



# Heritage Alteration Permit application at 723 Lorne Avenue, Lorne Avenue Park

London Advisory Committee on Heritage  
March 11, 2020

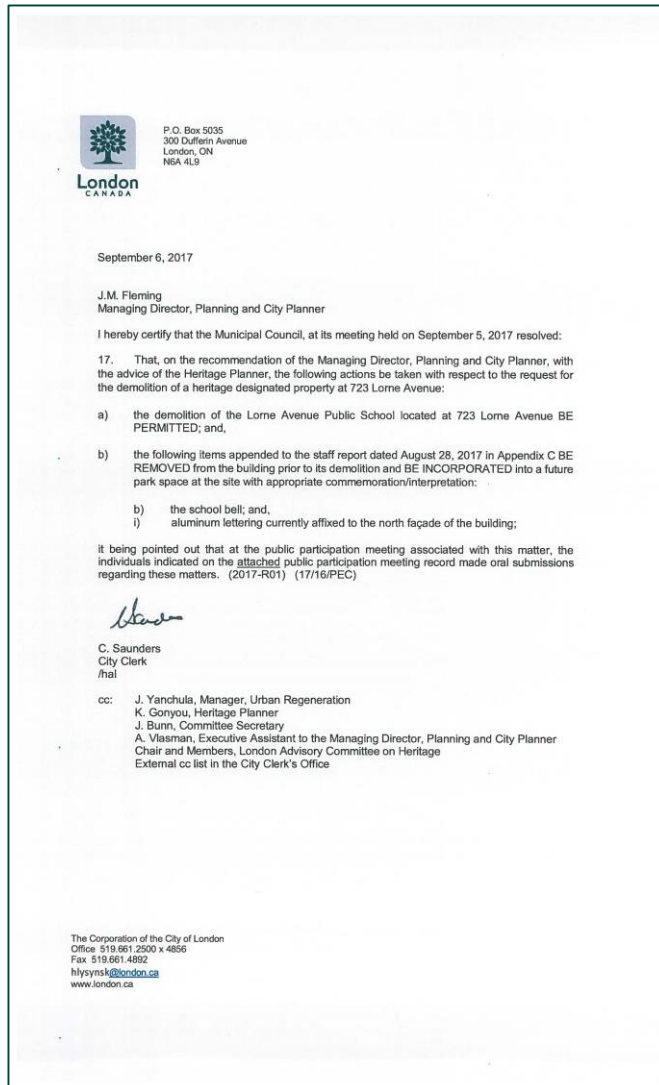


# 723 Lorne Avenue



- Old East HCD
- Lorne Avenue Public School (1875-2016)
- School building demolished (2018)
- Consultation and planning for future Lorne Avenue Park

# Demolition (2018)



- LACH Consultation (August 9, 2017)
- PEC (August 28, 2017)
- Direction: school bell, lettering

# Salvaged Elements

## Original School Bell



## Aluminum Lettering



# Old East HCD Plan

## Streetscape Goals and Objectives

*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).*

# Old East HCD Plan

## Section 5.4, Parks and Open Spaces

- *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.*

# Old East HCD Guidelines

**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 Araliel  | 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

**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          | Vanhoutt 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          | Variiegated-Leaved Weigela |
| 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

5.5

Table 5.1 – Typical Plant Material Selection for Residential Landscapes

# Development Concept

Development Concept 1



- Park and Redevelopment
- Community Information Meetings:
  - April 25, 2015
  - June 27, 2017
  - May 23, 2018
- Zoning By-law Amendment (Z-8454)





# Community Engagement

- November 2018: Design Charette
- February 2019: Open House
- March 2019: Day Camp Consultation
- Consultation with Old East Village Community Association, Old East Village Business Association, Lions Club, Rotary Club, London Advisory Committee on Heritage



# LACH Engagement

## **LACH Meeting on November 13, 2019:**

*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 be implemented into the above-noted project; it being noted that the presentation appended to the 11<sup>th</sup> Report of the London Advisory Committee on Heritage from J. Michaud, Landscape Architect, with respect to the matter, was received;*



# Concept Plan for Park

- Play Area
- Sensory Garden
- Central Plaza
- Community Stage
- Passive Use Areas
- Rain Garden
- “Eco-Lawn”
- Insect Hotel
- Trees
- Site Furniture
- Lighting
- “Front Porches”
- Multi-use Court
- Painted Playground games
- School Bell
- School Lettering
- Cultural Heritage Interpretive Sign





