

# London Advisory Committee on Heritage Report

The 11th Meeting of the London Advisory Committee on Heritage  
November 13, 2019  
Committee Rooms #1 and #2

Attendance                   PRESENT: M. Whalley (Acting Chair), S. Bergman, M. Bloxam,  
J. Dent, L. Fischer, T. Jenkins, S. Jory, E. Rath, M. Rice and K.  
Waud and J. Bunn (Committee Clerk)

ABSENT:   D. Dudek, S. Gibson, J. Manness and J. Monk

ALSO PRESENT: L. Dent, D. FitzGerald, K. Gonyou, M.  
Greguol, M. Morris and A. Rammeloo

The meeting was called to order at 5:30 PM.

## 1. Call to Order

### 1.1 Disclosures of Pecuniary Interest

S. Bergman discloses a pecuniary interest in Item 3.3 of the 11th Report of the London Advisory Committee on Heritage, having to do with a Public Meeting Notice - Revised Application - Official Plan and Zoning By-law Amendment for the properties located at 2555-2591 Bradley Avenue, by indicating that her employer is involved in this matter.

L. Jones discloses a pecuniary interest in Item 3.3 of the 11th Report of the London Advisory Committee on Heritage, having to do with a Public Meeting Notice - Revised Application - Official Plan and Zoning By-law Amendment for the properties located at 2555-2591 Bradley Avenue, by indicating that her employer is involved in this matter.

## 2. Scheduled Items

### 2.1 Heritage Alteration Permit Application by V. Anastasiadis at 562 Dufferin Avenue, East Woodfield Conservation District

That, on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act seeking retroactive approval and approval for alterations to property at 562 Dufferin Avenue, within the East Woodfield Heritage Conservation District, BE PERMITTED with the terms and conditions:

- only natural wood with a painted finish be used for the half timbering;
- the new stucco of the half timbering maintain a rough texture, per the existing stucco cladding; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that the attached presentation from K. Gonyou, Heritage Planner, was received with respect to this matter.

2.2 Heritage Alteration Permit Application by S. Granger at 504-506 Maitland Street, West Woodfield Conservation District

That, on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act seeking retroactive approval and approval for alterations to property at 504-506 Maitland Street, within the West Woodfield Heritage Conservation District, BE PERMITTED with the terms and conditions:

- sash (hung) windows be used for the gable windows;
- the cedar shakes proposed for the gable cladding be rectangular and regular in shape and installation;
- all exposed wood, including porch posts and railings/guards, cedar shakes, board and batten, and tongue and groove siding, be painted;
- the Heritage Planner be circulated on the Building Permit application drawings to verify compliance with this Heritage Alteration Permit prior to issuance of the Building Permit; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that the attached presentation from K. Gonyou, Heritage Planner, was received with respect to this matter.

2.3 Lorne Avenue Park Project

That J. Michaud, Landscape Architect, BE ADVISED that the London Advisory Committee on Heritage is satisfied with the current design for the Lorne Avenue Park Project and encourages a Cultural Heritage Interpretive Sign to be implemented into the above-noted project; it being noted that the attached presentation from J. Michaud, Landscape Architect, with respect to this matter, was received.

2.4 Cultural Heritage Evaluation Reports (CHERs) for the properties located at 327, 331 and 333 Wellington Road

That the Civic Administration BE ADVISED that the London Advisory Committee on Heritage concurs with the findings of the Cultural Heritage Evaluation Reports (CHERs), as appended to the agenda, with respect to the properties located at 327, 331 and 333 Wellington Road; it being noted that the attached presentation from M. Morris, Major Projects, with respect to this matter, was received.

2.5 Draft City-Wide Urban Design Guidelines

That the Draft City-Wide Urban Design Guidelines document, as appended to the agenda, BE REFERRED to the Stewardship Sub-Committee for review and a report back to the London Advisory Committee on Heritage; it being noted that the attached presentation from A. Lockwood, Urban Designer, with respect to this matter, was received.

### 3. Consent

3.1 10th Report of the London Advisory Committee on Heritage

That it BE NOTED that the 10th Report of the London Advisory Committee on Heritage, from its meeting held on October 9, 2019, was received.

3.2 Municipal Council Resolution - 10th Report of the London Advisory Committee on Heritage

That it BE NOTED that the Municipal Council resolution, from its meeting held on October 29, 2019, with respect to the 10th Report of the London Advisory Committee on Heritage, was received.

3.3 Public Meeting Notice - Revised Application - Official Plan and Zoning By-law Amendment - 2555-2591 Bradley Avenue

That it BE NOTED that the Public Meeting Notice, dated October 16, 2019, from A. Riley, Senior Planner, with respect to a revised application for an Official Plan and Zoning By-law Amendment related to the properties located at 2555-2591 Bradley Avenue, was received.

3.4 Notice of Planning Application - Official Plan and Zoning By-law Amendments - 84-86 St. George Street and 175-197 Ann Street

That B. Debbert, Senior Planner, BE ADVISED that the London Advisory Committee on Heritage (LACH) is not satisfied with the research, assessment and conclusion of the Heritage Impact Assessment (HIA) for the property located at 197 Ann Street, as it relates to the Notice of Application, dated October 10, 2019, from B. Debbert, Senior Planner, with respect to Official Plan and Zoning By-law Amendments for the properties located at 84-86 St. George Street and 175-197 Ann Street; it being noted that the LACH submits the following comments with respect to the HIA:

- the HIA gives inadequate weight to the historical, associative and contextual values of the landmark brewery located at 197 Ann Street;
- the HIA contains errors and omissions within the historic research of the property and brewing history in London, e.g. incorrect derivation of the brewery name, date of building, reference to Westminster Township and evidence for the fire damage in the 19th Century;
- the properties located at 175, 179, 183 and 197 Ann Street and 84 and 86 St. George Street are recommended to be subject to 9/06 evaluation by the HIA because of strong associations with the Kent Brewery;
- the condition of the building has not been supported by an engineer's report;
- the LACH is opposed to the demolition of the property located at 197 Ann Street based on the current information available; and,
- the LACH encourages incorporating the built heritage resources associated with the historic Kent Brewery into any future developments;

it being noted that the attached presentation from M. Tovey, with respect to this matter, was received.

3.5 Notice of Planning Application - Official Plan and Zoning By-law Amendments - 464-466 Dufferin Avenue and 499 Maitland Street

That it BE NOTED that the Notice of Planning Application, dated November 6, 2019, from M. Vivian, Planner I, with respect to Official Plan and Zoning By-law Amendments related to the properties located at 464-466 Dufferin Avenue and 499 Maitland Street, was received.

#### **4. Sub-Committees and Working Groups**

##### **4.1 Stewardship Sub-Committee Report**

That it BE NOTED that the Stewardship Sub-Committee Report, from its meeting held on October 30, 2019, was received.

