

## 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 163 Oxford Street East  
**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 163 Oxford Street East 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 163 Oxford Street East was requested by the property owners.

#### 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 163 Oxford Street East 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 163 Oxford Street East 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 163 Oxford Street East is of significant cultural heritage value or interest because of its physical or design values and its contextual values.

The property consists of a narrow two and one half storey, front gable, brick-veneer residential structure built in an Edwardian architectural style. Architectural features which represent the Edwardian style include the use of imported red brick, the three stained glass windows, the full length façade front porch, porch columns and balustrade with restrained classical detailing and gable pediment. Contextually, the building located at 163 Oxford Street East has a combination of architectural features and modest design elements that make it unique while still contributing to the eclectic character of buildings found in the Talbot North area of London.

The property owners, Kelley McKeating & Bruce Jones, requested the designation of their property at 163 Oxford Street East to recognize its cultural heritage value or interest. Supported by the recommendation of the London Advisory Committee on Heritage (LACH) at its meeting on December 13, 2017, 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 163 Oxford Street East 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 163 Oxford Street East is a significant cultural heritage resource in the City of London and should be protected under the *Ontario Heritage Act*.

<b>Prepared by:</b>	<b>Kyle Gonyou, CAHP Heritage Planner</b>
<b>Submitted by:</b>	<b>Jim Yanchula, MCIP, RPP Manager, Urban Regeneration</b>
<b>Recommended by:</b>	<b>John M. Fleming, MCIP, RPP Managing Director, Planning and City Planner</b>

March 26, 2018  
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## Appendix A

Bill No.  
2018

By-law No. L.S.P.-\_\_\_\_\_

A by-law to designate 163 Oxford Street East 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 163 Oxford Street East 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 163 Oxford Street East, 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 Lots 8 and 9, s/s Oxford Street, Plan 22(W), as in 909614, London

**SCHEDULE "B"**  
**To By-law No. L.S.P.- \_\_\_\_\_**

**Statement for Designation**

**Description of Property**

The property at 163 Oxford Street East is located on the south side of Oxford Street East between Talbot Street and St. George Street.

Oxford Street is a five lane street which runs in an east-west direction; curbs and sidewalks are found on both the north and south side. The property is on an L-shaped lot and the building is set back from the street in alignment with the front facades of neighbouring buildings. A paved driveway located at the rear of the house offers vehicular access and pedestrian access from the Oxford Street East sidewalk is achieved through concrete steps.

**Statement of Cultural Heritage Value or Interest**

The property located at 163 Oxford Street East, London, Ontario is of significant cultural heritage value because of its physical or design value and its contextual value.

The property consists of a narrow two and one half storey, front gable, brick-veneer residential structure built in an Edwardian architectural style. Architectural features which represent the Edwardian style include the use of imported red brick, the three stained glass windows, the full length façade front porch, porch columns and balustrade with restrained classical detailing and gable pediment. This infill building was built c. 1908 and occupied by a variety of middle class residents throughout the 20<sup>th</sup> century.

The building located at 163 Oxford Street East has a combination of architectural features and modest design elements that make it unique while still contributing to the eclectic character of buildings found in the Talbot North area of London. The property is nestled between 155 Oxford Street East (a listed property) and 165 Oxford Street East (Designated under Part IV of the OHA) and is representative example of a compatible early 20<sup>th</sup> century infill building. The property works to reinforce the original residential nature of the streetscape. The numerous refined, but modest, design features help express the socio-economic mix of buildings associated with Talbot North area of London at the turn of the century.

**Heritage Attributes**

The heritage attributes which support or contribute to the cultural heritage value or interest of the property at 163 Oxford Street East include:

- The two and one-half storey residential building;
- The setback of the building from Oxford Street East, with a wide boulevard and concrete steps to facilitate access from the sidewalk;
- Slate roof with octagonal-shaped tiles;
- Red brick veneer;
- The front and rear gable pediments with wood shingle imbrication;
- The wooden sunburst motif design found in the front, rear and side gables;
- The rectangular gable window with the flat, modestly designed, wooden trim;
- The overhanging eaves, molded wooden soffit and simple decorative wooden frieze;
- The exterior brick chimney located on the eastern elevation;
- The segmental arched window openings with the original double hung wooden windows, brick voussiors and plain lug sills;
- The large window opening with stained glass transoms found on the main level of the façade;
- The stained glass window found on the western elevation;

- The semielliptical arch window opening on the eastern elevation with plain lug sill, brick header voussoirs and decorative stain glass window;
- The open porch with offset gable peak (over the doorway and stairs) with inset vertical wooden planks in the pediment and a shed style roofline made with a slate roof with octagonal-shaped tiles;
- The decorative wood fascia with dentils found on the porch roofline;
- The open porch supported by decorated wooden columns with capitals, bases, and collars, which rest upon tapered brick engaged piers;
- The wooden balustrade with upper and lower wooden railing;
- The wooden plank porch flooring and wooden porch skirt; and,
- The original wooden door found on the facade with circular glass insert and rectangular transom with clear glass insert