

HERITAGE IMPACT ASSESSMENT

**723 LORNE AVENUE
FORMER LORNE AVENUE PUBLIC SCHOOL
CITY OF LONDON ONTARIO**

Prepared for:

City of London
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ASI File: 18CH-104

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EXECUTIVE SUMMARY

ASI was contracted by the City of London to prepare a Heritage Impact Assessment (HIA) for the former Lorne Avenue Public School property at 723 Lorne Avenue in the City of London Ontario. The proposal involves the rezoning of the property to permit two areas of residential development and an area of open space. The rezoning will allow for the construction of 12-13 units of detached residences and a park on the site of the former Lorne Avenue Public School property. The property is situated within the Old East Heritage Conservation District (OEHCD) and as such the Zoning By-law Amendment for the property will be assessed using the policies and guidelines outlined in the OEHCD Plan (2006).

This HIA has evaluated the proposed rezoning application on the property of the former Lorne Avenue Public School and determined that the proposal will not have a significant impact on the cultural heritage value of the OEHCD. The policies incorporated within the proposed zoning are consistent with the policies and guidelines outlined in the OEHCD Conservation and Design Guidelines report. Furthermore, the proposed public space will provide an opportunity to enhance the area's cultural heritage value through the introduction of an interpretation strategy that reflects the history of the property and area.

The following recommendations have been made based on the proposed rezoning application and in consideration of overall impacts to the OEHCD:

1. The architectural elements, materials, and palettes of new buildings should be consistent with the policies and guidelines described in Section 4.5 of the OEHCD Conservation and Design Guidelines (2006). Plans and drawings demonstrating how the building is consistent with the policies and guidelines should be submitted to the heritage planning staff at the City of London and approved as a condition of site plan approval.
2. A landscaping plan should be established for properties within the new development, incorporating the Streetscape Design Guidelines described in Section 5 of the OEHCD Conservation and Design Guidelines report. The landscaping plan should be submitted to heritage planning staff at the City of London and approved as a condition of site plan approval.
3. As per the Request for Demolition report produced by the City of London (dated 28 August, 2017) the following salvaged elements from the Lorne Avenue Public School should be incorporated into an interpretation strategy for the proposed open space:
 - i. The school bell; and,
 - ii. Aluminum lettering that had been affixed to the north façade of the building.



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1.0 INTRODUCTION

ASI was contracted by the City of London to prepare a Heritage Impact Assessment (HIA) for the former Lorne Avenue Public School property at 723 Lorne Avenue in the City of London Ontario. The demolition of the former Lorne Avenue Public School was approved in 2017 and the building is no longer present on the property. The proposal involves the rezoning of the property to permit for two areas of residential development and an area of open space. The rezoning will allow for the construction of 12-13 units of detached residences and a park on the site of the former Lorne Avenue Public School property. The property is situated within the Old East Heritage Conservation District (OEHCD) and new development must be consistent with the policies and guidelines outlined in the OEHCD Plan.

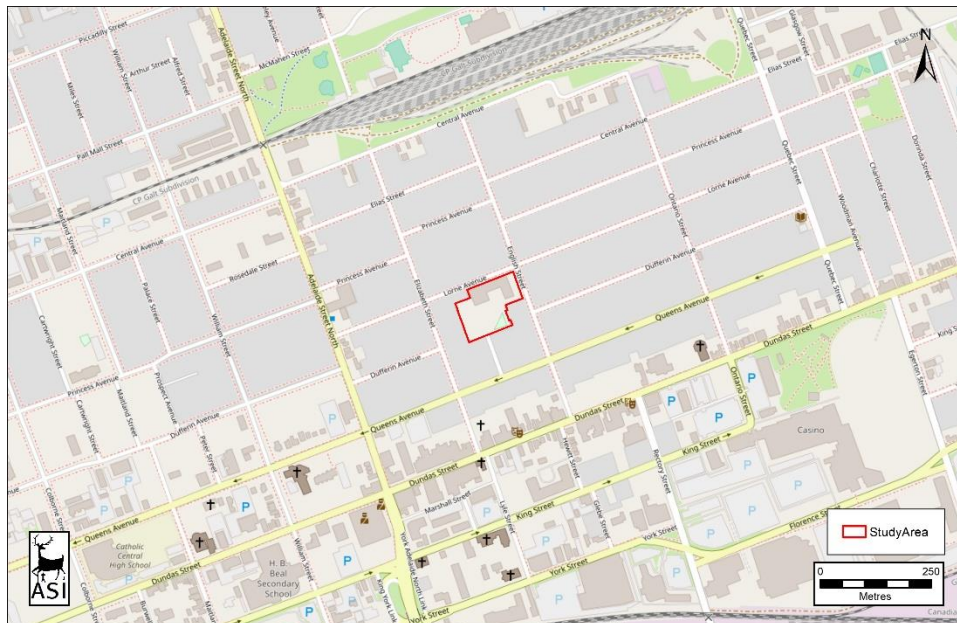


Figure 1: Location map (Base Map: Open Street Maps)