#### **5. Items for Discussion**

##### **5.1 Request for Designation of 36 Pegler Street under Part IV of the Ontario Heritage Act by A. Johnson**

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the request for designation of the heritage listed property at 36 Pegler Street:

a) notice BE GIVEN under the provisions of Section 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the property to be of cultural heritage value or interest for the reasons outlined in Appendix E of this report; and,

b) should no appeals be received to Municipal Council's notice of intention to designate, a by-law to designate the property at 36 Pegler Street to be of cultural heritage value or interest for the reasons outlined in Appendix E of this report BE INTRODUCED at a future meeting of Municipal Council immediately following the end of the appeal period;

it being noted that should an appeal to Municipal Council's notice of intention to designate be received, the City Clerk will refer the appeal to the Conservation Review Board;

it being further noted that the attached presentation from K. Gonyou, Heritage Planner, with respect to this matter, was received.

##### **5.2 Review of Delegated Authority for Heritage Alteration Permits**

That the Managing Director, Planning and City Planner BE ADVISED that the London Advisory Committee on Heritage is supportive of the proposed by-law, as appended to the staff report dated November 13, 2019, with respect to a review of Delegated Authority for Heritage Alteration Permits; it being noted that the attached presentation from K. Gonyou, Heritage Planner, with respect to this matter, was received.

##### **5.3 Zoning By-law Amendment - 1018-1028 Gainsborough Road**

That L. Mottram, Senior Planner, BE ADVISED that the London Advisory Committee on Heritage is not satisfied by the research and assessment presented in the Heritage Impact Statement (HIS) for the properties located at 1018-1028 Gainsborough Road as it relates to the Public Meeting Notice, dated October 2, 2019, from L. Mottram, Senior Planner, with respect to a Zoning By-law Amendment for the properties located at 1018-1028 Gainsborough Road, as the impacts of the proposed development were not adequately considered by the above-noted HIS.

##### **5.4 Heritage Impact Assessment - 556 Wellington Street**

That a Working Group BE CREATED to review the Heritage Impact Assessment, dated May 13, 2019, from Golder Associates Ltd., with respect to the property located at 556 Wellington Street and report back to the London Advisory Committee on Heritage; it being noted the members



of the Working Group are M. Whalley, S. Jory, M. Bloxam and S. Bergman.

5.5 Update on the Bid for the Ontario Heritage Conference in London

That it BE NOTED that a verbal update from T. Jenkins with respect to an update on the bid to bring a future Ontario Heritage Conference to London, was received.

5.6 Heritage Planners' Report

That the following actions be taken with respect to the Heritage Planners' Report, submitted by K. Gonyou, L. Dent and M. Greguol, Heritage Planners:

a) the expenditure of up to \$20.00 per person from the 2019 London Advisory Committee on Heritage (LACH) budget BE APPROVED for L. Fischer and K. Waud to attend the Heritage Matters in Conversation bus tour on November 28, 2019; it being noted that the LACH has sufficient funds in its 2019 budget to cover this expense;

b) the expenditure of up to \$100.00 from the 2019 LACH Budget BE APPROVED for refreshments at the Stewardship Sub-Committee meeting, hosting the Western University Public History Program presentations; it being noted that the LACH has sufficient funds in its 2019 budget to cover this expense and has done for previous, similar meetings; and,

c) the attached, above-noted Heritage Planners' Report BE RECEIVED.

5.7 (ADDED) Historical Designation of Property - 247 Halls Mill Road

That the communication from K. Jones and D.A. Park, as appended to the Added Agenda, with respect to a request for historical designation of the property located at 247 Halls Mill Road, BE REFERRED to the Stewardship Sub-Committee for consideration.

**6. Adjournment**


The meeting adjourned at 9:30 PM.


## Heritage Alteration Permit 562 Dufferin Avenue, East Woodfield HCD HAP19-080-L

London Advisory Committee on Heritage  
Wednesday November 13, 2019  
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 **562 Dufferin Avenue**




- Built c. 1915
- "Prairie Style"
- East Woodfield HCD (1993)
- HAP18-063-D for rear addition


 **HAP18-063-D**

**Architectural Drawings**      **Under Construction**



 **Windows**


**2018**                      **2019**





### Heritage Alteration Permit application


- Retroactive approval for the replacement of the former windows with new vinyl windows with faux grilles;
- Alter the existing stucco cladding on the second storey to re-face the existing stucco with new stucco and add half-timbering detail in a Tudor Revival style; and,
- Remove the existing vinyl siding on the west oriel (bay) window and east oriel window/window box and apply half timbering to match the second storey exterior cladding.



### East Woodfield HCD Plan

**Section 1.3 (Part II) – Principles:**


- Replacement of architectural features must match the material being replaced in composition, design, texture, colour, size, and level of craftwork.
- Historical, physical or pictorial and documentary evidence shall guide the repair or replacement of missing architectural features of an individual heritage building. Guesswork or use of architectural elements borrowed from other buildings should be avoided.



### East Woodfield HCD Plan

**Section 3.6 (Part II) – Decorative Wood Detailing:**

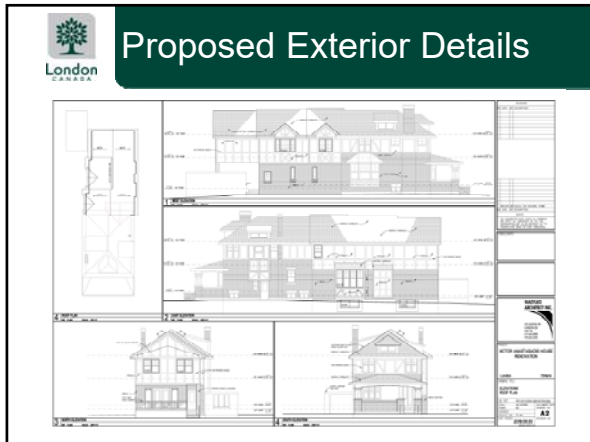
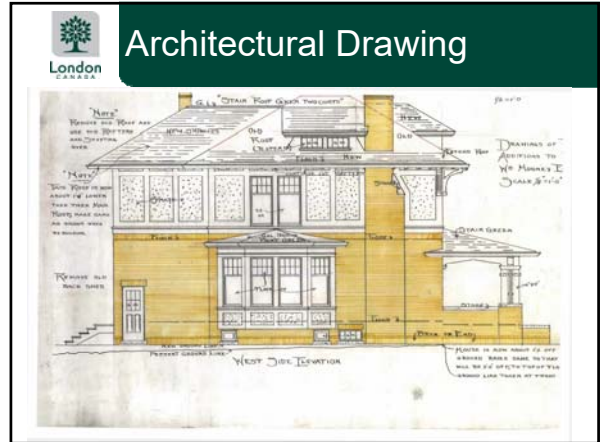
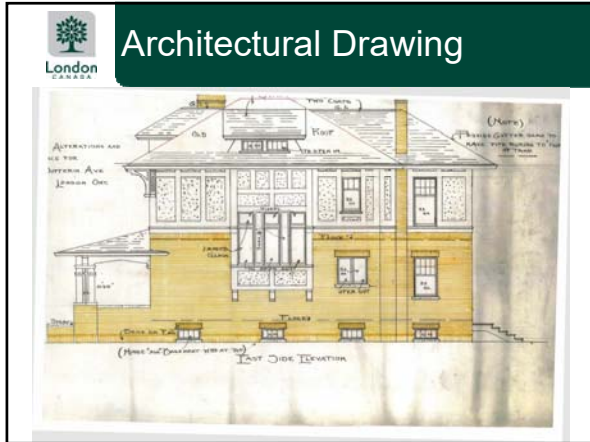
- *The reconstruction of elements based on historic photographs should be drawn first before the replication of the element is commissioned. Working or shop drawings are useful when prepared. Conjectural restorations should be avoided.*



