

**Heritage Alteration Permit Application**

**Site Address: 67 Euclid Ave London Ont**



**Existing building to be re moved.**



**Proposed new single family 2 story home.**



Date: Feb 27 2017

To: Laura Dent Heritage Planner

Kyle Gonyou Heritage Planner

Dear Laura and Kyle

Please accept this updated complete application for a heritage alteration permit for 67 Euclid Ave  
London Ont.

This complete application includes ten copies of the items listed below.

**Pages 1 to 2** Neighbourhood Character Statement.

**Pages 3 to 4** Urban Design Peer Review Panel – Evaluation Summary

**Pages 5 to 10** Conceptual Drawings

**Pages 11 to 13** Elevations

**Pages 14 and 15** Exterior Material List

Please contact me regarding any questions.

Thank you

Doug Lansink

66 Byron Ave East London Ont

N6C1C7

# Exterior Material List

**Site:** 67 Euclid Ave. London Ont

**Applicant/owner:** Doug Lansink

## Bricked Area



67 EUCLID AVENUE



- Proposed Iron Spot Brick

## Siding Areas

- This will be a horizontal or vertical siding type.
- Material to be a vinyl or better.
- Colour is Windswept smoke or similar



## Soffit and Porch ceiling and front porch decking

- Soffit/ceiling To be a wood look product
- Colour to compliment the brick

- Decking to be wood material or better

**Fascia:**

- Aluminum will be Gentek Black or Iron ore colour
- [REDACTED] Iron ore Gentek

**Windows:**

- Vinyl Gentek Regency 400
- With meticulous attention to every detail, Regency 400 Series merges timeless beauty with best-in-class technology to achieve superior energy efficiency, enduring style, easy upkeep and excellent value
- Renovation Masterframe 400 Heavy -duty 4-1/2" welded ridged vinyl multi-chamber frame construction
- IntegraWeld Fusion Welding, Welded sashes with triple weather-stripping for superior insulation
- Superior Energy Efficient Design Available in 7/8" double-glazed Low-E and argon (standard) and 1-3/8" triple-glazed sealed units with Low-E and argon or Krypton for ultra-energy efficiency.
- Custom Thermal Performance EnergyPlus and Solar Shield glass packages available
- Environmentally Friendly Designed for superior thermal performance and smaller carbon footprint
- All windows to be a casement or awning type
- All Black or Iron ore exterior

**Entry Doors:**

- All to be a steel Door painted at factory.
- Manufactured by Novatech
- Door Model will match the provided proposed elevation sketch

**Garage door:**

- Door to be a steel type flush panel with four offset windows
- Door Manufactured by CHI Garage Door (example my not be exactly as shown)



**Pol Associates Inc.**

Land Use Planning Consultants  
94 Rollingwood Circle  
London ON N6G 1P7

**REVISED NEIGHBOURHOOD CHARACTER STATEMENT**

**Euclid Avenue and 66 Byron Avenue East; Part lot 14 S/S Registered Plan 391**

**October 3, 2017**

**Introduction**

This revised Neighbourhood Character Statement has been prepared in fulfillment of a condition of the consent B18/16 for 66 Byron Avenue. The zoning has been approved for the subject site and is proceeding through the site plan approval process.

The following sections of this report provide descriptions of the character and image of the neighbourhood, the site design and the proposed servicing as per the requirements of the Official Plan. The final page includes two renderings of the property from Euclid Avenue.

**Character and Image**

The neighbourhood is comprised of 1, 2 and 2 ½-storey brick dwellings with a variety of architectural styles. There are examples of Queen Anne, Romanesque, Ontario cottage and Italianate buildings in the area. Many of the buildings include a combination of such traditional design details with more recent and eclectic features. Along Euclid Avenue there are a broad range of single storey, two storey dwellings constructed in the 1800's up to the 1970's.

The proposed development replaces a three bay garage with a two storey building and a single bay attached garage. The dwelling is a modern design with wood \ brick cladding, and large first and second windows and flat roof. The building features parking in an attached one bay garage. Single detached infill dwellings are consistent with properties to the east and west of this site which have similar design characteristics.

The materials and style of the proposed building are intended to reflect design features similar to single detached dwellings along Euclid Avenue. It acknowledges the existence of a variety of design styles found in older neighbourhoods generally and specifically in this area.

