

## Report to London Advisory Committee on Heritage

**To:** Chair and Members  
**London Advisory Committee on Heritage**

**From:** Gregg Barrett  
**Director, City Planning and City Planner**

**Subject:** Heritage Alteration Permit application by City of London at  
**723 Lorne Avenue, Old East Heritage Conservation District**

**Meeting on:** Wednesday March 11, 2020

## 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 approval for a proposed park on the property at 723 Lorne Avenue, located within the Old East Heritage Conservation District, **BE PERMITTED** with the following terms and conditions:

- a) That the Heritage Planner be consulted on the restoration and installation details for the original school bell and aluminium lettering prior to installation;
- b) The LACH be consulted on the cultural heritage interpretive sign to commemorate the former Lorne Avenue Public School prior to its production and installation; and,
- c) Consideration be given to including more plant species identified in Table 5.1 of the *Old East Heritage Conservation District Conservation Guidelines* in the planting plan for the Lorne Avenue Park.

## Executive Summary

Extensive community consultation following the removal of the former Lorne Avenue Public School building was undertaken to develop plans and details for the proposed Lorne Avenue Park at 723 Lorne Avenue in the Old East Heritage Conservation District.

The plans for the proposed Lorne Avenue Park implement the previous direction of Municipal Council to incorporate the original school bell and aluminum lettering from the 1969 school building into the design of the park. The design details for the proposed Lorne Avenue Park are consistent with the guidelines in the *Old East Heritage Conservation District* and should be approved with terms and conditions.

## Analysis

### 1.0 Background

#### 1.1 Location

The property at 723 Lorne Avenue is located on the southwest corner of Lorne Avenue and English Street in Old East (Appendix A).

#### 1.2 Cultural Heritage Status

The property at 723 Lorne Avenue is located within the Old East Heritage Conservation District (HCD). The Old East HCD was designated under Part V of the *Ontario Heritage Act* in 2006. The property is presently unoccupied by any buildings or structures (Appendix B).

#### 1.3 Description

The former Lorne Avenue Public School was established in 1875 and remained open until 2016. Several different buildings housed the Lorne Avenue Public School, from the original 1875 structure to the 1961 and 1969 school buildings. Like the building, the school yard evolved (including the removal of some adjacent residential structures). See further information in the staff report to the Planning and Environment Committee, "Request for Demolition of Heritage Designated Property at 723 Lorne Avenue (Lorne Avenue Public School)" (link at end of this report; see Appendix C for additional background information).

The Lorne Avenue Public School property was acquired by the City of London in 2016 to meet a critical need for parkland in the Old East. The school building was demolished in 2018. The property is presently unoccupied by any buildings or structures.

A portion of the property has been proposed for redevelopment. See further information in the staff report, “Zoning By-law Amendment, 723 Lorne Avenue” (Z-8454) (link at end of this report; see Appendix C for additional background information).

The remainder of the property, at the eastern end of the property along Lorne Avenue and English Street, has been proposed for a park. The proposed Lorne Avenue Park is the subject of this report.

#### **1.4 Previous Reports**

April 2, 2019. Report to the Corporate Services Committee. “Declare Surplus Portion of City Owned Property at 723 Lorne Avenue.”

September 24, 2018. Report to the Planning and Environment Committee. Zoning By-law Amendment, 723 Lorne Avenue. Z-8454.

August 28, 2017. Report to the Planning and Environment Committee, “Request for Demolition of Heritage Designated Property at 723 Lorne Avenue (Lorne Avenue Public School).”

August 19, 2017. Report to the London Advisory Committee on Heritage, “Request for Demolition of Heritage Designated Property at 723 Lorne Avenue (Lorne Avenue Public School).”

June 20, 2017. Report to Corporate Services Committee, “Lorne Avenue Public School Update.”

February 21, 2017. Report to Corporate Services Committee, “Lorne Avenue Public School Request for Proposals Update and Next Steps.”

March 24, 2015. Report to Corporate Services Committee, “Lorne Avenue Public School Update.”

## **2.0 Legislative/Policy Framework**

### **2.1 Provincial Policy Statement**

Heritage conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement (2014)* promotes the wise use and management of cultural heritage resources and directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

### **2.2 Ontario Heritage Act**

Section 42 of the *Ontario Heritage Act* requires that a property owner not alter, or permit the alteration of, the property without obtaining Heritage Alteration Permit approval. The *Ontario Heritage Act* enables Municipal Council to give the applicant of a Heritage Alteration Permit:

- a) The permit applied for;
- b) Notice that the council is refusing the application for the permit; or,
- c) The permit applied for, with terms and conditions attached (Section 42(4), *Ontario Heritage Act*).

Municipal Council must make a decision on the Heritage Alteration Permit application within 90 days or the request is deemed permitted (Section 42(4), *Ontario Heritage Act*).

#### **2.2.1 Contravention of the Ontario Heritage Act**

Pursuant to Section 69(1) of the *Ontario Heritage Act*, failure to comply with any order, direction, or other requirement made under the *Ontario Heritage Act* or contravention of

the *Ontario Heritage Act* or its regulations, can result in the laying of charges and fines up to \$50,000.

### 2.3 *The London Plan*

The policies of *The London Plan* found in the Cultural Heritage chapter support the conservation of London's cultural heritage resources. Policy 554\_ of *The London Plan* articulates one of the primary initiatives as a municipality to "ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources." To help ensure that new development is compatible, Policy 594\_ (under appeal) of *The London Plan* provides the following direction:

1. *The character of the district shall be maintained by encouraging the retention of existing structures and landscapes that contribute to the character of the district.*
2. *The design of new development, either as infilling, redevelopment, or as additions to existing buildings, should complement the prevailing character of the area.*
3. *Regard shall be had at all times to the guidelines and intent of the heritage conservation district plan.*

Policy 13.3.6 of the *Official Plan* (1989, as amended) includes similar language and policy intent.

### 2.4 **Old East Heritage Conservation District**

Recognizing that the Old East will continue to evolve and change over time, the *Old East Heritage Conservation District Plan (OEHCD Plan)* provides a framework in which the heritage attributes of the Old East can be protected, managed, and enhanced. "The *Old East Heritage Conservation District Plan* is intended to assist in the protection and conservation of the unique heritage attributes and character of the Old East Village area" (Section 1.2, page 1.1, *OEHCD Plan*)

The streetscape goals and objectives for the designation of the Old East as a Heritage Conservation District are:

*Maintain and enhance the visual, contextual and pedestrian oriented character of Old East's streetscape and public realm by:*

- *Recognizing the area's heritage includes streets, parks, trees, open spaces, monuments, street furniture, signs and all manner of items that contribute to the visual experience of a community, whether public or privately owned.*
- *Maintaining existing street trees, vegetation and boulevards, or develop replacement programs where necessary.*
- *Minimize the visual impact of vehicle parking on the streetscape (Section 3.2, page 3.4, *OEHCD Plan*).*

Section 5.0 of the *OEHCD Plan* provides a policy framework for considering changes that affect the streetscape of the Old East HCD. It highlights street trees, boulevards, parks and open spaces, signage, lighting, street furniture, and vehicle parking. The policies support the retention and protection of the area's grass boulevards, mature street trees, and provides guidance on ensuring that other infrastructure (such as lighting) is compatible with the heritage character of the area. Avoiding unnecessary clutter, in the form of street furniture, is an important direction of the *OEHCD Plan*, but does recognize that some amenities could support the heritage character of the area if appropriately selected in terms of style, finish, and placement.