### East Woodfield HCD Plan

**Section 3.7 (Part II) – Windows and Doors:**

- *Replacement wood windows or doors should be contemplated in kind. Aluminum, coated metal or vinyl units are not recommended as replacements. A replacement window or door should match the original in style, shape, placement and be based on the use of historic photographs when available to meet the above criteria.*



**Recommendation**

That, on the recommendation of the Managing Director, City Planning & City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking retroactive approval and approval for alterations to property at 562 Dufferin Avenue, within the East Woodfield Heritage Conservation District, **BE PERMITTED** with the terms and conditions:

- Only natural wood with a painted finish be used for the half timbering;
- The new stucco of the half timbering maintain a rough texture, per the existing stucco cladding; and,
- The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.






## Heritage Alteration Permit 504-506 Maitland Street, West Woodfield HCD HAP19-081-L

London Advisory Committee on Heritage  
Wednesday November 13, 2019

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## 504-506 Maitland Street




- Built c. 1884
- Semi-detached
- West Woodfield HCD (2008)
- C-Rated Property



## Heritage Alteration Permit

- Retroactive approval for removal of the former exterior cladding and the application of wood board and batten;
- Retroactive approval for the replacement of the former wood windows with vinyl windows in the existing openings;
- Cladding of the front elevation with wood board and batten;
- Removal and reconstruction of the porch across the front of the existing dwellings, with the following details (see drawings in Appendix C):
  - Constructed of wood;
  - Four posts across the front façade (opposed to the existing three post design);
  - New steps;
  - 36" high railing/guard with a top and bottom rail and square spindles set between;
  - A wood board skirt;
  - Tongue and groove porch decking;
  - Aluminum soffit, fascia, and eaves;
  - Alteration of the roof line to extend the hipped roof over the reconstructed porch to accommodate a new dormer;
- Construction of a new dormer, with the following details (see drawings in Appendix C):
  - Approximately 12' in width and approximately 4'6" to the eaves, centred on the front (west) elevation of the existing semi-detached building;
  - A gable roof, matching the pitch and slope of the existing hipped roof;
  - A triplet (three windows) window;
  - Tongue and groove siding;
  - Asphalt shingles to match the existing roof.



## West Woodfield HCD Plan

- Section 3.1 (Goals): "avoid the destruction and/or inappropriate alteration of the existing building stock, materials and details..."
- Section 8.2.1 (Principles)
- Section 10.3.4 (Dormers)
- Section 10.4.5 (Wood Details)
- Section 10.5 (Porches)
- Section 10.6 (Windows and Doors)

**Drawings**

**FRONT ELEVATION**

PORCH REPLACEMENT  
804 HATLAND BL, LONDON  
FRONT ELEVATION  
ARCHITECT: [Signature]  
DATE: [Date]  
SCALE: [Scale]  
A-1

**Drawings**

**FLOOR PLAN**

**FOUNDATION PLAN**

PORCH REPLACEMENT  
804 HATLAND BL, LONDON  
FLOOR PLAN  
ARCHITECT: [Signature]  
DATE: [Date]  
SCALE: [Scale]  
A-2

**Drawings**

**ROOF PLAN**

**SECTION 'A-A'**


PORCH REPLACEMENT  
804 HATLAND BL, LONDON  
ROOF PLAN & SECTION  
ARCHITECT: [Signature]  
DATE: [Date]  
SCALE: [Scale]  
A-4



**Drawings**

**LEFT ELEVATION**


**RIGHT ELEVATION**



PORCH REPLACEMENT  
804 HATLAND BL, LONDON  
SIDE ELEVATIONS  
ARCHITECT: [Signature]  
DATE: [Date]  
SCALE: [Scale]  
A-3

 **Windows**







- Section 10.6 (Windows and Doors), *West Woodfield HCD Plan*
- Discourages replacement in vinyl or aluminum
- Replacement should mimic style, size, and proportion

 **Exterior Cladding**







- Section 10.4.5 (Exterior), *West Woodfield HCD Plan*
- Section 10.9.1 (Paint and Wood), *West Woodfield HCD Plan*
- Few examples of board and batten

 **Porch**

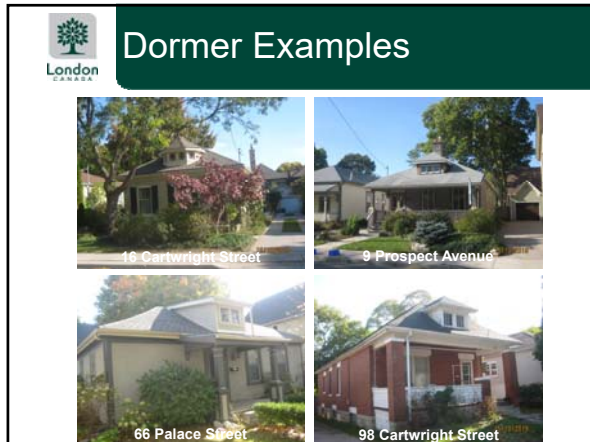
- Section 10.5 (Porch), *West Woodfield HCD Plan*
- Discourage removal or alteration of size, shape, and design
- Research appropriateness, restore to original
- Wood

 **Dormer**

- Section 10.3.4 (Dormers), *West Woodfield HCD Plan*
- Notes dormers in *West Woodfield HCD*, but no specific guidelines for new dormers





**Recommendation**

That, on the recommendation of the Managing Director, City Planning & City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking retroactive approval and approval for alterations to property at 504-506 Maitland Street, within the West Woodfield Heritage Conservation District, **BE PERMITTED** with the terms and conditions:

- a) Sash (hung) windows be used for the gable windows;
- b) The cedar shakes proposed for the gable cladding be rectangular and regular in shape and installation;
- c) All exposed wood, including porch posts and railings/guards, cedar shakes, board and batten, and tongue and groove siding, be painted;
- d) The Heritage Planner be circulated on the Building Permit application drawings to verify compliance with this Heritage Alteration Permit prior to issuance of the Building Permit; and,
- e) The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.