The research, analysis, and site visit were conducted by James Neilson under the project direction of Annie Veilleux, Manager of the Cultural Heritage Division, ASI. The present HIA follows the Ministry of Tourism, Culture and Sports' *Ontario Heritage Toolkit* (2006) and the *OEHCD Conservation Plan* (2006) and *Conservation and Design Guidelines* (2006). Research was completed to investigate, document and evaluate the property and measure the appropriateness of the proposed rezoning.

This document will provide:

- a historical overview and analysis of the property;
- a description of the proposed rezoning;
- assessment of potential positive and negative impacts of the proposed rezoning using the policies and guidelines of the OEHCD; and
- a list of mitigation measures to ensure that any negative impacts on adjacent heritage resources are minimized.

1.1 Location and Study Area Description

The proposed rezoning is for the property at 723 Lorne Avenue, formerly known as the Lorne Avenue Public School, in the City of London Ontario. The 1.36 hectare property is located on the southwest corner of Lorne Avenue and English Street (Figure 2). At the time of field review, the Lorne Avenue Public School was demolished. The surrounding area forms part of the Old East Heritage Conservation District (OEHCD) and consists of a low-rise residential neighbourhood.

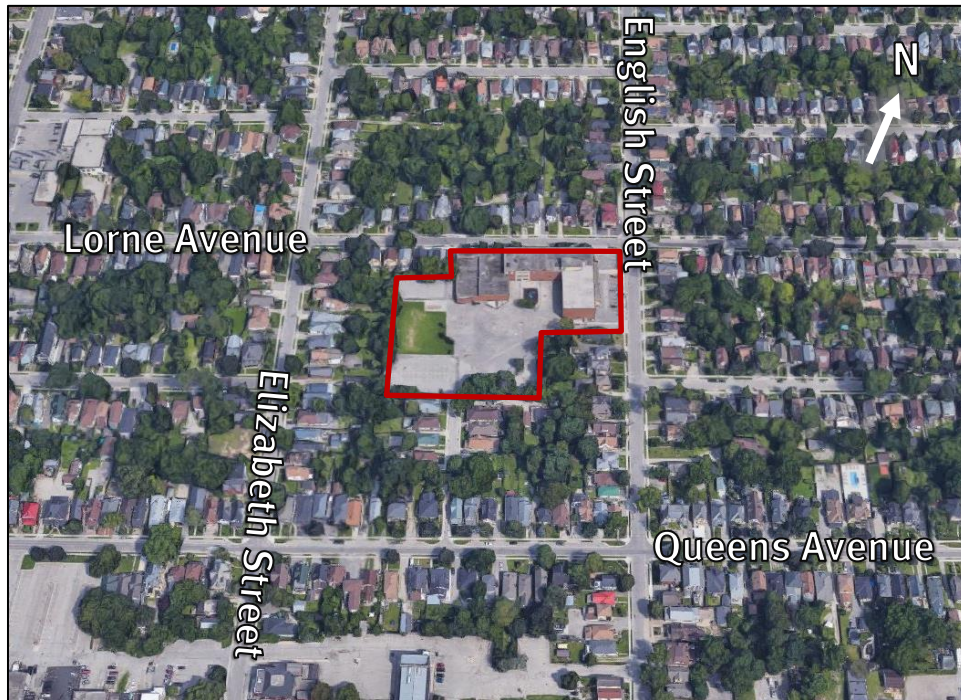


Figure 2: Aerial photo of the subject property

1.2 Policy Framework

The authority to request this Heritage Impact Assessment arises from the *Ontario Heritage Act*, Section 2(d) of the *Planning Act*, the *Provincial Policy Statement* (2014), and the City of London's Official Plan: *The London Plan* (23 June 2016).

The *Ontario Heritage Act* (OHA) enables designation of properties and districts under Part IV and Part V, Sections 26 through 46 and provides the legislative bases for applying heritage easements to real property.

The *Planning Act* (1990) and related *Provincial Policy Statement* (PPS 2014) make several provisions relating to heritage conservation. One of the general purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions. To inform all those involved in planning activities of the scope of these matters of provincial interest, Section 2 of the *Planning Act* provides an extensive listing. These matters of provincial interest shall be regarded when certain authorities, including the council of a municipality, carry out their responsibilities under the *Act*. One of these provincial interests is directly concerned with:

- 2 (i) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

The *PPS* indicates in Section 4 - Implementation/Interpretation, that:

- 4.7 The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.

