition of the building at this time; and,
- iii. M. Campbell, Planner II, BE ADVISED that the LACH supports that the design and materials of the proposed new structure should be in keeping with the East Woodfield Heritage Conservation District;

It being noted that the LACH heard verbal delegations from G. Warren, Woodfield Community Association and B. Lansink, L. Lansink and D. Lansink, Marigold Homes Inc. related to this matter.



Heritage Policy Framework

- Provincial Policy Statement (2014)
 - “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.”
- Ontario Heritage Act
- Official Plan/The London Plan
 - Encourages retention of existing structures
 - Discourage the demolition of existing buildings within our Heritage Conservation Districts



East Woodfield HCD Plan

Section 1.3, Part II: Principles

- “Heritage features are to be retained and re-used wherever possible and the demolition of heritage buildings shall be actively discouraged.”
- “There shall be a presumption in favour of retaining the distinguishing characteristics of a heritage property and the destruction, alteration or removal of historic fabric or distinguishing architectural features and the landscape shall be considered as the least desirable course of action.”



East Woodfield HCD Plan

Section 2, Part II: Goals and Objectives

- “To maintain the residential character of East Woodfield heritage conservation district.”
- “To protect and enhance the existing heritage residential buildings.”
- “To avoid the destruction of East Woodfield’s heritage buildings and landscape fabric and to encourage only those changes that are undertaken in a manner that if such alteration or additions were removed in the future, the essential form and integrity of the heritage property would remain unimpaired.”



Analysis

- Significant cultural heritage value
- East Woodfield HCD
- Direct associations with London’s early labour movement, Joseph T. Marks, the United Labor Hall, the Workingmen’s Free Library, and the *Industrial Banner*
- May have further historical associations not yet known
- Heritage policy framework does not support demolition
- Demolition would have a significant adverse impact



Conclusion

- Third demolition request received since designation of the property as part of East Woodfield HCD
- Demolition request is contrary to heritage policy framework
- Demolition request should be refused



Staff Recommendation

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, with respect to the request for the demolition of a heritage designated property located at 467-469 Dufferin Avenue, within the East Woodfield Heritage Conservation District, the following report **BE RECEIVED** and that the following actions **BE TAKEN**:

- A. That the demolition request **BE REFUSED**; and,
- B. That the Chief Building Official **BE ADVISED** of Municipal Council's intention in this matter.

Marigold Homes Inc.
467-469 Dufferin Avenue
London Ontario

Proposed 12 unit micro-suites



Marigold Homes presentation to LACH, January 10, 2018:

With our demolition request, we are proposing a new building to replace a derelict building in Woodfield. The new building will house 12 one-bedroom micro-suites with no onsite parking, there will be a detached bicycle garage and enclosed garbage storage.

I don't want to focus on all the technical merits of our plan – such as

- Our conformance with provincial policy statements;
- Our conformance with the intent of the City of London Official Plan;
- Our conformance with the intent of the London Plan
- Our requested amendment for zoning regulations recognizing the existing development pattern and building form in the area; and
- The fact that the proposed building is a good fit in the neighbourhood.

I would rather tell you about the project:

We bought this site about 2 years ago in its present condition. It did not have electricity or gas services, it did not have appliances nor did it have furnaces. We bought “as is” to redevelop the site. We took our time to develop a building design and plan for the site that we think is suitable for the

neighbourhood. In fact, my original design concepts for this site were much more modern with little regard for the neighbourhood:



The new building will improve the streetscape. We have taken design elements from surrounding buildings and incorporated the theme of Woodfield's architecture into this building. We have shown sensitivity to the heritage district design attributes and we believe this building is compatible with the residential character of the neighbourhood.

The vision of the project is for young professionals, recent grads who do not have a car and want to live in their own apartment for the first time. The rents will be affordable for one person so that there is no need for a roommate. This is not to pre-suppose who will end up living here; I am more than confident

that there will be others who have a desire to live for less with less stuff, less cost, and less space to clean.