## Project History



# Artifacts



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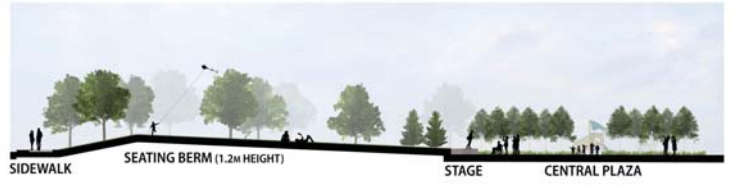


"One summer night, in the midst of a violent thunderstorm, aroused by a piercing, shattering bolt of lightning, it shuddered, clanged, and spoke no more..."

Principal W.D.E Matthews, 1955







Section @ Berm



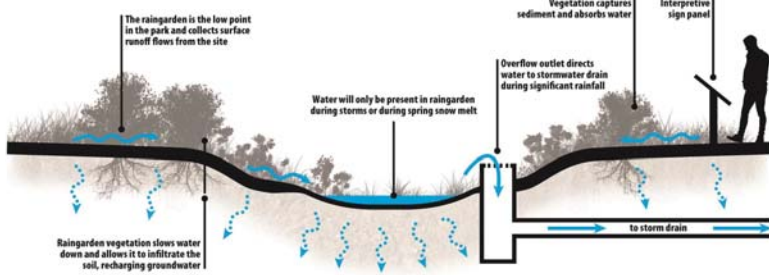
Central Plaza

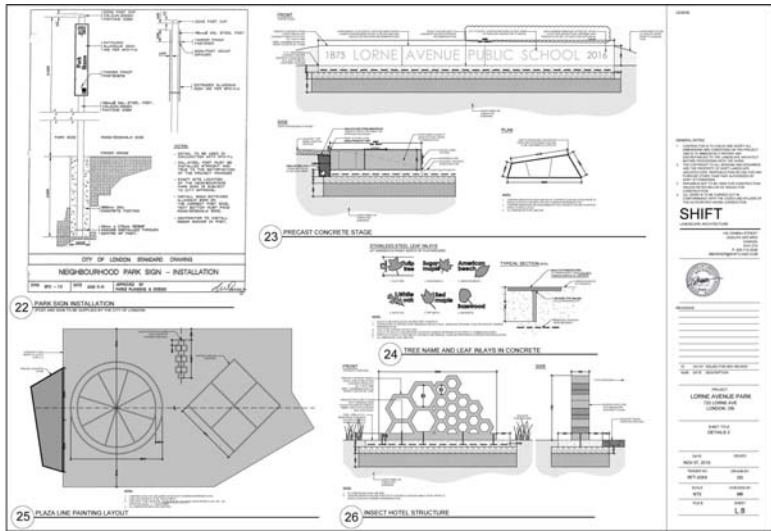


Front Porches on English Street

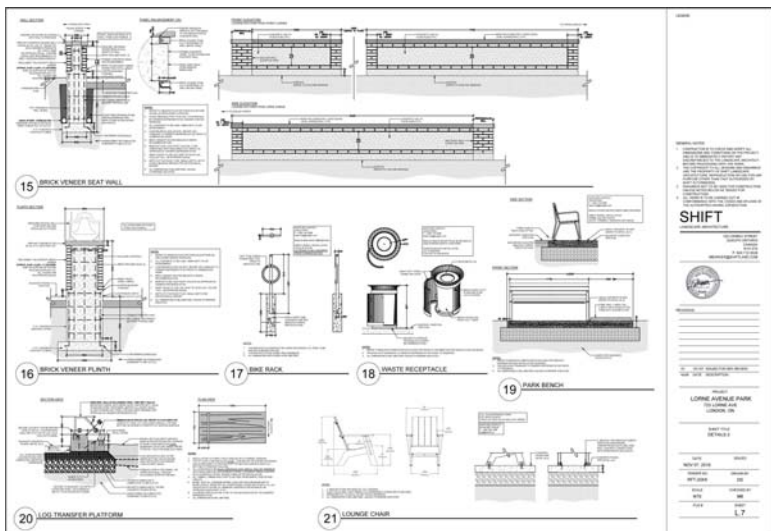


# Rain Garden



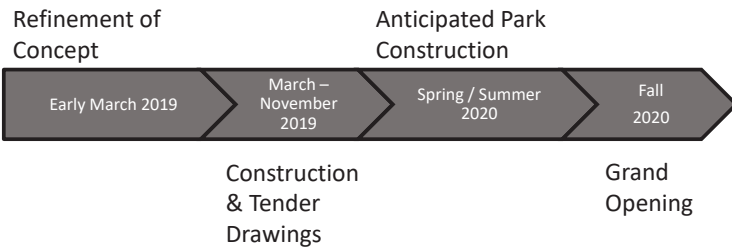


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## Next Steps







## London Rapid Transit Update



LONDON ADVISORY COMMITTEE ON HERITAGE  
Michelle Morris, P.Eng.  
Major Projects  
November 13, 2019

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## Previous Work

- Transit Project Assessment Process (TPAP) completed in June 2019
- Cultural Heritage Screening Report (CHSR) completed as part of TPAP



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## Agenda

1. Previously completed work
2. Next steps
3. Questions on:
  - 327 Wellington Road
  - 331 Wellington Road
  - 333 Wellington Road

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## Previous Work

### Cultural Heritage Screening Report (CHSR):

- Found 749 properties do not require further cultural heritage study
- Recommended completion of CHERs for 51 properties prior to completion of TPAP (completed in 2019)
- Recommended completion of CHERs for 12 properties following TPAP (current assignment)
- Recommended completion of Heritage Impact Assessments (HIAs) for 42 properties following completion of TPAP (coming soon)

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## Previous Work

- CHSR recommended completion of CHERs for twelve properties which were “...identified as having potential cultural heritage value or interest and may be directly or indirectly impacted...following the completion of TPAP.”  
– London Bus Rapid Transit, Environmental Project Report (EPR)
- Nine of 12 properties prioritized at this time.

