

Report to London Advisory Committee on Heritage

To: Chair and Members
London Advisory Committee on Heritage
From: Gregg Barrett, Director, Planning and Development
Subject: Heritage Alteration Permit Application on a Heritage Designated Property at 2096 Wonderland Road North by S. Saltaji
Date: Wednesday June 9, 2021

Recommendation

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 33 of the *Ontario Heritage Act* seeking approval to alter the heritage designated property at 2096 Wonderland Road North **BE PERMITTED** with the following terms and conditions:

- a) Prior to any alteration or construction, full documentation of the building including photo-documentation and a set of as-built drawings be provided to the City;
- b) Prior to any alteration or construction, Heritage Planning Staff be consulted and the following details be provided:
 - i. Double hung vinyl replacement windows with simulated divided lites to be installed throughout, and replicate current muntin patterning;
 - ii. Vinyl replacement entry door surround with simulated divided lites to be installed, and replicate current surround details and muntin patterning;
 - iii. Proposed fieldstone finish for the exterior surface of exposed new concrete foundation walls and on the new concrete entry porch and steps;
- c) Prior to building permit approval, an addendum to the Conservation Plan be submitted, to the satisfaction of the City, which includes:
 - i. a monitoring program; and,
 - ii. a detailed strategy to conserve the chimneys;
- d) Direction **BE GIVEN** to the Site Plan Approval Authority that the following clauses be added to the Development Agreement (DA) for Site Plan Approval (SPA20-022):
 - i. During pre-construction, construction, and post-construction activity, the assessment, stabilization, bracing, and monitoring of the building must be consistent with the Conservation Plan prepared by a+LiNK Architecture Inc. (dated March 26, 2021);
 - ii. If the building or any of the identified heritage attributes are accidentally damaged during the raising and final setting onto the new foundation, or during ongoing construction of the surrounding townhouse development, construction will cease immediately, and the City will be notified. Qualified experts will be contacted to conduct an assessment of the damage and determine an appropriate course of action. Damaged heritage attributes will be assessed to determine if repairs can be made. If repairs are possible, the applicant will retain, at their cost, the appropriate professionals to conduct repairs. If repairs to damaged heritage attributes are not possible, the applicant will replace the heritage attribute in kind, at their cost, based on information contained in the as-built drawings and photographs. If irreparable damage is done to the building or heritage attributes, such that none can be salvaged, the applicant will reconstruct the building with sympathetic materials. This shall include using salvaged buff bricks or appropriate new materials from other sources and reconstructing heritage attributes identified in the designating by-law. Reconstruction will be based on the as-built drawings and photographs of the building and heritage attributes. Should this situation occur, reconstruction plans will be prepared for the City's review and approval;

- iii. The applicant will provide the City with a security in the form of an irrevocable Letter of Credit, in order to secure the applicant's obligations related to the heritage alteration permit (HAP21-031-L). The amount of the Letter of Credit is the full estimated cost for raising and holding the building, demolition of the existing foundation and construction of the new foundation. The Letter of Credit will be released when the applicant has completed the work outlined in the heritage alteration permit to the satisfaction of the City;
- e) The Heritage Alteration Permit shall be displayed in a location visible from the street until the work is completed.

Executive Summary

The building on the property at 2096 Wonderland Road North is a significant cultural heritage resource protected by its designation pursuant to the Ontario Heritage Act by By-law No. L.S.P.-3477-475. Alterations that may affect the property's heritage attributes are required to support the retention of the heritage building on the property and its integration with the new townhouse development, and to facilitate its adaptive reuse through its conversion into 2-dwelling units. With terms and conditions, Municipal Council should consent to the proposed alterations.

Linkage to the Corporate Strategic Plan

This recommendation supports the adaptation of the property which contributes to implementing the City's 2019-2023 Strategic Plan through 'Strengthening Our Community', by continuing to conserve London's heritage properties and archaeological resources.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

May 9, 2018 — Report to London Advisory Committee on Heritage – Demolition Request for Heritage Listed Property at 2096 Wonderland Road North

May 28, 2018 — Report to Planning & Environment Committee – Demolition Request for Heritage Listed Property at 2096 Wonderland Road North.

September 10, 2018 — Report to Planning & Environment Committee – Passage of Heritage Designation By-law for 2096 Wonderland Road North

May 13, 2019 — Report to Planning & Environment Committee – 2096 Wonderland Road North PPM (Z-9010).

1.2 Property Location

The property at 2096 Wonderland Road North is located on the east side of Wonderland Road North between Fanshawe Park Road West and Sunningdale Road West [Appendix A]. The property is part of the former London Township that was annexed by the City of London in 1993. Staff undertook a site visit of the property on May 29, 2021.

1.3 Cultural Heritage Status

2096 Wonderland Road North was designated in 2018 (September 18, 2018) under Part IV of the *Ontario Heritage Act* by By-law No. L.S.P.-3477-475 [Appendix C D].

1.4 Description

The building located at 2096 Wonderland Road North is a two-storey brick house with stone foundation [Appendix B]. The building has a square plan, with rear addition. A hipped roof caps the original portion of the building, which was accented by a pair of double stack chimneys. The building has a balanced, three bay main (west) façade. A

doorway with a single leaf door, with replacement sidelights and a rectangular transom, and an applied wood frame entablature, is located in the centre bay. The centre bay of the building is flanked by a window to each side. Three window voids are centred across the second storey of the west façade, above the openings of the ground storey. The windows in the original openings appear to be replacement (vinyl) windows. Original brick detailing, including common bond pattern and voussoirs above the windows, can be found on the façade. Symmetry can also be found in the placement of windows on the other façades of the building as well.