## Front Entry @ Lorne and English

“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



## Front Entry @ Lorne and English

“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



Central Plaza



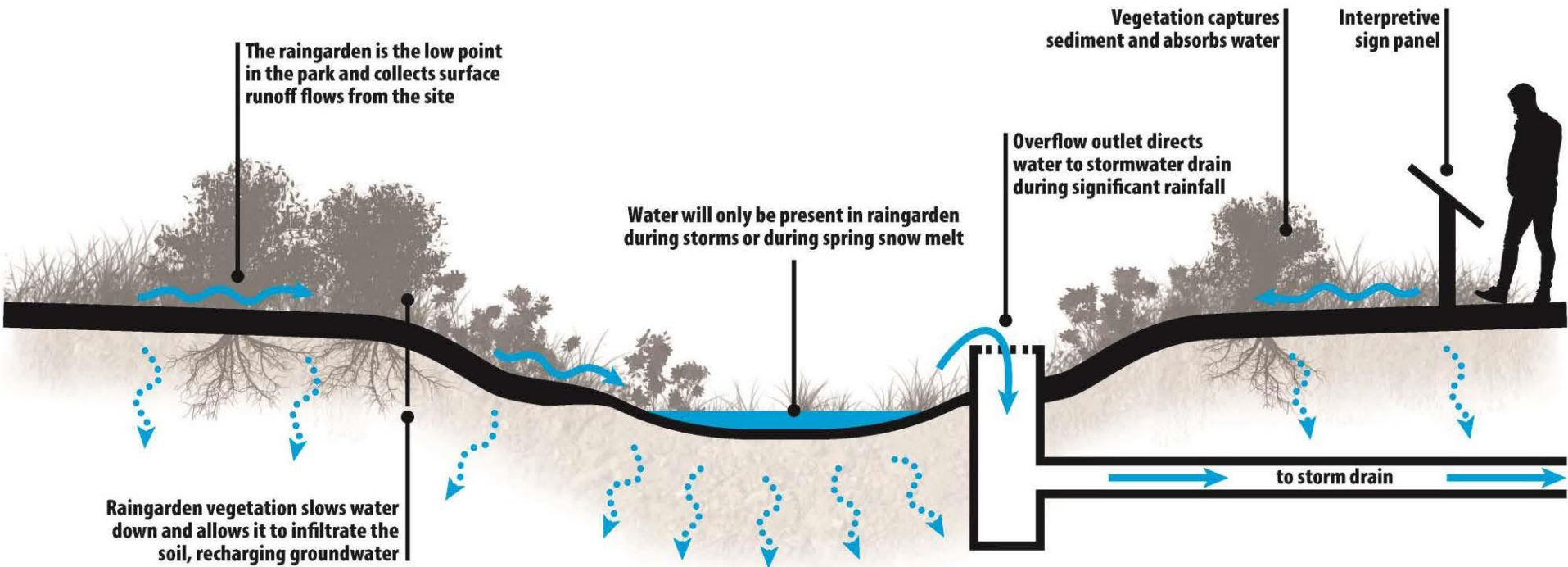
Front Porches on English Street





Section @ Berm

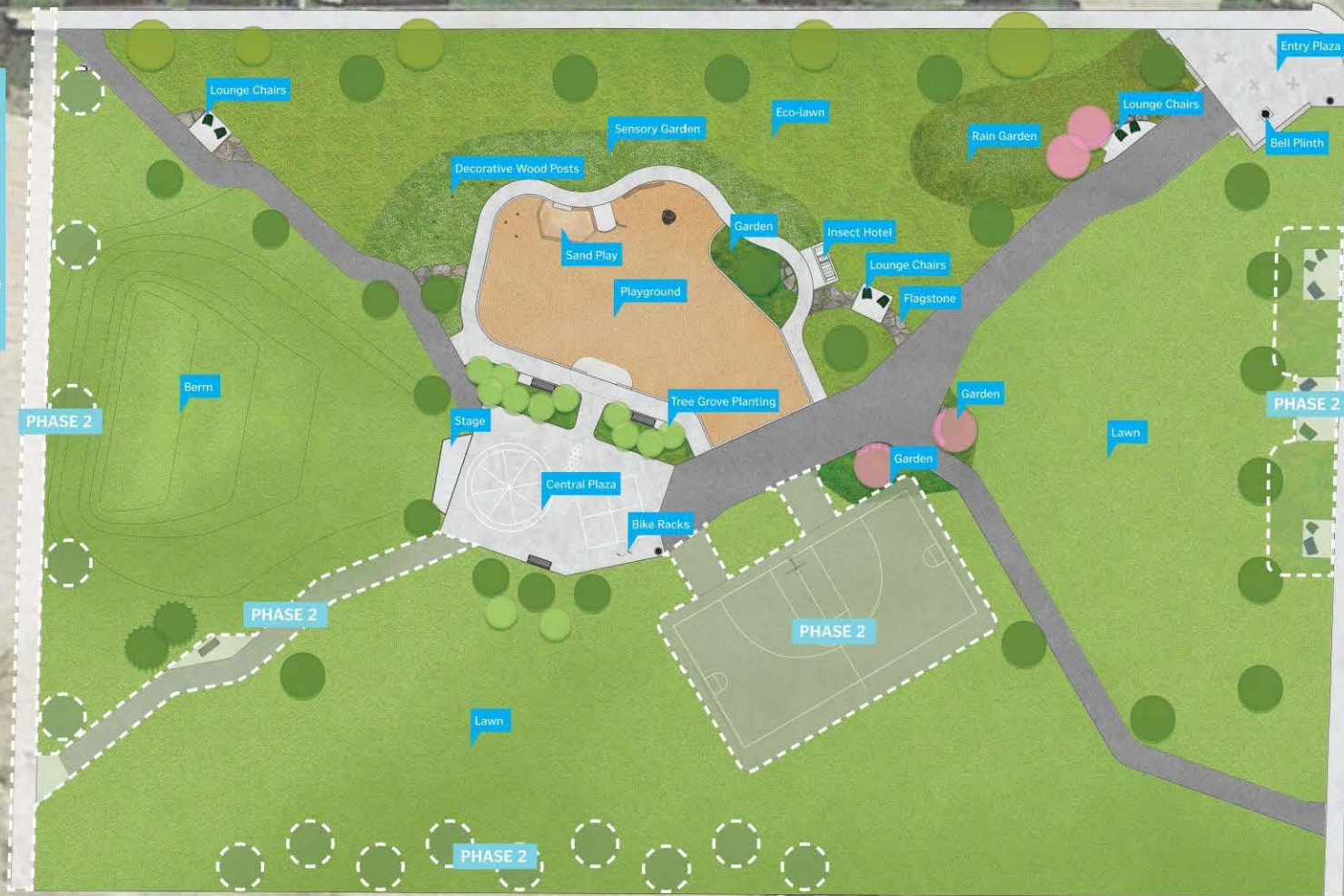