Those policies of relevance for the conservation of heritage features are contained in Section 2, *Wise Use and Management of Resources*, in which the preamble states that “Ontario's long-term prosperity, environmental health, and social well-being depend on protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.”

Accordingly, in subsection 2.6, *Cultural Heritage and Archaeology* makes the following relative provisions:

- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- 2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

This provides the context not only for discrete planning activities detailed in the *Planning Act* but also for the foundation of policy statements issued under Section 3 of the *Planning Act*.

The City of London's Official Plan, *The London Plan* (23 June 2016), provides policy direction for cultural heritage resources within the city. Policies relevant to this proposal include:

Cultural Heritage

DESIGN



- 565 New development, redevelopment, and all civic works and projects on and adjacent to heritage designated properties and properties listed on the Register will be designed to protect the heritage attributes and character of those resources, to minimize visual and physical impact on these resources. A heritage impact assessment will be required for new development on and adjacent to heritage designated properties and properties listed on the Register to assess potential impacts, and explore alternative development approaches and mitigation measures to address any impact to the cultural heritage resource and its heritage attributes
- 567 In the event that demolition, salvage, dismantling, relocation or irrevocable damage to a cultural heritage resource is found necessary, as determined by City Council, archival documentation may be required to be undertaken by the proponent and made available for archival purposes.
- 569 Where, through the process established in the Specific Policies for the Protection, Conservation and Stewardship of Cultural Heritage Resources section of this chapter and in accordance with the Ontario Heritage Act, it is determined that a building may be removed, the retention of architectural or landscape features and the use of other interpretive techniques will be encouraged where appropriate.

SPECIFIC POLICIES FOR THE PROTECTION, CONSERVATION AND STEWARDSHIP OF CULTURAL HERITAGE RESOURCES

HERITAGE CONSERVATION DISTRICTS

- 586 The City shall not permit development and site alteration on adjacent lands to heritage designated properties or properties listed on the Register except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the heritage designated properties or properties listed on the Register will be conserved.
- 598 City Council shall not permit development and site alteration on adjacent lands to a heritage conservation district except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.
- 600 Where a property within a heritage conservation district is to be demolished or removed, the City will ensure the owner undertakes mitigation measures including a detailed documentation of the cultural heritage features to be lost, and may require the salvage of materials exhibiting cultural heritage value for the purpose of re-use or incorporation into the proposed development.

1.3 Project Consultation

The following organizations, websites, online heritage documents, and online heritage mapping tools were consulted to confirm the level of significance of the subject property, the location of additional previously identified cultural heritage resources adjacent to the study area, and to request additional information generally:



- Old East Heritage Conservation District Conservation and Design Guidelines and Conservation Plan [Accessed 9 August 2018]
- Correspondence by email with Heritage Planner Kyle Gonyou [13 August 2018]
- Canadian Register of Historic Places [Accessed 9 August 2018] at <http://www.historicplaces.ca/en/pages/about-apropos.aspx>;
- Parks Canada website (national historic sites) [Accessed 9 August 2018] at <http://www.pc.gc.ca/eng/progs/lhn-nhs/index.aspx>;

1.4 Cultural Heritage Value

The property at 723 Lorne Avenue, formerly known as the Lorne Avenue Public School, is designated under Part V of the *Ontario Heritage Act* and situated within the Old East Heritage Conservation District (OEHCD) (Figure 3). 723 Lorne Avenue was assigned a Group D ranking within the OEHCD Study which signifies that the property contains no heritage significance for the following reasons:

- Original heritage qualities had been irreversibly lost or covered
- The original design, new or old, was lacking architectural character to contribute to the area.



Figure 3: Old East Heritage Conservation District Map (City of London)

2.0 HISTORICAL RESEARCH

The following land use history is a synopsis of the land use histories contained within the Stage 1 Archaeological Assessment by Amec Foster Wheeler (2015) and the Stage 2 Archaeological Assessment conducted by Timmins Martelle Heritage Consultants (2017). Both reports provide extensive information on the history of the property and, in conversation with City of London Heritage Planner Kyle Gonyou, it was determined that no additional historical research was required.

The subject property is located within Lot 12, Concession 1 of London Township in Middlesex County, which would come to form part of the City of London.

2.1 Township and Settlement History

2.1.1 London Township

London Township is one of the first in Middlesex County to be extensively settled. Working alongside Colonel Thomas Talbot to create opportunities for settlement, Colonel Mahlon Burwell initiated the first formal survey of London Township in 1810. This survey initially focused on the first six concessions north to today's Sunningdale Road but was suspended when war erupted in 1812. The northern section of the township was surveyed following the war, with the first settlers arriving between 1817 and 1818. The first land patent, however, dates to 1812 and relates to lands that formed part of Burwell's initial survey. Among those who received the earliest patents were Burwell himself and the honorable John Hale. These grants were given in lieu of payment for services and loyalty, as both gentlemen did not plan to homestead on these lots, but instead intended to sell them to arriving immigrants (LTHBC 2001:11-14; Page 1878:9).