An addition is located at the rear of the original building, which includes a two-bay garage. This addition is clad in board and batten which distinguishes it from the original building. Access to the property is facilitated by a gravel and asphalt driveway off Wonderland Road North. The property features mature trees with grass lawns. The property is currently vacant.

2.0 Discussion and Considerations

2.1 Legislative and Policy Framework

Cultural heritage resources are to be conserved and impacts assessed as per the fundamental policies in the *Provincial Policy Statement (2020)*, the *Ontario Heritage Act*, *The London Plan* and the *Official Plan (1989 as amended)*.

2.1.1 Provincial Policy Statement

Heritage conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement (PPS-2020)* 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.” (Section 2.6.1)

‘Significant’ is defined in the *PPS-2020* as, “[r]esources that have been determined to have cultural heritage value or interest.” Further, “[p]rocesses and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.” (p51)

Additionally, ‘conserved’ means, “[t]he identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. To ‘conserve’ may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. [...] Mitigative measures and/or alternative development approaches can be included in these plans and assessments.” (pp41-42)

2.1.2 Ontario Heritage Act – Heritage Alteration Permit

The *Ontario Heritage Act* enables municipalities to protect properties of cultural heritage value or interest. An individual property may be designated pursuant to Section 29 of the *Ontario Heritage Act*. A heritage designating by-law, which includes a statement explaining the cultural heritage value or interest of the property and describes its heritage attributes, is registered on the title of the property. This ensures that the property is protected by the provisions of the *Ontario Heritage Act* even if the property is sold or transferred.

Per Section 33 of the *Ontario Heritage Act*, a Heritage Alteration Permit is required for any alteration that is “likely to affect” any of a property’s heritage attributes as identified in a heritage designating by-law pursuant to Section 29, *Ontario Heritage Act*. Section 33(1), *Ontario Heritage Act* states”

No owner of property designated under section 29 shall alter the property or permit the alteration of the property if the alteration is likely to affect the property’s heritage attributes, as set out in the description of the property’s heritage attributes that was required to be served and registered under subsection 29(6) or (14), as the case may be, unless the owner applies to the council of the municipality in which the property is situate and received consent in writing to the alteration.

Consistent with Section 33(4), *Ontario Heritage Act* within 90-days of receipt of a complete Heritage Alteration Permit application and following consultation with the London Advisory Committee on Heritage (LACH), Municipal Council shall,

- i. Consent to the application;
- ii. Consent to the application with terms and conditions; or,
- iii. Refuse the application.

2.1.3 The London Plan

The policies of *The London Plan* support the conservation, maintenance, retention, and protection of London's cultural heritage resources. The Cultural Heritage chapter of *The London Plan* recognizes that cultural heritage resources define the City's unique identity and contribute to its continuing prosperity. *The London Plan* states that, "the quality and diversity of these resources are important in distinguishing London from other cities and make London a place that is more attractive for people to visit, live or invest in." Importantly, "our heritage resources are assets that cannot be easily replicated, and they provide a unique living environment and quality of life." Further, "by conserving them for future generations, and incorporating, adapting, and managing them, London's cultural heritage resources define London's legacy and its future." (552_)

The cultural heritage policies of *The London Plan* are to:

- "1. Promote, celebrate, and raise awareness and appreciation of London's cultural heritage resources.
2. Conserve London's cultural heritage resources so they can be passed onto our future generations.
3. Ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources. Generally, the policies of *The London Plan* support the conservation and retention of significant cultural heritage resources." (554_)

Where a property of cultural heritage value or interest is designated under Part IV of the Ontario Heritage Act, no alteration, removal or demolition shall be undertaken that would adversely affect the reasons for designation except in accordance with the Ontario Heritage Act. (Policy 587)

Finally, policy 589 states that: "[a] property owner may apply to alter the cultural heritage attributes of a property designated under the Ontario Heritage Act. The City may, pursuant to the Act, issue a permit to alter the structure. In consultation with the London Advisory Committee on Heritage, the municipality may delegate approvals for such permits to an authority."

2.1.4 Heritage Community Improvement Plan

The Heritage Community Improvement Plan (Heritage CIP) offers two grant programs to address some of the financial aspects of heritage conservation by offering incentive programs that promote building rehabilitation in conjunction with new development or adaptive reuse. The Tax Increment Grant provides the registered owner a refund on the increase in the municipal portion of the property tax ensuing from a reassessment as a result of a development or rehabilitation project related to an intensification or change of use which incorporates a heritage designated property. The second incentive program is a Development Charges Equivalent Grant which is issued when a heritage designated property is conserved and rehabilitated in conjunction with a development project relating to an intensification or change of use.

