

# Downtown London

## Heritage Conservation District Plan



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*In Association with:*



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## Table of Contents

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<b>1.0 INTRODUCTION</b> .....	<b>1.1</b>
1.1 BACKGROUND .....	1.1
1.2 PART V OF THE ONTARIO HERITAGE ACT.....	1.2
1.3 IMPLICATIONS OF HERITAGE CONSERVATION DISTRICT DESIGNATION .....	1.3

---

<b>2.0 HERITAGE CHARACTER STATEMENTS</b> .....	<b>2.4</b>
2.1 REASONS FOR DESIGNATION.....	2.4
2.2 HERITAGE CHARACTER STATEMENT .....	2.4
2.3 ARCHITECTURAL CHARACTER STATEMENT .....	2.5
2.4 LANDSCAPE CHARACTER STATEMENT .....	2.6

---

<b>3.0 PRINCIPLES, GOALS AND OBJECTIVES</b> .....	<b>3.8</b>
3.1 PRINCIPLES .....	3.8
3.2 GOALS AND OBJECTIVES.....	3.9
3.2.1 Physical Goals & Objectives .....	3.10
3.2.2 Social Goals & Objectives .....	3.10

---

<b>4.0 IMPLEMENTATION</b> .....	<b>4.11</b>
4.1 OFFICIAL PLAN .....	4.11
4.2 ZONING .....	4.12
4.3 SITE PLAN CONTROL.....	4.12
4.4 URBAN DESIGN REVIEW PANEL .....	4.13
4.5 INCENTIVE PROGRAM REVIEW .....	4.13
4.6 DEMOLITION.....	4.14
4.7 PROPERTY STANDARDS.....	4.14

---

<b>5.0 APPROVALS PROCESS</b> .....	<b>5.15</b>
5.1 APPROVAL ENTITIES .....	5.15
5.1.1 Heritage Planner .....	5.15
5.1.2 LACH.....	5.15
5.1.3 Council.....	5.16
5.2 IMPLEMENTATION MECHANISMS .....	5.16
5.2.1 Building Alterations .....	5.16
5.2.2 Public Space / Streetscape .....	5.18

---

<b>6.0 DESIGN GUIDELINES</b> .....	<b>6.19</b>
6.1 ARCHITECTURAL.....	6.19
6.1.1 Preservation .....	6.19
6.1.2 Styles .....	6.19
6.1.3 Elements.....	6.21
6.1.3.1 Storefronts.....	6.21
6.1.3.2 Upper Facades .....	6.22

## **Table of Contents**

6.1.3.3	Roofs .....	6.23
6.1.3.4	Signage .....	6.26
6.1.3.5	Materials.....	6.28
6.1.4	New Construction.....	6.39
6.1.4.1	Principles.....	6.39
6.1.4.2	Infill.....	6.43
6.1.5	Alterations and Renovations .....	6.44
6.2	LANDSCAPE AND STREETSCAPE.....	6.46
6.2.1	Residential.....	6.47
6.2.2	Commercial .....	6.50
6.2.3	Industrial / Warehouse .....	6.55
6.2.4	Institutional and Public Realm .....	6.57
6.2.5	Alleys and Public Rights of Way .....	6.61
6.2.6	Undeveloped Lands and Parking Lots.....	6.63
6.2.7	Spatial Elements – Views and Vistas .....	6.64
6.2.8	Identifying the District.....	6.65
6.3	URBAN DESIGN OBJECTIVES.....	6.67
<hr/>		
<b>7.0</b>	<b>APPENDICES.....</b>	<b>7.70</b>
I.	HOW DOES THIS IMPACT MY PROPERTY? .....	7.70
II.	HCD BOUNDARY AND QUADRANT MAP.....	7.70
III.	QUADRANT AND PROPERTY MATRIX .....	7.70
IV.	BUILDING CLASSIFICATION MAP .....	7.70
V.	STREETSCAPE CLASSIFICATION MAP.....	7.70
VI.	STREET PROFILES .....	7.70
VII.	SIGNIFICANT ALLEYWAYS MAP .....	7.70