# Rain Garden



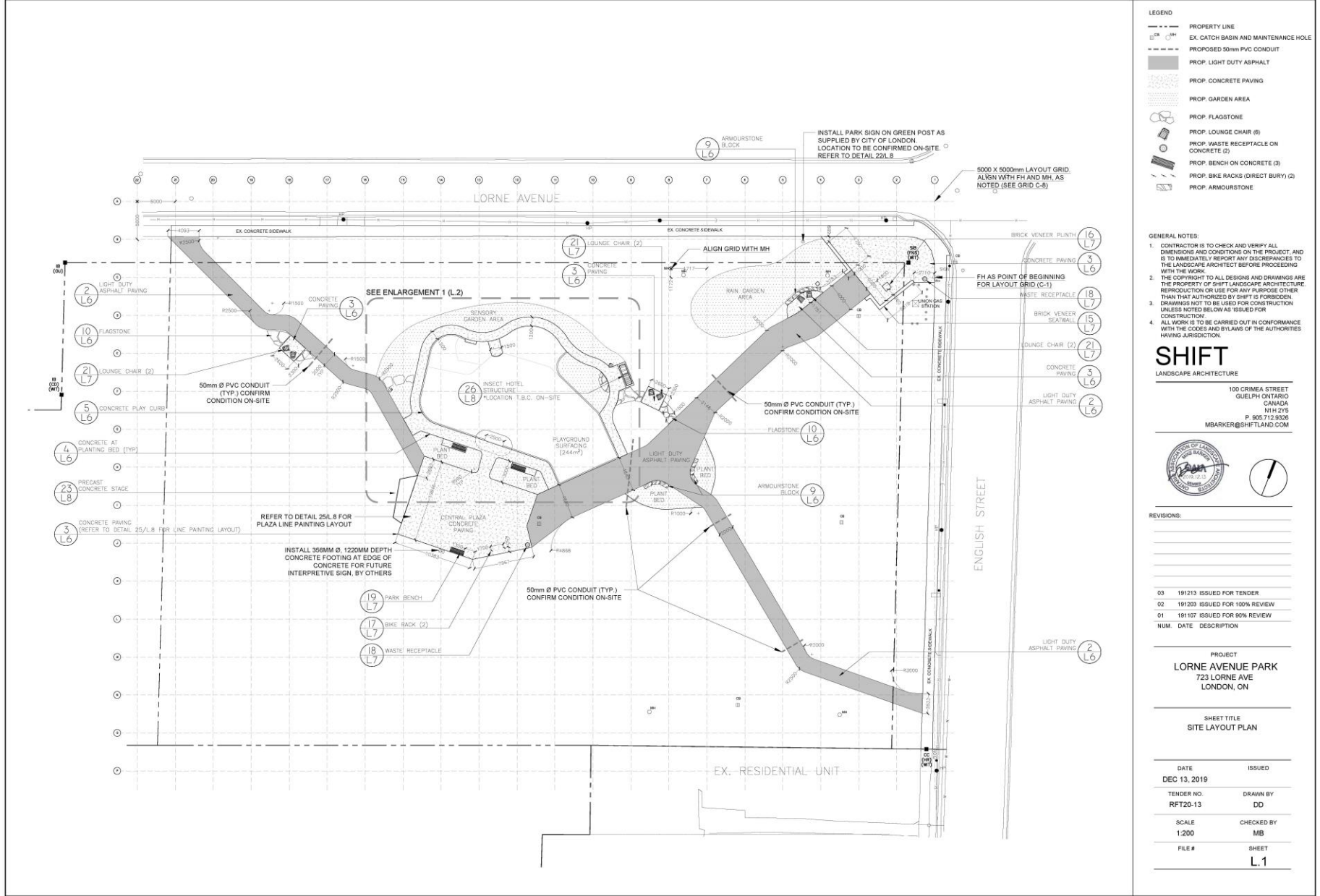
# LORNE AVENUE PARK Concept Plan

## Phase 2

- New sidewalk and street trees along future Queens Place
- Pathway connecting the central plaza to Queens Place sidewalk
- Tree buffer along southwest property line
- Multi-use court
- Gathering spaces along English Street with lounge chairs and surrounding gardens
- Lighting