2.1.5 Designating By-Law – 2096 Wonderland Road North (No. L.S.P.-3477-475)

2096 Wonderland Road North was designated in 2018 (September 18, 2018) under Part IV of the *Ontario Heritage Act* by By-law No. L.S.P.-3477-475. The by-law describes the cultural heritage value or interest of the property and reasons for its designation [Appendix C]. The heritage attributes which support or contribute to the cultural heritage value or interest of the property at 2096 Wonderland Road North include:

- Georgian two-storey farmhouse

- Square shaped plan
- Low pitched hip roof with bookend chimneys
- Buff brick construction
- Field stone foundation
- Brick voussoirs above windows

The addition at the rear of the brick building is not considered to be a heritage attribute.

2.2 Planning Application

The heritage building on the property at 2096 Wonderland Road North is an integral component of a proposal which includes an 18-unit cluster townhouse development, underground parking, and the conversion of the heritage building into 2 dwelling units. A zoning by-law amendment (Z-9010) was approved on May 21, 2019 to permit the use of the subject lands for cluster housing. A site plan approval application (SPA20-022) was submitted May 25, 2020 and is being reviewed concurrently with this heritage alteration permit (HAP) application.

2.2.1 Heritage Alteration Permit Application (HAP21-031-L)

A Heritage Alteration Permit application (HAP21-031-L) was submitted by Kirkness Consulting Inc. on behalf of the property owner and received by the City on April 19, 2021. A Conservation Plan (March 26, 2021) was also a component of the HAP application [Appendix F].

The Heritage Alteration Permit application seeks consent for alterations that are likely to affect the property's heritage attributes – as identified in the heritage designating by-law; these alterations support the retention of the heritage building on the property and its integration with the new townhouse development.

The proposed alterations to the heritage building on the property are summarized here:

- removal of the contemporary addition at the rear, east elevation
- existing buff brick to remain throughout; repoint and repair as required
- both existing brick chimneys to remain; repoint and repair any damaged surfaces; concrete cap to be replaced
- new asphalt shingles on existing sheathing and rafters; repair damaged structure as required
- existing moulding beneath eaves to be removed and re-installed – throughout, after raising of structure
- new metal eavestroughs, fascia board and perforated metal soffit – throughout
- all existing openings (window and doors) to be maintained on front façade, north, south and east elevations
 - existing windows to be replaced with UPVC double glazed, double hung windows c/w 3x3 muntin in each pane
 - existing openings to be maintained
 - new UPVC sliding patio door c/w transom in existing opening (east elevation)
- existing 12" soldier coursing above existing window openings to remain, throughout; repoint and repair any damaged surfaces made after raising of structure
- all existing sills to remain, throughout; metal clad to be removed; provide new where damaged sills are unusable

Further alterations specific to the front façade include:

- new concrete entry porch and steps on front façade, with stone finish to match existing
- existing entry mantle on front facade to be removed prior to raising of the structure and re-installed; repair any damage caused by removal and repaint to match existing colour
- existing window shutters on front façade to be removed prior to raising of structure then re-installed and repainted colour to match existing

- new solid wood entry door on front facade; painted to match existing
- new UPVC double glazed transom and sidelights surrounding entry door (colour to match existing)

Finally, alterations to the foundation are proposed due to grading changes on the property to accommodate underground parking. A new sidewalk along Wonderland Road North and an associated higher street level per City standards (road widening allocation) is being undertaken. As a result, the new grade adjacent to the heritage building will be above the existing fieldstone foundation which will impede necessary drainage requirements and likely further compromise its stability. Primary alterations specific to the foundation include:

- installation of a new concrete foundation (wall and floor slab)
- raising of existing house (30”) onto the new foundation
- removal of interior walls and floors of the heritage building to accommodate raising
- exposed exterior foundation to be finished in a fieldstone surface – throughout

Architectural drawings can be found in the Appendix E.

As this is a complex application with impacts to the heritage attributes of this heritage resource, this application has met the Conditions for Referral to the LACH in the Delegated Authority By-law (By-law No. C.P.-1502-129).

Per Section 33(4) of the *Ontario Heritage Act*, the 90-day review timeline for this Heritage Alteration Permit application will expire on July 18, 2021.

3.0 Financial Impact/Considerations

This application is eligible for financial incentives under the Heritage Community Improvement Program.

4.0 Key Issues and Considerations

The adaptive reuse approach for 2096 Wonderland Road North retains the Georgian character of the heritage building on the property and conserves the exterior heritage attributes identified in the heritage designating by-law (By-law No. L.S.P.-3477-475). The retention of the building in situ, and its interior conversion to a (2) dwelling residence, retains its form, roof profile, exterior buff brick walls and window detailing (brick voussoirs); as well, all existing window and door openings are to be maintained. The contemporary addition at the rear is not considered a heritage attribute; its removal does not negatively impact the cultural heritage value or interest of the property. Further, the heritage alteration permit application also proposes repair of existing heritage attributes (as needed) which supports the conservation of these attributes; this includes the repointing of existing brick and repair of chimney features. Finally, new metal eavestroughs, fascia board and perforated metal soffit are also proposed throughout.

4.1 Windows and Doors

The existing windows and doors are not original and are not identified as a heritage attribute in the designating by-law. The HAP application proposes that the existing windows and doors be replaced with vinyl – UPVC (windows throughout as well as sliding door at rear and entry door surround). Double hung vinyl replacement windows are permitted but should use simulated divided lites and replicate muntin patterning. Further, a vinyl replacement entry door surround is also permit but should use simulated divided lites and replicate surround details and muntin patterning.