A new build will improve the quality of tenants we can attract. Millennial tenants are looking for alternative and creative forms of housing, we may attract tenants who are selling or downsizing and can't find a smaller apartment to move to within the neighbourhood, and to create a location for neighbours who want to stay in the neighbourhood but can't afford the rents that are increasing with each newly renovated century home, let alone the cost to buy one of those homes.

As background, my parents moved my brothers and me to Woodfield when I was in grade 8 – that was 32 years ago. This is our neighbourhood, where we live and work, and this is where we want to see positive changes made. We built our current house in 2001, a house that is not only a triplex and my dad's office, but a house that you cannot tell was built in 2001. It is featured in the **WEST WOODFIELD HERITAGE CONSERVATION DISTRICT PLAN** as an example of "good infill".

8.2.3 NEW BUILDINGS - Residential

There are a few locations in the residential core area of the West Woodfield Heritage Conservation District where new buildings are likely to be constructed. New or replacement buildings may be constructed in some cases as a result of fire or structural instability. In such situations, new buildings must be designed to be compatible with the heritage characteristics of the West Woodfield Neighbourhood to help retain the overall visual context of the area.



505 Colborne St. – Good infill highlighted by porch detail, copper roof & wrought iron cresting



599 Maitland Ave. – New infill matches the scale of adjacent buildings but permits front yard parking. Parking should be located in the rear or side yard when possible.

<https://www.london.ca/About-London/heritage/Documents/West-Woodfield-Plan-August-2008.pdf>

Our home at 505 Colborne Street is a triplex. We built and live in a triplex because we practice what we preach. We decided to build a multi-family home to do our part in reducing urban sprawl and to encourage infill development.

Similarly, I walk to work and share a car with my parents. My son walks to school. My dad walks to a pub each night, we walk to the Y, the train station, and Victoria Park for events, to the market to shop, and my parents run a home based business which helps keep a vehicle off the road and reduce carbon emissions. We ride our bikes to fish in the Thames River and to play at Gibbons Park.

My brother (who lives in an old south four-plex) and I are the owners of the Dufferin Ave property and have teamed up to build a couple of different projects in both old south and old north. Each project ends up being unique unto itself as each property and project really needs to be individually evaluated and designed for the space in which it sits.

This is true of the development on Dufferin Avenue. It is a unique location, which unfortunately is the only benefit of the property; its location. It is within walking distance to everything that downtown has to offer: work, school, church, parks, festivals, the Y, library, market, and transit. This is a fantastic location with the **stigma** of Woodfield.

Fortunately for us, we believe in the location and neighbourhood. We live half a block from this location and I am not asking for this project to happen in someone else's neighbourhood, I am asking for it to happen in my neighbourhood.

We do think that this is a benefit for the neighbourhood. Not everyone in Woodfield owns a car or wants a large home. There are benefits to living in a smaller apartment. The costs for single people to live in their own space is greatly reduced by the fact that they are not paying for a number of building amenities that are not provided (ie: an onsite gym or party room), there is no need to have a car as there is no onsite parking. We are helping reduce

carbon emission by eliminating parking onsite and encouraging a walking lifestyle and encouraging the use of public transportation. Operating costs are reduced as heating and electricity are less expensive for a small space. My brother describes this best as “housing that is affordable”. Its not affordable housing but by virtue of what we are offering, it is affordable.

There are two car share operations within walking distance. One is Zipcar, 8 blocks away at the train station and another 5 blocks away at the corner of Richmond and Central - and I am actively petitioning Zipcar to install a location within Woodfield. The other is Carshare, five blocks away at the London Convention Centre with other locations at the market and on Talbot Street at the Mary Campbell Co-op. Careshare also has a future location proposed at city hall (two blocks away).

BRT mapping shows the closest location for a stop to be Wellington at Queens, which is 4 blocks away, or an 11 minute walk.