At the time of the designation of the Old East as an HCD, there were no parks or open spaces within its boundaries. The *OEHCD Plan* notes, "Opportunities could be explored with the Thames Valley District School Board to enhance the ground of the [Lorne Avenue Public] school."

As there were no parks or open spaces, the *OEHCD Plan* provides only general guidance for parks and open spaces. Section 5.4 of the *OEHCD Plan* recommends,

- *Historically, the use of native trees was common since these trees were readily available. Native conifer would include white spruce, cedar, red*

*and white pine. Native deciduous trees would include native maples, basswood, oak, elm, beech, ash and cherry. Should any public parks or open space be developed in Old East, they should make use of native trees.*

- *Any new plantings in abutting parks or open spaces should also consider the use of native trees, as identified above.*
- *Public gardens and open spaces of this era (post-Victorian) would typically be planted with a diversity of materials. Records show that strolling gardens consisting of a mixture of native and exotic perennials were popular. Long narrow perennial beds provided a visually appealing backdrop to 'stroll in the park' and should be considered if opportunities arise for public plantings within the heritage conservation district.*

Section 5.4 of the *OEHCD Guidelines* highlight the importance of front gardens. It encourages the use of typical plant material of the post-Confederation and post-Victorian periods. Table 5.1 of the *OEHCD Guidelines* provides a list of potential plant material that is appropriate for the Old East HCD (Appendix D).

### **3.0 Heritage Alteration Permit Application**

#### **3.1 Previous Decision on Demolition Request**

The demolition of the former Lorne Avenue Public School building was permitted with terms and conditions by Municipal Council at its meeting on September 5, 2017. The terms and conditions on the demolition are:

*The following items appended to the staff report dated August 28, 2017 in Appendix C BE REMOVED from the building prior to its demolition and BE INCORPORATED into a future park space at the site with appropriate commemoration/interpretation:*

- The school bell; and,*
- Aluminum lettering currently affixed to the north façade of the building (Resolet 17/16/PEC).*

#### **3.2 Previous LACH Consultation**

At its meeting on November 13, 2019, the London Advisory Committee on Heritage (LACH) received a delegation from Julie Michaud, Landscape Architect. The delegation presented concepts for the park. The LACH made the following comment:

*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.*

Since this consultation with the LACH, the details and plans for the proposed Lorne Avenue Park have continued to be developed.

#### **3.3 Heritage Alteration Permit Application**

A Heritage Alteration Permit application was submitted by an agent for the property owner on February 12, 2020. The Heritage Alteration Permit application seeks approval for:

- The construction of a new neighbourhood park on part of the former Lorne Avenue Public School lands at 723 Lorne Avenue.

Further descriptive details of the proposed Lorne Avenue Park are attached as Appendix C. Renderings of key areas of the proposed Lorne Avenue Park are attached as Appendix E. Selected construction drawings for the proposed Lorne Avenue Park are attached as Appendix F.

Both Phase 1 and Phase 2 are presented as part of this Heritage Alteration Permit application. Elements of the proposed Lorne Avenue Park included in Phase 2 include: sidewalk and street trees along the future extension of Queens Place, pathway

connecting the central plaza and Queens Place, a tree buffer along the southwest property line, a multi-use court, the “front porches” along English Street, and lighting. All other elements required to implement the proposed Lorne Avenue Park was included within Phase 1. Construction for Phase 1 of the Lorne Avenue Park is planned for 2020; construction of Phase 2 is anticipated to be aligned with the future redevelopment of the remainder of the former Lorne Avenue Public School site.

As this is an important site with considerable public interest, consultation with the LACH and a decision by Municipal Council is required for this Heritage Alteration Permit per the conditions for referral in the Delegated Authority By-law.

Per Section 42(4) of the *Ontario Heritage Act*, Municipal Council must make a decision on this Heritage Alteration Permit application by May 12, 2020 or the request is deemed permitted.

## 4.0 Analysis

Most of the policies and guidelines of the *OEHCD Plan* emphasize the conservation of existing assets, attributes, and resources. It does, however, recognize that the Old East will continue to evolve and change. The policies and guidelines of the *OEHCD Plan* seek to ensure that change is appropriately managed to ensure that it protects and conserves the heritage character of the Old East HCD.

Specific elements have been designed into the proposed Lorne Avenue Park to support its compatibility with the heritage character of the Old East HCD. The proposed Lorne Avenue Park does not replicate or recreate a Victorian park, but seeks to commemorate the former Lorne Avenue Public School while creating a vibrant place that reflects the Old East HCD today. These specific elements include, but are not limited to:

- Inclusion of the original school bell;
- Incorporation of the aluminum lettering from the 1969 school;
- Use of appropriate plant species;
- Design details from the *OEHCD Plan*; and,
- Cultural heritage interpretive sign.

### 4.1 School Bell

The school bell from the first Lorne Avenue Public School (originally Timothy School, Anderson School, and then Lorne Avenue Public School) was retained by the City of London following its acquisition of the school property in 2016. As one of the conditions of the demolition of the former Lorne Avenue Public School building, Municipal Council directed that the school bell be incorporated into the design for the future park (Resolet 16/17/PEC).

Installed in 1875, the school bell was struck by lightning in 1950. The school bell, along with the bell tower, was taken down and the school bell displayed in the foyer of the Lorne Avenue Public School. In 1955, Principle W. D. E. Matthews, when referring to the 1950 storm, is quoted as stating,

*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...*

The school bell will be prominently displayed at the front entry of the proposed Lorne Avenue Park at the southwest corner of Lorne Avenue and English Street. The school bell will be installed on a square buff brick plinth, approximately 1.244m in height and 87.0cm in width (square) and capped with a precast concrete cap. The buff brick will be reclaimed to emphasize the historic material palette of the Old East HCD (as well as the original Lorne Avenue Public School building). The plinth will be constructed as part of Phase 1 of the Lorne Avenue Park.

Restoration of the school bell will require specialized skill, including those required to protect the bell to its long-term outdoors installation location. A separate supplier will be retained to restore the school bell.

## 4.2 Aluminum Lettering

Aluminum lettering, reading “LORNE AVENUE PUBLIC SCHOOL,” was salvaged and retained by the City of London prior to the demolition of the former school building. The lettering was installed following the construction of the 1969 school building.