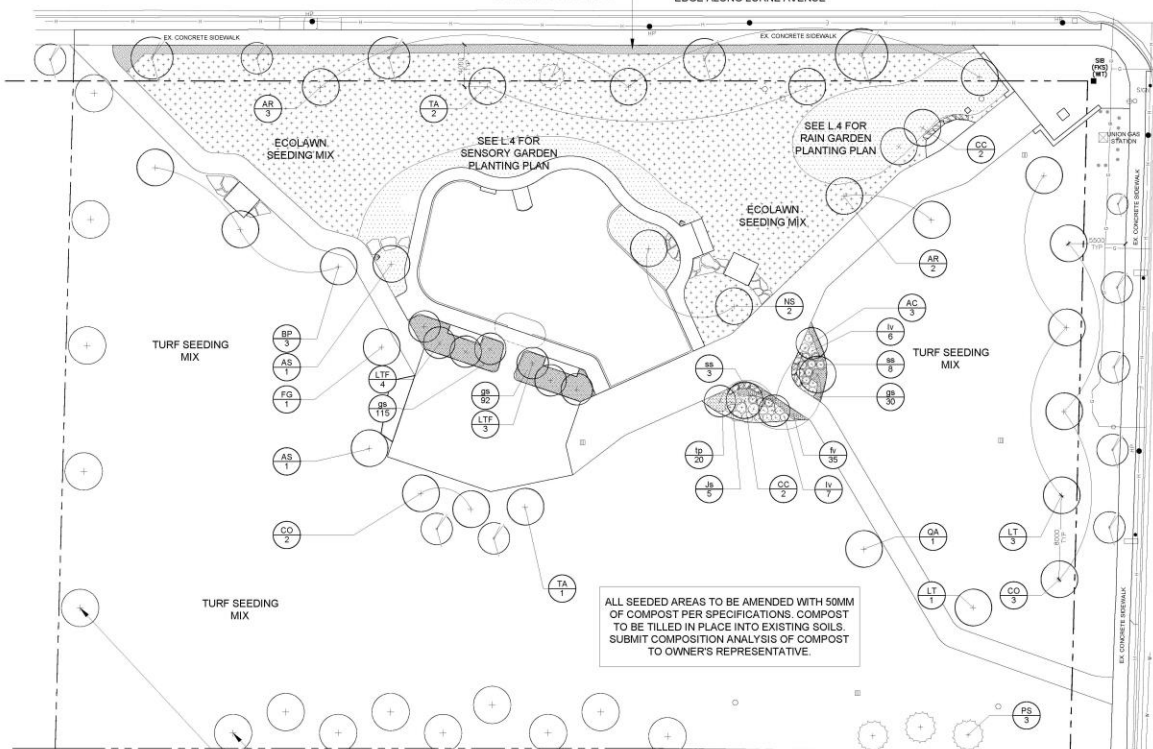
\*Plan Subject to Change



Site Layout Plan

LORNE AVENUE

800mm WIDE SOD STRIP AT SIDEWALK  
EDGE ALONG LORNE AVENUE



PLANTING NOTES:

1. PLANT MATERIAL INCLUDES TREES, WOODY SHRUBS, HERBACEOUS PERENNIALS, GRASSES, SOD, AND SEEDED AREAS.
2. CONTRACTOR TO SUPPLY AND INSTALL PLANT MATERIAL AS PER QUANTITIES LISTED ON LANDSCAPE PLAN IN CASE OF DISCREPANCY BETWEEN PLAN AND QUANTITIES LISTED.
3. CONTRACTOR TO LOCATE AND MARK ALL LOCATIONS FOR ALL UTILITIES PRIOR TO PLANTING FOR APPROVAL BY LANDSCAPE ARCHITECT.
4. LAYOUT OF PLANTING TO BE APPROVED ON-SITE BY OWNER'S REPRESENTATIVE.
5. PLANT MATERIAL IS TO BE TRANSPLANTED WITHIN 24HRS OF ARRIVAL TO SITE.
6. DURING THE WARRANTY PERIOD, REPLACE ALL MATERIAL THAT IS DEAD OR NOT IN A SATISFACTORY, HEALTHY GROWING STATE OR WHICH DOES NOT MEET THE REQUIREMENTS OF THE SPECIFICATIONS AT THE SOLE DISCRETION OF THE CONTRACT ADMINISTRATOR AT NO EXTRA COST TO THE CONTRACT.
7. ALL PLANT MATERIAL SHALL BE IN A HEALTHY, VIGOROUS GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD.
8. SUPPLY AND INSTALL PLANT MATERIAL ON THE DRAWING. SUBSTITUTIONS WITH OTHER PLANT MATERIAL MUST BE PRESENTED IN WRITING AND ARE SUBJECT TO WRITTEN APPROVAL BY THE OWNER'S REPRESENTATIVE.
9. MULCH TO BE FREE OF WEED SEED AND OTHER CONTAMINANTS
10. ALL PLANT MATERIAL MUST BE NURSERY GROWN AND MEET THE SPECIFICATIONS SET OUT IN THE LATEST GUIDE SPECIFICATIONS FOR NURSERY STOCK PREPARED BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) FOR SIZE, HEIGHT, SPREAD, GRADING, QUALITY AND METHOD OF CULTIVATION.
11. PLANT MATERIAL TRUE TO NAME AND TYPE. STRUCTURALLY SOUND, WELL BRANCHED, HEALTHY AND VIGOROUS AND FREE FROM DISEASE, INSECT INFESTATIONS, RODENT DAMAGE, SUN SCALD, FROST CRACKS AND OTHER ABRASIONS TO THE BARK AND DENSELY FOLIATED WITH A HEALTHY, WELL DEVELOPED ROOT SYSTEM. PRUNING WOUNDS MUST SHOW VIGOROUS BARK ON ALL EDGES AND ALL PARTS MUST SHOW LIVE AND GREEN CAMBIAL TISSUE WHEN CUT.
12. ALL MATERIAL MUST CONFORM TO THE SIZES ON THE PLANT LIST. SUBSTITUTION OF LARGER MATERIAL IS SUBJECT TO APPROVAL BY THE CONTRACT ADMINISTRATOR AND WILL NOT RESULT IN AN ADDITION TO THE CONTRACT PRICE.
13. KEEP SITE CLEAN AND PLANTING HOLES DRAINED. IMMEDIATELY REMOVE SOIL OR DEBRIS SPILLED ON TO PAVEMENT.
14. PLANT ONLY UNDER CONDITIONS THAT ARE CONDUCTIVE TO THE HEALTH AND PHYSICAL CONDITIONS OF PLANTS.
15. IMMEDIATELY REMOVE ALL REJECTED PLANT MATERIALS FROM THE SITE.
16. THE LOCATIONS OF TREES WHERE SHOWN ON DRAWINGS IS APPROXIMATE ONLY AND MAY REQUIRE ADJUSTMENT DUE TO SITE CONDITIONS. ALL TREE LOCATIONS TO BE STAKED OUT BY CONTRACTOR AND APPROVED BY THE CONTRACT ADMINISTRATOR PRIOR TO INSTALLATION.
17. ALL PLANTS SHALL BE PLACED IN A PLUMB POSITION. PREPARED BACKFILL SHALL BE PLACED AROUND THE ROOT SYSTEM. TAMPING OR WATERING SHALL ACCOMPANY THE BACKFILLING OPERATION TO ELIMINATE AIR POCKETS.
18. WATER ALL PLANTS IMMEDIATELY UPON COMPLETION OF PLANTING.
19. PRIOR TO MULCHING ENSURE THERE ARE NO WEEDS OR DEBRIS. SPREAD MULCH TO DEPTH INDICATED ON DETAILS. FOR GROUND COVER ENSURE 300mm FREE SPACE AROUND EACH NEW PLANT TO ALLOW FOR GROWTH.
20. DURING WARRANTY PERIOD THE CONTRACTOR IS TO ENSURE PLANTS ARE IN A HEALTHY, WELL MAINTAINED STATE. BY INSPECTING THE SITE AT REGULAR INTERVALS. WATER ONCE A WEEK FOR THE FIRST 4 WEEKS AND THEN SUFFICIENTLY THEREAFTER TO MAINTAIN OPTIMUM GROWING CONDITIONS. ENSURE ADEQUATE MOISTURE IN ROOT ZONE AT FREEZE UP.

