

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: John M. Fleming
Managing Director, Planning and City Planner

Subject: Passage of Designating By-law for 440 Grey Street

Meeting on: April 3, 2018

Recommendation

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the attached by-law to designate 440 Grey Street to be of cultural heritage value or interest **BE INTRODUCED** at the Municipal Council meeting to be held on April 10, 2018; it being noted that this matter has been considered by the London Advisory Committee on Heritage and public notice has been completed with respect to the designation in compliance with the requirements of the *Ontario Heritage Act*.

Executive Summary

Summary of Request

The designation of the property at 440 Grey Street was requested by Municipal Council.

Purpose and the Effect of Recommended Action

The purpose and effect of the recommended action is to pass the by-law to designate the property at 440 Grey Street under Section 29 of the *Ontario Heritage Act*. This is the final step in the designation process.

Rationale of Recommended Action

The evaluation of the property at 440 Grey Street found that the property is of significant cultural heritage value or interest, and merits designation under the *Ontario Heritage Act*.

Analysis

1.0 Background

The property at 440 Grey Street is of significant cultural heritage value or interest because of its physical or design values and its contextual values.

The building located at 440 Grey Street is a one-storey, buff “London brick” Ontario Cottage circa 1880. It exhibits many of the characteristics of this architectural style including a square plan, low, hipped roof, and symmetrical façade with a central doorway that is flanked by two identical windows. The façade is three-bay and well-proportioned, with a small gable over the front entrance. Contextually, 440 Grey Street is a very modest, working-class home of the period. The area surrounding the property is commonly known as the SoHo (South of Horton) Neighbourhood, and has existed within the same boundaries since London’s inception in 1840; SoHo has been identified as a potential Heritage Conservation District. Historically, this area has been associated with the Black settlement in London during the mid-1800’s, and its early days as a place of refuge on the Underground Railroad.

At its meeting on September 6, 2017, the London Advisory Committee on Heritage (LACH) recommended designation of the property at 440 Grey Street. A Statement of Cultural Heritage Value or Interest was brought forward to the Planning and Environment Committee meeting held on January 8, 2018. Municipal Council resolved to issue its notice of intent to designate the property under Section 29 of the *Ontario Heritage Act* at its meeting on January 16, 2018. This notice was served on the Ontario Heritage Trust and the property owner. The notice was also published in *The Londoner*

on February 1, 2018; the thirty day appeal period expired on March 5, 2018. No appeals were received.

The final steps to designate the property at 440 Grey Street under the *Ontario Heritage Act* are the passage of the designating by-law (Appendix A) and registration of that by-law on the title of the property.

2.0 Conclusion

The property at 440 Grey Street is a significant cultural heritage resource in the City of London and should be protected under the *Ontario Heritage Act*.

Prepared and Submitted by:	Jim Yanchula, MCIP, RPP Manager, Urban Regeneration
Recommended by:	John M. Fleming, MCIP, RPP Managing Director, Planning and City Planner

March 26, 2018
JY/

Appendix A

Bill No.
2018

By-law No. L.S.P.-_____

A by-law to designate 440 Grey Street to be of cultural heritage value or interest.

WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of cultural heritage value or interest;

AND WHEREAS notice of intention to so designate the property known as 440 Grey Street has been duly published and served and no notice of objection to such designation has been received;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The real property at 440 Grey Street, more particularly described in Schedule "A" attached hereto, is designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published once in a newspaper of general circulation in The City of London, to the satisfaction of the City Clerk, and to enter the description of the aforesaid property, the name and address of its registered owner, and designation statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on April 10, 2018.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – April 10, 2018
Second Reading – April 10, 2018
Third Reading – April 10, 2018

SCHEDULE "A"
To By-law No. L.S.P.-_____

Legal Description

Part Lot 14, N/E Grey Street, Plan 178(E), as in 577879, London

SCHEDULE "B"
To By-law No. L.S.P.-_____

Statement for Designation

Description of Property

440 Grey Street is located in a residential neighbourhood on the north side of the street, between Colborne Street and Maitland Street. Contextually the residential block works to form part of an area of London, known as SoHo.

Grey Street runs in an east-west direction from Adelaide Street in the East, to the Labatt's Brewery in the west near the Thames River. The property has a rectangular lot that is similar in size and shape to neighbouring properties to the east and west. The property includes a detached one storey brick residential building, with a one storey detached structure at the rear of the parcel. The dwelling was built circa 1881. An unpaved driveway is located on the west edge of the property line.

Statement of Cultural Heritage Value or Interest

The property located at 440 Grey Street, London, Ontario is of significant cultural heritage value because of its design value and its contextual value.

The built features of the property consist of a one storey brick residential structure. Built circa 1881, the house is an Ontario Cottage executed in buff 'London' brick and exhibits a symmetrical 3-bay façade with central doorway and flanking windows that is representative of this style. The accessory building at the rear of the property is not believed to have any cultural heritage value.

This property has contextual value because it is important in maintaining and supporting the character of the SoHo neighbourhood. The property also has contextual value due to its historical linkages to what has been an important ethnically diverse working class neighbourhood as well its association with Black settlement in London. This is characterized by the nearby Beth Emanuel Church located at 430 Grey Street. In addition, the area was also a site for the early Jewish community in London.

Heritage Attributes

The heritage attributes which support or contribute to the cultural heritage value or interest of 440 Grey Street includes:

- The one storey Ontario Cottage with a low hipped roof and central peaked gable;
- The setback of the house from the street;
- The double width buff brick construction;
- The symmetrical 3-bay façade with central doorway and flanking windows;
- The two identical front two-over-two sash wood windows topped by segmented arch brick voussoirs;
- The west elevation evenly spaced two-over-two sash window openings topped by segmented arch brick voussoirs;
- The front façade brick stringer 'frame' which effectively creates brick pilasters at the corners;
- The wood paneled entrance door surround;
- The transom with etched coloured glass displaying the house number; and
- The gable window opening with brick arch.