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## Next Steps

- Phase 2  
90 Wellington Road  
92 Wellington Road  
120 Wellington Road
- Phase 3  
1033 Dundas Street  
100 Kellogg Lane  
72 Wellington Street
- Revise CHERs based on LACH comments and provide update to the Ministry

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## Previous Work

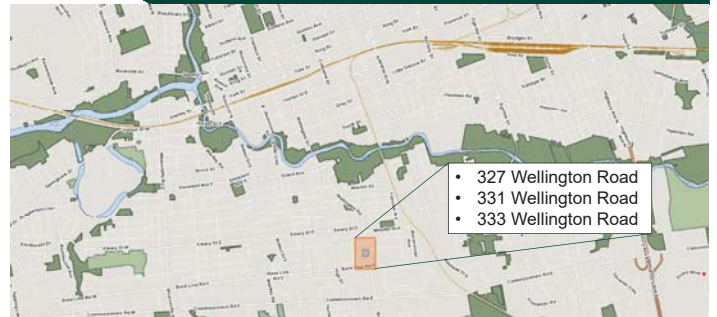
### Presentations to LACH throughout TPAP:

- Heritage Workshop: November 7, 2017
- Project Update: February 14, 2018
- Project Update: October 10, 2018
- Project Update: November 14, 2018
- Project Update: February 13, 2019

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## Phase 1: Individual CHERs





- 327 Wellington Road**
- Constructed Circa 1935-37
  - Single-storey
  - Vernacular style with Craftsman influences
  - Hipped roof with central dormer
  - Concrete sills and lintels
  - Front porch with shallow sloped roof supported by two square brick columns



- 331 Wellington Road**
- Constructed Circa 1937-38
  - Single storey
  - Vernacular style with Craftsman influences
  - Hipped roof with central dormer
  - Wood windows with concrete sills and lintels
  - Front porch with shallow sloped roof supported by two square brick pillars



**O. Reg. 9/06 Evaluation – 327 Wellington Road**

Criteria	Meets Criteria (Y/N)	Rationale
Design or Physical Value	No	The subject property is a simple, vernacular house. Comparative analysis suggests that it is of a relatively common design for the period in which it was constructed. The property does not display a high degree of craftsmanship or artistic merit, nor does it demonstrate an unusual degree of technical or scientific achievement.
Historic or Associative Value	No	There is no information to suggest that any of the property owners or residents were of particular significance to the community, nor does the building yield any information towards the understanding of the community or its culture. No information was found regarding the designer or builder, as a result no significant associations were determined.
Contextual Value	No	The subject property is a modest house located in an area of mixed commercial and residential structures of varying age and design. It is not considered to be a landmark, nor does it maintain or support the character of the area. It is not physically, visually or historically linked to its surroundings.



**O. Reg. 9/06 Evaluation – 331 Wellington Road**

Criteria	Meets Criteria (Y/N)	Rationale
Design or Physical Value	No	The subject property is a simple, vernacular house. Comparative analysis suggests that it is of a relatively common design for the period in which it was constructed. The property does not display a high degree of craftsmanship or artistic merit, nor does it demonstrate an unusual degree of technical or scientific achievement.
Historic or Associative Value	No	There is no information to suggest that any of the property owners or residents were of particular significance to the community, nor does the building yield any information towards the understanding of the community or its culture. No information was found regarding the designer or builder, as a result no significant associations were determined.
Contextual Value	No	The subject property is a modest house located in an area of mixed commercial and residential structures of varying age and design. It is not considered to be a landmark, nor does it maintain or support the character of the area. It is not physically, visually or historically linked to its surroundings.



- 333 Wellington Road**
- Constructed Circa 1935
  - One-and-a-half storey
  - Vernacular style with English Cottage style influences
  - Hipped-gable roof
  - Original windows
  - Soldier course of bricks above front window
  - Two-storey addition at rear of house



## Questions?

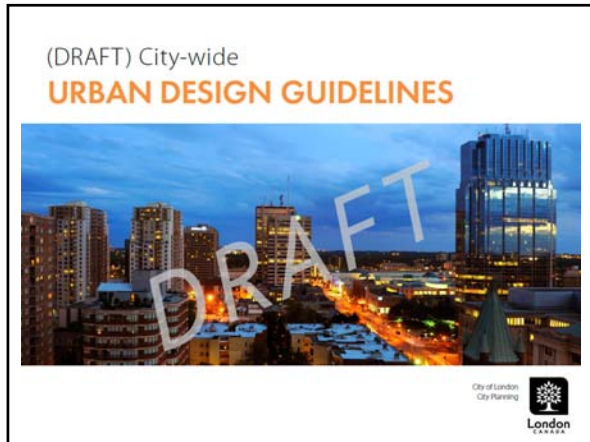
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## O. Reg. 9/06 Evaluation – 333 Wellington Road

Criteria	Meets Criteria (Y/N)	Rationale
Design or Physical Value	No	The subject property is a simple, vernacular house. Comparative analysis suggests that it is of a relatively common design for the period in which it was constructed. The property does not display a high degree of craftsmanship or artistic merit, nor does it demonstrate an unusual degree of technical or scientific achievement.
Historic or Associative Value	No	There is no information to suggest that any of the property owners or residents were of particular significance to the community, nor does the building yield any information towards the understanding of the community or its culture. No information was found regarding the designer or builder, as a result no significant associations were determined.
Contextual Value	No	The subject property is a modest house located in an area of mixed commercial and residential structures of varying age and design. It is not considered to be a landmark, nor does it maintain or support the character of the area. It is not physically, visually or historically linked to its surroundings.

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**What are Urban Design Guidelines?**

- Provide more detail but more flexibility in the interpretation and implementation of The London Plan policies
- Include written and visual information to assist with the implementation of the City Design policies of The London Plan
- An additional tool to assist staff, the development community, streetscape and public space designers, and the public in designing and shaping the built form of the City.
  
- This document does not reconsider the policies of The London Plan, the Zoning By-law, the Site Plan Control By-law, Engineering Standards, of the Complete Streets Manual

**Policy Framework**

**HERITAGE CONSERVATION DISTRICTS**

Heritage Conservation Districts are designated pursuant to Part V of the Ontario Heritage Act to recognize and protect areas of the City that are identified as having significant cultural heritage value or interest. To help manage change in these areas, Heritage Conservation District Plans have specific policies and guidelines to ensure that what makes these areas of significant cultural heritage value or interest are conserved. Heritage Conservation Districts are also identified in The London Plan, policy 601. Heritage Alteration Permit approval may be required to make changes to a heritage designated property. Properties may be individually designated pursuant to Part IV of the Ontario Heritage Act. Heritage Alteration Permit approval may be required to make changes to a heritage designated property.

**Structure of the Guidelines**

- The guidelines build on the City Design policies by offering more detail on how the policies may be implemented in different contexts. They are flexible in their interpretation, and provide creative and innovative design solutions to meet the intent of The London Plan.
  
- The Guidelines are grouped into sub-categories based on common themes within the City Design policies:
  - Character
  - Street Network
  - Streetscape
  - Public Space
  - Site Layout
  - Buildings

**Example:**

**TRANSITION**

Different intensities of development and built form can exist together if there is an effort to provide an appropriate transition between the two forms.