As one of the conditions of the demolition of the former Lorne Avenue Public School building, Municipal Council directed that the aluminum lettering be incorporated into the design for the future park (Resolet 16/17/PEC).

To achieve this direction, the aluminum lettering will be installed on a stage feature in the interior of the park that emerges from the berm. The stage feature is approximately 2m in width and 45cm in height (although level with the berm). It has the footprint of an irregular quadrilateral. The stage feature will open onto the central plaza of the proposed Lorne Avenue Park.

The stage feature will be constructed of precast concrete. The aluminum lettering will be installed in a recess on the concrete face of the stage feature.

In addition to the aluminum lettering, the years 1875 and 2016 will be embedded in the precast concrete to commemorate the opening and closing years for the school.

## 4.3 Use of Appropriate Plant Species

The *OEHCD Plan* encourages the use of native species as well as plant material typical of the post-Confederation and post-Victorian periods. It identifies lists of appropriate plant species, which is informative but not an exclusive list of appropriate plants.

The proposed Lorne Avenue Park planting plans include: red maple, paper birch, American beech, white oak, eastern white pine, and trembling aspen. All of these tree species are specifically identified within the *OEHCD Plan*.

Further consideration should be given to using more of the plant species identified in Table 5.1 of the *OEHCD Guidelines* (see Appendix D).

The existing trees on the site will be maintained and protected during the construction of the park. The existing grass boulevard around the edge of the park site will be maintained as well.

## 4.4 Design Details from the *OEHCD Plan*

As there were no parks within the Old East HCD at the time of its designation under the *Ontario Heritage Act*, only general guidance for parks and open spaces is provided in Section 5.4 of the *OEHCD Plan*.

One of the important themes highlighted in the applicable guidelines of the *OEHCD Plan* is “strolling garden.” The design and layout of the proposed Lorne Avenue Park encourages and supports “strolling” through the path system and the inclusion of planting beds through the park, in addition to the rain garden and sensory garden.

Additionally, the proposed “front porches” seek to maintain this important rhythm that contributes to the heritage character of the Old East HCD. Historically, there were individual properties fronting English Street (which were removed to accommodate an expansion of the former school). The proposed design re-introduces this theme and form to support the heritage character of the Old East HCD in Phase 2 of the project.

Street furniture has been identified for the proposed Lorne Avenue Park. Street furniture includes waste receptacles, park benches, and bike racks. The waste receptacles and bike racks will be metal with a black powder coat finish. The benches have a black powder coat finish metal frame with ipe wood slat seating, in a traditional yet modern manner. These elements are generally consistent with the street furniture that was identified in Section 5.7 of the *OEHCD Plan* (see Figure 3, Appendix D and Figure 14, Appendix E). The play equipment for the proposed Lorne Avenue Park is proposed to be wooden, which is an appropriate material in the Old East HCD. The Adirondack

chairs proposed for the front porches are polyethylene (from recycled plastic jugs), which has been selected for its ability to produce and retain vibrant colours.

Street lighting has been left out of the Phase 1 plans for the proposed Lorne Avenue Park for implementation in Phase 2 as budget permits. The lighting standard identified in the *OEHCD Plan* should be implemented (see Appendix D).

#### 4.5 Cultural Heritage Interpretive Sign

A cultural heritage interpretive sign includes both text and images to convey fact and stories that contribute to an understanding of a people, an event, or a place. Cultural heritage interpretive signs have been successfully implemented in Victoria Park and along the Thames Valley Parkway in recent years.

Municipal Council directed the appropriate commemoration of the former Lorne Avenue Public School in the future park as an inherent part of the conditions on the demolition of the former school building (Resolet 16/17/PEC). The commemorative function of a cultural heritage interpretive sign was further emphasized in the comments of the LACH from its meeting on November 13, 2019.

A cultural heritage interpretive sign has been proposed to commemorate the former Lorne Avenue Public School. A location near the playground area and along the main pathway has been ear-marked for the proposed cultural heritage interpretive sign. Potential themes could include the former school building, changes in the educational system since 1875, development of the community, significant Londoners who attended the Lorne Avenue Public School, or other potentially appropriate messages.

Details for the proposed cultural heritage interpretive sign will be prepared in further detail. The LACH should be consulted on the cultural heritage interpretive sign, and its themes, prior to its production and installation in the Lorne Avenue Park.

## 5.0 Conclusion

Through the design of the proposed Lorne Avenue Park, the significance of the former Lorne Avenue Public School has been appropriately commemorated in a variety of means, including: the school bell, the aluminum lettering, playground games, and the cultural heritage interpretive sign.

In addition to its commemorative functions, the proposed Lorne Avenue Park is compatible with the guidelines of the *OEHCD Plan*. The specific details, for example the “front porches,” supports and contributes the heritage character of the Old East HCD. The use of appropriate (e.g. native) plant species is compatible with the direction of the *OEHCD Plan*. The street furniture selected for the proposed Lorne Avenue Park is complimentary with the heritage character of the Old East HCD and generally consistent with those samples identified in the *OEHCD Plan*; the same is required for the lighting when implemented in a subsequent phase of the project’s implementation. The proposed Lorne Avenue Park conforms to the policy direction of *The London Plan* in complementing the prevailing character of the Old East HCD and the regard held for the policies and guidelines of the *OEHCD Plan* in the development of the plan and details for the proposed Lorne Avenue Park.

<b>Prepared by:</b>	<b>Kyle Gonyou, CAHP Heritage Planner</b>
<b>Submitted and Recommended by:</b>	<b>Gregg Barrett, AICP Director, City Planning and City Planner</b>
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from City Planning.	

March 4, 2020  
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- Appendix A Property Location
- Appendix B Images
- Appendix C Heritage Alteration Permit application details
- Appendix D *Old East Heritage Conservation District Conservation Plan & Conservation and design Guidelines – extracts*
- Appendix E Renderings
- Appendix F Construction Drawings

#### **Links to Previous Reports**

September 24, 2018. Report to the Planning and Environment Committee. Zoning By-law Amendment, 723 Lorne Avenue. Z-8454.

<https://pub-london.escribemeetings.com/Meeting.aspx?Id=3caa30f8-cf25-4b40-8f4d-3d5c973bc1fa&Agenda=Merged&lang=English>

August 28, 2017. Report to the Planning and Environment Committee, “Request for Demolition of Heritage Designated Property at 723 Lorne Avenue (Lorne Avenue Public School).” <https://pub-london.escribemeetings.com/Meeting.aspx?Id=bbf3a411-7f2b-47f5-8cc3-3b41fd150a95&Agenda=Agenda&lang=English>



Appendix A – Location



Figure 1: Location map of the subject property at 723 Lorne Avenue.

