



My Home 117 Wilson Ave

Heritage Alteration Permit Application 117 Wilson Avenue

- a) Retain the existing colour of the gable cladding
- b) Retain the existing frosted door lite and colour
- c) Retain the existing exposed wooden stairs and railing
- c.4) Retain the existing porch 2.5 m deep by 4.0 m long



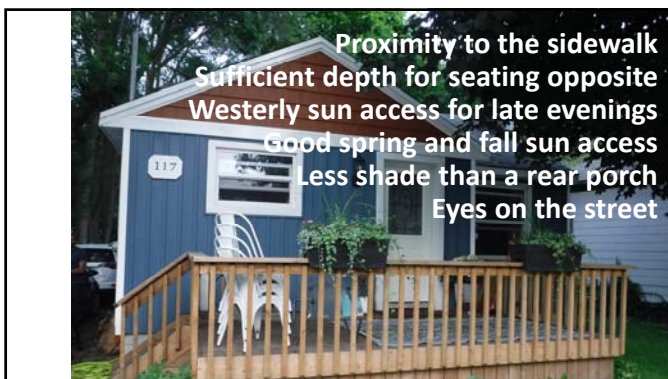
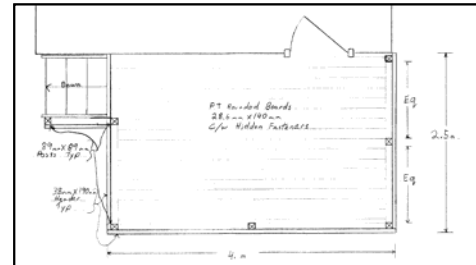
HCD Plan 7.4.1 Policies

- Minor addition of a porch is a positive impact on the Blackfriars/Petersville Heritage Conservation District
- It is sympathetic and contextual in relation to the existing resources
- Supports the cultural heritage value of porches in the District

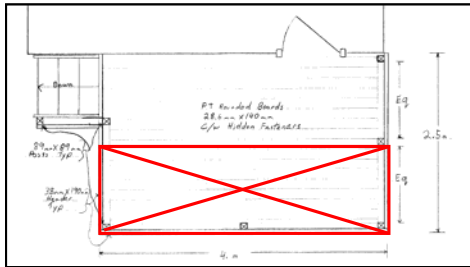
Ms. Kristine Strybosch HAP applicant
117 Wilson Avenue - Recommendation

- a) Paint the existing gable cladding – **AGREE**
- b) Replace the door lite with plain glass and paint the door – **AGREE**
- c) Wooden stairs and railing with top and bottom rail and square spindles between and painted – **AGREE**
- c.4) Reduce the porch depth to 1.37 m (4.5 feet) - **OPPOSED**

Requested porch:
Depth 2.5 m (8.2 ft); Length 4.0 m (13.1 ft)
Area: 10 m²(107 ft²)



City Recommendation:
 Depth 1.37 m (8.2 ft); Length 4.0 m (13.1 ft)
 Area: 5.48 m² (58.9 ft²) reduction of 48.1 ft²



Our Front Entrance Before

- Not Functional
- Uncomfortable
- Concrete stoop
- Dangerous
- Crumbling
- Not Inviting



Our Front Entrance After

- Supports Heritage Values
- Welcoming
- Safe
- Inviting
- Functional
- Attractive
- Comfortable
- An artistic expression as built by the owners
- Promotes a sense of being a "safe and friendly neighbourhood"



Provincial Policy Statement 2014

1.7 d) "encouraging a sense of place, by promoting well-designed built form.. And by conserving features that help define character,..."

London Plan

Cultural Heritage 554. *Ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources.*

Place Types Neighbourhoods 918: *Through the review of all planning and development applications, neighbourhoods will be designed to create and enhance a strong neighbourhood character, sense of place and identity.*

10.0 Architectural design guidelines

- To manage change and preserve the existing unique architectural character... Tangible and intangible characteristics valued by the residents
- Tangible: physical aspects to convey ideas, emotions tell stories
- Intangible: experiences, emotions and ideas created by built elements
- Example: ubiquitous front porch and intimate relation to the public sidewalk and adjacent porches.
- Sense of a friendly safe neighbourhood

Large Porches
in the Area
*All are
contributing
resources

21 Albion St.



100
Albion St



Architectural Design Guidelines: 10.2.5 Porches

- Porches are additions to the basic house
- A place to see from and to be seen in
- Social interaction is possible and encouraged
- Early porches were modest
- As owners became more affluent porches grew larger

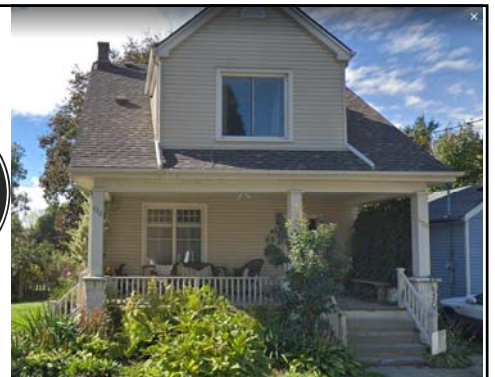
57 Albion St



10
Blackfriars St



120 Wilson
Ave.



Community
Support

We collected **over**
a **100 signatures**
from our
neighbours,
demonstrating
their support for
our changes!

LACH Committee request for
117 Wilson Avenue

Clauses a) and b) no change

Delete the phrase in clause c):

~~c) The existing porch be reduced in size, per the drawings in Appendix C, projecting a maximum width of 1.37m from the façade of the building and across the façade of the building a maximum length of 4.0m plus~~

Retain the remainder of clause c)

Thank you.
Questions?