**Site Design**

The proposed single detached dwelling is located close to Euclid Avenue to enhance the pedestrian streetscape environment established with the sidewalk and existing residential development near the street line. In combination with the street-level entrance and large window openings, the streetscape environment promotes pedestrian activity. Private outdoor recreation space is provided to the rear of the building. Parking is provided within the garage and one space between the street line and the garage. The abutting parking area is sufficient to park a car on private property in front of the garage. The proposed landscaping will soften the front of the building and provide a transition between the public sidewalk and the entrance to the dwelling. Building setbacks are consistent with the narrow setbacks provided on adjacent properties and is similar to the overall character of the area.

**Building Design**

The building is two storeys with a flat roof. It has large picture windows providing connection from the street to the building. The entrance is recessed from the street to provide a transition into the building. The main floor is raised slightly from grade but cannot be raised further due to the shallow depth of the lot. There is sufficient depth at the front of the building to allow eyes on the street and privacy for the residents.

The building colours and exterior finish are appropriate for the character of the area. The wood accents are consistent with other examples on the street and provides an interesting contrast with the solid exterior finish.

**Servicing**

The removal of the three bay garage with a single detached dwelling and one bay garage will not interfere with traffic on Euclid Avenue. The existing municipal storm, sanitary and water services are sufficient for the proposed single detached dwelling. The location in the neighbourhood gives it a high degree of 'walkability'. The subject property is reasonably close to the major transit services provided along Bruce Street to the south. See attached for a complete engineered site grading and servicing plan.

**Conclusion**

Based on the review of the neighbourhood character, the proposed single detached dwelling is in keeping with the established neighbourhood character of and Euclid Avenue. It is consistent with the Official Plan policies regarding the character and image of the neighbourhood.



Front view looking south from Euclid Avenue



Front view looking east along Euclid Avenue



## City of London Urban Design Peer Review Panel - Evaluation Summary

**Date:** June 15, 2016

**To:** Proponents

- Doug Lansink, Land Owner
- William Pol, Planner, Pol Associates Inc.

City of London Personnel

- Britt O'Hagan, Urban Designer
- Brian Turcotte, Senior Planner - Site Plan Approval Officer

**From:** Urban Design Peer Review Panel (UDPRP)

- David Yuhasz, Architect, Chair
- Julie Bogdanowicz, Architect
- Adrian Dyer, Architect
- Sung Ae Sim, Landscape Architect
- Blair Scorgie, Urban Designer
- Jason McIntyre, Architect

**RE: Zoning By-Law Amendment  
66 Byron Avenue – Residential Development**

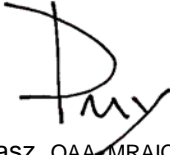
### *Building and Site Design*

1. City of London staff, in this instance Heritage appear to be making specific design recommendations which serves to confuse and lead proponents towards approval oriented solutions and not urban design. The proponents' original concept has more Architectural merit and will be of greater significance and value to the built fabric of the neighbourhood compared to the design revisions suggested by City staff that literally create confusion in the architectural concept. Precedent buildings in the design brief have proven to be quite successful enhancements to the neighbourhood in which they are built.
2. The contemporary approach is an acceptable direction however it would be useful to see further design development to ensure a quality design is achieved. At this stage there are a number of issues that if addressed would improve the design and enhance the urban fabric.
3. The driveway does not appear to be long enough on site plan drawing to accommodate a vehicle. Graphic representation of automobile is touching the building. Recommended is a further review of garage wall setback to avoid possibility of car / truck parked in driveway overhanging the sidewalk.
4. Having a front entry path can enhance privacy and streetscape.
5. Raising the front porch elevation and increasing its size for outdoor use would provide an active covered front porch that is prevalent on the existing streetscape improving the transition from public to private space.
6. Narrowing the garage width relative to the house would provide a more balanced façade.
7. Consider tree planting in the boulevard.
8. The development approach is seen as appropriate for this area that allows for further intensification without imposing pocket density increases.

