

London Advisory Committee on Heritage

Report

The 2nd Meeting of the London Advisory Committee on Heritage
January 8, 2020
Committee Rooms #1 and #2

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

ALSO PRESENT: L. Dent, K. Gonyou, M. Greguol, L. Jones, C. Lowery, M. Stone and S. Wise

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 5.3 of the 2nd Report of the London Advisory Committee on Heritage, having to do with a Notice of Planning Application - Zoning By-law Amendment for the properties located at 725-735 Dundas Street, 389-393 Hewitt Street, a portion of 700 King Street and other properties, by indicating that her employer is involved in this matter.

L. Jones discloses a pecuniary interest in Item 5.3 of the 2nd Report of the London Advisory Committee on Heritage, having to do with a Notice of Planning Application - Zoning By-law Amendment for the properties located at 725-735 Dundas Street, 389-393 Hewitt Street, a portion of 700 King Street and other properties, by indicating that her employer is involved in this matter.

2. Scheduled Items

2.1 Accessibility for Ontarians with Disabilities Act Training

That it BE NOTED that the attached presentation from M. Stone, Accessibility Specialist, with respect to Accessibility for Ontarians with Disabilities Act training, was received.

2.2 Demolition Request for Heritage Listed Property at 247 Halls Mill Road by J. McLeod

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 demolition request for the accessory building on the heritage listed property at 247 Halls Mill Road:

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 at 247 Halls Mill Road to be of cultural heritage value or interest for the reasons outlined in the revised attached Appendix E of the staff report dated January 8, 2020; and,

b) should no appeals be received to Municipal Council's notice of intention to designate, a by-law to designate the property at 247 Halls Mill Road to be of cultural heritage value or interest for the reasons outlined in

the above-noted Appendix E, 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 M. Greguol, Heritage Planner, with respect to this matter, was received.

3. Consent

3.1 1st Report of the London Advisory Committee on Heritage

That it BE NOTED that the 1st Report of the London Advisory Committee on Heritage, from its meeting held on December 11, 2019, was received.

3.2 Letter of Resignation

That it BE NOTED that the communication from J. Monk, as appended to the agenda, with respect to his resignation from the London Advisory Committee on Heritage, was received.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

5.1 Proposed Amendments to the Ontario Heritage Act

That it BE NOTED that the communication from B. Wells, as appended to the agenda, with respect to proposed amendments to the Ontario Heritage Act, was received.

5.2 Notice of Planning Application - Official Plan and Zoning By-law Amendments - 435-451 Ridout Street North

That a Working Group BE CREATED to review the Notice of Planning Application, dated December 18, 2019, from C. Lowery, Planner II, with respect to Official Plan and Zoning By-law Amendments related to the properties located at 435-451 Ridout Street North and the Heritage Impact Assessment, dated November 2019, from AECOM, with respect to the properties located at 435-451 Ridout Street North, and report back to the London Advisory Committee on Heritage at a future meeting.

5.3 Notice of Planning Application - Zoning By-law Amendment - 725-735 Dundas Street, 389-393 Hewitt Street, a Portion of 700 King Street and Other Properties

That S. Wise, Senior Planner, BE ADVISED that the London Advisory Committee on Heritage is satisfied with the research, assessment and conclusion of the Heritage Impact Assessment (HIA) for the properties located at 719-737 Dundas Street, dated September 20, 2019, from Stantec, as it relates to the Notice of Planning Application, dated December 11, 2019, from S. Wise, Senior Planner, with respect to a Zoning By-law Amendment related to the properties located at 725-735 Dundas Street, 389-393 Hewitt Street, a portion of 700 King Street and

other properties; it being noted that the above-noted Notice of Planning Application and HIA were received.

5.4 LACH 2020 Work Plan

That the revised attached 2020 Work Plan for the London Advisory Committee on Heritage BE FORWARDED to the Municipal Council for consideration.

5.5 Heritage Planners' Report

That it BE NOTED that the attached submission from K. Gonyou, L. Dent and M. Greguol, Heritage Planners, with respect to various updates and events, was received.

6. Adjournment

The meeting adjourned at 7:04 PM.



Accessibility for Ontarians with Disabilities (AODA) Customer Service Training

Melanie Stone
Accessibility Specialist, HR & Corporate Services

london.ca

AODA

- **Goal:** To help make Ontario accessible for all



Photo Caption: This photo is of a woman in a Canadian Sledge Hockey Team jersey, seated in an ice sledge, holding 2 sledge hockey sticks. She is facing the camera with a serious expression on her face. She is holding the sledge hockey sticks with large hockey gloves.

london.ca

AODA Components

- The AODA (Accessibility for Ontarians with Disabilities Act) and Integrated Accessibility Standards Regulation (IASR)
- Customer Service
- Information & Communication Standard
- Design of Public Spaces
- Transportation
- Employment

london.ca

Thinking about disability

The AODA uses the Ontario Human Rights definition of disability, which includes physical disabilities as well as vision, hearing, speech, developmental, learning and mental health disabilities.