# Downtown London Heritage Conservation District Plan

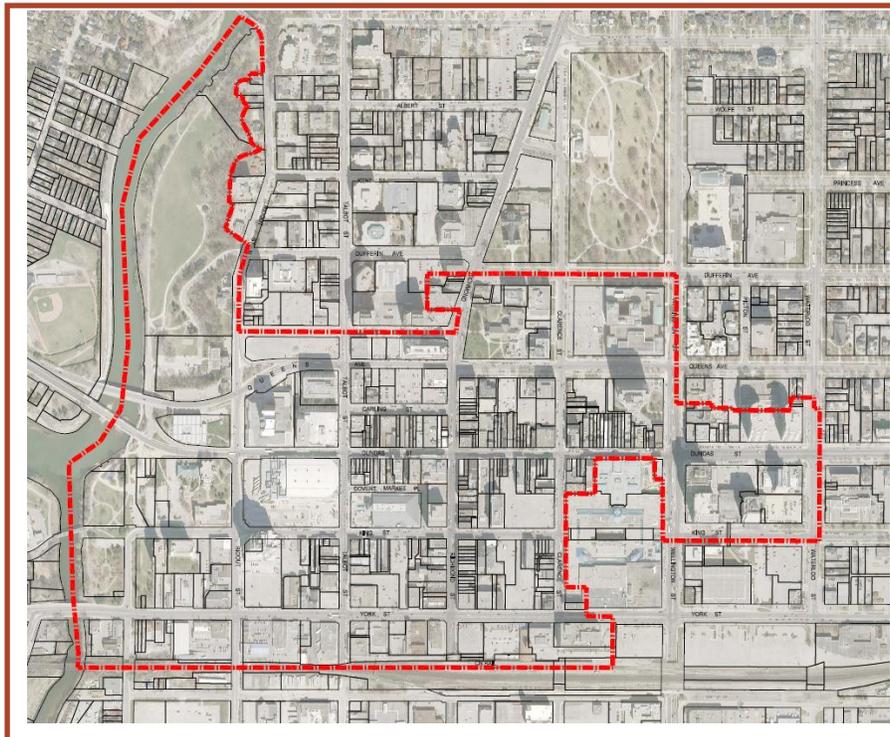
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## 1.0 Introduction

### 1.1 BACKGROUND

The City of London has recognized and supported the strong desire to protect and manage the myriad historical and heritage resources within the community. The City of London currently has four heritage conservation districts designated under Part V of the Ontario Heritage Act and is pursuing two more with the Downtown London HCD and Old South HCD. The Downtown London Heritage Conservation District Study was initiated in the spring of 2010 and culminated in a Council recommendation on February 28<sup>th</sup>, 2011 to pursue District designation after submission of the Downtown London Heritage Conservation District Study Final Report. This is London's first HCD covering a commercial area and the first not to be initiated by the residents of the respective area.

The District boundaries were vetted and established in the study. Specifically, the Downtown London HCD westerly boundary will be the centreline of the Thames River and will include Harris and Ivey Parks, and the Forks of the Thames. Moving west to east, the northern boundary is defined by the south limits of the Blackfriars Bridge, Fullarton Street between Ridout and Richmond, Dufferin Avenue and mid-block of the block between Wellington and Waterloo, north of Dundas. The south boundary will remain the railway tracks. The easterly boundary stays west and north of the Citi Plaza and extends east to Waterloo Street north of King.



*Downtown London Heritage Conservation District Boundary*

# Downtown London Heritage Conservation District Plan

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## 1.2 PART V OF THE ONTARIO HERITAGE ACT

Heritage conservation districts offer long term protection to areas that have important and/or identifiable historic and architectural resources. The ability to designate heritage conservation districts is provided under Part V of the Ontario Heritage Act, R.S.O., 1980, c.337 (as amended) in the Province of Ontario, and further guidance regarding heritage district evaluation and designation is provided by local Official Plans (Section 13.3 of the City of London's Official Plan). The Act also states that if a by-law designating a heritage conservation district has been passed, the municipality "shall adopt" a heritage conservation district plan for each district that is designated. Specific contents of a heritage conservation district plan, as stated by the Ontario Heritage Act, are to include:

