



 

Demolition Request & Heritage Alteration Permit 504 English Street, Old East Heritage Conservation District

London Advisory Committee on Heritage
March 14, 2018

london.ca

 **Property Location**



 **504 English Street**



 **504 English Street**

- Altered Ontario Cottage
- Vernacular
- Built about 1876
- First occupant: George Pratley, milkdealer
- D-Ranked, *Old East HCD Plan*



Heritage Policy Framework

- Provincial Policy Statement (2014)
- Ontario Heritage Act
- Official Plan (1989, as amended)/The London Plan (approved 2016)
- Old East Heritage Conservation District Plan
 - Encourage retention and adaptation
 - Recognize demolition may be necessary: partial destruction (fire or catastrophic event), severe structural instability, occasionally redevelopment in keeping with appropriate City policies
 - Guidelines for New Development

First Proposal

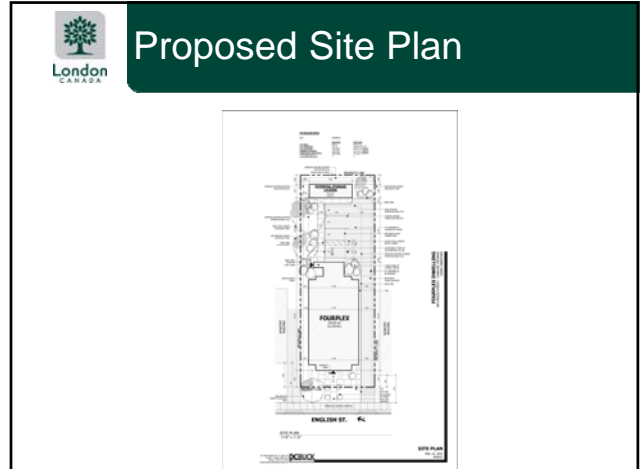
Architectural drawing showing the front elevation of a proposed building. The drawing includes height markers and the DCBUCK logo.

Proposed Building – Front Façade

Architectural drawing showing the front facade of the proposed building. The drawing includes height markers and the DCBUCK logo.

Proposed Building – Side Facades

Architectural drawing showing the side elevations (north and south) of the proposed building. The drawing includes height markers and the DCBUCK logo.



Analysis

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Section 4.4, Old East HCD Plan:

- Match setback, footprint, size and massing
- Respond to unique locations
- Roof shapes and major design elements
- Materials and colours of heritage palette
- Standard elements of Old East
- Discourage front drive garages

Conclusion

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- D-ranked by *Old East HCD Plan*
- No significant historical associations identified
- Heritage integrity and authenticity of existing structure
- Streetscape compatibility
- Compatibility of proposed design

Consultation

- Mail out to property owner within 120m, including Old East Village Community Association
- Advertised in *The Londoner*
- Stewardship Sub-Committee
- Phone calls: 3
- Written Inquiry/Comment: 2

Recommendation Options

Options under the *Ontario Heritage Act*
 Within 90 days after notice of receipt is served on the applicant... the Council may give the applicant,

- (a) The permit applied for;
- (b) Notice that the Council is refusing the application for the permit;
- (c) The permit applied for, with terms and conditions attached

Staff Recommendation

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 demolish the existing building and to erect a new building on the property located at 504 English Street, within the Old East Heritage Conservation District, **BE PERMITTED** as proposed in the drawings attached as Appendix D, 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;
- (b) The property owner demonstrate to the satisfaction of the Heritage Planner that sufficient quantity and quality of brick may be salvaged from the existing building for reuse to clad the proposed building as shown in Appendix D;
- (c) The property owner be requested to salvage any elements of the existing building that may be suitable for reuse;
- (d) The property owner be encouraged to use colours from the Old East Heritage Conservation District palette; and,
- (e) Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

Old East HCD Palette

Common Brick BC-44	Brick Red BC-45	Swainston Brick BC-75	Spice Lime CC-04	Spice Gold BC-17	Langston Brick BC-18	Forest Green CC-07	Blue Grey BC-14	Essex Brick BC-144	Dark Green CC-14
Langston Red CC-10	Essex Brick BC-46	Essex Brick BC-85	Essex Brick BC-113	Essex Brick CC-03	Essex Brick BC-44	Essex Brick BC-113	Essex Brick BC-110	Essex Brick BC-144	Essex Brick BC-144
Essex Brick BC-51	Essex Brick BC-48	Essex Brick CC-17	Essex Brick CC-117	Essex Brick BC-14	Essex Brick BC-14	Essex Brick BC-113	Essex Brick BC-117	Essex Brick BC-144	Essex Brick BC-144