One in 7, to 1 in 5 Ontarians has a disability.

- **Who are people with disabilities?**
- Disabilities can be visible or non-visible. We can't always tell who has a disability. A disability can be temporary or permanent, and many of us will experience a disability at some point in our lives.
- The Accessibility for Ontarians with Disabilities Act, 2005 uses the same definition of disability as the Ontario Human Rights Code

london.ca

Who is a customer?

- The standards must be followed by:
- the Ontario Government and Legislative Assembly
- all designated public sector organizations, which include municipalities, universities, colleges, hospitals, school boards and public transportation organizations
- private businesses and not-for-profit organizations that have one or more employees in Ontario
- **Who is a customer?**
- A customer can be anyone who is accessing your organization's goods, services or facilities. They may include paying and non-paying members of the public, and individuals your organization might call customers, such as clients, members, patrons or patients.
- Customers can also be other businesses or organizations (also referred to as third parties).

london.ca

Ontario Human Rights Definition of Disability

- Defining disability is a complex, evolving matter. The term "disability" covers a broad range and degree of conditions.
- A disability may have been present at birth, caused by an accident, or developed over time.
- Section 10 of the Code defines "disability" as: (a) any degree of physical disability, infirmity, malformation or disfigurement that is caused by bodily injury, birth defect or illness and, without limiting the generality of the foregoing, includes diabetes mellitus, epilepsy, a brain injury, any degree of paralysis, amputation, lack of physical co-ordination, blindness or visual impediment, deafness or hearing impediment, muteness or speech impediment, or physical reliance on a guide dog or other animal or on a wheelchair or other remedial appliance or device,

london.ca

Ableism

- (b) a condition of mental impairment or a developmental disability,
- (c) a learning disability, or a dysfunction in one or more of the processes involved in understanding or using symbols or spoken language,
- (d) a mental disorder, or
- (e) an injury or disability for which benefits were claimed or received under the insurance plan established under the Workplace Safety and Insurance Act, 1997. "Disability" should be interpreted in broad terms.

london.ca

- Discrimination in favour of able bodied people.
- Understanding that the world is built for particular bodies, and workplaces, policies, public spaces, buildings and their contents are often designed in favour of able-bodied people or people without disabilities
- The Supreme Court of Canada — the highest court — has also recognized that there is a social component to disability. It has called this social component "social handicapping." What this means is that society's response to persons with disabilities is often the cause of the "handicap" that persons with disabilities experience.

london.ca

Who is required to take this training?

- The following people must be trained on serving customers with disabilities:
- all employees and **volunteers** (paid and unpaid, full-time, part-time and contract positions)
- **anyone involved in developing your organization's policies (including managers, senior leaders, directors, board members and owners)**
- anyone who provides goods, services or facilities to customers on your organization's behalf (such as external contact centres or facilities management companies)
- Training must be completed as soon as possible after an employee or volunteer joins your organization.
- Training must also be provided when there are any changes to your organization's accessible customer service policies.

london.ca

Customer Service Standard

- Our job is to ensure better accessible structures, programs and services so that we aren't the barrier that prevents people from participation
- The AODA requires commitment to providing quality goods, services and facilities that are accessible to all persons we serve
- We will continue to work with the community and allocate appropriate resources towards the elimination of accessibility barriers in customer service

london.ca

Common Mistakes

- Common mistakes
 - Leaning down inappropriately to talk to someone
 - Speaking loudly and slowly without being asked to
 - Being patronizing (good for you! You're outside doing things!)
 - Having different expectations/making decisions on someone's behalf
 - Speaking to a support person/partner only
 - Assuming someone is a support person and not a partner/family member/spouse
 - Offering unsolicited advice
 - Sharing personal stories of disability
 - Assessing someone's disability and worthiness for an accommodation (bathrooms & parking spots are common)
 - Describing people as their mobility aid "We need to move this wheelchair."
 - Moving a mobility aid without direction or permission
 - Assuming you know what someone with a disability wants/needs

london.ca

Visible and invisible

- There are visible and invisible disabilities. There are temporary and permanent disabilities and there are episodic disabilities.
- Many people have disabilities that involve all three or different intersecting disabilities such as mental health and physical disability.
- For this reason, ask how you can help. Needs change and what works one day may not work the next.