The London Plan sets out a new approach for planning in London. It emphasizes growing inward and upward, so that we can reduce the costs of growth, create walkable communities, revitalize our urban neighbourhoods and business areas, protect our farmlands, and reduce greenhouse gases and energy consumption.

I was recently at a presentation by Sean Galloway (former Manager of Urban Design City of London). To quote Mr. Galloway, at present,

*“20% of growth is infill. If we change to 40% infill, London saves **\$4 billion dollars**”*

That is shocking. Also, the London Plan’s goal is for:

“Mixed neighbourhoods in terms of stock and income and product”

Which is exactly what we have proposed.

Interestingly, Mr. Galloway also stated *“Every neighbourhood changes”*

Sean Galloway at the London Bridge Networking Event, December 6, 2017.

HISTORY:

While we have tried our best to implement good planning rational on this site, I have not had the opportunity to talk to you about history. It is an undeniable fact, our history. When I started researching the history of this site, Woodfield, and London, the thing I noted most was **change**. Over the past 150 years, London has not been static, neither has Woodfield. Each has adapted to modern day life and continues to change with it every day. To try and stop change seems a step backward at this point. When we moved to Woodfield 30 years ago we had a rotary dial phone

attached to the wall in the kitchen. Today, we carry our phones in our back pockets. I think we can all agree that central heating far outranks the use of a hearth to heat our homes today – let alone the benefits of R40 insulation.

I appreciate the research completed by Staff and members of the Woodfield organization on the history of 467-469 Dufferin. *But I am surprised by the gap in the research.*

I cite several passages from a book authored by David Goutor, “*Guarding the Gates; The Canadian Labour Movements and Immigration, 1872-1934*”. David Goutor is an author and an assistant professor at McMaster University, School of Labour Studies).

https://books.google.ca/books?id=LkVLwl-r8KAC&pg=PA71&lpg=PA71&dq=joseph+marks+california+chinese&source=bl&ots=Q8MUS4rB_Q&sig=AyYTbVoQBIX1ethdqeDaP-kj2M0&hl=en&sa=X&ved=0ahUKEwi2_ZHlmcHYAhVI5IMKHS4LDjsQ6AEIXzAO#v=onepage&q=joseph%20marks%20california%20chinese&f=false

GUARDING THE

The Canadian Labour Movement and Immigration, 1872-1934

GATES



DAVID GOUTOR



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no vaccine against racism.⁷² The council continued to understand solidarity to mean uniting white workers against the “Oriental menace.”

The struggles in other countries “to prevent the degradation of white labor by Chinese slave labor” remained a much stronger influence on the attitudes of TLC unionists.⁷³ Every setback to the encroachment of Asians, even if it came in the midst of tragedy, gave unionists cause to rejoice. When San Francisco was struck by the great earthquake and fire of 1906, both the *Voice* and the *Industrial Banner* opined that the “one good result” of the disaster was that much of the biggest Chinatown in the United States had gone up in flames.⁷⁴ The influence of anti-Asian agitation in the United States on the *Banner* was particularly pronounced. Its editor, Joseph Marks, was in Colorado during some of the peak years of the anti-Chinese agitation in that state. Marks claimed to have worked in railway camps in the American west and to have seen first-hand that “the work of Chinamen could not be trusted at all.”⁷⁵

Labour’s exclusionary campaigns in other white dominions of the British Empire further inspired Canadian unionists. They envied the ability of Australian labour to get new and stronger restrictions enacted and admired the determination of white South Africans, who were willing to take their country to “a state of almost civil war over the advent of coolie labour.”⁷⁶ Indeed, labour leaders amplified their protests that while other areas had protected themselves, “Canada, the greatest of all British dominions, is supposed to stand still with folded arms and calmly tolerate this menacing

some unionists, several of the main newspapers, including the *Voice* and the *Industrial Banner*, published derisive commentaries on “Our Glorious Empire.”⁶⁸ Labour papers also continued to praise the efforts of blacks to gain equality and declared them welcome in the labour movement. However, as the *Industrial Banner* illustrated, labour continued to believe that “with the coolie it is altogether different,” and even gestures of support of Asians were out of the question.⁶⁹