- (a) A statement of objectives to be achieved in designating the area as a heritage conservation district; (*refer to Section 3.2*)
- (b) A statement explaining the cultural heritage value or interest of the heritage conservation district; (*refer to Section 2.0*)
- (c) A description of the heritage attributes of the heritage conservation district and of properties in the district; (*refer to Appendix - Quadrant and Property Matrix*)
- (d) Policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; (*refer to Section 4.0, 5.0, and 6.0*) and
- (e) A description of the alterations or classes of alterations that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit. (*refer to Appendix – How does this affect my property?*)

The Downtown London Heritage Conservation District Plan is intended to assist in the protection and conservation of the unique heritage attributes and character of London's Downtown as delineated in the Phase 1 study. The study provided the historical and architectural rationale for heritage district designation according to the policies of the City of London Official Plan and the Ontario Heritage Act.

The purpose of this Heritage Conservation District Plan is to establish a framework by which the heritage attributes of the Downtown can be protected, managed and enhanced as this area continues to evolve and change over time. It will provide property owners, business owners, contractors, and other Downtown stakeholders with clear guidance regarding appropriate conservation, restoration and alteration activities and assist municipal staff and Council in reviewing and making decisions on building permits and development applications within the district.

# Downtown London Heritage Conservation District Plan

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## 1.3 IMPLICATIONS OF HERITAGE CONSERVATION DISTRICT DESIGNATION

Heritage conservation districts are established to facilitate the preservation of a defined area with the intent of retaining critical functional and visual attributes that convey or have a historical relationship to the area in which they are situated. This can include buildings, natural and cultural landscapes, streetscapes, hardscape elements, and other features that contribute to an area's recognizable character. Through Heritage Conservation District designation, these various elements and features are protected while allowing for natural evolution, redevelopment and transformation over time.

As the visible streetscape is the focus of a Heritage Conservation District, policies and guidelines focus on providing direction on what is deemed acceptable with regard to alterations, additions, and new construction. Heritage alteration permits are generally required for major alterations and additions that are visible from the street or other public spaces such as laneways and parks. Minor alterations, or additions and renovations to the side or rear of buildings may not require heritage alteration permits if they are not visible from streets or public spaces. In some instances, conservation guidelines may be referenced to assist with the repair and maintenance of key building elements. Heritage Conservation Districts do not impact the ability to manipulate the interior of a building in any way.

As streets and building exteriors are integral to the public realm, they are subject to the HCD guidelines with regard to such features as street trees, lighting, boulevards, signage, and hardscape elements. This assists the municipality when embarking on public infrastructure improvements, repair, or replacement to ensure there is no negative impact on the heritage characteristics being protected.

Designation as a heritage conservation district can provide the following benefits to property owners:

- The protection and management of heritage assets including architecture, landscape and history;
- Additional information and guidance to property owners who are undertaking restoration, renovation and redevelopment;
- Potential financial assistance through grants and tax relief programs for renovation and restoration;
- A source of new promotion and tourism initiatives such as walking tours and interpretive features;
- Increased community stability;
- Fostering a sense of history for the residents of London.

Part IV properties within the HCD are presently Designated under Part IV of the Ontario Heritage Act with *Reasons for Architectural and Historical Designation* defined for the individual property on Property Title. This status remains in effect within the HCD and has more stringent processes in place for the preservation of the property. The guidelines and recommendations of the HCD Plan also applies to these Part IV properties.

## 2.0 Heritage Character Statements

### 2.1 REASONS FOR DESIGNATION

The City of London, through its Official Plan, has provided Council with the ability to designate Heritage Conservation Districts pursuant to the criteria established in the Ontario Heritage Act. The policies, as outlined within the Official Plan (Section 13.3.1.ii), include:

- *the association of the area with a particular historical event or era that is unique to the community;*
- *the presence of properties which are considered significant to the community as a result of their location or setting;*
- *the presence of properties representing a design or method of construction which is considered to be of cultural heritage value or interest to the community, region, province, or nation;*
- *the presence of properties which collectively represent a certain aspect of the development of the City which is worthy of maintaining; and*
- *the presence of physical, environmental, or aesthetic elements which, individually, may not constitute sufficient grounds for the designation of a Heritage Conservation District, but which collectively are significant to the community;*

The Downtown London Heritage Conservation District Study<sup>1</sup> completed as a precursor to this Plan, confirmed the presence and/or satisfaction of criteria to justify and warrant the creation of the District.