1. Transition development down in height and density towards lower intensity Place Types, within the Place Type boundary. This can be achieved by:
  - i. stepping down building heights within a single development block, or
  - ii. stepping down building heights across a number of properties.
2. Consider the use of a 45-degree angular plane to minimize shadow impacts on adjacent development.
3. Increase building setbacks as development transitions away from the most intense, urban places, to provide more landscaping in the public realm.
4. Locate parking areas and open space on site to provide separation and a buffer between new and existing buildings of different intensities.
5. Continue the rhythm of low-rise buildings into the lower levels of mid- and high-rise buildings.

**Example:**

**ACTIVE FACADES AND PEDESTRIAN ORIENTATION**

Design buildings to provide a comfortable environment for pedestrians within the public right-of-way and within the site.

1. The building base to the bottom 1 to 3 stories of the building and should have a positive interface with the public realm. The base interface is intended to apply to all scales of buildings including low-rise attached units, commercial buildings, and mid- and high-rise buildings.
2. Interior residential and commercial units should be expressed on the exterior of the base through materials and articulation to create a human scale rhythm. This will generally appear as row houses for residential units, and individual store fronts for commercial buildings.
3. Address intersections and corner properties and establish an edge by stepping buildings to the corner and providing a height element, material change, or special architectural features.
4. Break up long building facades through articulation and/or material change. Materials should generally wrap around exterior corners and change on interior corners.
5. Blank walls should be avoided where non-active facades cannot be avoided, they should be located away from street-facing facades and minimized where possible. Material changes, building articulation, display windows and creative lighting may be used to make blank walls appear less imposing, but are not a replacement for active ground floor uses.

**Next Steps**

- **Circulate** the draft City-Wide Urban Design Guidelines with comments requested by December 13<sup>th</sup>, 2019.
- **Get Involved** webpage for the general public to review/provide comments
- Drop in **community information meeting** for the public and stakeholders
- Upon refinement, Staff will bring forward a **final report** to the Planning and Environment Committee with the revised final City-Wide Urban design Guidelines (Q1 2020). This will include a public participation meeting as well as implementing an Official amendment to adopt the document as a guideline under The London Plan.

(DRAFT) City-wide  
**URBAN DESIGN GUIDELINES**

City of London  
City Planning



197 Ann Street (Kent Brewery building)  
 Kent Brewery established 1859 (Phillips, p. 73).  
 Owned by John Hamilton from 1861 (p. 76) until  
 his death in 1887 (p. 153). Owned by his son  
 Joseph Hamilton from 1887 (p. 153) until brewery  
 closed in 1917 (Museum London, p. 14).



197 Ann St.

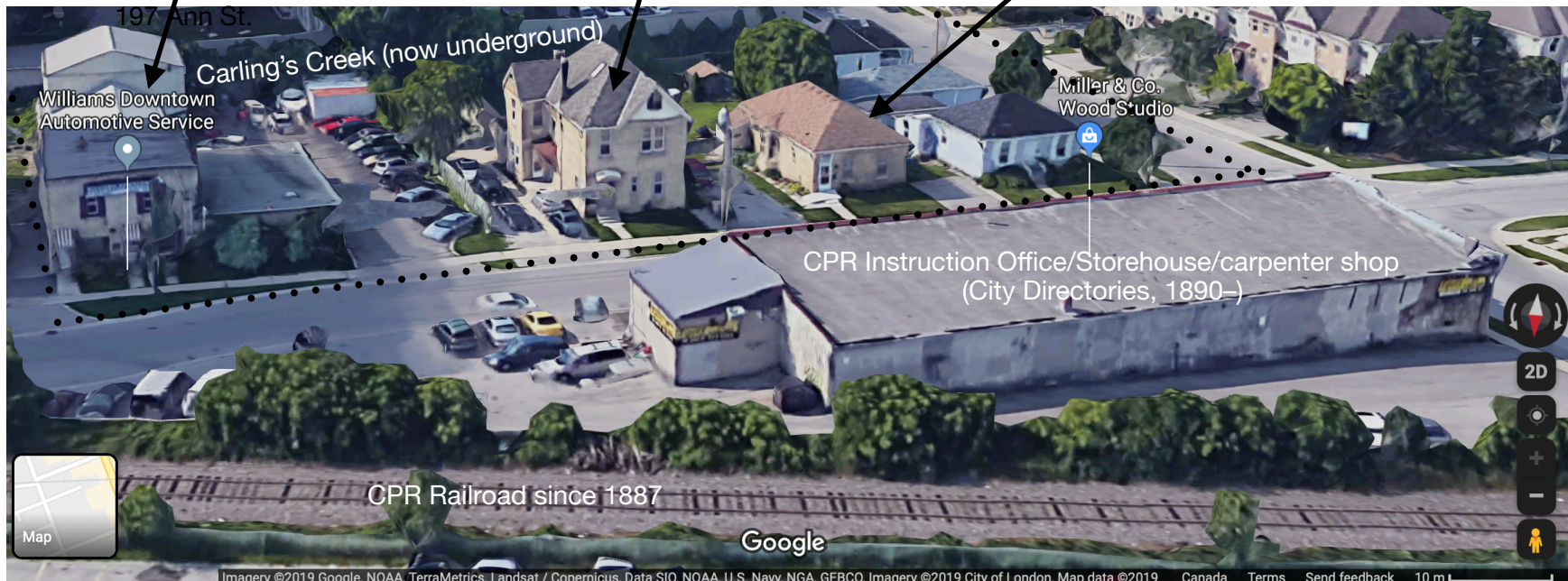
183 Ann Street & 179 Ann Street  
 Residences owned (Caldwell, p. 13) and/or lived in (London  
 City Directories) by brewers  
 John Hamilton (b. [1824]–d. 1887) and  
 Joseph Hamilton (b. 1869–d. 1947).



183 Ann St.



179 Ann St.



Aerial view of Kent Brewery district on Ann Street (looking south)



Kent Brewery, c. 1905



Kent Brewery, 2018

#### Works Cited

Brock, D. J., McEwen, C. B., & London and Middlesex Historical Society (Ont.). (2011). *Fragments from the Forks: London, Ontario's legacy*. London, Ont: London & Middlesex Historical Society.

Caldwell, H. (2017, December 5). 197 Ann Street: Evaluation of Cultural Heritage Value or Interest. *Public History Heritage Designation Reports*. AFC 338, London Neighbourhood and Building Resource Collection. Western University, Western Archives.

London Old Boys. London, Ontario, Canada. *Semi centennial, 1855-1905*. (1905). London, Ont.: London Printing and Lithographing.

London City Directories 1856-2013. Ivey Family London Room.

Museum London (London, Ont.),. (2006). *A new London, 1914: Selections from the Orr Photographic Collection*.

Phillips, G. C. (2000). *On tap: The odyssey of beer and brewing in Victorian London-Middlesex*. Sarnia, Ont: Cheshire Cat Press.