In 1818, a group of Irish settlers arrived in London Township and established homesteads on lots in the 4th, 5th, and 6th concessions. Their emigration was organized by Richard Talbot of Tipperary, Ireland, who had spent a great deal of time working on behalf of the government to find families who were interested in relocating to Upper Canada. Richard Talbot took the advice of his kinsman Colonel Thomas Talbot and brought these families to London Township which was said to be one of the most productive agricultural areas in the Thames River Valley (LTHBC 2001:13-14). By 1851, much of London Township had been settled.

2.2 Land Use History

2.2.1 Lorne Avenue Public School

The Lorne Avenue School property is located within Lot 12, Concession 1 of London Township in Middlesex County, which would come to form part of the City of London. The subject property, containing the former Lorne Avenue School, encompasses part of Lots 1, 2, 3, 4, 5, 8, 9, 10, 11, A & B and all lots 6 & 7 Block I of Registered Plan 296 (3rd) in the City of London (Timmins Martelle 2017)

Nobel English obtained a land grant of 100-acres in 1819 from Colonel Thomas Talbot. In 1837, English purchased an additional 100-acres. His land was now defined by Dundas Street, Central Avenue, Adelaide Street, and Woodman Avenue. Thirty-five of those 200 acres were subdivided between Adelaide Street and Elizabeth Street. By 1862, the *Tremaine Map of Middlesex County* (Figure 4) shows the subject property within an additional area of subdivided land. After English's death in 1872 the remainder of his property was surveyed and subdivided by Samuel Peters under the direction of his heirs and appears on the 1875 *Tackabury's Atlas of the Dominion of Canada* (2017-08-28 PEC Report, Figure 5). Many of the streets were named for members of the English family (2017-08-28 PEC Report).

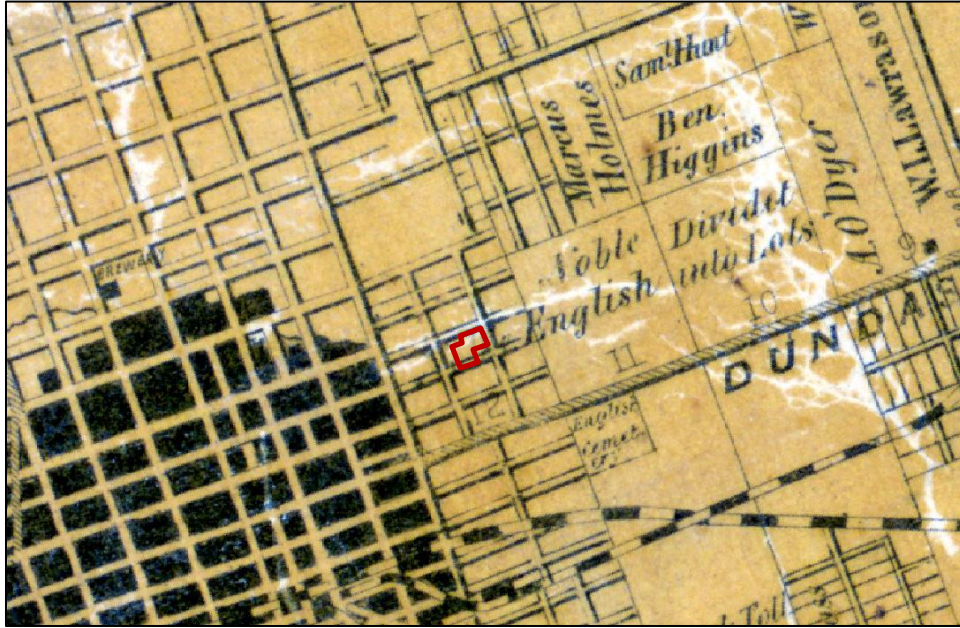


Figure 4: 1862 *Tremain Map of Middlesex County* (Tremain 1862)