### 2.2 HERITAGE CHARACTER STATEMENT

The buildings which comprise the Downtown London Heritage Conservation District each relate to one of five stages through which the Downtown evolved from its founding to the recent past. In the 19th and early 20th centuries the Downtown was the region's commercial, industrial and service centre. Over time, the Downtown evolved into an office and retail centre, the latter of which has experienced significant decline since the 1980's. The buildings, dating from each of several periods of growth and transition beginning in the 1830s, also reflect a variety of building styles and materials. A number of the structures represent individuals who were instrumental in the growth of the community and responsible for its role as a regional centre. Several of these individuals have been commemorated through plaques and through references in Ontario Heritage Act building designations. Finally, many of the Downtown's buildings are the work of architects who were locally or nationally prominent in their day.

<sup>1</sup> Stantec Consulting Inc., January 2011

# Downtown London Heritage Conservation District Plan

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The structures that contribute to the significance of the HCD differ greatly in terms of scale and design because of the Downtown's long period of evolution. The significant building types that make up the district include public buildings, commercial structures, a small number of industrial survivors and a variety of financial service buildings. As well, the Downtown was a location for entertainment and public gatherings and was a nodal point for a number of roads and rail lines that linked London to other parts of the province and country. A smaller number of structures related to these themes survive.

Among the key public buildings still in existence are the 1920s City Hall on Dundas Street and the London District Court House and administrative centre which remains the home to the offices of the County of Middlesex. Public assembly points such as the Duffield Block and the Mechanics' Institute, relate to the Downtown's unique role as the centre of the city's political and social life for a number of decades. The Grand Theatre, Dominion Public Building, and St. Paul's Cathedral are further examples of the concentration of key public buildings within the Downtown.

Commercial structures, largely concentrated on Richmond and Dundas Streets as well as Market Square, comprise a series of varied streetscapes through materials and design. Notable examples include: the large Smallman and Ingram and Kingsmill Department stores; a series of three-storey blocks along Dundas and Richmond Streets from various periods in the evolution of the Downtown; and several unique stand-alone commercial structures such as the Scandrett Grocery and the Metropolitan Stores buildings which originally housed dry goods dealers.

Industrial and wholesale structures developed in response to the road and rail systems running through the Downtown. Concentrated around York and Richmond, a prime example is the terra cotta McMahan-Granger building. The commercial, industrial and administrative functions of the Downtown brought a concentration of financial services to the area. As one of the largest concentrations of similar-use buildings today, they too reflect the prolonged periods of development. Jeffery's London Life, Cronyn's Huron and Erie/Canada Trust, and Ivey's Northern Life all left buildings representative of their respective rise to national significance. In fact, London Life continues to have significant presence in the Downtown. The Plan anticipates that London Life will maintain this significant presence in the Downtown, and that the current streetscape elevations along Dufferin Avenue, Wellington Street and Queens Avenue will be conserved as the site continues to develop over time. In most cases the financial service sector drew their investment funds from the Downtown's industries and wholesalers including J. W. Little's dry goods empire, the Hobbs glass works and the Joseph Smith Southern Cigar Factory, all of which built significant structures in the Downtown.

Today the structures comprising the Downtown London Heritage Conservation District are a good representation of the buildings that contained a variety of services, industries and commercial and financial enterprises that brought London to prominence across the country.

## **2.3 ARCHITECTURAL CHARACTER STATEMENT**

For more than a century the Downtown was the centre of London's commercial, political, and industrial life. During that period, from about 1830 to 1930, immense changes occurred in building technology, transportation systems and in how products were made and distributed.

# Downtown London Heritage Conservation District Plan

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Many of these changes are reflected in the Downtown's built form in such structures as elaborate warehouses, multi-storey office buildings and a variety of commercial structures. The transition through which a number of building types evolved during the 19<sup>th</sup> and 20<sup>th</sup> centuries can be followed using existing examples in the Downtown. The financial services industry, for example, can be followed from small Georgian-style banking houses, to a number of WWI-era bank branches, and on to a series of post-war office buildings and main branches. Key buildings from various periods in the evolution of other land uses are also part of the existing building stock. Hotels, wholesale warehouses and offices, and retail blocks are well-represented. Industrial structures which once covered over a quarter of the Downtown are represented with examples from several periods. There are even a small number of residential structures still present.

