




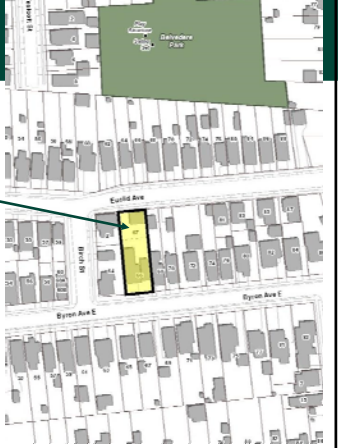

Heritage Alteration Permit 67 Euclid Avenue

London Advisory Committee on Heritage
Wednesday March 14, 2018

london.ca



Property Location



67 Euclid Avenue
severed from 66 Byron Ave E



Property Description



Existing garage at 67 Euclid Avenue



View of adjacent properties at 68, 70 and 72 Euclid Avenue



Adjacent property at 2 Birch Street



Surrounding Context



Euclid Avenue Streetscape



64 and 66 Euclid Avenue



60 Euclid Avenue

- Wide date range from 1880s-1950
- Reflect an eclectic mix of 1, 1 ½ and 2-storey structures
- Common heritage features include;
 - prevalence of brick (in red, white/buff)
 - street facing gables
 - vertically oriented windows
 - elevated front porches



Heritage Alteration Permit



Site Plan – aerial view, showing proposed building and setbacks



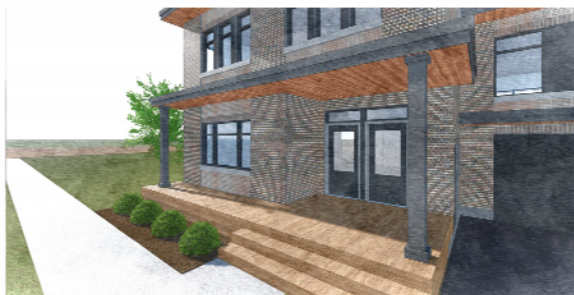
Proposal Rendering



Front elevation showing proposed building at 67 Euclid Avenue with its front façade in alignment with the abutting property at 2 Birch Street



Proposed Rendering



Front elevation showing proposed details of porch and entrance



Proposal Rendering



Front elevation showing proposed building at 67 Euclid Avenue with its front façade in alignment with the abutting property at 2 Birch Street

Wortley Village-Old South HCD Guidelines for New Buildings

- ✓ Consistent with setbacks
- ✓ Compatibility of footprint, size, height and massing patterns
- ✓ Compatible use of materials, colours, texture and palette
- ✓ Reflect (in a contemporary way) some traditional details from the area

mitigated Windows to reflect common building patterns and styles (i.e. size, shape, proportion, number, placement)

mitigated Garages discouraged at the front of properties

mitigated Roof shape consistent with surrounding properties

Common heritage features in area include:

- two storey buildings
- brick and stone facades
- gabled roofs
- vertical window placements
- street facing garages

 The proposed building is contemporary, yet subtly reflects the materiality, palette, texture and aesthetic styling of the surrounding properties

Staff Recommendation

Erection of a new building on the property located at 67 Euclid Avenue, within the Wortley Village-Old South HCD, BE PERMITTED 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

- staff 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 WV-OS HCD, in accordance with Section 42 of the *Ontario Heritage Act*

Purpose and the Effect of Recommended Action

- classes of alterations identified in the WV-OS HCD Plan require a heritage alteration permit for the alteration for the erection any structures or buildings on the property
- to permit the construction of a new building at 67 Euclid Avenue.
- terms and conditions are attached to ensure compatibility with the WV-OS HCD Plan
- applicant cannot obtain a Building Permit without an approved Heritage Alteration Permit

Rationale of Recommended Action

- proposed new building demonstrates that heritage attributes of the WV-OS HCD will be conserved, and complies with the policies and guidelines of the District Plan
- its construction should be permitted with terms and conditions

Revised & Previous Proposal