LEGEND

- PROPERTY LINE
- CATCH BASIN AND MAINTENANCE HOLE
- EXISTING TREES TO BE PRESERVED
- PROPOSED ECOLAWN SEEDING
- PROPOSED SOD STRIP
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED DECIDUOUS SHRUB
- PROPOSED HERBACEOUS PLANTING

GENERAL NOTES:

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| 01   | 191107 | ISSUED FOR 90% REVIEW  |
| NUM. | DATE   | DESCRIPTION            |

PROJECT  
**LORNE AVENUE PARK**  
723 LORNE AVE  
LONDON, ON

SHEET TITLE  
**SITE PLANTING PLAN**

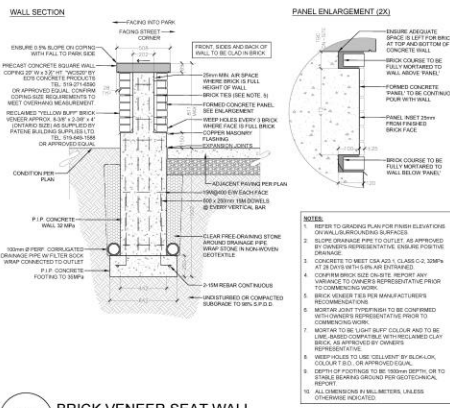
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|              | L.3        |

SITE PLANT LIST

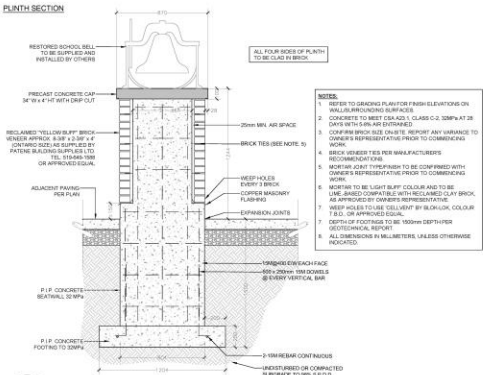
| Deciduous Trees  |          |                                   |                       |                |   |        |
|------------------|----------|-----------------------------------|-----------------------|----------------|---|--------|
| Symbol           | Quantity | Botanical Name                    | Common Name           | Container Size | Remarks   | Spread |
| AC               | 3        | Amelanchier canadensis            | Canadian serviceberry | 200cm HT WB    | Native, four season interest                        | 4m     |
| AR               | 5        | Acer rubrum Redpointe 'Frank Jr.' | Red maple             | 70mm WB        | Native, tolerates wet soil, vibrant red fall colour | 10m    |
| AS               | 2        | Acer saccharum                    | Sugar maple           | 70mm WB        | Native, fall colour, salt sensitive                 | 18m    |
| BP               | 3        | Betula papyrifera                 | Paper birch           | 45mm WB (tree) | Native, fall colour, interesting bark               | 12m    |
| CC               | 4        | Cercis canadensis                 | Eastern redbud        | 175cm HT WB    | Native, spring flowers                              | 8m     |
| CO               | 5        | Castus occidentalis               | Hackberry             | 70mm WB        | Native, urban tolerant                              | 16m    |
| FG               | 1        | Fagus grandifolia                 | American beech        | 50mm WB        | Native, distinctive bark                            | 20m    |
| LT               | 4        | Liriodendron tulipifera           | Tulip tree            | 70mm WB        | Native  | 15m    |
| LTF              | 7        | Liriodendron tulipifera 'Arnold'  | Arnold tulip tree     | 50mm WB        | Native, fall colour, narrow/upright form            | 5m     |
| NS               | 2        | Nyssa sylvatica                   | Black gum             | 40mm BBC       | Native, fall colour                                 | 10m    |
| QA               | 1        | Quercus alba                      | White oak             | 50mm WB        | Native, fall colour                                 | 22m    |
| TA               | 4        | Tilia americana                   | Baswood               | 70mm WB        | Native  | 15m    |
| Coniferous Trees |          |                                   |                       |                |   |        |
| Symbol           | Quantity | Botanical Name                    | Common Name           | Container Size | Remarks   | Spread |
| PS               | 3        | Pinus strobus                     | Eastern White Pine    | 180cm HT WB    | Native, four season interest                        | 6m     |