Indeed, the leaders of TLC-affiliated organizations continued to show

every perceived encroachment by Asian migrants. The *Industrial Banner* was in an uproar in late 1905 over the opening of a few more Chinese laundries

Copyrighted

72 *The "Old Time Question"*

and the first Chinese-run restaurant in London, Ontario. The paper declared that the city might as well "make preparations for a Chinese mayor," unless local workers took swift action against the growing menace.⁷⁸

ing in such homelands, quite another to march into China and stand in total America with the same message.

For the majority of labour journalists, home missions were a waste of time and energy. Quite simply, the Chinese were incapable of accepting the benefits of the Church. Writing in his monthly *Industrial Banner* in May of 1899, Joseph Marks quoting a clergy friend stated. "He further asserted that it was his belief that for every Chinaman whom the missionaries converted to Christianity, the Chinese were responsible for sending two white men to hell" (*The Industrial Banner*, May 1899).

If that were not enough to discourage the faith from seeking converts, a story and commentary that appeared in the Toronto, Ontario *The Lance* on 26 June 1909 should have done the trick:

In fact, David R. Spencer, former Rogers Chair for Studies in Journalism and New Media at the University of Western Ontario stated: in his article "Race and Revolution: Canada's Victorian Labour Press and the Chinese Immigration Question" stated:

“The depth of their opposition appeared in many forms in the Canadian labour press of the period. It is here that one can sense precisely how emotional, irrational and racist the commentary was.”

RACE AND REVOLUTION:
CANADA’S VICTORIAN
LABOUR PRESS AND THE
CHINESE IMMIGRATION
QUESTION

DAVID R. SPENCER

Abstract

In the closing years of the Victorian Age, thousands of labourers from China and the Indian subcontinent were imported into Canada to help build the new country’s infrastructure. In particular, these workers were employed laying the tracks for the cross country Canadian Pacific Railway. Although most workers professed to be only temporary wards of the state, hundreds if not thousands chose to stay in the Pacific Northwest and establish communities. This sense of permanence brought a strong reaction from Canadian labour unions most of whom adopted official policies demanding that Chinese and Asian labourers be

deported from the country. The depth of their opposition appeared in many forms in the Canadian labour press of the period. It is here that one can sense precisely how emotional, irrational and racist the commentary was. The labour community, which pictured itself as the agent of reform in the country turned violently reactionary when confronted with this issue. The vitriolic racism that appears in journal after journal has done much to diminish the sense of reform to which labour subscribed in that period.

David R. Spencer is the Rogers Chair for Studies in Journalism and New Media at the University of Western Ontario, London, Canada, email: dspencer@uwo.ca.

15 the public Vol.12 (2005), 1, 15 - 32

https://www.google.ca/search?ei=5t1PWvKNHoKKjwS3hbzYDQ&q=race+and+revolution+canada&oq=race+and+revolution+canada&gs_l=psy-ab.3...17347.18492.0.19867.8.7.1.0.0.0.174.942.1j6.7.0...0...1.1.64.psy-ab..0.6.782...0j0i22i30k1j33i22i29i30k1.0.aLXZSZM0a_Y

With recent protests and violence in Charlottesville and the removal of Confederate monuments in the Southern US, **and** the debates around John A MacDonald (Canada's first Prime Minister) and requests for the removal of his name from Canadian public schools based on his atrocious treatment of Canada's indigenous people, and with today's sentiment for justice and equality, I cannot support the glorification or celebration of Joseph Marks.

I understand that racism was prevalent in the 1800s, but for us to willfully accept the good without reflecting on the whole story would be completely naive of us.