london.ca

Individuals with vision loss

- Vision loss can restrict someone's ability to read documents or signs, locate landmarks or see hazards. Some people may use a guide dog, a white cane, or a support person such as a sighted guide, while others may not.
- **Tips:**
 - When you know someone has vision loss, don't assume the person can't see you. Not everyone with vision loss is blind. Many have some or fluctuating vision.
 - Identify yourself and speak directly to your customer if they are with a companion.
 - Ask if they would like you to read any printed information out loud to them, such as a policy or a bill or schedule of fees. Not everyone can read braille so ask how you can be of assistance.
- When providing directions or instructions, be precise and descriptive (for example, "two steps in front of you" or "a metre to your left"). Don't say "over there" or point in the direction indicated.
- Offer your elbow to guide them if needed. If they accept, lead – don't pull.
- Identify landmarks or other details to orient the person to the surroundings. For example, if you're approaching stairs or an obstacle, say so.
- If you need to leave the customer, let them know by telling them you'll be back or saying goodbye.
- Don't leave your customer in the middle of a room – guide them to a comfortable location.

london.ca

london.ca

People who are deaf/Deaf or hard of hearing

- People who have hearing loss may identify in different ways. They may identify as deaf/Deaf, oral deaf, deafened, or hard of hearing. These terms are used to describe different levels of hearing or the way a person's hearing was diminished or lost.
- A person with hearing loss might use a hearing aid, an amplification device or hearing ear dog. They may have preferred ways to communicate, for example, through sign language, by lip reading or using a pen and paper.
- Once a customer has self-identified as having hearing loss, make sure you face the customer when talking and that you are in a well-lit area so the person can see you clearly.
- As needed, attract the person's attention before speaking. Try a gentle touch on the shoulder or wave of your hand.
- Maintain eye contact. Use body language, gestures and facial expression to help you communicate.
- If the person uses a hearing aid, reduce background noise or if possible, move to a quieter area.
- Don't assume that the customer knows sign language or reads lips.
- If necessary, ask if another method of communicating would be easier (for example, using a pen and paper).
- When using a sign language interpreter, look and speak directly to the customer, not the sign language interpreter. For example, say "What would you like?" not "Ask her what she'd like."

london.ca

london.ca

Speech

- Cerebral palsy, stroke, hearing loss or other medical conditions or disabilities may make it difficult for a person to pronounce words or express themselves. Some people who have severe difficulties may use a communication board or other assistive devices.
- **Tips:**
 - Don't assume that a person who has difficulty speaking doesn't understand you.
 - Speak directly to the customer and not to their companion or support person.
 - Whenever possible, ask questions that can be answered "yes" or "no."
 - If the person uses a communication device, take a moment to read visible instructions for communicating with them.
 - Be patient. Don't interrupt or finish your customer's sentences.
 - Confirm what the person has said by summarizing or repeating what you've understood and allow the person to respond – don't pretend if you're not sure.
 - If necessary, provide other ways for the customer to contact you, such as email.

london.ca

Learning Disabilities

- The term "learning disabilities" refers to a range of disabilities. One example of a learning disability is dyslexia, which affects how a person takes in or retains information. This disability may become apparent when the person has difficulty reading material or understanding the information you are providing.
- People with learning disabilities just learn in a different way.
- **Tips:**
 - Be patient and allow extra time if needed. People with some learning disabilities may take a little longer to process information or to understand and respond.
 - Try to provide information in a way that works for your customer. For example, some people with learning disabilities find written words difficult to understand, while others may have problems with numbers and math.
 - Be willing to rephrase or explain something again in another way, if needed.

london.ca



Mental Health



london.ca

- Did you know that one in five Canadians will experience a mental health disability at some point in their lives?
- Mental health disability is a broad term for many disorders that can range in severity. A person with a mental health disability may experience depression or acute mood swings, anxiety due to phobias or panic disorder, or hallucinations. It may affect a person's ability to think clearly, concentrate or remember things.
- You may not know someone has this disability unless you are told. Stigma and lack of understanding are major barriers for people with mental health disabilities.



Tips:

- If you sense or know that a customer has a mental health disability, treat people with the same respect and consideration you have for everyone else.
- Be confident, calm and reassuring. Ask the customer for what they need.
- Listen carefully, and work with the customer to meet their needs. For example, acknowledge that you have heard and understood what the person has said or asked.
- Respect your customer's personal space.
- Limit distractions that could affect your customer's ability to focus or concentrate. For example, loud noise, crowded areas and interruptions could cause stress.

london.ca



Developmental or intellectual disability

- Developmental disabilities (such as Down syndrome) or intellectual disabilities can mildly or profoundly limit a person's ability to learn, communicate, do everyday physical activities or live independently. Supports, encouragement and inclusion

Tips:

- Don't make assumptions about what a person can or cannot do.
- Don't exaggerate your speech or speak in a patronizing way.
- Use plain language.
- Provide one piece of information at a time.
- If you're not sure of what is being said to you, confirm by summarizing or repeating what was said, or politely ask them to repeat it – don't pretend if you're not sure.
- Ask the customer if they would like help reading your material or completing a form, and wait for them to accept the offer of assistance.
- Be patient and allow extra time if needed.

london.ca



What creates disabling conditions?



london.ca

- Expectations of fast pace & quick travel
- Ignorance or dismissive attitudes
- Lack of appropriate support technology
- Lack of creativity/problem solving
- Structural inaccessibility (stairs, poor lighting, temperature fluctuations, flashing lights, lack of snow removal, etc...)
- Inequitable funding
- Fear of doing the "wrong" thing so doing nothing at all
- Fear in the workplace
- Distractions and loud noises
- Not providing enough information for someone to request assistance ahead of time.



