

## 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 by P. Scott at 40 & 42 Askin Street, By-law No. L.S.P.-2740-36 and Wortley Village-Old South Heritage Conservation District  
**Date:** Wednesday August 11, 2021

## Recommendation

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking retroactive approval for the removal and replacement of the windows on the heritage designated properties at 40 & 42 Askin Street, By-law No. L.S.P.-2740-36 and Wortley Village-Old South Heritage Conservation District, **BE APPROVED** with the following terms and conditions:

- a) The installation of the proposed exterior grilles be installed in a manner that replicates the muntins of the former wood windows;
- b) The installation of the proposed exterior grilles be completed within six months of Municipal Council's decision on this Heritage Alteration Permit; and,
- c) The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

## Executive Summary

The properties at 40 & 42 Askin Street are a significant cultural heritage resource, marked by their designation pursuant to Part IV and V of the *Ontario Heritage Act*. The property owner previously submitted a Heritage Alteration Permit application for window replacement, which was refused by Municipal Council at its meeting on March 2, 2020.

On or about March 11, 2020, the windows on the heritage designated properties at 40 & 42 Askin Street were removed and replaced. This action contravened the decision of Municipal Council on the Heritage Alteration Permit and violated the *Ontario Heritage Act*.

A previous Heritage Alteration Permit application seeking retroactive approval for the replacement of the windows was refused by Municipal Council at its meeting on June 15, 2021.

The property owner has now made a new Heritage Alteration Permit application seeking retroactive approval for the window replacement, with proposed exterior grilles. While the installation of the proposed exterior grilles will help to improve the compatibility of the existing windows, the retention and repair of the former wood windows would have been a better conservation solution.

## Linkage to the Corporate Strategic Plan

This recommendation supports the following 2019-2023 Strategic Plan area of focus:

- Strengthening Our Community:
  - Continue to conserve London's heritage properties and archaeological resources

# Analysis

## 1.0 Background Information

### 1.1 Location

The properties at 40 & 42 Askin Street are located on the north side of Askin Street, between Cynthia Street and Teresa Street (Appendix A).

### 1.2 Cultural Heritage Status

The properties at 40 & 42 Askin Street are “double designated” under both Parts IV and V of the *Ontario Heritage Act*. The properties were individually designated pursuant to Part IV of the *Ontario Heritage Act* by By-law No. L.S.P.-2740-36 in 1984. The property is included in the Wortley Village-Old South Heritage Conservation District, designated pursuant to Part V of the *Ontario Heritage Act* by By-law No. L.S.P.-3439-321 in 2015.

### 1.3 Description

The existing semi-detached dwellings located at 40 & 42 Askin Street were built in 1890-1891 for Edward J. Powell. The two-and-a-half-storey building is built of buff brick, with a steeply pitched, cross gable roof, single eave brackets, and an arrangement of vertical, horizontal, and diagonal boards in the gable ends (see Appendix B). Its heritage designating by-law highlights the gingerbread fretwork of its gable bargeboards and its two verandahs on the front and west elevations.

The windows of the semi-detached dwellings are wood, two-over-two true divided light sash windows, with a segmented arch upper sash. Rectangular aluminum storm windows have been applied over the original windows; the aluminum storm windows can be seen on the 1985 photograph of the property (see Appendix B, Image 1). There are seventeen windows visible from the street on the building at 40 & 42 Askin Street.

The properties at 40 & 42 Askin Street were included in Nancy Tausky’s *Historical Sketches of London: From Site to City* (1993) in a profile of “double houses” (semi-detached). It is noted as a particularly unusual example of the “double house” as the two halves are entirely different, and “joined together to look from outside like a single family house” (Tausky 1993, 122).

## 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 of the *Provincial Policy Statement* (2020), the *Ontario Heritage Act*, and *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* (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.”

“Conserved” is defined in the *Provincial Policy Statement* (2020), “means the 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. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.”

#### 2.1.2 Ontario Heritage Act

Where a property(ies) are designated under both Parts IV and V of the *Ontario Heritage Act*, the process of Part V is followed for alterations per Section 41(2.3) of the *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*).