4.2 Raising of Heritage Building onto New Foundation

Retention of the existing designated heritage building on the property in situ is proposed by way of raising the structure to remove the existing foundation and construct a new foundation. Significant work is required to raise the existing heritage building onto a new foundation. There are a several interventions that are noted on Drawing SPA08 –

Heritage Dwelling Section and Elevations to facilitate the raising of the building onto a new foundation; these include: 1) maintaining the structural integrity of exterior walls, roof and interior floor system during the removal of the existing foundation and interior load bearing wall, 2) raising of the building, 3) pouring of the new foundation, and 4) positioning the building onto the new foundation.

The Conservation Plan submitted with the heritage alteration permit (HAP) application [Appendix F] includes strategies for the restoration of heritage attributes and actions which should be taken prior to, during, and post- construction. Processes and strategies to achieve this work require description that is extensive and technical. Detailed information is found specifically in Section 7.0 of the Conservation Plan regarding documentation, assessment, stabilization, bracing, and monitoring; **the Conservation Plan should be referenced directly.**

It is expected that subject matter experts be engaged – at the appropriate phase of the project – to complete the following (as stated in the Conservation Plan):

- The building be properly documented and heritage elements recorded and reviewed for a baseline condition [and for reconstruction of parts or whole if failure occurs during raising]. (7.2.1, p21)
- A structural assessment of the building be prepared – in discussion with building movers experienced with heritage building. (7.2.3, p22)
 - existing roof system be confirmed for stability (7.2.3, p22)
- Temporary interventions needed to stabilize the brick prior to relocation, should conform with the *Standards and Guidelines for the Conservation of Historic Places*. (7.2.3, p22)
- The building should be reviewed by a structural engineer and heritage architect prior to raising and once it has been moved onto the new foundation to address heritage elements affected (7.3.2, p23 & 7.3.5, p24).
- A monitoring program be developed, because of the intensive work to stabilize and relocate the building onto a new foundation and potential impacts to the structure and heritage attributes. The monitoring program should include a review of any major changes to the exterior should be documented and addressed, if necessary. (7.3.5, p24)
- An updated baseline report for the building should be completed post-construction and referenced to determine the need for remediation work or repairs. [It is recommended that] periodic monitoring of the building and heritage elements continue beyond the completion of the project to ensure there are no major changes to the structure evidenced through new cracks or brick failure. (7.4.2, p26)

4.2.1 Chimneys

The existing brick chimneys are identified as a heritage attribute in the designating by-law. The HAP application indicates that both brick chimneys are to remain with the concrete caps to be replaced and the repointing and repair any damaged surfaces. With the raising of the house there are likely impacts to the chimneys that have not been addressed in the Conservation Plan. An addendum to the Conservation Plan is required which includes a detailed strategy to conserve these features.

Conclusion

The building on the property at 2096 Wonderland Road North is a significant cultural heritage resource. Alterations that may affect the property's heritage attributes are required to support the retention of the heritage building on the property and its integration with the new townhouse development, and to facilitate its adaptive reuse through its conversion into 2-dwelling units. Consent, with terms and conditions, should be given for this Heritage Alteration Permit.

Prepared by: Laura E. Dent, M.Arch PhD MCIP RPP
Heritage Planner

Submitted by: Britt O'Hagan, MCIP, RPP

**Manager, Community Planning, Urban Design and
Heritage**

**Recommended by: Gregg Barrett, AICP
Director, Planning & Development**

June 3, 2021
LED/

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L\9_PEC-LACH-Reports_Notifications\2021-06-09_LACH HAP21-031-L_2096 Wonderland Rd N (LD) (004).docx

Appendices

Appendix A Maps
Appendix B Images
Appendix C Heritage Designating By-law (2096 Wonderland Road North)
Appendix D Heritage Attributes Identified in Heritage Designating By-law
Appendix E Architectural Drawings
Appendix F Conservation Plan

Sources

City of London. By-law No. L.S.P.-3477-475. A by-law to designate 2096 Wonderland Road North to be of cultural heritage value or interest. London, ON: Author.

City of London. (2020, December 8). *Register of cultural heritage resources*. London, ON: Author.

Corporation of the City of London. n.d. Property files: 2096 Wonderland Road North.

Corporation of the City of London. (2019, consolidated). *The London plan*. London, ON: Author.

Ontario Heritage Act, (2019, c. 9, Sched. 11). Retrieved from e-Laws website
<https://www.ontario.ca/laws/statute/90o18>

Ministry of Municipal Affairs and Housing. (2020). *Provincial policy statement, 2020*. Ontario: Queen's Printer for Ontario.