Accommodations

- Support persons for customers with disabilities are common and welcome at all city facilities
- Consent is required if confidential information is going to be discussed
- Support person is free to enter City facilities at no charge
- Speak directly to the customer, not the support person unless you are directed to do so



london.ca



Service animals



london.ca

- Customers with disabilities are permitted to:
- Enter all public City facilities with service animals
- Go anywhere customers normally have access unless excluded by law
- Customer is responsible for the care and supervision of their service animal
- Avoid talking to, touching or making eye contact with the working animal
- Employees with disabilities are able to bring their service dogs into any area they are required to work with very few exceptions.

Service Disruptions

- We are required by law to provide public facing information about all service disruptions.
- If a service/program or building is to be closed or cancelled you should post your service disruption information on your website and other areas easily accessible to patrons.



This photo is an image of a person holding a temporary closure sign. The person's hands are in the photo and their blue shirt is in the background.

london.ca

If you host an event or interact with members of the public be sure to plan to be as accessible as possible

- If it applies, inform your customer of the accessible features in the immediate area (such as automatic doors, accessible washrooms, elevators or ramps).
- Think ahead and remove any items that may cause a physical barrier, such as boxes left in an aisle.
- If the service counter at your place of business is too high for a person using a wheelchair to see over, step around it to provide service. Use a clipboard handy if filling in forms or providing a signature is required.
- Keep in mind that a person's physical disability may not be visible or obvious. For example, a person may have difficulty standing for long periods of time and may ask to sit while waiting to be served.

london.ca



Tips

- Ask before you help. People with disabilities often have their own ways of doing things.
- Don't touch or move a person's equipment (for example, wheelchair or walker) without their permission.
- If you have permission to move a person's wheelchair or mobility aid, don't leave them in an awkward, dangerous or difficult position, such as facing a wall or in the path of opening doors or elevators.
- If you need to have a lengthy conversation with someone who uses a wheelchair or scooter, consider sitting so you can make eye contact at the same level if appropriate or invited.

london.ca

We have tools to help!

- Ubi Duo Machines
- T loop systems (portable and fixed)
- Magnifiers
- Felt tip pens and heavy lined paper
- Pen grips
- Signature guides
- Portable listening devices
- And more!

london.ca

Additional Assistance Available

Visit www.london.ca/accessibility

- You can also call me! 😊
- Melanie Stone, Accessibility Specialist
ext. 2425 mstone@london.ca or
accessibility@London.ca

london.ca

Appendix E – Statement of Cultural Heritage Value or Interest

Legal Description

Part of Lot 115, RCO 563, as in 755312 London

Description of Property

The property at 247 Halls Mill Road is located on west side of Halls Mill Road, north of Commissioners Road West. The property includes a dwelling located to the southern portion of the property, and an accessory building located to the north of the property.

Statement of Cultural Heritage Value

The property at 247 Halls Mill Road is of significant cultural heritage value or interest because of its physical/design value, its historical/associative value, and its contextual value.

The property at 247 Halls Mill Road includes a representative example of a Queen Anne Revival style, side hall plan cottage, with a buff brick exterior. The cottage is believed to have been constructed in the 1840s and evolved in the 1890s when a number of its decorative elements were added, making it a representative example of the Queen Anne Revival style applied to a side hall plan cottage in London.

The accessory building on the property is a unique and rare example of a timber frame accessory structure that has been used for various purposes of the course of its existence. Known locally as “the Red Barn”, the structure has been reportedly used as a barn, coach house, and warehouse for the Griffith Bros. woollen mills. The structure has been designed to include a series of stylistic embellishments that elevates the appearance of the structure beyond that of a typical barn. Its chestnut board-and-batten siding, projecting gable, window treatments, and central ventilator all contribute to its being a unique example of a timber frame accessory building.

The concentration of decorative wood detailing on the cottage’s gable and bargeboard elements as well as its decorative verandah posts contribute to the expression of its style as a Queen Anne Revival cottage. As a result, the property displays a high degree of craftsmanship.

The property is directly associated with William Griffith, one of the three Griffith brother who owned and operated the Griffith Bros. woollen mill in Byron between the 1860s and 1890s. The mill was located directly across the road from the property at 247 Halls Mill Road, on the property now known as Halls Mills Park. The cottage on the subject property was the home of William Griffith and the accessory building on the property was reportedly used as a coach house and warehouse for the woollen products produced at the Griffith Bros. mill.