### **2.1.2.1 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.

When the amendments to the *Ontario Heritage Act* in Bill 108 are proclaimed in force and effect, the maximum fine for the demolition or removing a building, structure, or heritage attribute in contravention of Section 42 of the *Ontario Heritage Act* will be increased to \$1,000,000 for a corporation.

### **2.1.3 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.*

### **2.1.4 Wortley Village-Old South Heritage Conservation District Plan**

Windows are an important part of the heritage character of the Wortley Village-Old South Heritage Conservation District and are identified as heritage attributes. The policies of Section 5.10.1 of the Wortley Village-Old South Heritage Conservation District Plan requires Heritage Alteration Permit approval for major alterations, including replacement of windows. Importantly, the replacement, installation, or removal of storm windows does not require Heritage Alteration Permit approval.

Section 8.2.7, Heritage Attributes – Windows, Doors and Accessories, of the Wortley Village-Old South Heritage Conservation District Plan notes,

*Doors and windows are necessary elements for any building, but their layout and decorative treatment provides a host of opportunities for the builder to flaunt their unique qualities and character of each building.*

Section 8.3.1.1.e, Design Guidelines – Alterations, provides the direction to:

*Conserve; retain and restore heritage attributes wherever possible rather than replacing them, particularly for features such as windows, doors, porches and decorative trim.*

Section 8.3.1.1.f, Design Guidelines – Alterations, states:

*Where replacement of features (e.g. doors, windows, trim) is unavoidable, the replacement components should be of the same style, size, proportions and material wherever possible.*

Specifically, regarding potential replacement of wood windows, the Conservation and Maintenance Guidelines of Section 9.6 of the *Wortley Village-Old South Heritage Conservation District Plan* states,

*The preservation of original doors and windows is strongly encouraged wherever possible as the frames, glass and decorative details have unique qualities and characteristics that are very difficult to replicate.*

*Original wood framed doors and windows in most cases can be restored or replaced with new wooden products to match if the original cannot be salvaged, but may require a custom-made product. Take particular care that exact visible details are replicated in such elements as the panel mouldings and width and layout of the muntin bars between the panes of glass.*

*The replacement of original wood framed windows by vinyl or aluminum clad windows is discouraged. If this is the only reasonable option, the replacement windows should mimic the original windows with respect to style, size and proportion, with a frame that is similar in colour, or can be painted, to match other windows.*

## **2.2 Previous Heritage Alteration Permit application (HAP20-004-L)**

The property owner submitted a Heritage Alteration Permit application (HAP20-004-L) for the replacement of the windows on the heritage designated properties at 40 & 42 Askin Street that was received as a complete application by the City on December 11, 2019. The Heritage Alteration Permit application sought approval for the removal of all of the wood windows and their replacement with vinyl windows with faux grilles.

Staff recommended refusal of the Heritage Alteration Permit application. The LACH was consulted at its meeting on February 12, 2021 and supported the staff recommendation to refuse the Heritage Alteration Permit application for the proposed window replacement at 40 & 42 Askin Street. The property owner was in attendance and verbally addressed the LACH during their consideration of the Heritage Alteration Permit application. Municipal Council refused the Heritage Alteration Permit application at its meeting on March 2, 2021.

It was brought to the attention of the City that the wood window had been removed and replaced with vinyl windows with faux grilles on or about March 11, 2020.

The property owner appealed Municipal Council's refusal of the Heritage Alteration Permit application to the Local Planning Appeal Tribunal (LPAT) per Section 42(6) of the *Ontario Heritage Act*. The property owner subsequently withdrew his appeal to the LPAT.

The City laid charges against the property owner for violation of Section 42(1) of the *Ontario Heritage Act*. Those charges are currently before the Provincial Court.