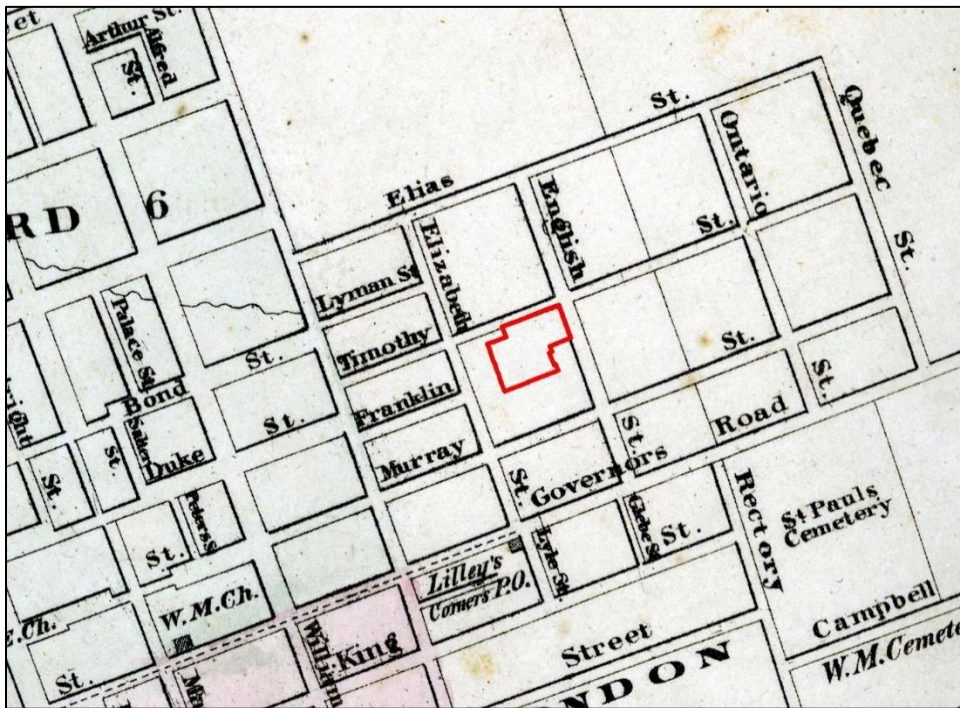


Figure 5: 1875 *Tackabury's Atlas of the Dominion of Canada* (University of Western Ontario)

The subject property within the English subdivision was purchased by the “School Board” to serve the growing needs of the newly incorporated Village of London East. The first school was erected in 1875 and consisted of a two-room brick school that faced onto Timothy Street. For a short time, this school was known as Timothy School and later became known as the Anderson School as a tribute to Murray Anderson, the first mayor of the incorporated City of London in 1855 and a prominent London East

resident (2017-08-28 PEC Report). The school encompassed at least two settlement lots (Lot 6 and 7, Block I Registered Plan 296) within a surveyed subdivision surrounded by English, Elizabeth, Timothy, and Murray Streets (Timmins Martelle 2017:10). The school was renamed Lorne Avenue Public School in the 1870s (2017-08-28 PEC Report).

Due to high enrolment, the school needed an additional two classrooms which were built in 1879 (AMEC Foster Wheeler 2015). By 1885, Inspector J. B. Boyle thought that the school had “not a single good classroom” (Matthews 1955). As a response, four classrooms were added in 1890 to deal with the increasing population of the area and a two-room addition designed by Herbert Edward Matthews was constructed in 1896 (2017-08-28 PEC Report). These classrooms were added to the south elevation of the building and brought the total number of classrooms to ten (Matthews 1955).

In 1906-08, an addition with four classrooms and extensive façade alterations designed by William G. Murray brought the front of the building almost up to Lorne Avenue (2017-08-28 PEC Report). This expansion included: large halls, up-to-date sanitary facilities, and a modern heating system (Matthews 1955). The expansion reduced the playground, a problem that was addressed by the purchase of 150 feet of property from the owners of each of the four lots facing Lorne Avenue on the west side of the school (Matthews 1955).

In 1952, the fifteenth classroom was added and in 1956, a three-floor wing to the west was added (2017-08-28 PEC Report). The 1954 aerial photo demonstrates how the property looked at this time (Figure 6). In 1961 another three-floor wing was added to the east and front of the school (Timmins Martelle 2017). To achieve this, the residential lot comprising 731 Lorne Avenue (Lot 8 of Block I) was purchased and its building demolished (Timmins Martelle 2017).



Figure 6: 1954 aerial photo (University of Toronto)

In 1969, a tender was put out for the demolition of the original school building and the construction of a new building. The first part of the construction occurred when six houses, along the west side of English Street and adjacent to the school (comprising parts of Lot 9 and 10, Block I), were purchased and demolished. Only the 1961 extension of the previous building was retained. By 1970, the new building

was complete (Timmins Martelle 2017). The grounds were also graded, infilled, or cut and levelled at this time and then paved over (Timmins Martelle 2017).

It was announced in 2013 that Lorne Avenue Public School was to be closed and declared surplus as of 2015. Efforts were made by the Thames Valley District School Board to sell the school (2017-08-28 PEC Report). The City of London entered into an agreement of purchase and sale with the Thames Valley District School Board to acquire the Lorne Avenue Public School in 2014. In 2015 and 2016, the City initiated a process to explore the future of the site, including potential adaptive reuse and park schemes (2017-08-28 PEC Report).