| Shrubs             |          |  |                                  |                |                                     |        |        |          |            |
|--------------------|----------|--|----------------------------------|----------------|-------------------------------------|--------|--------|----------|------------|
| Symbol             | Quantity | Botanical Name                             | Common Name                      | Container Size | Remarks                             | Height | Spread | Fl Color | Bloom Time |
| lv                 | 13       | Itea virginica Little Henry (Sprich)       | Little Henry Sweetspire          | 2 gal          | Fragrant, compact form, fall colour | 80cm   | 80cm   | White    | Spring     |
| Evergreen Shrubs   |          |  |                                  |                |                                     |        |        |          |            |
| Symbol             | Quantity | Botanical Name                             | Common Name                      | Container Size | Remarks                             | Height | Spread | Fl Color | Bloom Time |
| Js                 | 5        | Juniperus sabina Calgary Carpet            | Calgary Carpet Juniper           | 3 gal 40cm     | Soft                                | 30cm   | 125cm  |          |            |
| Ornamental Grasses |          |  |                                  |                |                                     |        |        |          |            |
| Symbol             | Quantity | Botanical Name                             | Common Name                      | Container Size | Remarks                             | Height | Spread | Fl Color | Bloom Time |
| ss                 | 11       | Schizachyrium scoparium 'Standing Ovation' | Standing Ovation Little Bluestem | 1 gal          | Fall colour, upright variety        | 120cm  | 70cm   |          | fall       |
| Groundcovers       |          |  |                                  |                |                                     |        |        |          |            |
| Symbol             | Quantity | Botanical Name                             | Common Name                      | Container Size | Remarks                             | Height | Spread | Fl Color | Bloom Time |
| fV                 | 35       | Fragaria virginiana                        | Virginia Strawberry              | 9cm            | Edible                              | 20cm   | 40cm   | White    | Spring     |
| gp                 | 237      | Geranium sanguineum 'Max Frei'             | Bloody Cranebill                 | 1 gal          |                                     | 20cm   | 50cm   | Purple   | Spring     |
| tp                 | 20       | Thymus pseudolanuginosus                   | Woolly Thyme                     | 9cm            | Soft and aromatic                   | 5cm    | 50cm   | Pink     | Summer     |