Appendix A – Subject Property

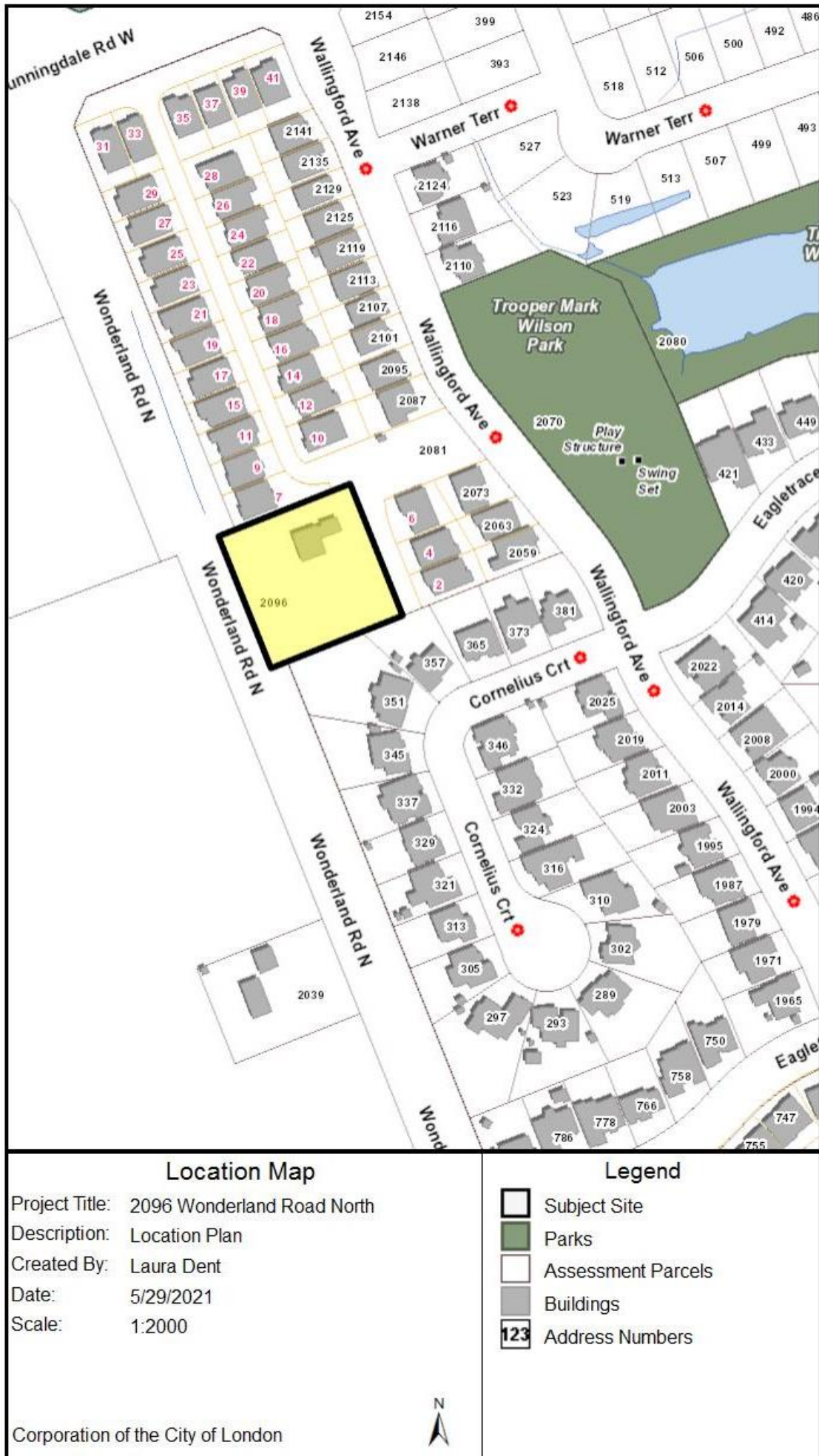


Figure 1: Location Map identifying the property at 2096 Wonderland Road North

Appendix B – Images



Image 1: View of façade framed by landscape (May 29, 2021)



Image 2: Close-up view of façade (May 29, 2021)



Image 3: View of south-side elevation (May 29, 2021)



Image 4: View of rear elevation including contemporary addition (May 29, 2021)



Image 5: View of north-side elevation, contemporary addition at rear (May 29, 2021)



Image 6: Detailed view of fieldstone foundation (May 29, 2021)

Appendix C – Designating By-law for 2096 Wonderland Road North

Bill No. 550
2018

By-law No. L.S.P.-3477-475

A by-law to designate 2096 Wonderland Road North to be of cultural heritage value or interest.

WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of cultural heritage value or interest;

AND WHEREAS notice of intention to so designate the property known as 2096 Wonderland Road North has been duly published and served and no notice of objection to such designation has been received;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The real property at 2096 Wonderland Road North is designated as being of cultural heritage value or interest for the reasons set out and more particularly described in Schedule "A" attached hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published once in a newspaper of general circulation in The City of London, to the satisfaction of the City Clerk, and to enter the description of the aforesaid property, the name and address of its registered owner, and designation statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on September 18, 2018.



Matt Brown
Mayor



Catharine Saunders
City Clerk

First Reading – September 18, 2018
Second Reading – September 18, 2018
Third Reading – September 18, 2018

SCHEDULE "A"

To By-law No. L.S.P.-3477-475

Legal Description

Lot 17, RCP 1028, London

Statement for Designation

Description of Property

The property at 2096 Wonderland Road North is located on the east side of Wonderland Road North between Fanshawe Park Road East and Sunningdale Road East. A two-storey brick building is located near the northeast corner of the property.

Statement of Cultural Heritage Value or Interest

The residence at 2096 Wonderland Road North has local significance for design/physical value, historical/associative value, and contextual value.