The concentration of a variety of building types and their evolution over a long period of time have given rise to what are now some of the best examples of certain period styles in London. These include Georgian and Italianate commercial blocks, Art Deco office towers, and Beaux-arts and Post-modern office buildings. These landmark buildings are the work, over time, of a number of London's leading architects whose offices were often located in Downtown buildings. One of London's leading firms (c. 1870-1930) represented at different times by William Robinson, Thomas Tracey, George Durand and John Moore is well-represented in the Downtown. The John Watt and Victor Blackwell firm (1911-1945) and their subsequent partnerships were also quite active in the Downtown. Architects from Toronto and elsewhere have also contributed buildings to the Downtown such as John Ewart's courthouse and William Thomas's St. Paul's Cathedral.

The number of Downtown land uses and building types has created a variety in terms of style, materials, detailing and scale within each block. Surviving details from various periods including upper story windows, storefronts, and materials such as terrazzo pavements, stone and brick all contribute to unique streetscapes throughout the Downtown.

## **2.4 LANDSCAPE CHARACTER STATEMENT**

The heritage of London's landscape character is highly diverse and although it does not display a single dominant characteristic, its patterns are linked by common ideas and elements. The distinction of the landscape is the combined effect of traditional land patterns, streetscapes, gardens, parks, and open spaces which create a heritage character as well as "sense of place". In general, the landscape heritage is defined by a traditional street and vegetative pattern rather than singular elements. The landscape is characterized by the continuity of relative scale, material, texture, proportion of elements in relationship to those adjoining.

The Downtown London Heritage Conservation District lies predominantly within the area surveyed for the town site in 1826. The survey boundaries were Carling (which extended to the river) and Queens on the north (where it met a preexisting farm lot), Wellington on the east and the Thames River on the west. The Richmond Street alignment north of Fullarton as it moves in an easterly direction reflects the boundary of the original farm lot. This deflection is reflected and parallels that of Wharncliffe Road which followed the western limits of the lot. An area east of Wellington and north of Queens was added to the village of London in 1840 when it was first incorporated. The new survey provided for wider streets along Dundas and King Streets.

# Downtown London Heritage Conservation District Plan

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Successive civic improvements in the width of traffic lanes, the width of sidewalks, the introduction of services (sewer, electrical, steam, gas, cable) as well as curb, gutter and parking have moderately altered some of the road profiles but have not significantly impacted the overall street character. Within the district there are three predominant landscape spatial patterns with distinct landscape elements and architecture. These are related directly to historical residential, commercial and industrial/warehouse land uses.

As befits the city, the public open spaces in Downtown are some of the oldest in London. Court House Square and Covent Garden Market have both had public uses from early in the 19<sup>th</sup> century. The St. Paul's Cathedral lands were open in 1844 and still retain a portion of the original graveyard and headstones. The open space along the river surrounding the Forks of the Thames began to be assembled in the 1960s and was added to the Eldon House park land given to the City in 1960.

Several historic views have been recorded in this district from specific vantage points in historic photos, postcards, publications. Mostly these have been views of landmark buildings and their settings. In Downtown London these views would include, the Armouries Building seen from the north-west corner of Waterloo and Dundas Street, the Middlesex County Courthouse seen from the intersection of Dundas and Ridout Street, the London Life Building from Victoria Park, St. Paul's Cathedral, and the view from Eldon House to St. Paul's bell tower.

## 3.0 Principles, Goals and Objectives

### 3.1 PRINCIPLES

In situations where the guidelines do not fully address the issue of concern, the following principles should be called upon as a point of reference and consideration. These are derived from the Venice Charter (1964) and reflect widely accepted principles of heritage preservation and restoration.

**Preserve the Historic Context** - A heritage building represents the individuals and periods from history that have been associated with it. The building records the original designer's and builder's intentions as well as the historic forces that were at play when it was built. Subsequent alterations to the building also record the historic context at the time of the alterations and should be considered when planning restorations, alterations or redevelopment.

**Maintain and Repair** - All buildings require some continuous methods of conservation as they are exposed to the constant deteriorating effects of weather and wear from use. Owners are encouraged to undertake appropriate repair and maintenance activities of heritage properties.