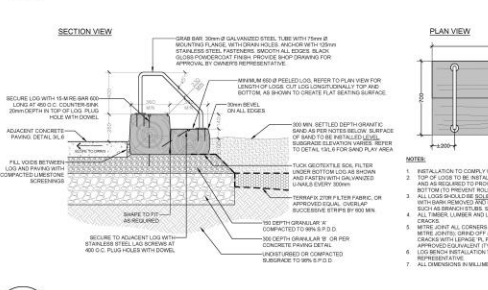
Site Planting Plan



15 BRICK VENEER SEAT WALL



16 BRICK VENEER PLINTH



20 LOG TRANSFER PLATFORM



17 BIKE RACK



18 WASTE RECEPTACLE



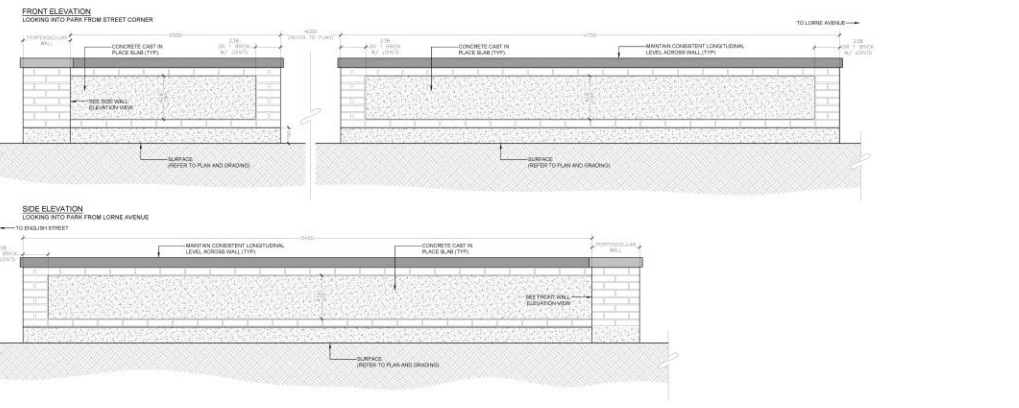
19 PARK BENCH



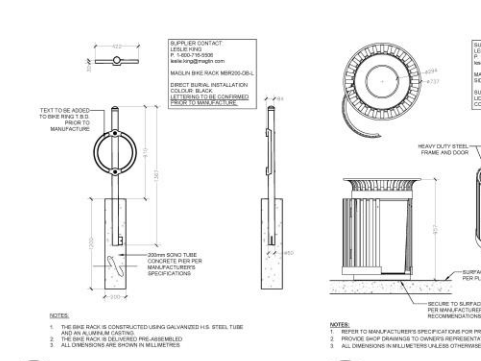
21 LOG TRANSFER PLATFORM



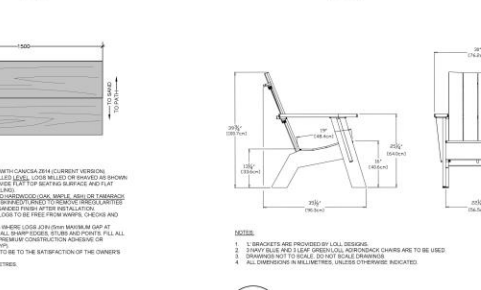
21 LOG TRANSFER PLATFORM



17 BIKE RACK



18 WASTE RECEPTACLE



19 PARK BENCH



20 LOG TRANSFER PLATFORM



21 LOG TRANSFER PLATFORM

**LEGEND**

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**REVISIONS**

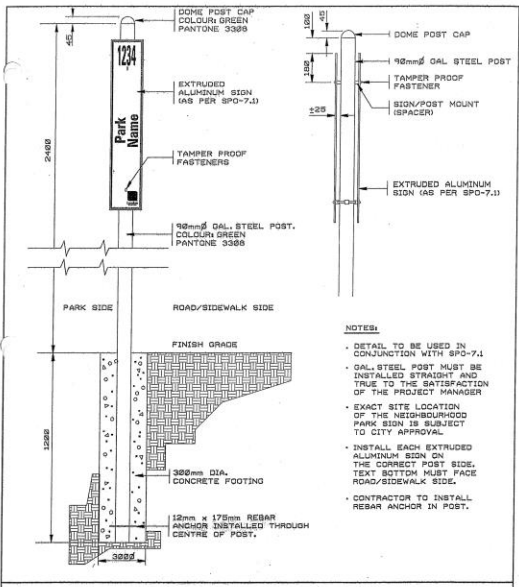
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| 01  | 191107 | ISSUED FOR 90% REVIEW  |

**PROJECT**  
LORNE AVENUE PARK  
723 LORNE AVE  
LONDON, ON

**SHEET TITLE**  
DETAILS 2

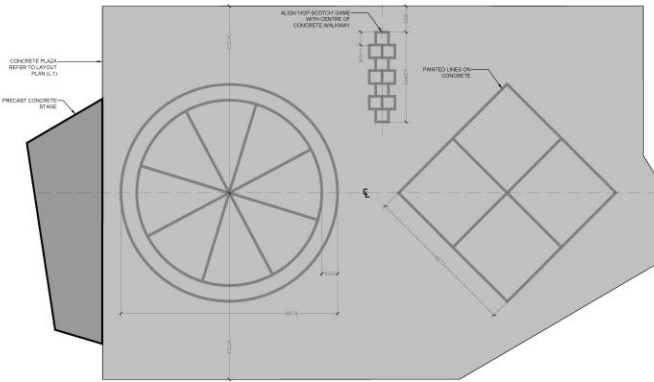
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| DEC 13, 2019 |        | RFT20-13  | DD       | NTS   | MB         |        | L.7   |

Details: Brick Plinth for Bell, Site Furniture, etc.

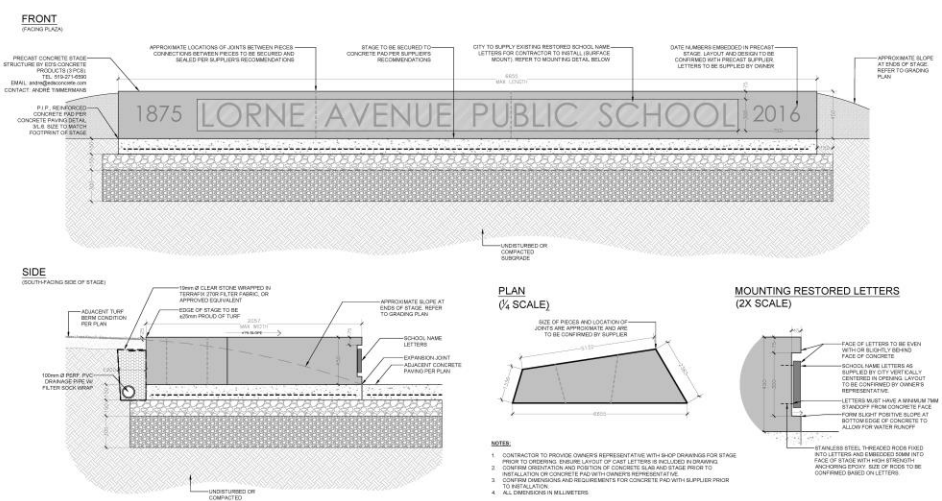


CITY OF LONDON STANDARD DRAWING  
 NEIGHBOURHOOD PARK SIGN - INSTALLATION  
 DWG SPO - 7.2 DATE 2005 11 01 APPROVED BY PARKS PLANNING & DESIGN

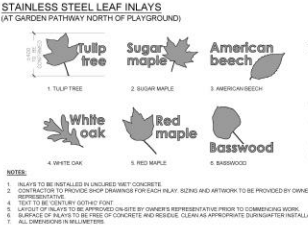
**22 PARK SIGN INSTALLATION**  
 (POST AND SIGN TO BE SUPPLIED BY THE CITY OF LONDON)