The residence at 2096 Wonderland Road North has physical or design value as a rare and representative example of a mid-19th century Georgian farmhouse. The residence is a two storey structure with a low-pitched hip roof and bookend chimneys. It has a buff brick exterior with a common bond, brick voussoirs, and a stone foundation. The Georgian style of architecture is reflected in the symmetrical façade and minimal use of ornamenting and detail.

The residence at 2096 Wonderland Road North has historical and associative value because of its link with the Warner family. William Warner was the original patent holder on the property, receiving it in 1819. His son, Wesley Warner, inherited the farmstead and was a noted member of London Township for his involvement in the temperance society.

The residence at 2096 Wonderland Road North has contextual value because it is physically and historically linked to its surroundings. It remains located in its original spot on the property and historically reflects the prominent role agriculture played in London Township.

Heritage Attributes

The heritage attributes which support or contribute to the cultural heritage value or interest of the property at 2096 Wonderland Road North include:

- Georgian two storey farmhouse
- Square shaped plan
- Low pitched hip roof with bookend chimneys
- Buff brick construction
- Field stone foundation
- Brick voussoirs above windows

The addition at the rear of the brick building is not considered to be a heritage attribute.

Appendix D – Heritage Attributes Identified in Designating By-law



1. Georgian two storey farmhouse



2. Square shaped plan



3. Low pitched hip roof



4. Bookend chimneys (one of two)



5. Buff brick construction




6. Fieldstone foundation




7. Brick voussoirs above windows

Appendix E – Architectural Drawings




zedd
ARCHITECTURE

ARCHITECTURE | DESIGN | PLANNING
1807 2107 W. 13TH AVE. S.W.
VANCOUVER, BC V6L 2K6
www.zeddarchitect.com



SCALE	AS SHOWN
NO.	180727
DATE	NOVEMBER 02, 2020
BY	ES
CHECKED BY	MM



LOCATION MAP

2107 WALLINGFORD AVE. (CIRCULED)

Site Statistics

Address: 2100 Wonderland Road North
Zoning: R848

LEGAL DESCRIPTION	REQUIRED ALLOWED	PROPOSED
LOT 17, REGISTRATION COMPILATION PLAN NO. 1028	1000sq ft	1000sq ft
SITE LOT AREA (sqm)	93.04 sqm	93.04 sqm
LOT FRONTAGE (m)	9.0 m	9.0 m
FRONT YARD (m)	3.0 m	3.0 m
INTERIOR YARD (m)	3.0 m	3.0 m
LOT COVERAGE (%)	49%	32.2%
LANDSCAPE OPEN (%)	35%	57%
BUILDING HEIGHT (m)	15m	15m (See Schedule)
DENSITY (units)	50 UNIT/Ha	50 UNIT/Ha
PARKING	1.5 SPACES/UNIT (Min. 50)	18 + 1 Existing Dwelling (Min. 50)

Site Plan

Wonderland Town Houses
2100 Wonderland Road N,
London Ontario

DRAWING TITLE
Site Plan

DRAWING INFO

Project Number: 180727
Date: November 02, 2020
Scale: As indicated
Checked by: MM

SHEET NO.
SPA01

Site Legend

Symbol	Description
[Symbol]	EXISTING CONDO UNIT
[Symbol]	NEW CONDO UNIT
[Symbol]	RESIDENTIAL UNIT
[Symbol]	ST. ST.
[Symbol]	STAIRWAY
[Symbol]	SA SA
[Symbol]	G-G
[Symbol]	W-W
[Symbol]	DOOR
[Symbol]	WALL
[Symbol]	POLE
[Symbol]	PLANT
[Symbol]	LANDSCAPE
[Symbol]	CONCRETE
[Symbol]	ASPH. TYPED
[Symbol]	PAVEMENT