**Appendix B – Images**



*Image 1: Photograph of the former Lorne Avenue Public School building on September 25, 2017 (photo credit: M. J. Izerda).*



*Image 2: Photograph of the former Lorne Avenue Public School property following demolition of the school building.*



*Image 3: Photograph showing the temporary condition of the former Lorne Avenue Public School property, with grass lawn.*



## Appendix C – Heritage Alteration Permit application details

### Lorne Avenue Park – Heritage Alteration Permit

**Summary:** The Lorne Avenue Park project is about the creation of a new neighbourhood park in the Old East Village, on the site of the former Lorne Avenue Public School. It will provide much needed access to green space in an area that is currently underserved in terms of parkland. It will also create a new community hub for local residents.

**Location:** 723 Lorne Avenue, London ON

**Timeline:** to be ready for construction in spring / summer for a fall 2020 completion

**Project Manager:** Julie Michaud, [jmichaud@london.ca](mailto:jmichaud@london.ca) 519 661-2489 ext. 2357

#### Background:

The Lorne Avenue Public School property was acquired by the City of London to meet a critical need for parkland in the Old East Village (OEV) neighbourhood. The school building has just been demolished and the lands are planned to be developed into a park as well as several single-detached dwellings.

The site is located within the designated Old East Heritage Conservation District, just east of the Downtown. This heritage district includes over 1,000 properties, and was developed as a residential area over a fairly long period, from 1860 to 1930. Taken together with the remaining industrial and commercial structures adjacent to it, the entire area of Old East is a living archive of the historical development not only of London but of urban southwestern Ontario.

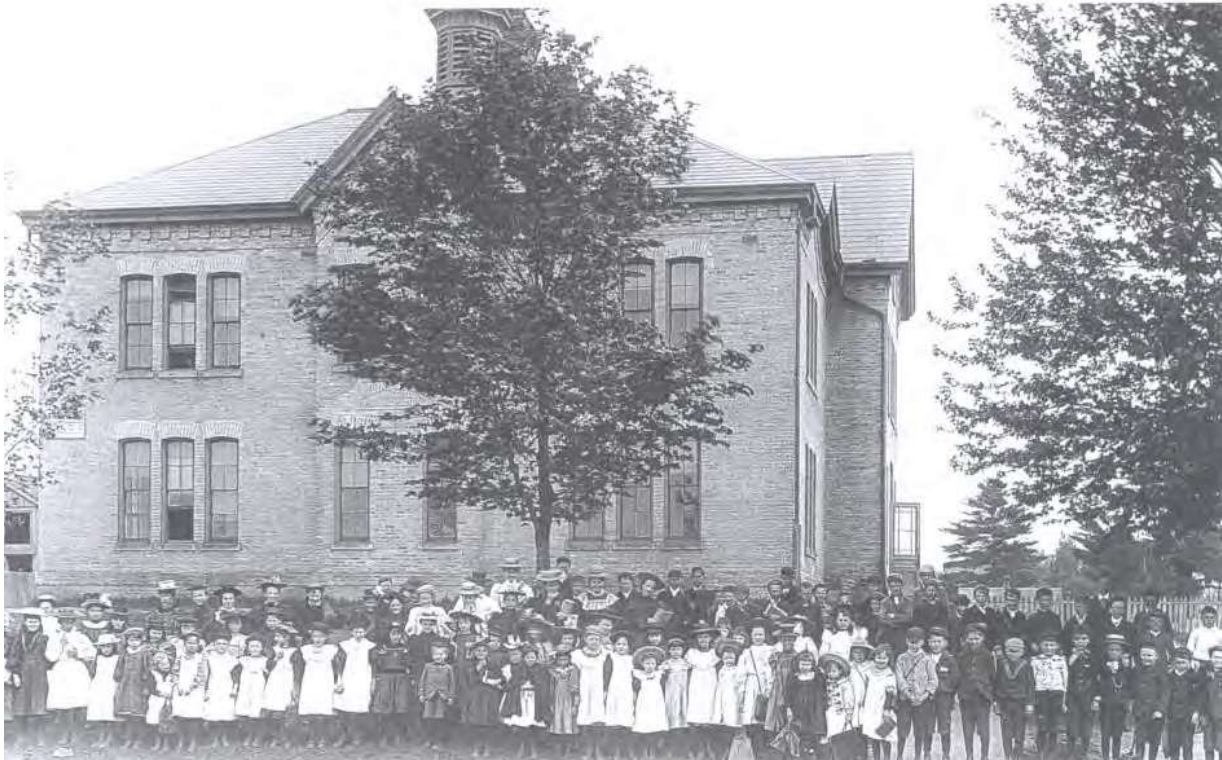


Image 4: Former Lorne Avenue Public School site (2017).

#### Brief History – Lorne Avenue Public School:

Lorne Avenue original school was built ca. 1875 and several subsequent school configurations followed, until the latest structure was erected in 1969. Due to low enrollment, the school was declared surplus by the school board and closed in June 2016. The lands and building were purchased by the City of London and, after a search for compatible uses by interested parties lead to no suitable takers, the building was demolished in 2018. The school grounds consisted mostly of asphalt, including parking lots and courts (basketball and hockey, four squares, hopscotch), and some play

equipment, as well as a grassed area with a few trees. The bell from the original school house and the letters from the former school building have been retained as artefacts that will be used in the new park design.



*Image 5: Photograph of the original Lorne Avenue Public School building. Courtesy: Western Archives.*



*Image 6: Photograph of the original school bell.*





*Image 7: Photograph, courtesy of London Free Press, showing the former Lorne Avenue Public School building prior*

### **Community Engagement:**

Extensive community engagement was done over the years to seek input on the redevelopment and for the community to share their goals, objectives and vision for the site and parkland. Although the loss of the school was painful for most area residents, after a years-long fight to keep it going, the creation of a new park is bringing a positive outcome and something to look forward to. The community has remained engaged and participated into the design process for the park development. Two public meetings were held: a design charette to generate ideas in November 2018 and a public open house to seek input on the proposed concept in February 2019. A kids' consultation was also done with Day Camp participants in March 2019.

The Old East Village Community Association and the Old East Village BIA are two stake holders' groups included in the community engagement. The Lions Club and the Rotary Club have also come forward to sponsor pieces of the project.

### **Program:**

The Lorne Avenue Park project is about the creation of a new community hub for Old East Village residents, on the site of the former Lorne Avenue Public School, now demolished. It will provide much needed access to green space in an area that is currently underserved in terms of parkland and historically has relied on the school grounds to provide outdoor community space. A portion of the site will be developed for residential uses in the future. Any future development of the site must be compatible with the Old East Heritage Conservation District.

The program for the Lorne Avenue site is to transform the northeast corner into a neighbourhood park, with some urban park treatments along the edges of Lorne Avenue and English Street. A new street is proposed in the alignment of Queen's Place and new single-detached housing are planned on the remainder of the site.

## Development Concept 1



Image 8: Development Concept 1.

### Concept Plan:

The concept plan for the park was elaborated from public input received at the first design charette, where preference was indicated for an Art and Culture theme as well as an Environmental theme.