The property at 247 Halls Mill Road has the potential to yield information related to the history of the Halls Mills area. As a property historically associated with the Griffith Bros., and 19th century milling in Byron, the property has potential to yield information that contributes to the understanding of the Halls Mills area.

The property at 247 Halls Mill Road is important in defining the character of the Halls Mills area. The Hall’s Mills area is characterized by a geographical context near the Thames River and its topography, along with the collection of early and mid-19th century buildings located along Halls Mills Road and Commissioners Road West.

As the property includes an 1840s dwelling and 19th century accessory building, the property is a part of the concentration of cultural heritage resources in the Halls Mill area that contribute to its character and have led to its identification as a potential heritage conservation district.

The property is historically linked to the property now known as Halls Mill Park, on the east side of Halls Mill Road. The Halls Mill Park property was the site of the Griffith

Bros. woollen mill which was operated by William Griffith, owner of 247 Halls Mill Road, in partnership with his brothers. As the milling site for their Byron operation, the properties are historically linked.

The property at 247 Halls Mill Road is considered to be a local landmark within the Halls Mills area. Specifically, “the Red Barn” is known locally recognized as a landmark in the area.

Heritage Attributes

Heritage attributes which support and contribute to the cultural heritage value or interest of this property include:

- The siting of the dwelling a grade above road level, on the south side of the property, accessed from steps from the public road allowance;
- Form, scale, and massing of the one-and-a-half storey dwelling and details including;
 - Field stone foundation;
 - Buff brick exterior cladding, with voussoirs above the window and door openings on the facades and quoins on the north and south elevations;
 - Gables located on the north, east, and south facades;
 - Decorated north, east and south gables, and gable dormer on the north side of the house, including wood details:
 - Bargeboard with decorative linear and medallion elements, corbels, and dentils;
 - Scalloped wood shingle imbrication on gables and dormer;
 - “Alisée Pattée” cross motif along the frieze of the gables;
 - Circular feature including “Alisée Pattée” cross design and medallions;
 - Dentil course above the gable windows;
 - Wood corbels at the base of the gable
 - Decorated north and south porches including wood details:
 - Turned posts;
 - Decorative wood spandrels;
 - “Alisée Pattée” cross designs and medallion designs in the peak of the gable on the south porch;
 - Stained glass semi-circular windows on the north and east façades and the transom;
 - South paired wood door;
 - East panelled wood door with glazing;
 - North panelled wood door with glazing;
 - Hipped roof with cross gables;
 - Buff brick chimney on the south elevation of the dwelling;
- Form, scale, and massing of the timber frame accessory building and details including;
 - Red-painted, exterior chestnut board-and-batten cladding;
 - Buff brick and field stone foundation;
 - Gable roof form of the building;
 - Projecting front bay on the east elevation of the structure including gable roof peak above the round headed window, horizontal wood siding, and hipped roof above the main bay door;
 - Door openings, wood doors, and exterior door surrounds;
 - Wood windows including;
 - Six-over-six divided light windows on the east, west, and north sides of the structure;
 - Three-over-three divided light windows on the south side of the structure;
 - Divided light window panel in the gable of the north side of the structure;
 - Exterior window surrounds;
 - Central hipped-roof ventilator located on the ridge of the gable;
- Spatial relationships between the dwelling and the accessory building.



Demolition Request for Accessory Building on Heritage Listed Property at 247 Halls Mill Road

London Advisory Committee on Heritage
Wednesday January 8, 2020

london.ca



247 Halls Mill Road



Dwelling



- Queen Anne Revival cottage
- 1 ½ storey
- Hipped roof with cross gables
- Buff brick side hall plan
- Porches located on the north and south elevations
- Various additions to the rear (west) façade



Accessory Building



- 2 storey timber frame structure
- Mortise and tenon
- Chestnut board-and-batten cladding
- Round headed window
- Projecting gable
- Central ventilator



From Site to City (1993)



"One of the most impressive coach houses left in London" (Tausky, 1993)



03/12/2019





Property History



- 1819 Crown Grant to Archibald McMillan (120 acres)
- 1827 – 5 acres to Anson Simmons and John Preffer (millers)
- Burleigh Hunt, Cyrenius Hall, Lawrence Lawrason
- John, William, and Eli Griffith
- Griffith Bros. Woollen Mills
- William Griffith, 1870s - 1926



Request for Designation and Demolition Request

- 2008 – Accessory building was subject of demolition request
- 2009 – Chief Building Official revoked due to non-action
- September 2019 – Complaints from the community about demolition of the accessory building; Building Inspector advised owner that demolition permit would be required
- November 2019 – Request for designation under Part IV of the *Ontario Heritage Act*
- November 2019 – Complaints from the community that owner was continuing to demolish/removal materials from the accessory building
- November 28, 2019 – December 3, 2019 – Property owner consulted with Heritage Planner on required approval process for demolition (60-day review period)
- December 10, 2019 – Roof of the accessory building collapses
- December 13, 2019 – Demolition request submitted by property owner
- 60-day Review period – February 11, 2020