At my first meeting with members of Woodfield and city staff to discuss the demolition and project, I asked if the Union (as I understood Mr. Warren is a member or involved with the union) or City would like to buy the site for the home of the union and or museum. Neither wanted to buy the site.

Further, the Ontario Public Service Employees Union (OPSEU) at present has no desire for the building to be preserved, stating:

*“Should there be a supportable historic “Labour Connection”, not that I have heard this in the London Labour Movement besides from Gil Warren, **the site can be plagued [sic] as such.** I regularly attend London District*

Labour Council and have not heard any support or need for this connection mentioned in those meetings.

*Phillip M. Shearer
Region 1 Executive Board Member
Local 112-153
Ontario Public Service Employees Union (OPSEU)*

Further, Strik Baldinelli Moniz, a structural engineering firm, completed a Condition Assessment Report in December 2015 and has recommended that the building be demolished:

3 CONCLUSIONS & RECOMMENDATIONS

- 3.1 The existing structure is generally in poor condition, and is no longer safe for occupancy. Access to the building should be restricted without delay.
- 3.2 Due to the extensive level of deterioration observed, it is our opinion that the cost to reinforce the existing structure, as well as to update it to meet current building standards (insulation, services, replacing claddings and finishes, etc.) would far exceed the value of the finished project.
- 3.3 SBM recommends the building be demolished, and replaced with a new structure that would meet today's building code provisions and energy-efficiency guidelines.

Also, we, the Lansink Family, went and attempted to talk with each of the neighbours in a 120m radius. The majority of the people we talked to supported our application. Also, we received over 100 signatures in support of the application (it being noted that there were two signatures NOT supporting the development).

My goal tonight was to provide for you a second look at the information presented to you and to let you know our passion for both this project and our neighbourhood.

Our proposed development will add to the mix of rental accommodation available in the neighbourhood. We are excited about the property's future.

We have met design criteria, we will provide a unique living environment, we will be providing privately funded affordable housing, reducing urban sprawl and use of existing infrastructure, and will be offering a housing type not readily available within the core area.

We ask that permission to demolish the present derelict building be granted so that our city may embrace the future.

Thank you.

Lisa Lansink, Marigold Homes Inc.

From the City of London's "*East Woodfield Heritage Conservation District Study*":

Page: III-18

<https://www.london.ca/About-London/heritage/Documents/East-Woodfield-Heritage-Conservation-District-Study-PartsIII-IV-July1992.pdf>

Demolition of a property cannot be refused by municipal council but may be delayed for up to a maximum of 270 days. Additionally, the City of London is enabled under special legislation, Bill 18, to require the obtaining of a building permit prior to the demolition of any heritage property. This provision seeks to ensure that there is a viable use and building for an otherwise vacant property and that the replacement building is suitable for the lot and streetscape.

In order to provide for an expeditious review of changes within the district, property owners should consult with City staff informally and at the earliest opportunity. Guidance on sympathetic alterations and favourable conservation initiatives will be found in Part II, sections 3 and 4 of the district plan.



Heritage Alteration Permit 69 Wilson Avenue

London Advisory Committee on Heritage
Wednesday January 10, 2018

london.ca



Property Location



Property Description



69 Wilson Avenue, south elevation facing Rogers Avenue



69 Wilson Avenue, rear yard facing Rogers Avenue (looking west)



Property Description



69 Wilson Avenue, front elevation



69 Wilson Avenue, view of corner cladding detail



Surrounding Context



63 Wilson Avenue



71 Wilson Avenue



14 Rogers Avenue

- Date mainly from 1905-1915
- Reflect an eclectic mix of 1 and 1 ½ - storey cottage structures (with a few 2-storey structures)
- Most properties exhibit vernacular styling



Features of Blackfriars-Petersville HCD

Key heritage features that contribute to the cultural heritage value or interest of the District include (HCD Plan 2.3.1):