 


## Request for Designation 36 Pegler Street

London Advisory Committee on Heritage  
Wednesday November 13, 2019


[london.ca](http://london.ca)


 **36 Pegler Street**

 **36 Pegler Street**

- Same historic property as White Ox Inn (demolished 1982), Pegler family
- Purchased in 1897 by William Warren
- Built between August 12, 1897 – May 12, 1898
- Occupied by Warren family until 1922, sold by Warren family in 1974




 **Architectural Details**

Queen Anne Revival with East Lake influences

- Irregular silhouettes
- Decoration and details
- Floral motifs
- Perforated, carved, embossed wood details
- Stained glass
- Queen Anne style windows








## Ontario Regulation 9/06


A property may be designated under Section 29 of the *Ontario Heritage Act* if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

- 1. Physical or design value:**
  - i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
  - ii. Displays a high degree of craftsmanship or artistic merit; or
  - iii. Demonstrates a high degree of technical or scientific achievement.
- 2. Historical or associative value:**
  - i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
  - ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or
  - iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- 3. Contextual value:**
  - i. Is important in defining, maintaining or supporting the character of an area;
  - ii. Is physically, functionally, visually or historically linked to its surroundings; or,
  - iii. Is a landmark.




## Physical or Design Values

Cultural Heritage Value	Criteria	Evaluation	Meets Criteria?
The property has design value or physical value because it:	Is a rare, unique, representative or early example of a style, type, expression, material, or construction method	The property at 36 Pegler Street is a representative example of the Queen Anne Revival architectural style, with expression of influences from the East Lake school, in East London. The Queen Anne Revival architectural style is demonstrated in the form, massing, and detailing of the home at 36 Pegler Street. While the Queen Anne Revival architectural style is common in London, the execution of the detailing of the building, particularly its demonstrated expression of influence from the East Lake school, distinguishes the property at 36 Pegler Street from other examples of the Queen Anne Revival architectural style.	✔
	Displays a high degree of craftsmanship or artistic merit	A concentration of decorative elements applied to the home at 36 Pegler Street demonstrates the high degree of craftsmanship and artistic merit, particularly as it executes the Queen Anne Revival architectural style, with expression of influences from the East Lake school. In particular, the applied wooden details of the gable, the network of the porch, and the stained glass windows (particularly the front window) demonstrate a high degree of craftsmanship and artistic merits with excellent integrity. The property at 36 Pegler Street also demonstrates a higher degree of applied detail than found on comparable properties of the same vintage.	✔
	Demonstrates a high degree of technical or scientific achievement	The property at 36 Pegler Street is believed to demonstrate the most up-to-date building models and practices of the mid-1900s in London, however it is not believed to demonstrate a high degree of technical or scientific achievement.	✘



## Historical or Associative Values

Cultural Heritage Value	Criteria	Evaluation	Meets Criteria?
The property has historical value or associative value because it:	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The property is not known to have direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to the community.	✘
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	The property at 36 Pegler Street has the potential to yield information related to an understanding of the history and evolution of East London and the Hamilton Road area as it relates to Victorian period development that characterizes the area's development.	✔
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	The Hamilton Road area is underrepresented in number of heritage listed and designated properties within the City of London. The property at 36 Pegler Street is not known to demonstrate or directly reflect the work or ideas of an architect, artist, builder, designer, or theorist.	✘



## Contextual Values

Cultural Heritage Value	Criteria	Evaluation	Meets Criteria?
The property has contextual value because it:	Is important in defining, maintaining, or supporting the character of an area	The property at 36 Pegler Street maintains the character of Pegler Street, particularly as a relic of the historic residential character of the east side of Pegler Street near Hamilton Road. When Pegler Street was first developed, residential dwellings occupied both sides of the street. This has transitioned, over time, with the property at 36 Pegler Street located between a gas station (487 Hamilton Road) and former bakery/industrial property (22 Pegler Street). The property at 36 Pegler Street is important in maintaining the historic residential character of Pegler Street.	✔
	Is physically, functionally, visually, or historically linked to its surroundings	The property at 36 Pegler Street is historically linked to the nearby properties at 23 Pegler Street (built 1908) and 35 Pegler Street (built 1908), as the buildings located on these properties were constructed for children of Charles Warren who lived at 36 Pegler Street prior to their construction.	✔
	Is a landmark	The property at 36 Pegler Street is not believed to be a landmark.	✘

**Contextual Values**

23 Pegler Street      35 Pegler Street

**Comparative Analysis**

**Heritage Attributes**

**Recommendation**

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, with respect to the request for designation of the heritage listed property at 36 Pegler Street, that the following actions **BE TAKEN**:

- Notice **BE GIVEN** under the provisions of Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the property to be of cultural heritage value or interest for the reasons outlined in Appendix E of this report; and,
- Should no appeals be received to Municipal Council's notice of intention to designate, a by-law to designate the property at 36 Pegler Street to be of cultural heritage value or interest for the reasons outlined in Appendix E of this report **BE INTRODUCED** at a future meeting of Municipal Council immediately following the end of the appeal period.

**IT BEING NOTED** that should an appeal to Municipal Council's notice of intention to designate be received, the City Clerk will refer the appeal to the Conservation Review Board.







## Review of Delegated Authority for Heritage Alteration Permits

London Advisory Committee on Heritage  
Wednesday November 13, 2019

london.ca



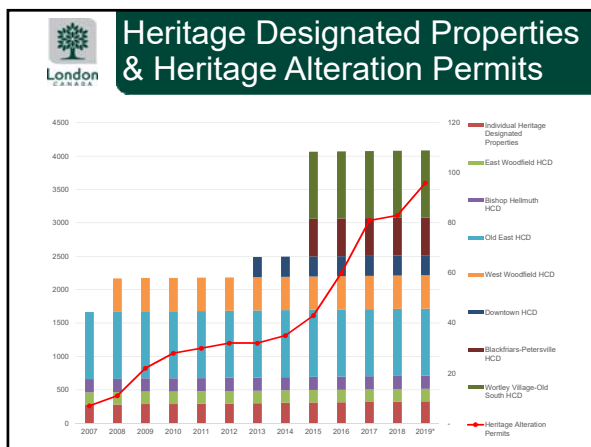

## Heritage Alteration Permits

**Individually Designated Property**

- Section 33, *Ontario Heritage Act*
- “Likely to affect” any heritage attribute
- “Consent”
- Maximum 90-day review timeline

**Heritage Conservation District Property**

- Section 42, *Ontario Heritage Act*
- Classes of Alteration in HCD Plan
- “Permit”
- Maximum 90-day review timeline


## Delegated Authority

**Ontario Heritage Act**

- Section 33(15) and 33(16)
- Section 42(16) and 42 (17)


**By-law No. C.P.-1502-129 (2015)**

- Approval and Approval with Terms and Conditions on Heritage Alteration Permits Delegated – City Planner
- Refusal or Conditions for Referral – Municipal Council



## “Conditions for Referral”

- A complex application for a Heritage Alteration Permit;
- Considerable sensitivity or contention regarding an application for a Heritage Alteration Permit;
- An application which fails to achieve acceptable heritage planning process or practice;
- An application for a Heritage Alteration Permit which fails to achieve policies or guidelines of a Heritage Conservation District Plan and Guidelines (if applicable);
- Where refusal of an application for a Heritage Alteration Permit is recommended by the City Planner; and/or,
- Where an owner requests consideration of an application for a Heritage Alteration Permit by the LACH.