O.Reg 9/06

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



Physical or Design Value

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 247 Halls Mill Road includes a representative example of a Queen Anne Revival side hall plan cottage. The cottage is believed to have been constructed in the 1840s and was altered in the 1890s century when a number of its decorative elements were added, making it representative of Queen Anne Revival style architecture. The accessory building on the property is a unique example of a timber frame accessory structure that has been used for various purposes over the course of its existence. Known locally as "the Red Barn", the structure has been reportedly used as a barn, coach house and warehouse for the Griffith Bros. woolen mills. The structure has been designed to include a series of stylistic embellishments that elevates the appearance of the structure beyond typical barn construction. Its siding, projecting gable, window treatments, and central ventilator all contribute to it being a unique example of a timber frame accessory building. The accessory building can be considered rare within its context in Halls Mills, as well as within London.	✓
	Displays a high degree of craftsmanship or artistic merit	The concentration of decorative wood detailing on the cottage's gable and bargeboard elements as well as its decorative verandah posts contribute to the expression of its style as a Queen Anne Revival cottage. As a result, the property displays a high degree of craftsmanship.	✓
	Demonstrates a high degree of technical or scientific achievement	The property was reportedly used for storage for the Griffith Bros. woolen mill, located across the road. Although the property is associated with early milling activities in the area, the dwelling and accessory building do not demonstrate a high degree of technical or scientific achievement.	✗



Historical or Associative Value

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 directly associated with William Griffith, one of three Griffith brothers who owned and operated the Griffith Bros. mill. The Griffith Bros. woolen mill was located directly across the road from the property at 247 Halls Mill Road, on the property now known as Halls Mills Park. The Griffith Bros. mill operated between the 1860s and 1890s. The cottage on the property at 247 Halls Mill Road was the home of William Griffith and the accessory building functioned as a coach house and storage warehouse for the woolen products produced by the Griffith Brothers.	✓
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	The property at 247 Halls Mill Road has the potential to yield information related to the history of the Halls Mills area. As a property historically associated with the Griffiths Bros. and 19 th century milling in Byron, the property has potential to yield information that contributes to the understanding of the history of industry, development and growth of the Halls Mills area and early Byron.	✓
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	The property at 247 Halls Mill Road is not known to demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	✗



Contextual Value

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 247 Halls Mill Road is important in defining the character of the Halls Mills area. The Halls Mills area is characterized by a geographical context near the Thames River and its topography, along with the collection of early and mid-19 th century buildings located along Halls Mills Road and Commissioners Road West. As the property includes an 1840s dwelling and 19 th century accessory building, the property is a part of the concentration of cultural heritage resources in the Halls Mill area that contribute to its character and have led to its identification as a potential heritage conservation district.	✓
	Is physically, functionally, visually, or historically linked to its surroundings	The property is historically linked to the property now known as Halls Mill Park, on the east side of Halls Mill Road. The Halls Mill Park property was the site of the Griffith Bros. woolen mill which was operated by William Griffith, owner of 247 Halls Mill Road, in partnership with his brothers. As the milling site for their Byron operation, the properties are historically linked.	✓
	Is a landmark	The property at 247 Halls Mill Road is considered to be a local landmark within the Halls Mill area. Specifically, "the Red Barn" is known locally amongst community members as a landmark in the area.	✓



Consultation

- Mailed notice to property owners within 120m
- *The Londoner*
- City website
- ACO – London Region, London & Middlesex Historical Society, and Urban League
- Public Participation Meeting – January 20, 2020



Recommendation

- That, on the recommendation of the Managing Director, Planning & City Planning, with the advice of the Heritage Planner, with respect to the demolition request for the accessory building on the heritage listed property at 247 Halls Mill Road, that:
 - 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 at 247 Halls Mill Road to be of cultural heritage value or interest for the reasons outlined in Appendix E of this report.