The plans for the park include a play area, a sensory garden and a central plaza with a small community stage. A low seating berm is intended for casual community gathering and passive use. A rain garden, eco-lawn and an insect hotel are adding many environmental benefits to the site. Trees, site furniture and future lighting are also included in the design.

The desired play equipment for Lorne Avenue Park would be different from the conventional play structures. Rather, it would be mostly made of natural, or more environmentally-friendly materials, and fit into the ecological and sustainable themes of the park.

Due to current status of funding availabilities, planned street improvements, and future housing development, some items of the concept plan were revised. The multi-use court and the porch seating along English street will be added in future phases, along with pathway connections to future Queen's Place and lighting of the whole park.

### Artefacts and heritage features:

Artefacts being retained and re-used on this project are:

- The bell from the original school, that will be refurbished and installed on a brick pedestal at the new entrance at the corner of the park, and;
- Letters from the modern school, which will be re-installed at the front of the stage, with the years 1875 and 2016 (beginning and closure of the school).

Other elements that aim to tie in with the history of the site and neighbourhood include:

- Buff brick seat walls, that is a material found in some of the houses around the park;
- A quote from Principal W. D. E. Matthews from 1955, on the day the bell stopped working in 1950;
- Painted schoolyard games on the central plaza;

- Lounge chairs as a reference to Old East Village ‘porch culture’;
- Use of native trees, most of them included in the Old East Heritage Conservation District Guidelines;
- Wooden play equipment;
- A cultural heritage interpretive sign on the history of the school.

Finally, other site furnishing such as benches and future lighting will be selected in a classic style, to blend in with the Heritage District. Lighting will be added at a later phase and consideration for Bird-friendly and Dark Skies design will be included in the selection.

## Appendix D – Old East Heritage Conservation District Conservation Plan & Conservation and Design Guidelines – extracts

**Stantec**

**OLD EAST HERITAGE CONSERVATION DISTRICT - CONSERVATION AND DESIGN GUIDELINES**  
STREETSCAPE DESIGN GUIDELINES  
February 2006

**TABLE 5.1**

**TYPICAL PLANT MATERIAL SELECTION FOR RESIDENTIAL LANDSCAPING**

Silver Fir	Dwarf Flowering Crab
Five-leaf Araliei	Garland Crab Apple, Wild Sweet Crab
Fullmoon Maple	Japanese Crab Apple
Japanese Maple	Sergeant Crab Apple
Spider-leaf Japanese Maple	Moon-Seed
Norway Maple	Japanese Spurge
Schwedler Maple	Virginia Creeper
Red Maple	Boston Ivy
Sycamore Maple	Empress Tree
China Gooseberry	Amur Cork-Tree
Red-flowering Horse Chestnut	Sweet Mock-Orange
Horse Chestnut	Fine Dwarf Golden Variety
Bottlebrush Buckeye	Oriental Photinia
Dwarf Horse Chestnut	Ninebark
Japanese Angelica Tree	Norway Spruce
Dutchman's Pipe	White Spruce
Yellow Birch	Blue Spruce
White Birch, Canoe or Paper Birch	Japanese Pieris
Common European birch, European White Birch, Weeping Birch	Bristle-Cone Pine
Butterfly Bush	Swiss Stone Pine
Little-leaf Box	Japanese Red Pine
Chinese Trumpet-Creeper	Mugho Pine Swiss Mountain Pine
Trumpet Creeper	Austrian Pine
European Hornbeam	Dwarf White Pine
American Hornbeam	Dwarf Scotch Pine
Dwarf Catalpa	Sycamore
Bitter-Sweet	Lombardy Poplar
Katsura-Tree	Trembling Aspen
Dwarf Japanese Quince	Double Flowering Plums
White Fringe Tree	Sargent Cherry
American Yellow-Wood	Weeping Japanese Cherry
Jackman Clematis	Flowering Almond
Gypsy Queen	Douglas Fir
Sweet Autumn Clematis	Scarlet Firethorn
Golden Clematis	White Oak
Virgin's Bower	Red Oak
Sweet Pepper Bush	Scarlet Oak
Red-Twigged Dogwood	Pine Oak
White-Flowering Dogwood	English Oak
Kousa or Japanese Dogwood	Pyramidal English Oak

5.4

Figure 2: The plant materials identified Table 5.1 of the Old East Heritage Conservation District Conservation and Design Guidelines should be considered for implementation in the proposed Lorne Avenue Park.



**Stantec****OLD EAST HERITAGE CONSERVATION DISTRICT - CONSERVATION AND DESIGN GUIDELINES**  
STREETScape DESIGN GUIDELINES  
February 2006

Purple Hazelnut, Filbert	Catawba Rhododendron
Purple Fringe	Korean Rhododendron
Rick-Spray	Fragrant Sumac
Cock-Spur Thorn	Cutleaf Sumac
Scotch Broom	Rugosa Rose
Smoke-Tree	Flowering Raspberry
Slender Dutzia	Weeping Kilmarnock Willow
Russian Olive	Laurel-Leaved Willow
Spring Heath	Mountain Ash
Winged Euonymus	Anthony Waterer Spirea
Evergreen Bittersweet	Japanese Spirea
Pearl Bush	Bridal Wreath
American Beech	Thunberg Spirea
Saucer Magnolia	Vanhoutti Spirea
Star Magnolia	Snowberry
Oregon Holly-Grape	Coral-Berry
Chinese Lilac	Camperdown Elm
Late Lilac	Chinese Elm
Common Lilac	Siberian Elm
Japanese Yew	Wayfaring Tree
Dwarf Japanese Yew	European Cranberry Bush
American Linden	Rosy Weigela
Eastern Hemlock	Variegated-Leaved Weigelia
Sargent Weeping Hemlock	Japanese Wisteria
Elms	Chinese Wisteria
American Elm	Adam's Needle, Yucca
	Graybark Elm

**5.5 FENCES AND HEDGES**

Fences or hedges of one kind or another often surrounded early Twentieth Century Gardens. They served to delineate property boundaries, pen in animals, or keep people off of private property, much as they do today. Often on corner lots, some form of hedge or fence was erected in order to deter pedestrians from shortcutting across the corners of private lots.

Today, there are a myriad of fencing and hedge types in the district, some



*Example of a fence used to define space*

*Figure 3: The plant materials identified Table 5.1 of the Old East Heritage Conservation District Conservation and Design Guidelines should be considered for implementation in the proposed Lorne Avenue Park.*



Figure 4: Recommended lighting standard from Section 5.6 of the Old East Heritage Conservation District Plan.



Figure 5: Recommended street furniture from Section 5.7 of the Old East Heritage Conservation District Plan.