Site Material Legend

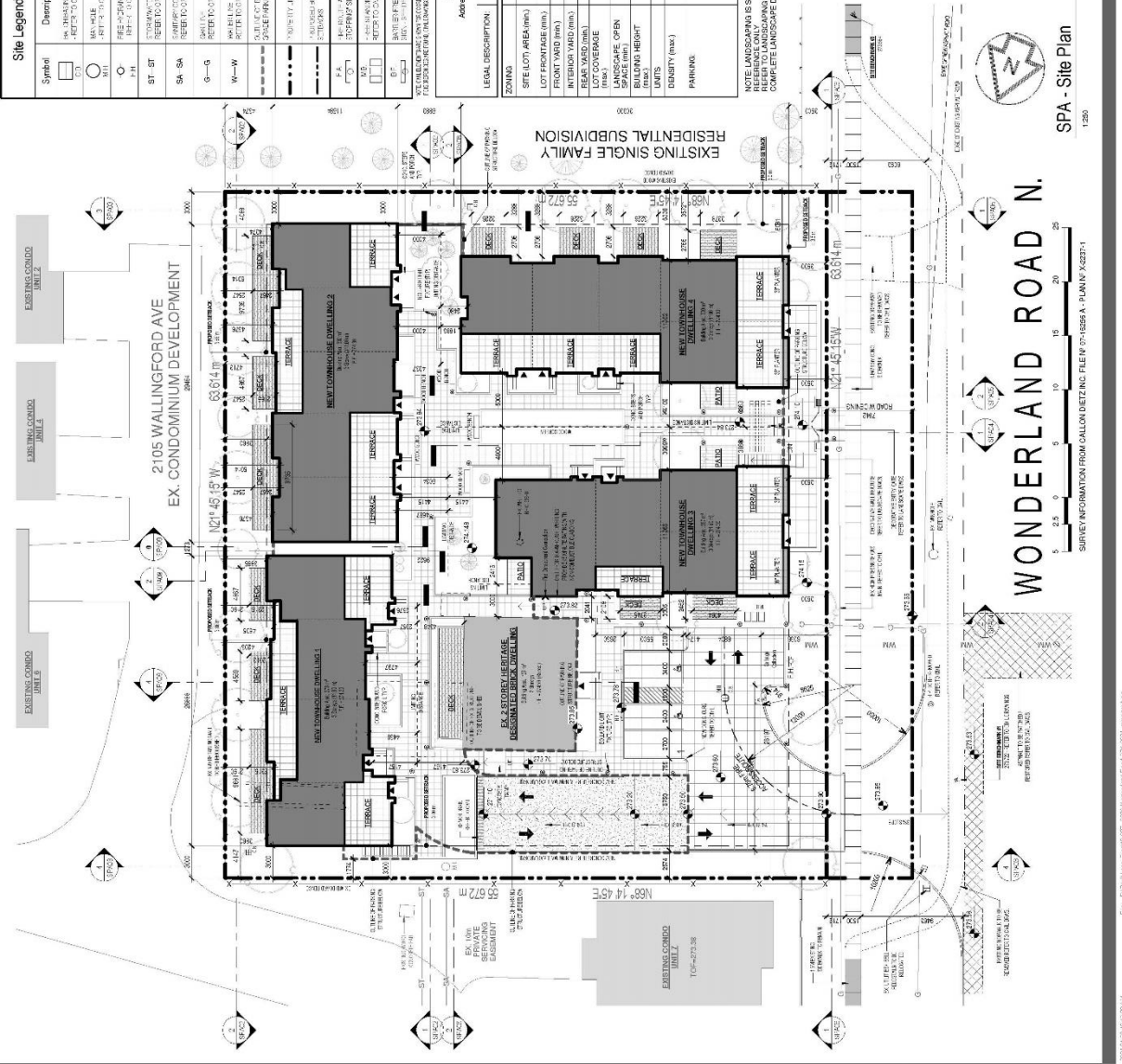
Number/Color	Description
1/White	TERRAZZO
2/White	WOODGRAIN
3/White	OUTDOOR PATIO
4/White	CONCRETE
5/White	PAVEMENT
6/White	WOODGRAIN
7/White	WOODGRAIN
8/White	WOODGRAIN
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50/White	WOODGRAIN

Site Plan

2105 WALLINGFORD AVE
EX. CONDOMINIUM DEVELOPMENT

WONDERLAND ROAD N.

Barrier Free Parking - Details



1:250

Architectural Drawing Set – SPA01, Site Plan (Jan 20, 2021)

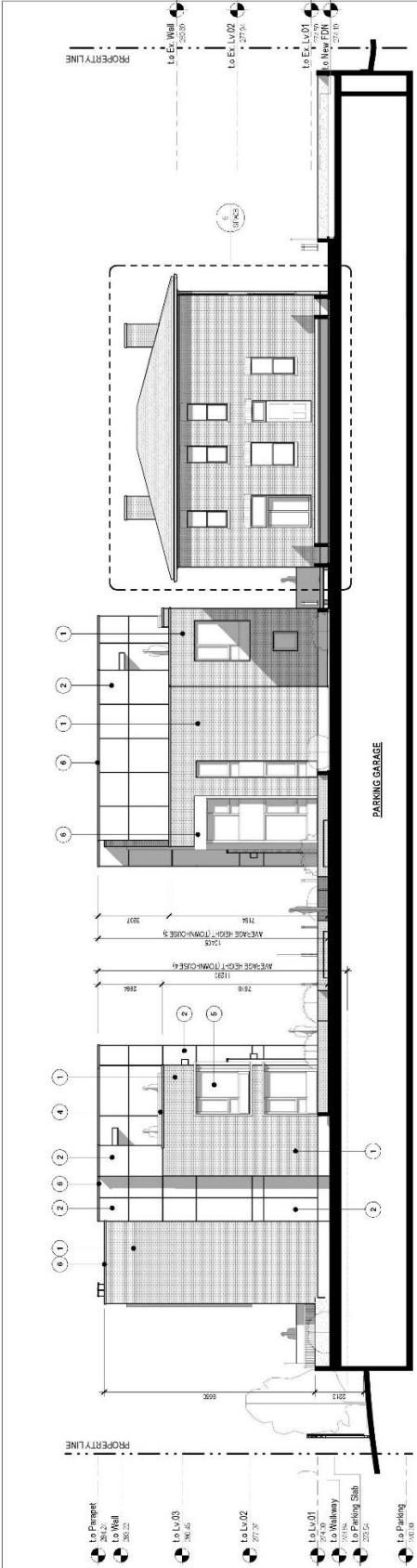


REV.	DATE	DESCRIPTION
01	18-03-2020	ISSUED FOR PERMITS
02	18-03-2020	ISSUED FOR CONSTRUCTION
03	20-11-2020	REVISIONS PERMITTED