## **2.3 Previous Heritage Alteration Permit Application (HAP21-030-L)**

The property owner submitted a Heritage Alteration Permit application (HAP21-030-L) seeking retroactive approval for the removal of the wood windows and their replacement with vinyl windows with faux grilles. The replacement windows appear to be the same style, size, proportion, and material as the windows proposed in the previous Heritage Alteration Permit application that was previously considered and refused by Municipal Council.

In a report to the LACH, staff recommended refusal of this Heritage Alteration Permit application. The property owner was in attendance and verbally addressed the LACH during their consideration of the Heritage Alteration Permit application. The LACH raised concerns and provided comments about the existing window and efforts to

improve the compatibility of the existing windows. At its meeting on June 15, 2021, Municipal Council refused the Heritage Alteration Permit application (see Appendix C).

#### **2.4 Heritage Alteration Permit Application (HAP21-056-L)**

On July 22, 2021, the City received a new Heritage Alteration Permit application (HAP21-056-L) seeking retroactive approval for the removal of the wood windows and their replacement with vinyl windows with faux grilles, as was previously proposed in HAP20-004-L and HAP21-030-L. This new Heritage Alteration Permit application proposes to add 1" grilles to the exterior of the existing windows to create the appearance of a simulated divided light in the fenestration pattern of the former windows. The colour of the proposed exterior grilles will match the existing windows ("sable"). The proposed exterior grilles will be applied with "3M VHB" tape. A profile diagram of the proposed exterior grilles is attached as Appendix D.

Per Section 42(4), *Ontario Heritage Act*, Municipal Council must make a decision to approve, approve with terms and conditions, or refuse this Heritage Alteration Permit application before October 20, 2021.

### **3.0 Financial Impact/Considerations**

None.

### **4.0 Key Issues and Considerations**

In previous reports, staff have highlighted the importance of conserving wood window and the compatibility issues with the windows that were removed and replaced without Heritage Alteration Permit approval at 40 & 42 Askin Street. The conservation guidelines of Section 8.3.1.1.f and Section 9.6 of the *Wortley Village-Old South Heritage Conservation District Plan* encourage the repair and retention of wood windows and discourages their replacement with vinyl or aluminum-clad windows, directing the consideration of the style, size, and proportion of replacement windows.

During the review of the previous Heritage Alteration Permit application (HAP21-030-L) for 40 & 42 Askin Street, the LACH inquired about opportunities to improve the compatibility of the replacement windows.

The existing windows appear to maintain the hung or sash style of the former wood windows.

The existing vinyl windows are bulkier than the former wood windows and do not replicate the segmented arch shape of the former windows, which results in capping of the window jamb and distorting the size of the window opening.

The installation of the proposed exterior grilles is anticipated to improve the proportions of the existing windows. The proposed exterior grilles should be installed in a manner to replicate the muntins of the former wood windows, as shown in the photographs of the property prior to the window replacement (see Appendix B). The proposed "3M VHB" appears to be appropriate for exterior applications to glass, based on technical information obtained from 3M.

Consistent with Section 8.3.1.1.f of the *Wortley Village-Old South Heritage Conservation District Plan*, maintaining the painted wood material of the windows, in addition to their style, size, and proportion, would better conserve the cultural heritage value of these significant properties.

## **Conclusion**

The properties at 40 & 42 Askin Street are a significant cultural heritage resource, as marked by their designation pursuant to Parts IV and V of the *Ontario Heritage Act*.

The previous Heritage Alteration Permit applications sought approval for replacement windows that do not comply with the policies and guidelines for alterations in the *Wortley Village-Old South Heritage Conservation District Plan*. Both of those Heritage Alteration Permit applications were refused by Municipal Council. This new Heritage Alteration Permit application proposes the installation of exterior grilles to the existing windows (replaced without Heritage Alteration Permit approval). While the installation of the proposed exterior grilles will help to improve the compatibility of the existing windows, the retention and repair of the former wood windows would have been a better conservation solution.