- Modest, economical home building styles and techniques that are representative of the area's early working-class settlers
 - building characteristics common to these styles related to form, massing, type, scale, roof pitches, and setbacks
- Enclosure provided by street trees and mature trees within the front and back yards of residential properties
- Architectural details including:
 - historic fenestration, coloured and stained glass transoms, porches, bargeboard and gable detailing



Key Heritage Features



existing door surrounds showing transom, dentil details and covered entrances framed in wood

decorative gable window at front elevation

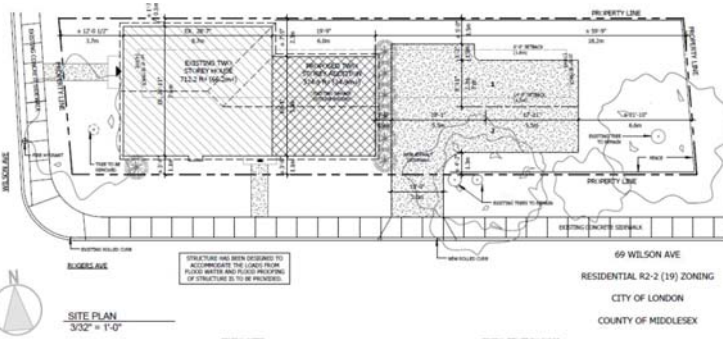


Heritage Alteration Permit

- Erect a new, two-storey addition at the rear
 - Frame structure – footprint (5.8m/19'1" x 6m/19'9"), area (100.1m2/1087ft2)
 - Roof clad with asphalt shingles
 - (2) gables positioned over upper south facing windows
 - New vinyl windows
 - Exterior cladding – wood (or fibreboard), trim and details
- Retain existing structure on property (repair + update)
 - Retention of key heritage features
 - New vinyl windows w/in existing openings; sash style
 - Exterior cladding – wood (or fibreboard), trim and details
- Include (2) parking spaces
 - Fencing surrounding rear property w/ landscaped buffering
 - Mature trees (noted on drawing) to remain
- Application received on November 27, 2017
 - Mandated 90-day review period for the Heritage Alteration Permit application expires on February 25, 2018.