Appendix E - Renderings

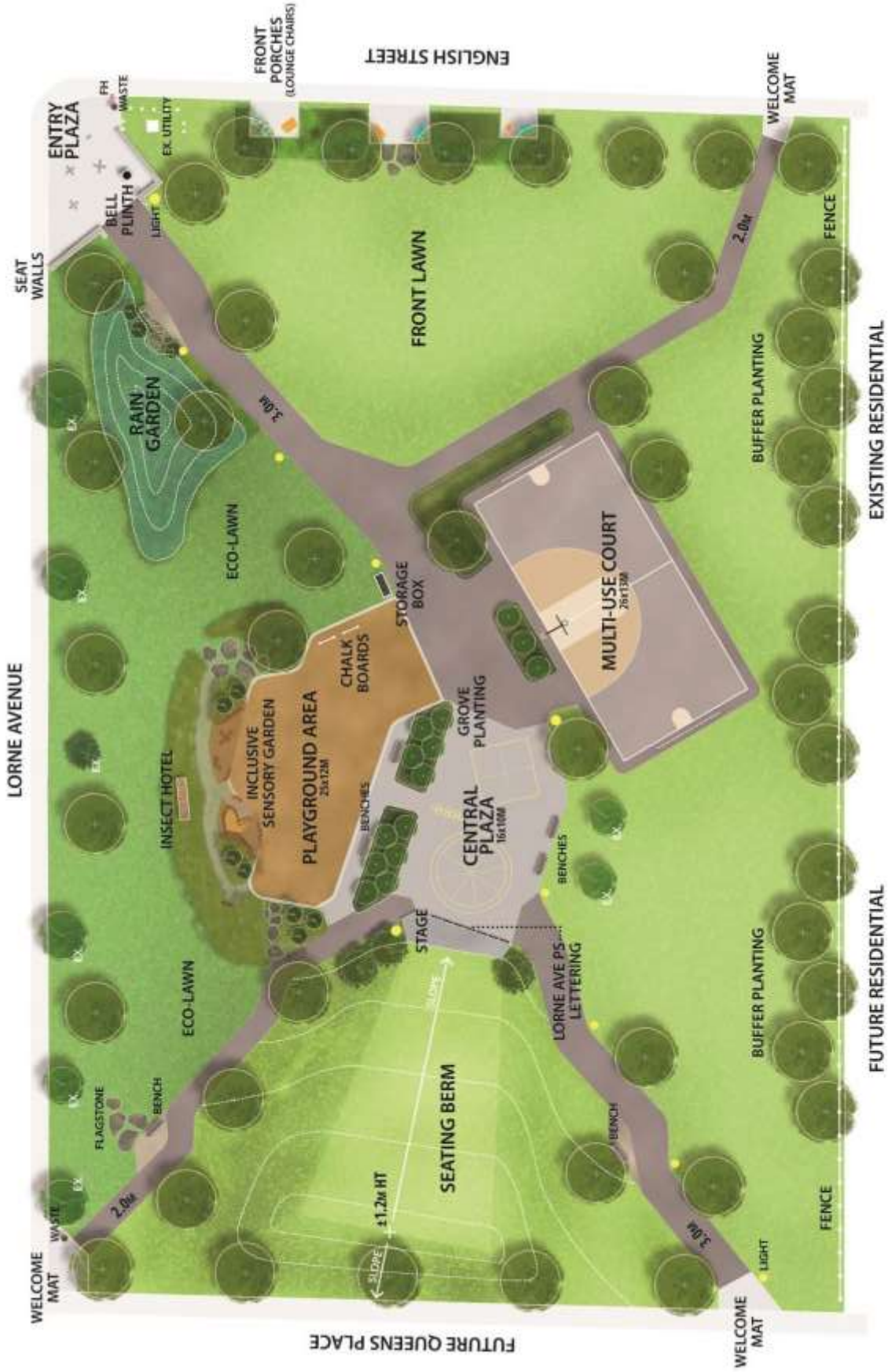


Figure 6: Concept plan.

Concept Plan SHIFT landscape architecture

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





Figure 7: Rendering of front entry.

**“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**



Figure 8: Rendering of playground.

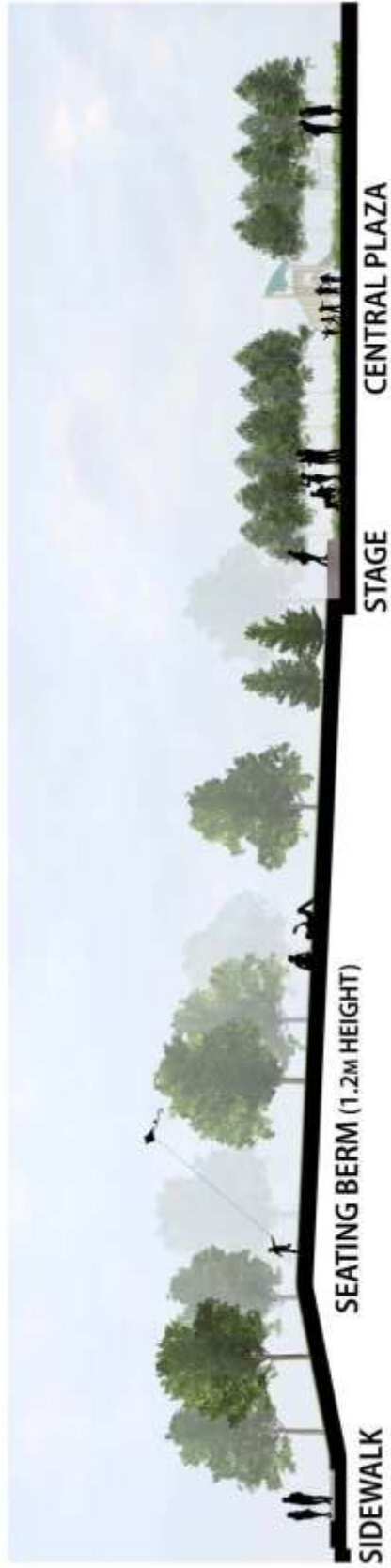




Figure 9: Rendering of central plaza.



Figure 10: Rendering of "front porches" on English Street (Phase 2).



## Section @ Berm

Figure 11: Section detail.