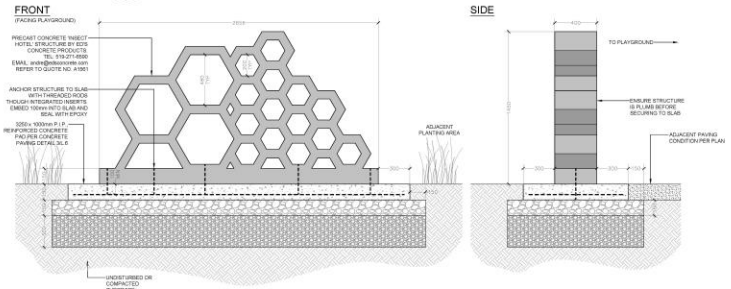
**25 PLAZA LINE PAINTING LAYOUT**



**23 PRECAST CONCRETE STAGE**



**24 TREE NAME AND LEAF INLAYS IN CONCRETE**



**26 INSECT HOTEL STRUCTURE**

LEGEND

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 723 LORNE AVE  
 LONDON, ON

SHEET TITLE  
 DETAILS 3

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| TENDER NO | DRAWN BY |
|-----------|----------|
| RFT20-13  | DD       |

| SCALE | CHECKED BY |
|-------|------------|
|       | MB         |

| FILE # | SHEET |
|--------|-------|
|        | L.8   |

Details: Stage with School Lettering, etc.



# *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*.



# 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.



Small white sign on the left utility pole.

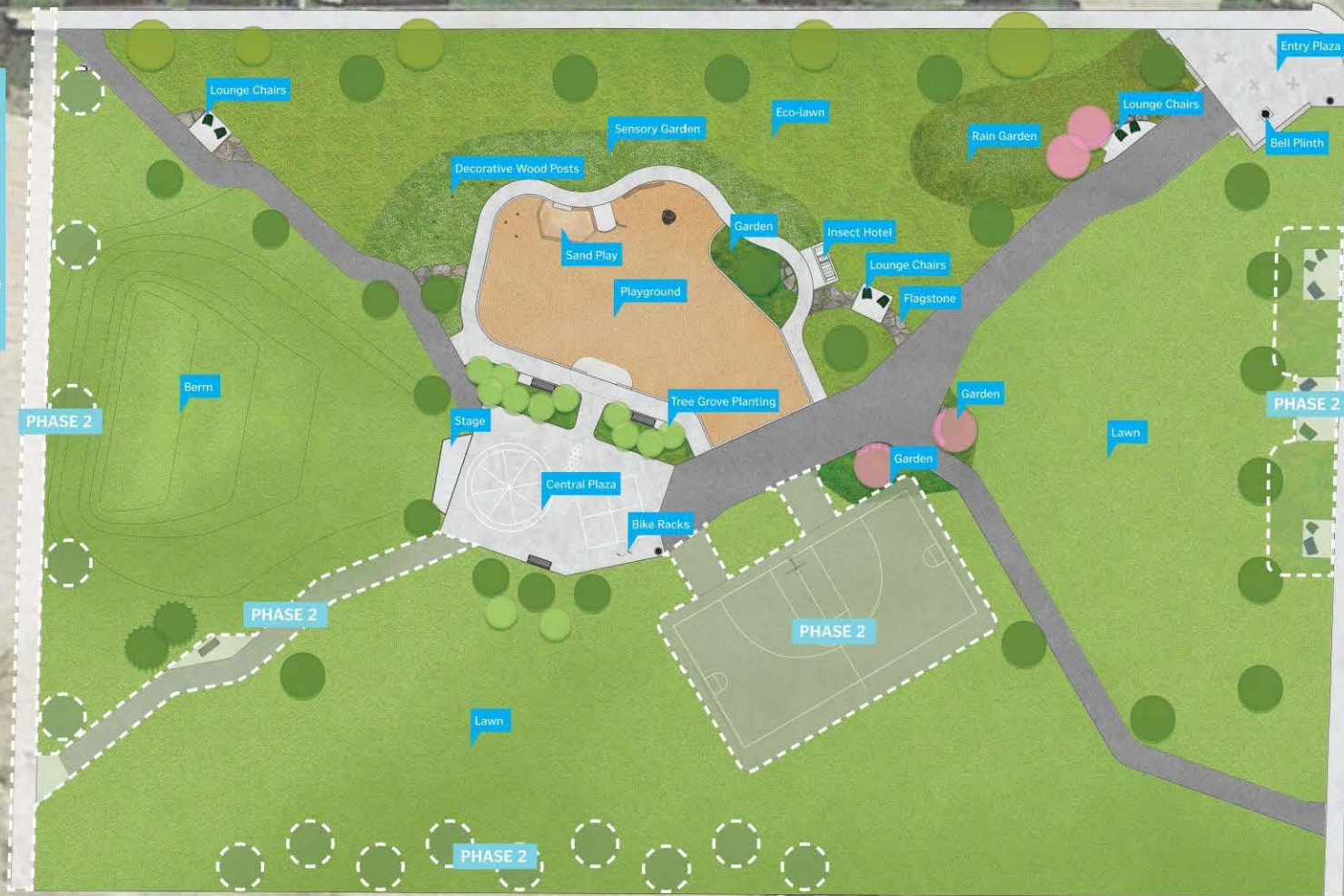
Back of a stop sign on the left.

06/13/2019

# LORNE AVENUE PARK Concept Plan

## Phase 2

- New sidewalk and street trees along future Queens Place
- Pathway connecting the central plaza to Queens Place sidewalk
- Tree buffer along southwest property line
- Multi-use court
- Gathering spaces along English Street with lounge chairs and surrounding gardens
- Lighting



Future Residential

Existing Residential

\*Plan Subject to Change