## Proposed Changes

Section 9 of the Delegated Authority By-law states,  
*The LACH, upon receiving an application for a Consent or a Heritage Alteration Permit from the City Planner, may make a recommendation regarding the grant of a Consent or a Heritage Alteration Permit to the City Planner. This may:*


- a) *Recommend the grant of a Consent or a Heritage Alteration Permit;*
- b) *Recommend the grant of a Heritage Alteration Permit with terms and conditions;*
- c) *Make a recommendation regarding an application for a Consent or a Heritage Alteration Permit to Municipal Council, via PEC. In this circumstance, Municipal Council shall retain the decision-making authority regarding the application for a Consent or a Heritage Alteration Permit.*

*Thereafter, the City Planner will make a decision with consideration of the recommendation of the LACH, unless LACH makes a recommendation as in (c) above.*



## Proposed Changes

**Recommended** Section 9 of the Delegated Authority By-law,  
*The LACH, upon receiving an application for a Consent to or grant a Heritage Alteration Permit from the City Planner, may make a recommendation to Municipal Council. In this circumstance, Municipal Council shall retain the decision-making authority regarding the application for a Consent to or grant a Heritage Alteration Permit.*



## Outcomes of Delegated Authority

- 80% of HAP applications
  - Major HAP applications still require LACH consultation
- Reliant of professional staff
- Compliance with legislated timelines
- Reduce approval timeline
  - 7 weeks to 2 weeks



## Recommendation

That, on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the revised "Delegated Authority for Heritage Alteration Permits By-law," attached hereto as Appendix A, **BE INTRODUCED** at the Municipal Council meeting to be held on November 26, 2019 to amend By-law C.P.-1502-129 being "A by-law to delegate certain authority of Municipal Council to consent to or grant permits for alterations to heritage designated properties", to clarify the process for Heritage Alteration Permits.



## Heritage Planners' Report to LACH: November 13, 2019

1. Heritage Alteration Permits processed under Delegated Authority By-law:
  - a) 255 Dufferin Avenue (Downtown HCD): signage (upper)
  - b) 343 Richmond Street (Downtown HCD): awning
  - c) 783 Hellmuth Avenue (Bishop Hellmuth HCD): rear addition
  - d) 256 Wortley Road (Wortley Village-Old South HCD): porch
  - e) 473 Princess Avenue (East Woodfield HCD) (2): doorway alteration, awning
  - f) 104 Askin Street (Wortley Village-Old South HCD): doorway alteration
  - g) 77 Byron Avenue East (Wortley Village-Old South HCD): porch
  - h) 115 Wilson Avenue (Blackfriars/Petersville HCD): window opening size
  - i) 719 Princess Avenue (Old East HCD): railing height
  - j) 145 Wortley Road (Wortley Village-Old South HCD): signage
  - k) 131 King Street (Downtown HCD): infill development (rev)
  - l) 195 Dundas Street (Downtown HCD): infill development
  
2. Western University Public History Program – Property Research Presentations to the Stewardship Sub-Committee on Tuesday November 26, 2019 at 6:30pm in Committee Room 4, City Hall (300 Dufferin Avenue)

### Upcoming Heritage Events

- Heritage Matters in Conversation, Thursday November 28, 2019 (see attached)
- Rotary Club of London South – Historic London Building in Pewter Christmas Ornaments – Blackfriars Bridge and the Normal School
- Victoria Christmas at Eldon House, December 1, 2019 – January 1, 2020.  
<https://eldonhouse.ca/product/victorian-christmas/>. More Holiday events at Eldon House!
- Heritage London Foundation's Victorian Christmas Lunch on December 10 and December 11, 2019. More information: <http://heritagelondonfoundation.ca/event/victorian-christmas-lunch/>





Join the Ontario Heritage Trust and special guests on Thursday, November 28, 2019 for an evening event featuring a keynote address by Joe Berridge and a panel discussion on the intersection of community, culture, place, and economy.

An afternoon bus tour will also be offered and will celebrate and share innovative conservation achievements in London and broaden thinking about possibilities for our treasured heritage places.

## **Heritage Matters in Conversation**

### **Afternoon Bus Tour:**

3:00 p.m. - 5:00 p.m.

Tickets: \$10

**Meeting point and departure from Delta London Armouries Hotel, 325 Dundas Street, London**

Participants will visit 4 innovative adaptive reuse and community revitalization projects around the City of London, and take inspiration from the creative use of these heritage places. The bus tour is organized by the London Region branch of the Architectural Conservancy of Ontario. Only 40 spots are available for the bus tour so get your tickets soon!

### **Keynote and Panel Discussion Details:**

**The Factory, 100 Kellogg Lane, London, ON**

6:00 p.m. (doors open)

Program: 6:30 p.m. - 10:00 p.m.

Tickets: \$20, Students \$15

**Keynote Speaker:** Joe Berridge, Urban Strategies; Adjunct Professor in Geography and Planning at the University of Toronto; Author of *Perfect City*

**Moderator:** Glyn Bowerman, Spacing Radio

**Panel Discussion:** Panelists will provide different and innovative perspectives about how and why heritage places are not only integral to economic revitalization, but also to the identity of communities. Panelists are:

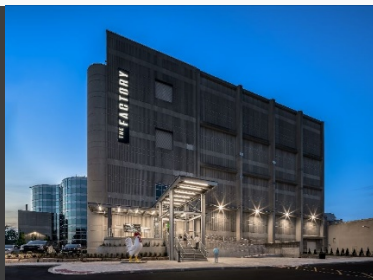
- **Morag Kloeze:** Brew Master, Mudtown Station Brewery and Restaurant, Owen Sound
- **Alissa Golden:** Heritage Project Specialist, City of Hamilton
- **Steve Cordes:** Executive Director, Youth Opportunities Unlimited (YOU), London
- **Doran Ritchie:** Infrastructure and Resources Manager, Saugeen Ojibway Nation

Followed by a **Networking Social** with local sector and industry leaders about the unique ways heritage places are activated and celebrated; free refreshments and cash bar.

Free parking at the venue. The building is accessible.

<https://www.eventbrite.com/e/heritage-matters-in-conversation-rethink-revitalize-renew-tickets-74859174807>

Presenting Sponsor: **Urban Strategies Inc.**



Photograph by: Scott Webb Photography  
<https://scottwebb.me/the-factory-london-ontario/>