# Rain Garden

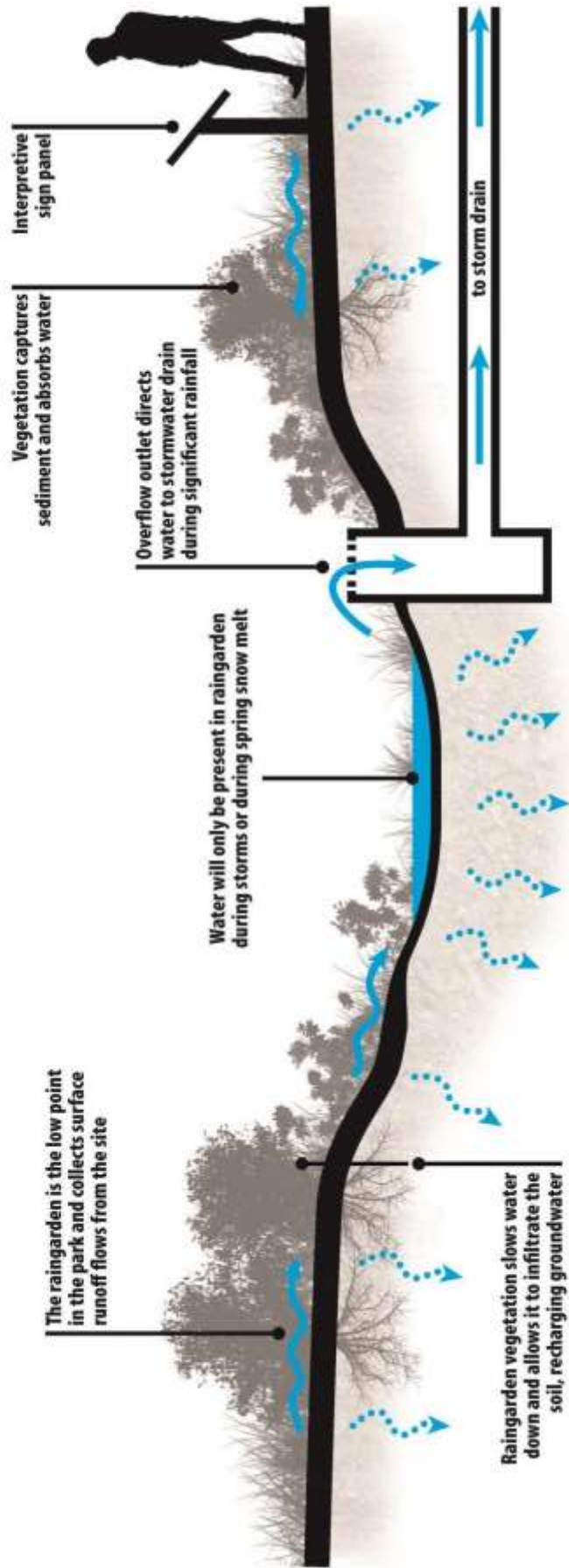


Figure 12: Schematic drawing of rain garden.

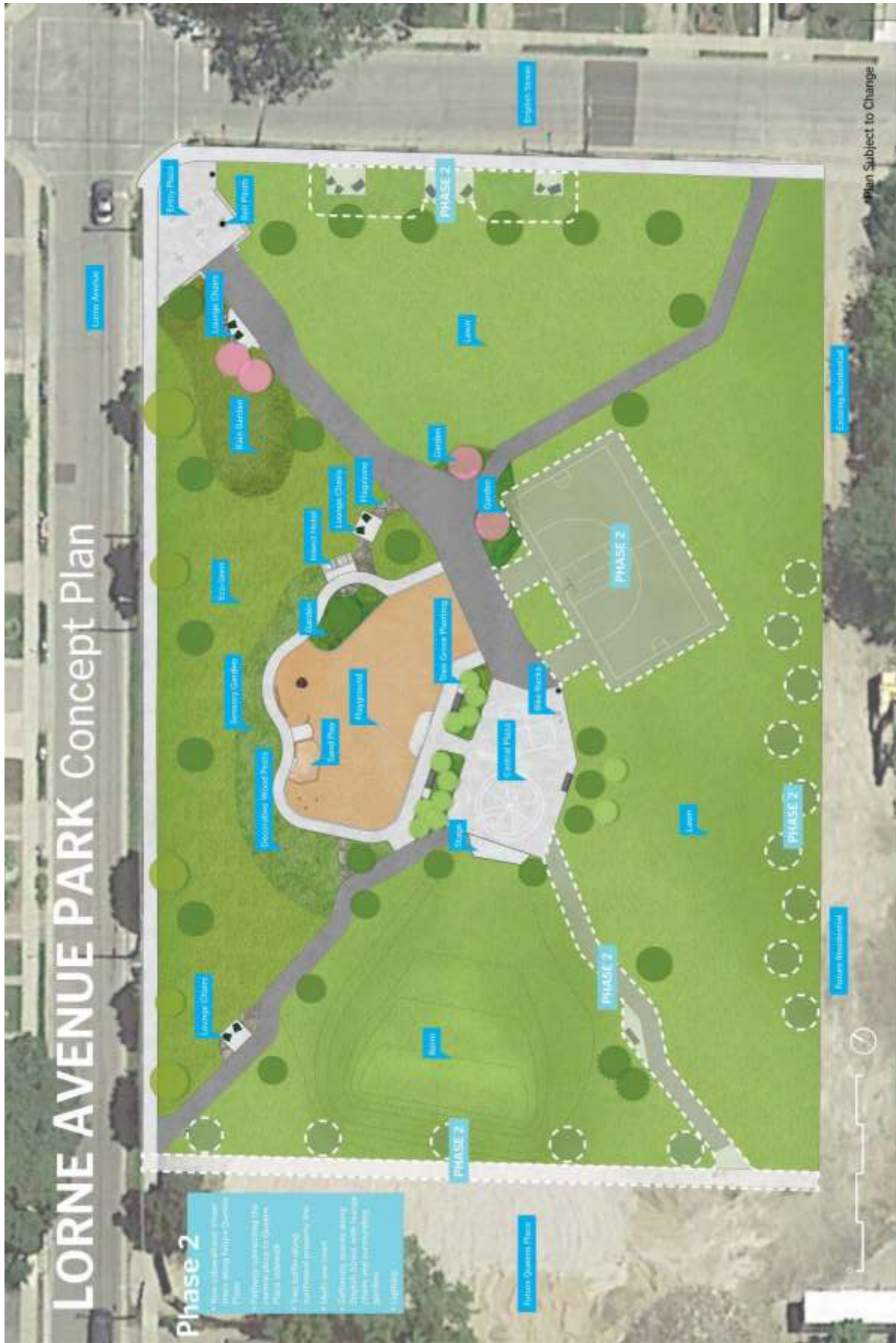


Figure 13: Lorne Avenue Park Concept Plan.







