



 

Demolition Request & Heritage Alteration Permit 491 English Street, Old East Heritage Conservation District

London Advisory Committee on Heritage
March 14, 2018


london.ca

 **Property Location**




 **491 English Street**



 **491 English Street**

- Side hall plan cottage
- Vernacular
- Built about 1884
- First occupant:
Joseph Sanders,
painter, shoemaker,
Secretary/Inspector
Children's Aid Society
and Humane Society
- C-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



Proposed Building




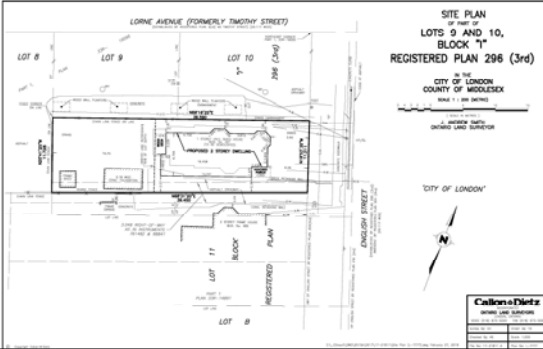
Proposed Building – East Façade



Proposed Building – North Façade




 **Proposed Site Plan**




SITE PLAN
OF PART OF
**LOTS 9 AND 10,
BLOCK "11"
REGISTERED PLAN 296 (3rd)**
IN THE
**CITY OF LONDON
COUNTY OF MIDDLESEX**
SCALE: 1:50 (SHEET)
DESIGNED LAND SURVEYOR


"CITY OF LONDON"


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 **Other Infill Examples**



643 Lorne Avenue, Old East HCD
(Noted by designer)

 **Other Infill Examples**



86 Cartwright Street, West Woodfield HCD
(Noted by property owner)

 **Other Infill Examples**



587 and 589 Oxford Street East
(Noted by property owner)



Analysis

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

- No significant historical associations identified
- Contextual value of existing C-ranked property
- Compatibility of proposed design
- Unique location fronting future park space



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 491 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 be encouraged to use colours from the Old East Heritage Conservation District palette; and,
- c) Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.



Old East HCD Palette

Camden Blue BC-04	Walrus Blue BC-05	Stonington Green BC-13	Stone Blue CC-04	Ston Blue BC-17	Langston Blue BC-08	Forest Green CC-09	Wick Blue BC-14	Lambton Blue BC-12	Dark Green CC-18
Lambton Blue CC-12	Lambton Blue BC-02	Camden Blue BC-01	Forest Green BC-12	Stone Blue CC-03	Lambton Blue BC-04	Stonington Green BC-13	Wick Blue BC-15	Walrus Blue BC-03	Camden Blue BC-06
Walrus Blue BC-01	Camden Blue BC-03	Forest Green CC-07	White Green CC-02	Stonington Blue BC-18	Forest Green BC-16	Lambton Blue BC-11	Wick Blue BC-17	Walrus Blue BC-04	Camden Blue BC-09