In October 2016, the City of London took possession of the Lorne Avenue Public School property. In June 2017, Municipal Council provided direction to Civic Administration to proceed with demolition (2017-08-28 PEC Report).

3.0 CULTURAL HERITAGE VALUE

3.1 723 Lorne Avenue

The property at 723 Lorne Avenue is located within the Old East Heritage Conservation District. The OEHCD was designated under Part V of the *Ontario Heritage Act* in 2006. 723 Lorne Avenue was assigned a Group D ranking within the OEHCD Study which signifies that the property contains no heritage significance for the following reasons:

- Original heritage qualities had been irreversibly lost or covered
- The original design, new or old, was lacking architectural character to contribute to the area.

Group D properties only require heritage permits for new buildings as per Section 7.2 of the *OEHCD Conservation Plan* (2006)

4.0 EXISTING CONDITIONS

4.1 723 Lorne Avenue and the Surrounding Area

A field review was conducted by James Neilson, Cultural Heritage Specialist, on 20 August 2018 to survey and document the property at 723 Lorne Avenue and the surrounding area.

At the time of review, 723 Lorne Avenue was the site of the former Lorne Avenue Public School. The school has been demolished and the property currently consists of an empty field surrounded by fencing (Figure 7).





Figure 7: Former Lorne Avenue Public School Property

The surrounding area consists of one and two-storey residences exhibiting different styles and deriving from different eras (Figure 8 to Figure 13). Residences have front lawns and driveways that extend to the side of each residence. The treelined streets also contain narrow boulevards and sidewalks.



Figure 8: Example of housing in the surrounding area.



Figure 9: Example of housing in the surrounding area.



Figure 10: Example of housing in the surrounding area.



Figure 11: Example of housing in the surrounding area.



Figure 12: Example of housing in the surrounding area.



Figure 13: Example of housing in the surrounding area.

Queens Place is an exception in the area, primarily consisting of one-storey residences on small lots and short setbacks from the street (Figure 14 to Figure 19). Queens Place consists of a narrow laneway from Queens Avenue which widens as it extends within the block towards the original parking lot for the school.



Figure 14: Signage for Queens Place and Queens Avenue streetscape



Figure 15: Entrance to Queens Place



Figure 16: Queens Place streetscape



Figure 17: example of residential building on Queens Place



Figure 18: West side of Queens Place



Figure 19: East side of Queens Place

5.0 PROPOSED REZONING

5.1 Proposed Zoning By-Law Amendment

ASI has evaluated the proposed zoning by-law amendment produced by the City of London for the property. The proposal involves the rezoning of the property to permit for two areas of residential development and an area of open space. The rezoning will allow for a redevelopment consisting of the construction of 12-13 units of detached residences and a park on the site of the former Lorne Avenue Public School property. The proposed zoning by-law amendment divides the existing Lorne Avenue Public School property into three areas: two zoned for low-rise residential buildings (Residential Area 1 and Residential Area 2) and one zoned for open space.