**LONDON ADVISORY COMMITTEE ON HERITAGE
2020 WORK PLAN
(Jan 8, 2020)**

	Project/Initiative	Background	Lead/ Responsible	Proposed Timeline	Proposed Budget (in excess of staff time)	Link to Strategic Plan	Status
1.	<p>-Recurring items as required by the Ontario Heritage Act (consider and advise the PEC (Planning and Environment Committee) and Municipal Council on matters related to HAPs (Heritage Alteration Permits), HIS (Heritage Impact Statement) reviews, HCD (Heritage Conservation District) designations, individual heritage designations, (etc.);</p> <p>-Research and advise the PEC and Municipal Council regarding recommendations for additions to the Register (Inventory of Heritage Resources);</p> <p>-Prioritize and advise the PEC and Municipal Council on top recommendations for heritage designation (final number to be determined by available time – taken from the Register and elsewhere as appropriate);</p> <p>-Consider and advise the PEC on ad hoc recommendations from citizens in regard to individual and Heritage Conservation District designations and listings to the Register (refer to Stewardship for advice);</p> <p>-Perform all other functions as indicated in the LACH Terms of Reference.</p>	<ul style="list-style-type: none"> Section 28 of the Ontario Heritage Act mandates that the City shall establish a municipal heritage committee. Further, Council shall consult with that committee in accordance with the Ontario Heritage Act; Please see the London Advisory Committee on Heritage: Terms of Reference for further details; The LACH supports the research and evaluation activities of the LACH Stewardship Subcommittee, Policy and Planning Subcommittee, Education Subcommittee, Archaeological Subcommittee, and all other LACH Subcommittees which may serve from time to time. 	LACH (main) and subcommittees	As required	None	Strengthening our Community; Building a Sustainable City; Growing our Economy	Ongoing
2.	Ontario Heritage Act enforcement.	<ul style="list-style-type: none"> The LACH will assist in identifying properties that have not obtained necessary approvals, and refer these matters to civic administration. The LACH will assist in monitoring alterations to HCD and heritage designated properties and report deficiencies to civic administration. 	LACH (main)	Ongoing	None	Strengthening our Community; Building a Sustainable City	Ongoing

	Project/Initiative	Background	Lead/ Responsible	Proposed Timeline	Proposed Budget (in excess of staff time)	Link to Strategic Plan	Status
3.	Property insurance updates.	<ul style="list-style-type: none"> The LACH will monitor, assist and advise on matters pertaining to the securing of property insurance for heritage designated properties in the City of London. 	Policy and Planning Sub-Committee	Ongoing.	None	Strengthening our Community; Building a Sustainable City	With Policy and Planning Sub-Committee
4.	New and ongoing heritage matters.	<ul style="list-style-type: none"> Through its connections to various heritage groups, and the community at large, the LACH is aware of emerging and ongoing heritage matters in the City of London. The LACH will monitor and report to City staff and PEC on new and ongoing cultural heritage matters where appropriate. (ex. Bill 108, Ontario Cultural Strategy, Community Economic Roadmap, etc.). 	Planning and Policy Subcommittee; LACH (main)	As required	None	Strengthening our Community; Building a Sustainable City	As required
5.	The Mayor's New Year Honour List recommendation.	<ul style="list-style-type: none"> For a number of years, members of the LACH have been asked to provide advice to Council on the heritage addition to the "Mayor's New Year Honour List". The LACH will continue to serve this function as requested to do so by Council. 	Ad hoc committee of the LACH	Q4 2020	None	Strengthening our Community	Annually
6.	Provide advice to the London Community Foundation on heritage grant distribution.	<ul style="list-style-type: none"> For a number of years, members of the LACH have been asked to provide advice to the London Community Foundation on heritage grant distribution: "The London Endowment for Heritage". The LACH will continue to serve this function as requested to do so by the Foundation. 	Ad hoc committee of the LACH	Q2 2020	None	Strengthening our Community; Building a Sustainable City	Annually
7.	Conference attendance.	<ul style="list-style-type: none"> For a number of years, members of the LACH have attended the Ontario Heritage Conference when available. This conference provides an opportunity for LACH members to meet with other heritage committee members and heritage planning professionals, and to learn about current and ongoing heritage matters in the Province of Ontario (and beyond). Up to four (4) members of the LACH will attend the Ontario Heritage Conference. 	LACH (main)	May 28-30, 2020	\$2000	Strengthening our Community	Annually

	Project/Initiative	Background	Lead/ Responsible	Proposed Timeline	Proposed Budget (in excess of staff time)	Link to Strategic Plan	Status
8.	Public awareness and education (& possible heritage fair/ day/ symposium).	<ul style="list-style-type: none"> The LACH initiates, assists and/or advises on education and outreach programs to inform the citizens of London on heritage matters. This year, the LACH will also consider contributing to the organization of a city wide heritage fair/ day/ symposium (to provide information and outreach including – HAP process, professional advice on repairs and maintenance, current research on heritage matters, insurance advice, real estate matters, and a general exchange of ideas (etc.)). The LACH will coordinate with the efforts of the Historic Sites Committee of the London Public Library. 	Education subcommittee	Ongoing	None	Strengthening our Community	Annually
9.	Public awareness and education collaboration with the London Heritage Council.	<ul style="list-style-type: none"> The LACH will be supported by the London Heritage Council in its role to promote public awareness of and education on the community's cultural heritage resources. Collaborative initiatives may include LACH-related news updates in the LHC newsletter, LACH involvement in LHC programming and events (i.e. Heritage Fair), outreach support, and/or school-related programming as part of Citizen Culture: Culture-Infused LEARNING (LHC and London Arts Council). 	LACH (main) and Education subcommittee in collaboration with the London Heritage Council	Ongoing	None	Strengthening our Community	Annually
10.	LACH member education/ development.	<ul style="list-style-type: none"> Where possible, the LACH will arrange an information session for LACH members to learn more about the Ontario Heritage Act, and the mandate and function of Heritage Advisory Committees. The LACH will also explore ongoing educational opportunities for LACH members (such as walking tours, meetings with heritage experts/ professionals, meetings with community leaders, etc.). 	LACH (main)	Ongoing	None	Strengthening our Community	Ongoing
11.	City of London Archives.	<ul style="list-style-type: none"> The LACH will continue to discuss and advise on possible locations (and contents) for a City of London Archives. 	LACH (main)	Ongoing	None	Strengthening our Community	Ongoing