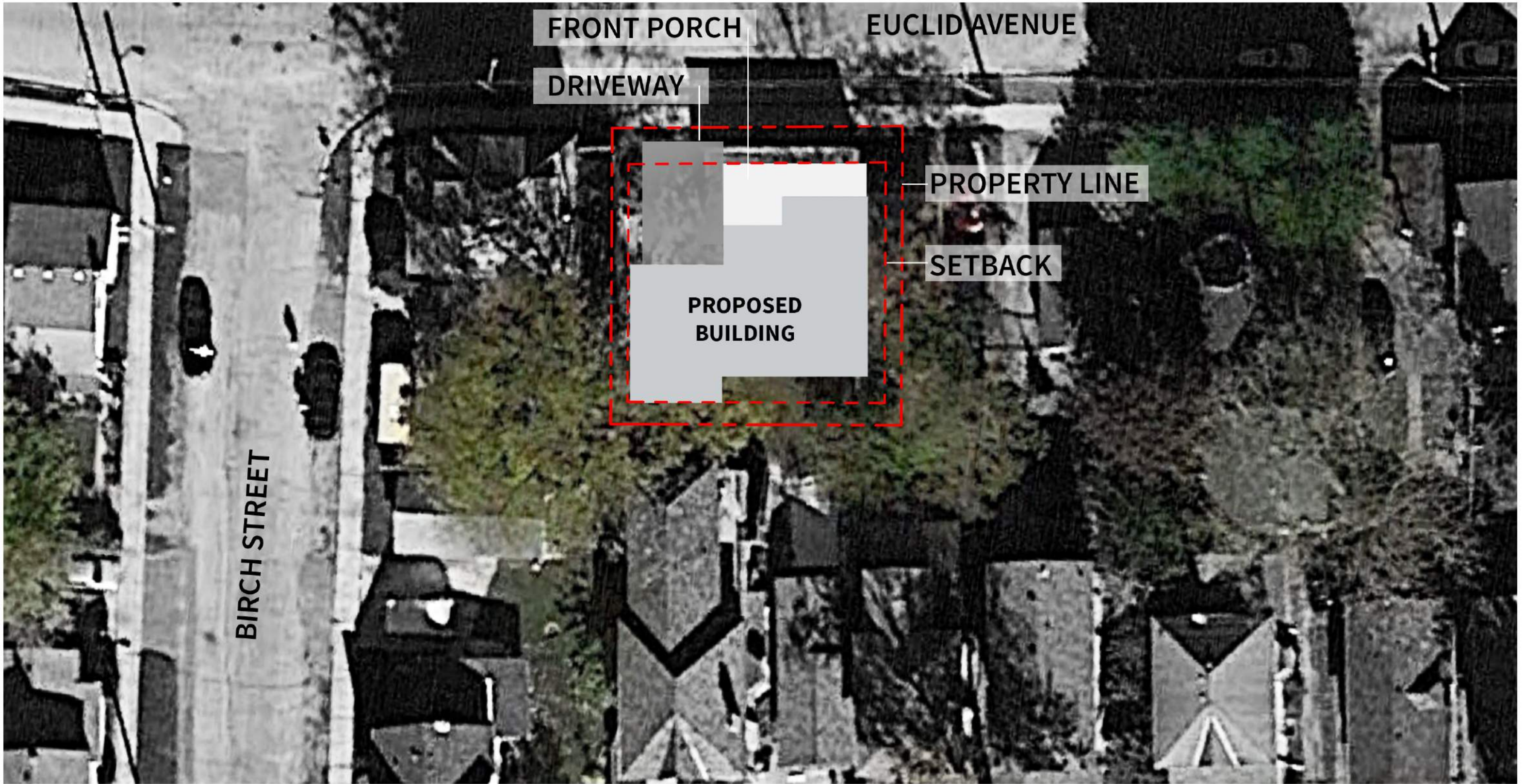


This UDPRP review is based on City planning and urban design policy, the submitted brief and noted presentation. It is intended to inform the ongoing planning and design process and in this instance the proposed development based upon the review by the panel is suitable for the site and provides for a satisfactory level of architectural design with an appropriate level of infill development.

Sincerely on behalf of the UDPRP,

A handwritten signature in black ink, appearing to read 'D Yuhasz', written in a cursive style.

David Yuhasz, OAA, MRAIC, BFA, B.ARCH  
Chair, City of London Urban Design Peer Review Panel



67 EUCLID AVENUE



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Proposed Iron Spot Brick

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