**Prepared by:** Kyle Gonyou, CAHP Heritage Planner

**Reviewed by:** Britt O'Hagan, MCIP RPP Manager, Community Planning, Urban Design and Heritage

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

### **Appendices**

Appendix A Property Location

Appendix B Images

Appendix C Municipal Council Resolution (Resolet 4.1-9-PEC) HAP21-030-L, 40 & 42 Askin Street

Appendix D Proposed Exterior Grilles

### **Links**

Staff report to the London Advisory Committee on Heritage (LACH) on the Heritage Alteration Permit application for 40 & 42 Askin Street on May 12, 2021 (HAP21-030-L): <https://pub-london.escribemeetings.com/Meeting.aspx?Id=e580b14c-a585-4dd8-85ec-c2b4bd20e5b0&Agenda=Merged&lang=English> (Item 4.1).

Staff report to the London Advisory Committee on Heritage (LACH) on the Heritage Alteration Permit application for 40 & 42 Askin Street on February 12, 2020 (HAP20-004-L): <https://pub-london.escribemeetings.com/Meeting.aspx?Id=00ce0c90-0d8b-44b2-8ba8-1a597e4d45ef&Agenda=Merged&lang=English> (Item 2.4).

### **Additional Sources**

3M, Technical Bulletin: VHB Tapes Bond Muntins to Glass in Window and Door Assembly (August 2006).

# Appendix A – Property Location



Figure 1: Location map of the subject properties at 40 & 42 Askin Street.

**Appendix B – Images**



*Image 1: Photograph of the properties at 40 & 42 Askin Street (1985).*



*Image 2: Photograph of the properties at 40 & 42 Askin Street (December 7, 2017).*





*Image 3: Photograph of the properties at 40 & 42 Askin Street on January 16, 2020.*



*Image 4: Detail photograph of the windows under the porch on the property at 42 Askin Street. Note that the window openings are topped by a segmented arch brick voussoir; the wood windows feature a segmented arch top sash which is obscured by the rectangular aluminum storm window applied over top.*



*Image 5: Detail photograph of the exterior of the front windows (facing Askin Street) on the property at 40 Askin Street.*



*Image 6: Detail photograph of the exterior of the window on the easterly bay on the property at 40 Askin Street.*



*Image 7: Photograph of the properties at 40 & 42 Askin Street on March 11, 2020, showing the replacement windows installed.*



*Image 8: Detail photograph of the replacement windows on the property at 40 Askin Street. Note that the insert windows do not fill the window opening and require capping, particularly as the replacement windows do not maintain the segmented arch shape of the window opening. The faux grille (muntin) lacks the authenticity of the former true divided light windows.*



*Image 9: Photograph of the subject property on April 28, 2021.*



*Image 10: Detail photograph of the replacement windows, showing the faux grille (muntin) of the replacement window. The faux grille is only between the glass panes and fails to accurately replicate any historic details.*

## Appendix C – Municipal Council resolution on HAP21-030-L



London  
CANADA

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June 16, 2021

G. Kotsifas  
Deputy City Manager, Planning and Economic Development

G. Barrett  
Director, Planning and Development

I hereby certify that the Municipal Council, at its meeting held on June 15, 2021 resolved:

That, the following actions be taken with respect to the 5th Report of the London Advisory Committee on Heritage from its meeting held on May 12, 2021:

a) M. Corby, Senior Planner, BE ADVISED of the following comments from the London Advisory Committee on Heritage (LACH) with respect to the Notice of Application for Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments and the Heritage Impact Assessment (HIA), dated January 2021, from Zelinka Priamo Ltd., with respect to the property located at 850 Highbury Avenue North, previously received by the LACH:

i) sufficient information has not been received as part of the application in order to appropriately assess the impacts of the proposed applications on the significant heritage resources on this property; it being noted that:

- A) the HIA should be prepared by a qualified heritage professional;
- B) the HIA should include an assessment of impacts to identified heritage resources of the proposed development, among other content as identified in Info Sheet #5 provided by the Ministry of Heritage, Sport, Tourism and Culture Industries; it being noted that the HIA provided with the application does not speak to the impacts of the proposed development or proposed policy changes on the cultural heritage resources on the site; and,
- C) the LACH is supportive of maintaining the overall land use concept identified within the proposal, which is generally consistent with that in the London Psychiatric Hospital Secondary Plan (LPHSP); it being noted that this includes the proposed low density residential in the core area with concentration of higher densities along adjacent arterial roadways (the 'bowl' concept) and the revisions to the road and pedestrian networks, which appear to support the protection and enhancement of the cultural heritage resources;

- the LACH emphasizes the need to consider the built heritage resources as landmarks within the cultural heritage landscape, and that the assessment of impacts must address the cultural heritage landscape including views and vistas as described through the appropriate governing documents;
- the LACH acknowledges the differences or 'inconsistencies' between elements of the Heritage Conservation Easement, designating by-law L.S.P.-3321-208, and the LPHSP as identified within the HIA, but notes that these documents each have different forms and functions, and do not necessarily conflict (save for mapping discrepancies); it being noted that where these differences or 'inconsistencies' are identified, the more detailed

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description and assessment should apply;

- the LACH does not support many of the proposed changes to heritage policies within the LPHSP which serve to reduce protection of the heritage resources and introduce greater uncertainty; it being noted that sufficient rationale or justification for these revisions to heritage policies have not been provided within the Final Proposal Report or HIA (examples include but are not limited to:

- o LPHSP 20.4.1.4 – “Retain as much of the identified cultural and heritage resources of the area as possible feasible”;
- o LPHSP 20.4.1.5.II.a) – “provide for ...and mixed-use buildings where possible”;
- o LPHSP 20.4.2.2 – “Development proposed through planning applications... will need not only to consider the significant heritage buildings, but also the unique cultural heritage landscape where possible”;
- o PHSP 20.4.3.5.2.III. d) “Built form adjacent to the Treed Allee within the Heritage Area shall should be encouraged to oriented towards the Allee in applicable locations”; and,
- o LPHSP 20.4.4.10 - “shall” to “should”);

- the LACH requests clarification from City of London Heritage and Planning staff on the next steps with respect to this development application, including how the impacts to built heritage resources and the cultural heritage landscape will be assessed and addressed as the planning and design phases progress (for example, can/will an HIA be required for subsequent zoning bylaw amendment applications and/or site plan applications); it being noted that the LACH respectfully requests that these assessments be provided to LACH for review and comment;
- the LACH respectfully requests to be consulted early on any proposed changes to the designating bylaw or heritage conservation easement and would welcome a delegation from the proponent to present on heritage matters on the property; and,
- the LACH requests information from City Staff and/or the proponent on the current physical conditions of the heritage structures on the site;

b) on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking retroactive approval for the removal and replacement of the windows on the heritage designated property located at 40 and 42 Askin Street, By-law No. L.S.P.-2740-36 and Wortley Village-Old South Heritage Conservation District, BE REFUSED; it being noted that this Heritage Alteration Permit application is seeking retroactive approval for window replacements that were previously considered and refused by Municipal Council;

it being noted that the London Advisory Committee on Heritage (LACH) encourages the applicant to work with the Heritage Planner to address the concerns raised by the LACH at the meeting;

it being further noted that a verbal delegation from P. Scott, with respect to this matter, was received;

c) on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the demolition request for the existing dwelling on the heritage listed property located at 126 Price Street:

- i) the Chief Building Official BE ADVISED that the Municipal Council consents to the demolition of the dwelling on the property; and,
- ii) the property at 126 Price Street BE REMOVED from the Register of Cultural Heritage Resources;

d) on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the following properties BE REMOVED from the Register of Cultural Heritage Resources:

- 1033-1037 Dundas Street;
- 1 Kennon Place;
- 19 Raywood Avenue;
- 32 Wellington Road;
- 34 Wellington Road;
- 90 Wellington Road;
- 98 Wellington Road;
- 118 Wellington Road;
- 120 Wellington Road;
- 122 Wellington Road;
- 126 Wellington Road;
- 134 Wellington Road;
- 136 Wellington Road;
- 138 Wellington Road;
- 140 Wellington Road;
- 142 Wellington Road;
- 166 Wellington Road;
- 220 Wellington Road;
- 247 Wellington Road;
- 249 Wellington Road;
- 251 Wellington Road;
- 253-255 Wellington Road;
- 261 Wellington Road;
- 263 Wellington Road;
- 265 Wellington Road;
- 267 Wellington Road;
- 269 Wellington Road;
- 271 Wellington Road;
- 273 Wellington Road;
- 275 Wellington Road;
- 285 Wellington Road;
- 287 Wellington Road;
- 289 Wellington Road;
- 297 Wellington Road;
- 301 Wellington Road;
- 327 Wellington Road;
- 331 Wellington Road;
- 333 Wellington Road;
- 72 Wellington Street; and,
- 44 Wharnccliffe Road North;

e) on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 33 of the *Ontario Heritage Act* seeking consent for alterations to the heritage designated property located at 426 St James Street BE GIVEN, subject to the following terms and conditions:

- the new railing be 24" in height above the porch floor to maintain the proportions of the porch;

- wood be used as the material for the alterations;
- all exposed wood be painted; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

f) on the recommendation of the Director, Development Services, with the advice of the Heritage Planner, the request to demolish the garage on the heritage designated property located at 325 Victoria Street BE PERMITTED, and the Chief Building Official BE ADVISED of Municipal Council's intention in this matter; it being noted that the communication, dated May 10, 2021, from B. Jones and K. Mckeating, as appended to the Added Agenda, and

the verbal delegations from D. Lee, E. Van den Steen, B. Jones and K. McKeating, with respect to this matter, were received;

g) on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the potential designation of Labatt Memorial Park as a National Historic Site of Canada:

- i) the above noted initiative BE ENDORSED; and,
- ii) the Civic Administration BE DIRECTED to undertake the application process with respect to this matter;

h) clauses 1.1, 2.1 to 2.4, inclusive, 3.1, 3.2, 4.7 and 4.8 BE RECEIVED for information. (2021-D09) (4.1/9/PEC)



C. Saunders  
City Clerk  
/hal

cc: K. Gonyou, Heritage Planner  
L. Dent, Heritage Planner  
M. Greguol, Heritage Planner  
M. Corby, Senior Planner  
J. Minor, Documentation Services Representative  
M. Vivinetto, Executive Assistant to the Deputy City Manager, Planning and Economic Development  
S. Langill, Executive Assistant to the City Planner  
London Advisory Committee on Heritage  
List of external cc's on file in the City Clerk's Office



## Appendix D – Proposed Exterior Grille



### GOLDEN WINDOWS ACCESSORIES SDL GRILLES FOR VINYL SASH

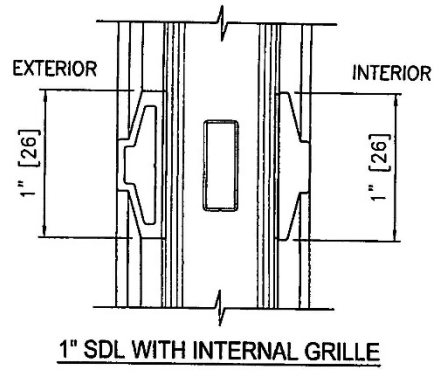
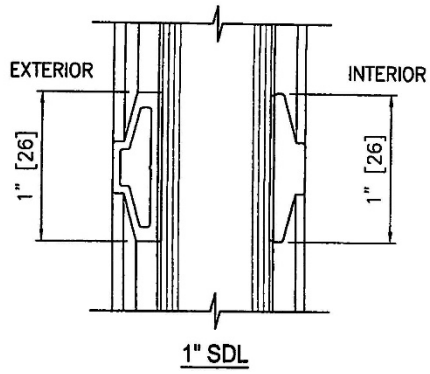


Figure 2: Diagram showing the proposed exterior grille for the existing windows installed in the building at 40 & 42 Askin Street (received as part of the Heritage Alteration Permit application).