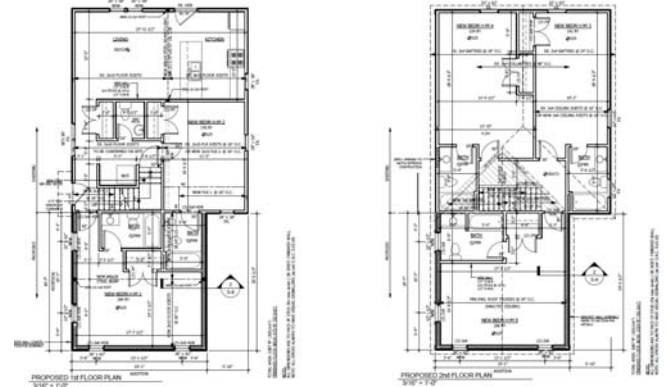
Proposed Site Plan



Site Plan



Proposed Floor Plans

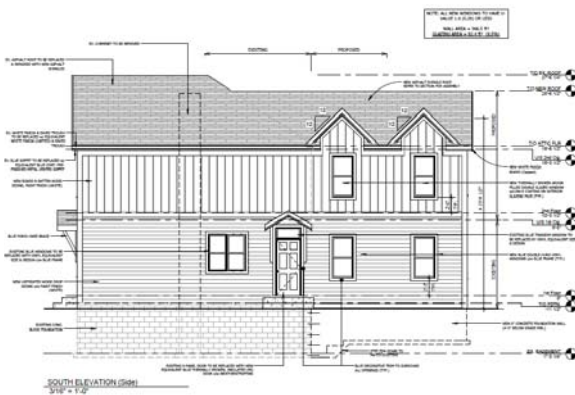


First Floor Plan

Second Floor Plan



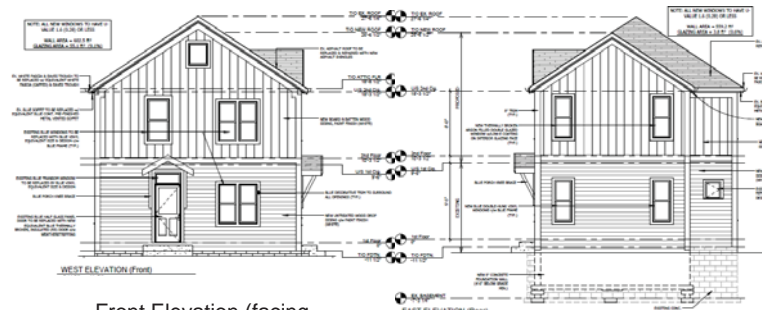
Proposed Elevations



Side Elevation (facing Rogers Avenue)



Proposed Elevations



Front Elevation (facing Wilson Avenue)

Rear Elevation



Blackfriars-Petersville HCD Policies + Guidelines

- General Policies (7.4.1)
 - ✓ Retention of key heritage attributes
 - ✓ Double-gable detailing – addition modestly distinguishable from existing
- Residential Areas Policies (7.7.1)
 - ✓ Retention of existing building of property; treatment compatible with modest, economical styles/building techniques in District
 - ✓ Compatible form/massing; height; street edge maintained; double-gable help mitigate elevation/scale
 - ✓ Conservation of covered entrances and door surrounds
 - ✓ Existing windows openings primarily maintained; new sash styled windows
 - ✓ Mature trees retained
- Guidelines (10.3.1, 11.2.7)
 - ✓ Use of wood siding – exterior cladding; fibre-cement board acceptable alternative
- Parking (12.3)
 - ✓ Located away from the street, at the rear of the property; screened w/fencing
 - ✓ Permeable paving (revised drawings)



Staff Recommendation

Erection of a new building on the property located at 69 Wilson Avenue, within the Blackfriars-Petersville HCD, BE PERMITTED subject to the following terms and conditions:

- ✓ a. **Retain existing upper window opening** on west elevation and infill with new windows as noted on lower window on elevation;
- ✓ b. **Create 2 smaller gables** positioned over and scaled properly to frame 2 upper south facing windows, with detailing as shown on elevation;
- ✓ c. All **exterior cladding, trim and details to be of fibreboard, or wood** primed and painted within a period of 9-months from the issuance of the Heritage Alteration Permit;
- ✓ d. **Rear parking to be screened** with painted wood fence and to incorporate two single track driveways with turf installed between the gaps and/or **permeable paving**; and,
- e. The **Heritage Alteration Permit be displayed** in a location visible from the street until the work is completed.

Heritage Planners' Report to LACH: January 10, 2018

1. Heritage Alteration Permits processed under Delegated Authority By-law:
 - a. 119 Elmwood Avenue East (Wortley Village-Old South HCD): new porch, rail and posts
 - b. 196 Wharncliffe Road North (Blackfriars/Petersville HCD): rear addition, porch repair
 - c. 200 Queens Avenue (Downtown HCD): signage
 - d. 89 King Street (Downtown HCD): façade alteration
2. List of properties researched by Western University Public History Program students (attached)
3. Reconstruction of Grosvenor Lodge Entrance planned for summer/fall 2018 as part of Wharncliffe/Western Road Widening Project
4. Blue City of London Heritage Property plaque installed at 84 Commissioners Road East (Selby Place) (photograph right)



Upcoming Heritage Events

- Urban League London – Civic Engagement Fair on Thursday January 25, 2018 at 7:00pm at the Goodwill Building (255 Horton Street). More information: www.eventbrite.ca/e/civic-engagement-fair-tickets-41849694563
- ACO London Region – Heritage London Foundation 11th Annual Heritage Awards Gala Thursday February 15, 2018. More information: www.acolondon.ca/acolondon/Awards.html
- Heritage Fair – Celebrating Women in London, Saturday February 17, 2018. More information: www.londonheritage.ca/heritagefair/
- Ontario Heritage Conference – June 7-9, 2018 in Sault Ste. Marie. More information: www.ontarioheritageconference.ca/program