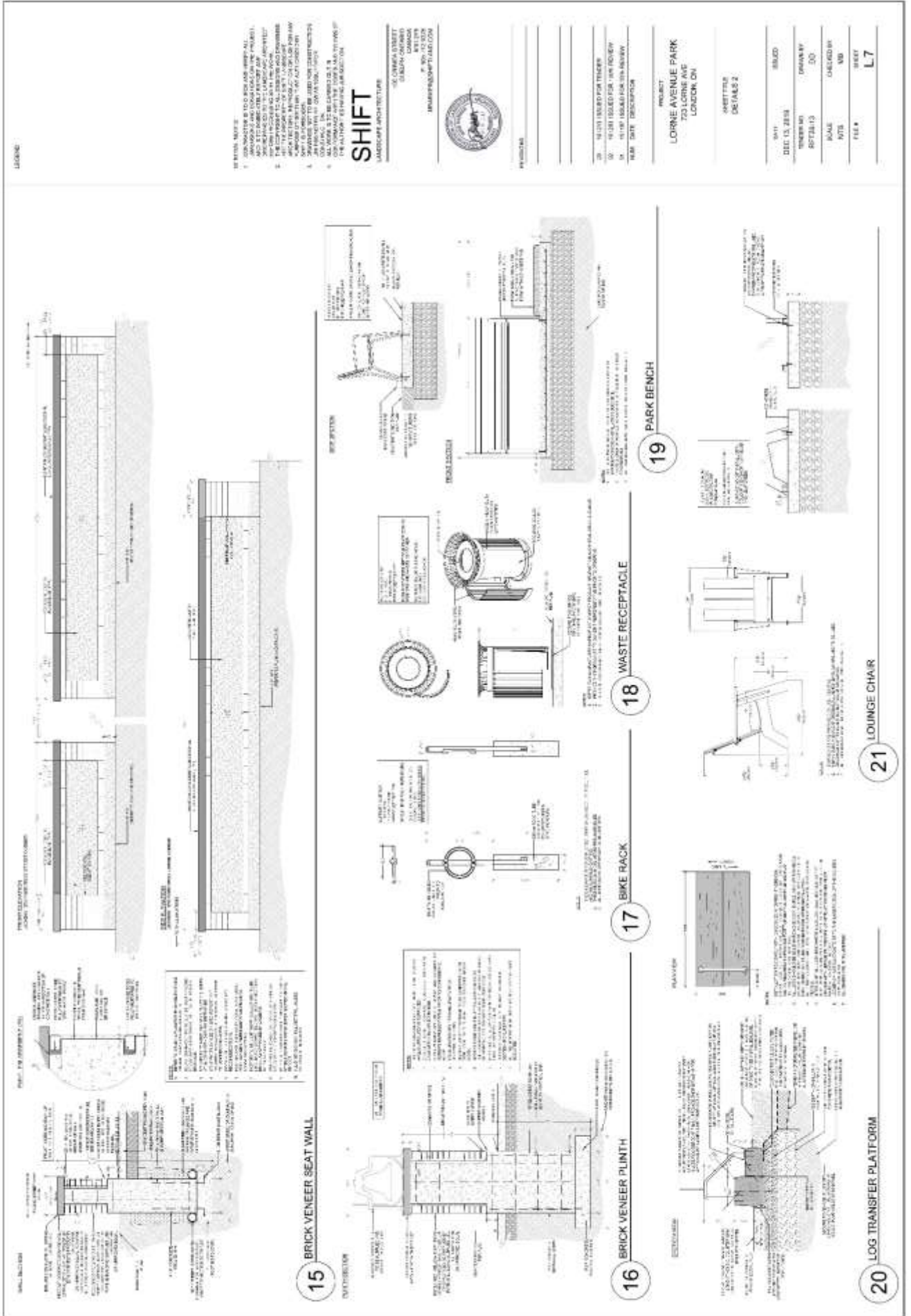


Figure 16: Details 2 (Drawing L7).

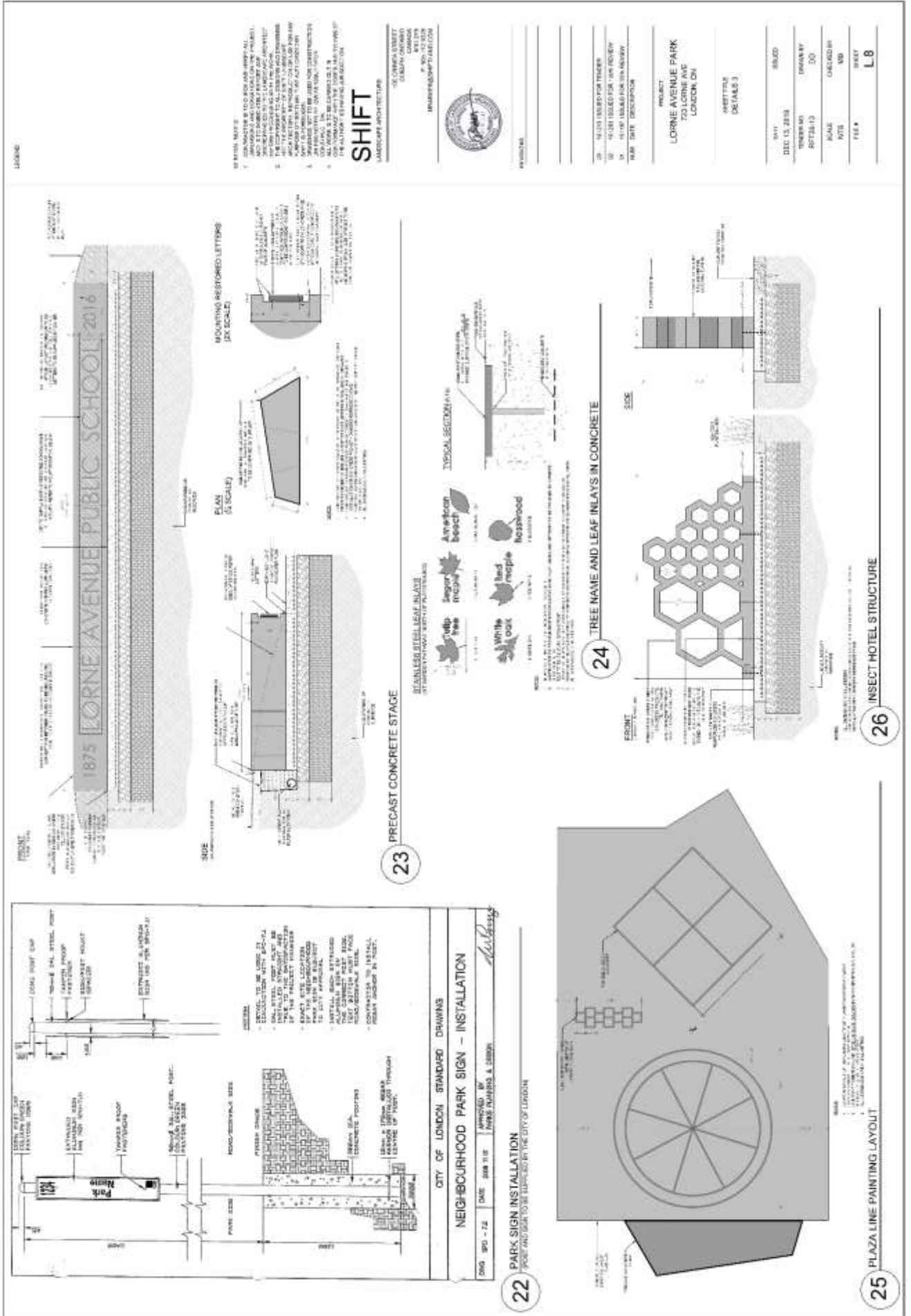


Figure 17: Details 3 (Drawing L8).