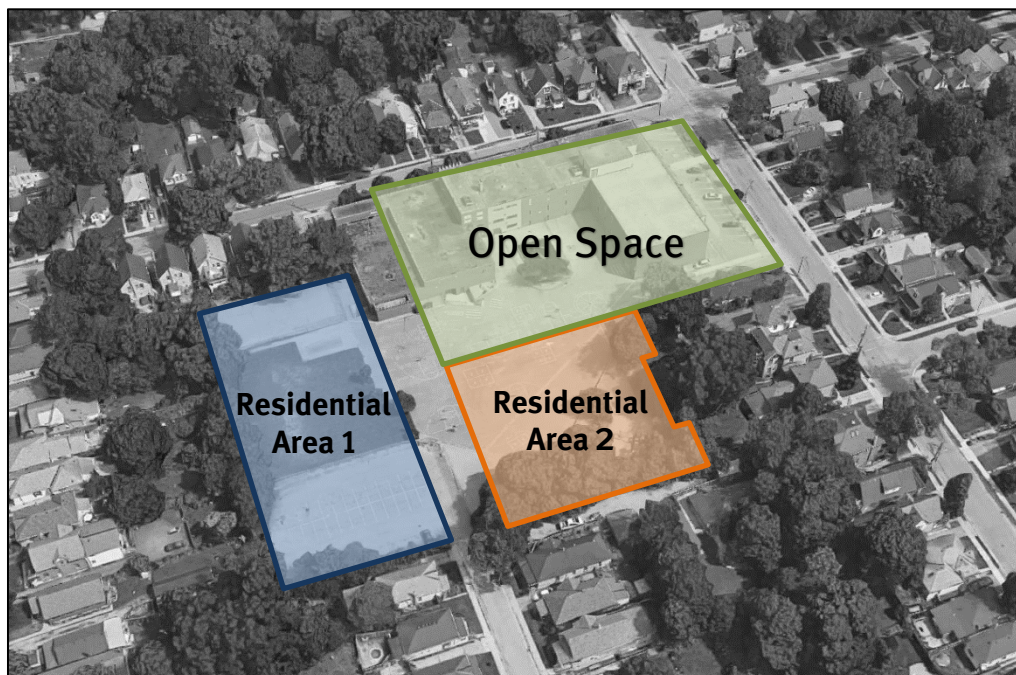


Figure 20: Proposed rezoning (Basemap by Google)

Table 1 outlines the contents of the zoning proposed for each area of the existing property. Residential Areas 1 and 2. Both areas permit single-detached dwellings with special exemptions for reduced front yard setbacks that are consistent with the existing character of Queens Place. However, Residential Area

2 also provides for an alternative layout that allows the residential dwellings to face northward with the primary entryway facing the proposed open space and permission for a garage in the rear.

Table 1: Proposed Rezoning By-law Areas.

Residential Area 1	Residential Area 2	Open Space
<p>Residential R1 Special Provision (R1-2()) Zone</p> <ul style="list-style-type: none"> - Permitted Use: Single-detached dwellings - Special Provisions for: <ul style="list-style-type: none"> - Maximum height 9m (2-storeys) - Reduced front yard setback (intended to line up with existing buildings on Queens Place, however numerical standards will be developed once the road ROW is determined) - Attached garages are not permitted - Maximum driveway width 3m 	<p>Residential R1 Special Provision (R1-2()) Zone</p> <ul style="list-style-type: none"> - Permitted Use: Single-detached dwellings - Special Provisions for: <ul style="list-style-type: none"> - Maximum height 9m (2-storeys) - Reduced front yard setback (intended to line up with existing buildings on Queens Place, however numerical standards will be developed once the road ROW is determined) - Attached garages are not permitted - Maximum driveway width 3m <p>Residential R6 Special Provision (R6-2()) Zone</p> <ul style="list-style-type: none"> - Permitted Use: Single-detached dwellings - Special Provisions for: <ul style="list-style-type: none"> - Maximum height 9m (2-storeys) - Reduced front yard setback - Attached garages are not permitted - The primary entrance for the dwelling unit must front onto the north property line - Maximum driveway width 3m 	<p>Open Space (OS1) Zone</p> <ul style="list-style-type: none"> - Permits open space uses including public parks

The result of the proposed rezoning will allow for one of two scenarios. Scenario 1 (Figure 21) would allow for eight detached residences on the west side and four detached residences on the east side of an extended Queens Place. The proposed park would be situated on the northeast corner of the property. Scenario 2 (Figure 22) would allow for eight detached residences on the west side of an extended Queens Place. In lieu of four detached residences on the east side of the street, five detached residences would be



permitted. These residences would be oriented perpendicular to Queens Place with a shared laneway providing access to each residence.



Figure 21: Permitted rezoning - Scenario 1 (City of London)

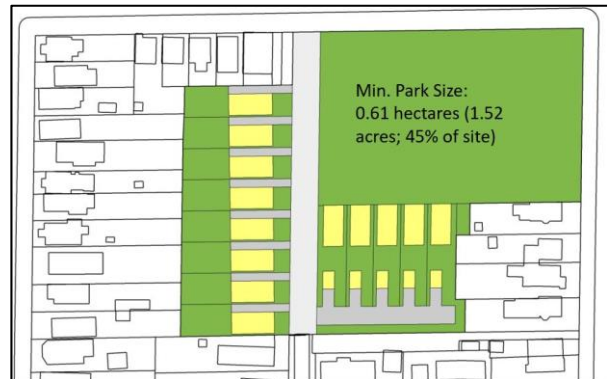


Figure 22: Permitted rezoning - Scenario 2 (City of London)

5.2 Impact Assessment

The proposed rezoning of the property at 723 Lorne Avenue will permit the construction of 12 to 13 units of detached residences and a park. As the development is located within the OEHCD, this impact assessment will examine the appropriateness of the proposed rezoning with regards to the policies and guidelines outlined within the OEHCD Plan (see **Table 2**).