PROJECT NAME
Wonderland Townhouses
2100 Wonderland Road N,
London Ontario
Townhouse 3 & 4 Elevations

DRAWING INFO
Project Number: 18-027
Date: November 02, 2020
Scale: As Indicated
Drawn by: MHI
Checked by: MHI

SHEET NO.
SPA06

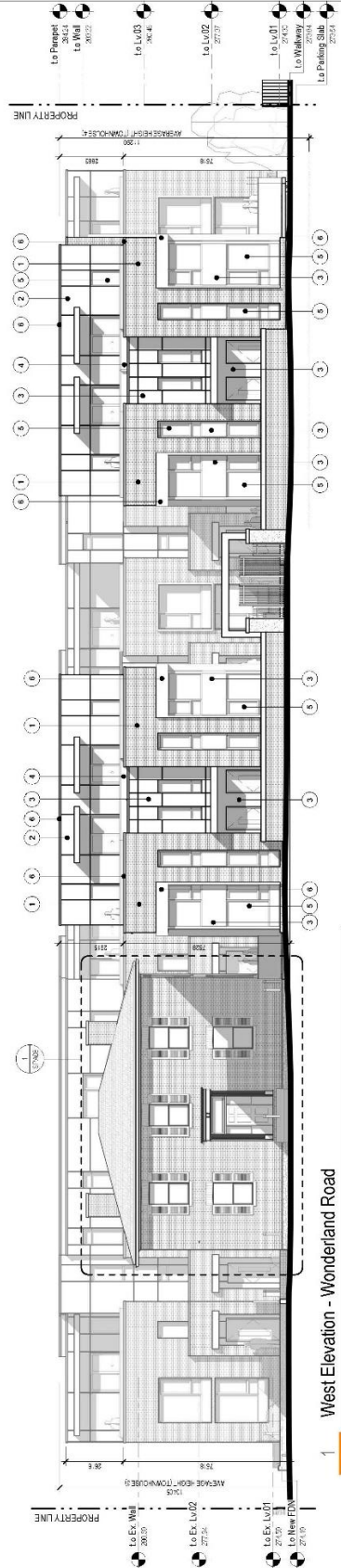


2 Townhouse 3 & 4 Heritage Dwelling East Elevation

SPA01 1:100

Exterior Finish Legend

Symbol	Panel Type
(1)	BRICK FACED VENTILATED ROOF COLOUR: MEDIUM BUFF
(2)	PANELS, METAL FLASHING COLOUR: LIGHT GRAY
(3)	PANELS, METAL FLASHING COLOUR: PINK GRAY
(4)	PRE-FINISHED GLASS RAILING COLOUR: BLACK
(5)	PRE-FINISHED GLASS RAILING COLOUR: BLACK
(6)	PRE-FINISHED WINDOW DOOR COLOUR: BLACK
(7)	METAL FLASHING COLOUR: BLACK
(8)	PARKING COLOUR: LIGHT GRAY



1 West Elevation - Wonderland Road

SPA01 1:100

FILE: 18-027-01.dwg (18-027-02) November 02, 2020 11:00 AM



NO.	DATE	DESCRIPTION
01	20200202	ISSUED FOR PERMITS
02	20200302	REVISION TO COORDINATE PERMITS
03	20200302	REVISION TO COORDINATE PERMITS
04	20200302	REVISION TO COORDINATE PERMITS
05	20200302	REVISION TO COORDINATE PERMITS
06	20200302	REVISION TO COORDINATE PERMITS
07	20200302	REVISION TO COORDINATE PERMITS
08	20200302	REVISION TO COORDINATE PERMITS
09	20200302	REVISION TO COORDINATE PERMITS
10	20200302	REVISION TO COORDINATE PERMITS

NO. | DATE | DESCRIPTION

PROJECT NAME

Wonderland Town Houses
2100 Wonderland Road N,
London Ontario

DRAWING TITLE

Context Elevations

DRAWING INFO.

Project Number 18-027
November 02, 2020
Scale 1/8" = 1'-0"
Drawn by NP
Checked by MM

SHEET NO.

SPA07



Architectural Drawing Set – SPA07, Context Elevations (Jan 20, 2021)

File: \33561-3367-PA07-02-18\04-Context Elevations\SPA07_1.dwg (1/21/21)



ISSUE	NO.	DATE	DESCRIPTION
	01	15/02/2020	ISSUED FOR PERMITS
	02	10/11/2020	REVISED FOR PERMITS
	03	10/11/2020	REVISED FOR PERMITS

NO.	DATE	DESCRIPTION
04	20/01/2021	ISSUED FOR PERMITS

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PROJECT NAME

Wonderland Town Houses
2100 Wonderland Road N,
London Ontario

DRAWING TITLE

Heritage Dwelling Section &
Elevations

DRAWING INFO

Project Number: 18-0297
 Number: 02-2020
 Scale: As Indicated
 Drawn by: NP
 Checked by: MM
SHEET 110

SPA08

Heritage Dwelling - North Elevation

Heritage Dwelling - South Elevation

Heritage Dwelling - West elevation

Heritage Dwelling - East Elevation

4 Heritage Dwelling Section
SPA00 1:50

Architectural Drawing Set – SPA08, Heritage Dwelling Sections & Elevations (Jan 20, 2021)

Appendix F – Conservation Plan