**Find a Viable Social or Economic Use** - Buildings that are vacant or under-utilized come to be perceived as undeserving of care and maintenance regardless of architectural or historic merit. City Council and staff should actively encourage and support appropriate forms of adaptive reuse when necessary to preserve heritage properties.

**Preserve Traditional Setting** - A building is intimately connected to its site and to the neighbouring landscape and buildings. Land, gardens, outbuildings and fences form a setting that should be considered during plans for restoration or change. An individual building is perceived as part of a grouping and requires its neighbours to illustrate the original design intent. When buildings need to change there is a supportive setting that should be maintained.

**Preserve Original Decoration and Fittings** - Each building within the District that is linked to the history of the Downtown contains elements and details of an intimate and smaller scale that define this relevance. The original exterior decorations such as bargeboards, verandah trim, wood, metal or brick cornices and parapets are all subject to weathering and the whim of style. Resist the urge to remove or up-date these features or to replace them with poor reproductions of the originals. Their form and materials are an inextricable part of the original design and should enjoy the same respect as the whole building. Where practical, fittings and equipment should be preserved or re-used.

# Downtown London Heritage Conservation District Plan

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**Restore to Authentic Limits** - Resist the temptation to embellish a restoration and add details and decorations that would not have been part of the history of the building.

**Employ Traditional Repair Methods** - Deteriorated elements and materials that cannot be salvaged should be repaired or replaced with the same materials and inserted or installed in a traditional manner. In some cases, some modern technologies ensure better and longer lasting repairs than traditional methods and should be employed if proven to be an improvement.

**Respect Historic Accumulations** - A building is both a permanent and a changeable record of history. The alterations that have been made since the original construction also tell part of the history of the place and the building. Some of those alterations may have been poorly conceived and executed and research may determine that they can be removed. Other alterations and additions may have merits that warrant incorporating them into the permanent history of the building. In many cases, it is difficult and unrewarding to fix a point in history as the target date for restoration. It is more appropriate to aim for a significant period in the history of the building, but be flexible in accommodating more recent interventions that are sympathetic and have improved the historical or functional nature of the building. Respect does not mean rigid.

**Make New Replacements Distinguishable** - The construction eras and historical progression should be self-evident. Although new work should be sympathetic to the original and match or mimic as appropriate, it should not attempt to appear as if built as part of the original.

## 3.2 GOALS AND OBJECTIVES

There is a great opportunity in the City of London to make a statement that the City has significant heritage stock and an enviable variety of architectural styles within the Downtown. Unfortunately, the current condition of the fabric of the Downtown area requires immediate attention and a plan to preserve, reverse, and restore this fabric to fully possess the identity of a heritage and culturally significant area. Presently, it is difficult to identify, by physical features, the boundaries of this area when entering the Downtown. While it is common and appropriate to mix modern and heritage buildings as an area evolves, there has been a lack of consideration for the materials and texture that would identify our Downtown as a Heritage District.

The City of London seeks to reinforce the Downtown as a Heritage District through the adoption of recommendations and guidelines as presented within this District plan. Specifically, the following goals and objectives simplify the reasoning and desired outcome of the designation of a Heritage Conservation District within the Downtown of London. As well, they clarify the impetus for designation of the Downtown and the resultant guidelines.

## 3.2.1 Physical Goals & Objectives

- Establish the framework for the **retention, conservation, and adaptation** of the existing stock of significant heritage buildings and spaces within the Downtown District;
- Encourage the **rehabilitation** and **restoration** of heritage buildings that is sensitive and respectful to the historical significance of the structure;
- Influence the **renovation** or **construction** of modern era buildings so that it is done with regard to the District and complementary to the character and streetscape.
- Successfully **implement** these objectives while fostering an environment of growth and renewal going forward.