Table 2: Impact Assessment

Recommended Practices and Design Guidelines	Assessment of the Proposed Rezoning
Match setback, footprint, size and massing patterns of the neighbourhood, particularly to the immediately adjacent neighbors.	The proposed rezoning will allow for new residential buildings to match the setback, footprint, size and massing patterns of adjacent houses and the broader neighbourhood. The proposed setbacks are consistent with the buildings on Queens Place. Additionally, the two-storey maximum height allowance and detached garages will provide a footprint, size and massing envelope that is consistent with the adjacent neighbours and surrounding area.
Respond to unique conditions or location, such as corner properties.	None of the proposed buildings are situated on corners. The response to the unique infill condition involves setbacks that are smaller than normal for the neighbourhood as a means of being consistent with neighbouring properties on Queens Place. The unique condition of the potential siting of houses on the edge of the open space will have no impact on the cultural heritage value of the OEHCD.
Use roof shapes and major design elements that are complementary to surrounding buildings and heritage patterns.	No building plans have been submitted as part of the rezoning application. The use of roof shapes and major design elements can be confirmed during the site plan approval stage as a condition of approval.

<p>Use materials and colours that represent the texture and palette of the heritage area.</p>	<p>No materials have been proposed as part of the rezoning application. The materials and palette can be confirmed during the site plan approval stage as a condition of approval.</p>
<p>Where appropriate, incorporate some of the details that were standard elements in the principal facades of the properties in Old East London. Such details as transoms and sidelights at doors and windows, covered porches, divided light windows and decorative details to articulate plain and flat surfaces, add character that complements the original appearance of the neighbourhood, and add value to the individual property.</p>	<p>No designs have been proposed as part of the rezoning application. The character defining elements of the new buildings can be confirmed during the site plan approval stage as a condition of approval.</p>
<p>Front drive garages are strongly discouraged. Garages should be detached and located in the rear yard whenever possible</p>	<p>As part of the proposed rezoning application, the provision for detached garages situated in the rear yard is included.</p>

In summary, the proposed rezoning of the property is consistent with the policies and guidelines for new buildings set out in Section 4.5 of the OEHCD Conservation and Design Guidelines. Where guidelines have not been addressed due to the preliminary nature of the plans as part of the rezoning, conditions of approval can be integrated to ensure that new buildings are consistent with the policies and guidelines described in the OEHCD Plan.

Overall, the proposed rezoning of the property will contribute positively to the OEHCD. The proposed rezoning will ensure that new development on the property is consistent with the OEHCD guidelines and provides an opportunity to set an example for potential infill development elsewhere in the district. Additionally, the creation of public space on the site of the former Lorne Avenue Public School will create a destination in the area that will allow the community to congregate and experience the cultural heritage value of the OEHCD. This community space could be a significant contributor to the community particularly given the opportunities to enhance the public space in meaningful ways through interpretation and design. Recommendations regarding public space enhancements along with other mitigation measures are provided in Section 5.3.

5.3 Mitigation Measures

The proposed rezoning is situated within the OEHCD, which is designated under Part V of the *Ontario Heritage Act*. Given the cultural heritage value of the surrounding area, the following mitigation measures are proposed:

1. A landscaping plan should be established for properties within the new development, incorporating the Streetscape Design Guidelines described in Section 5 of the OEHCD Conservation and Design Guidelines report. The landscaping plan should be submitted to heritage planning staff at the City of London and approved as a condition of site plan approval.
2. As per the Request for Demolition report produced by the City of London (dated 28 August, 2017) the following salvaged elements from the Lorne Avenue Public School should be incorporated into an interpretation strategy for the proposed open space:



- i. The school bell; and,
- ii. Aluminum lettering that had been affixed to the north façade of the building.

6.0 CONCLUSION

This HIA has evaluated the proposed rezoning application on the property of the former Lorne Avenue Public School and determined that the proposal will not have a significant impact on the cultural heritage value of the OEHCD. The policies incorporated within the proposed zoning are consistent with the policies and guidelines outlined in the OEHCD Conservation and Design Guidelines report. Furthermore, the proposed public space will provide an opportunity to enhance the area's cultural heritage value through the introduction of an interpretation strategy that reflects the history of the property and area.

6.1 Recommendations

The following recommendations are suggested as part of the proposed rezoning:

1. The architectural elements, materials and palettes of new buildings should be consistent with the policies and guidelines described in Section 4.5 of the OEHCD Conservation and Design Guidelines. Plans and drawings demonstrating how the building is consistent with the policies and guidelines should be submitted to the heritage planning staff at the City of London and approved as a condition of site plan approval.
2. A landscaping plan should be established properties within the new development, incorporating the Streetscape Design Guidelines described in Section 5 of the OEHCD Conservation and Design Guidelines report. The landscaping plan should be submitted to heritage planning staff at the City of London and approved as a condition of site plan approval.
3. As per the Request for Demolition report produced by the City of London (dated 28 August, 2017) the following salvaged elements from the Lorne Avenue Public School should be incorporated into an interpretation strategy for the proposed open space:
 - i. The school bell; and,
 - ii. Aluminum lettering that had been affixed to the north façade of the building.

7.0 REFERENCES

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