**Western University – Public History Program
Property Research 2009-2017**

119-121 Albert Street (2009)	113 McClary Avenue (2011)	191 Sydenham Street (2014)
197 Ann Street (2017)	155 Oxford St East (2014)	204 Sydenham Street (2014)
192 Bridport Street (2014)	190 Oxford St East (2014)	479-489 Talbot Street (2009)
195 Bridport Street (2012)	2442 Oxford St West (2017)	505 Talbot Street (2009)
269 Cathcart Street (2013)	640 Richmond Street (2017)	585 Talbot Street (2009)
172 Central Avenue (2017)	784 Richmond Street (2016)	601 Talbot Street (2009)
100 Cheapside Street (2012)	825 Richmond Street (2014)	607 Talbot Street (2009)
180 Cheapside Street (2012)	834 Richmond Street (2016)	611 Talbot Street (2009)
191 Cheapside Street (2012)	836 Richmond Street (2016)	628 Talbot Street (2009)
122 Clarence Street (2015)	846 Richmond Street (2017)	646 Talbot Street (2009)
155 Clarence Street (2011)	931 Richmond Street (2012)	651 Talbot Street (2009)
157 Clarence Street (2015)	960 Richmond Street (2016)	837 Talbot Street (2014)
183 Clarence Street (2015)	962 Richmond Street (2016)	472 Tecumseh Ave E (2011)
195 Colborne Street (2011)	966 Richmond Street (2016)	477 Tecumseh Ave E (2011)
189 College Avenue (2014)	984 Richmond Street (2016)	479 Tecumseh Ave E (2011)
149 Devonshire Ave (2013)	988 Richmond Street (2017)	489 Tecumseh Ave E (2011)
161 Devonshire Ave (2013)	992 Richmond Street (2016)	919 Trafalgar Street (2017)
1152 Dundas Street (2017)	994 Richmond Street (2017)	149 Victoria Street (2012)
1 Frank Place (2011)	1000 Richmond Street (2016)	11 Wellington Cr (2011)
34 Frank Place (2011)	72 Rogers Avenue (2013)	16 Wellington Road (2011)
230 Grand Avenue (2011)	202 Simcoe Street (2015)	117 Wellington Street (2011)
191 Grey Street (2015)	206 Simcoe Street (2011)	139 Wellington Street (2011)
225 Grey Street (2011)	301 Simcoe Street (2015)	154 Wellington Street (2011)
230 Grey Street (2015)	308 Simcoe Street (2011)	169 Wellington Street (2011)
309 Grey Street (2011)	308-310 Simcoe St (2015)	101 Wharnccliffe Rd N (2013)
10 Henry Street (2011)	30 St. Andrew Street (2013)	120 Wharnccliffe Rd N (2013)
123 High Street (2011)	230 St. George Street (2014)	75 Wilson Avenue (2013)
267 Hill Street (2011)	319 St. George Street (2012)	118 Windsor Crescent (2011)
287 Hill Street (2015)	369 St. George Street (2014)	244 Wortley Road (2013)
302 Hill Street (2015)	381 St. George Street (2014)	397 Wortley Road (2013)
520 Huron Street (2017)	149 St. James Street (2012)	399 Wortley Road (2013)
126-128 Kent Street (2017)	177 St. James Street (2012)	
136 Kent Street (2017)	199 St. James Street (2014)	
236 Langley Street (2011)	204 St. James Street (2012)	
11 Leslie Street (2013)	54 Stanley Street (2017)	
101 McClary Avenue (2011)	160 Sydenham Street (2014)	

*2017 reports not yet
received