	Project/Initiative	Background	Lead/ Responsible	Proposed Timeline	Proposed Budget (in excess of staff time)	Link to Strategic Plan	Status
12.	LACH subcommittee member outreach.	<ul style="list-style-type: none"> The LACH will continue to reach out to heritage and planning professionals/ experts to serve on LACH subcommittees (and advise the LACH on certain matters). 	LACH (main)	Ongoing	None	Strengthening our Community; Building a Sustainable City	Ongoing
13.	Heritage signage and plaque placement/funding.	<ul style="list-style-type: none"> Through its connections to various heritage groups, and the community at large, the LACH is generally aware of potential locations for heritage signage and plaques. The LACH will consult with City Staff and heritage groups in regard to the occasional placement of heritage signage and/or plaques (and assist with funding where deemed appropriate by the committee). These efforts will be considered in the context of the City of London Heritage Interpretative Signage Policy. 	Education subcommittee	Ongoing	\$6000	Strengthening our Community	Ongoing
14.	Work Plan review.	<ul style="list-style-type: none"> The LACH will review items on this Work Plan on an as-needed basis, and will thoroughly review this Work Plan at least once annually. 	LACH (main)	Annually	None	Strengthening our Community; Building a Sustainable City	Ongoing
15.	Transit Projects	<ul style="list-style-type: none"> The LACH will participate in heritage related matters associated with Transit Projects, primarily the Wellington Gateway and East London Link, identifying where further work is or is not required for cultural heritage resources. 	LACH (main) and Stewardship subcommittee	Ongoing	None	Strengthening our Community; Building a Sustainable City	Ongoing
					\$8000		

Heritage Planners' Report to LACH: January 8, 2020

1. Heritage Alteration Permits processed under Delegated Authority By-law:
 - a) 13-15 York Street (Downtown HCD): Façade alterations
 - b) 340 Richmond Street (Downtown HCD): Medallion replication at parapet
 - c) 38 Blackfriars Street (B/P HCD): Rear/side addition
 - d) 27 Kensington Street (B/P HCD): Rear addition, exterior alterations
 - e) 43 Blackfriars Street (B/P HCD): Repairs from vehicle damage
 - f) 255 Dufferin Avenue (Downtown HCD): signage (2)

2. Upcoming consultation regarding *Ontario Heritage Act* Regulations for Bill 108 Implementation

Upcoming Heritage Events

- Lifestyle Home Show – January 31 – February 2, 2020, Western Fair Agriplex.
<https://lifestylehomeshow.ca/> - **Heritage Home Feature**
- 8th Annual Heritage Fair, Saturday February 15, 2020, 9am-3pm, HMCS Prevost (19 Becher Street), www.londonheritage.ca/heritagefair
- Heritage Week 2020 Events
 - “Town and Gown: Western University’s Public History Program 35 Years On”, Thursday February 20, 7:00-8:30pm, Central Library (251 Dundas Street)
 - “125th Anniversary of London Public Library”, Saturday, February 22, 2:00-3:30pm, Central Library (251 Dundas Street)
 - Middlesex Centre Heritage Fair, Delaware Community Centre (2652 Gideon Drive, Delaware) on Saturday February 22, 2020 10am-4pm. More information: <http://middlesexcentrearchive.ca/events/>
- Eldon House’s Deadly Auction, Friday February 14, 2020, 7pm. Registration Required. More information: <https://eldonhouse.ca/events/>
- SAVE THE DATE: ACO London Region & Heritage London Foundation Awards Gala – Thursday March 5, 2020 at Museum London

Free Event | All Ages | Free Parking

8th Annual Heritage Fair

REMEMBERING THEIR SACRIFICE

75 YEARS AFTER THE SECOND WORLD
WAR & BATTLE OF THE ATLANTIC



**SATURDAY,
FEBRUARY 15, 2020**
9 AM – 3 PM
HMCS PREVOST
19 BECHER STREET
LONDONHERITAGE.CA

Photos retrieved from the London Public Library's
Ivey Family London Room & HMCS PREVOST