## 3.2.2 Social Goals & Objectives

- Increase community **awareness** of the Downtown Heritage Conservation District, it's attributes, opportunities, and ways of contributing;
- Emphasize the **significance** of the cultural heritage and its role in defining the sense of place for the Downtown;
- **Educate** and encourage building owners to embrace the District and the importance of heritage preservation through the stewardship of their buildings;
- Increase **tourism** across the District;
- **Encourage** the redevelopment, intensification, and acceptance of the Downtown as the cultural and social focus of the community;

## 4.0 Implementation

### 4.1 OFFICIAL PLAN

The City of London Official Plan provides the framework for the protection of heritage resources through the policies that are contained in Section 13. Key objectives identified in the Official Plan are as follows:

- *Protect, where practical and feasible, those heritage resources, which contribute, in a significant way, to the identity and character of the City.*
- *Encourage the protection, enhancement, restoration, maintenance, and utilization of buildings, structures, areas, or sites within London, which are considered to be of significant architectural, historical, or archaeological value to the community.*
- *Encourage new development, redevelopment, and public works to be sensitive to, and in harmony with, the City's heritage resources.*
- *Increase public awareness and appreciation of the City's heritage resources, and encourage participation by the public, corporations, and other levels of government in the protection, restoration, and utilization of these resources.*

These policies recognize that heritage preservation may consist of buildings and structures, historical and cultural assets, landscape features and archaeological resources.

From a land use perspective, The City of London Official Plan identifies the lands within the District under a "Downtown" designation. The **Downtown** designation (Section 4.1) is intended to be the primary multi-functional activity centre for the City. It contains a wide range of businesses and activities including office, retail, service, government, entertainment, and cultural facilities. It is the primary office district as well as a developing high density residential community. The Official Plan promotes preservation of buildings within this area while also stressing the importance of growth and development in Downtown.

#### Recommendations:

**Reference and include** the Downtown Heritage Conservation District and associated policies within the heritage section (Section 13.3.8) of the City of London Official Plan.

Continue to pursue the identification and **designation** of significant heritage structures under Part IV of the Ontario Heritage Act.

# Downtown London Heritage Conservation District Plan

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## 4.2 ZONING

The existing zoning applied to the lands encompassed within the District boundary includes a specific zone and associated variations. The Downtown Area (DA) Zone permits a wide range of commercial, office and service uses and also permits residential above the first floor under the DA1 zone variation. The DA2 zone variation permits ground level office and residential uses. Both variations are meant to intensify the commercial business area within this part of the city while supporting current design initiatives and recognizing heritage resources. Designated Heritage buildings are afforded an additional protection through the application of a Heritage (HER) Zone which is often compounded with an existing zoning to confine any permitted uses to the existing building. Bonus zoning regulations in Section 4.3 of Zoning By-law Z-1 also allow increases in size or decreases in parking for retention of heritage structures.

### Recommendations:

Identify and apply the **Heritage (HER) Zone** to heritage structures designated under Part IV of Ontario Heritage Act.

The City should consider implementing the **Development Permit System** as established within the Planning Act to ensure future development respects the objectives of the District.

## 4.3 SITE PLAN CONTROL

Since the entire City of London is a Site Plan Control area, there is opportunity to further control Downtown development by implementing the guidelines of this plan. Specifically, during Site Plan review, the respective applications can be evaluated against the guidelines for both buildings and streetscapes.

### Recommendations:

The **Heritage Planner** should be an active review participant of all Site Plan applications within the District.

The City should consider implementing the **Development Permit System** as established within the Planning Act to ensure future development respects the objectives of the District.

# Downtown London Heritage Conservation District Plan

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## 4.4 URBAN DESIGN REVIEW PANEL

The urban design review panel is a City of London committee established to review and provide comments and opinions on both private and municipal projects that have significant urban design elements. The purpose of the panel is to provide timely, consistent and effective urban design advice within the development approvals process by:

- Clarifying urban design policy goals to development proponents that will aid them in delivering projects which contribute good quality design to the public realm;
- Reviewing development proposals to ensure the goals of the Official Plan and other City of London policies are met within the context of urban design;
- Ensuring that new buildings and public spaces demonstrate a high level of design, that fit well within their context, to contribute to London's economic success, competitive advantage and the quality of life for its citizens;
- Supporting creative design responses in new development;
- Fostering an effective working relationship with the development industry; and
- Broadening public discussion about urban design in London and strengthening public input within the development approvals process.

The Downtown Heritage Conservation District Study will provide additional background context for the panel when it is reviewing applications for new development that fall within the boundaries of the HCD. The guidelines and recommendations established in the HCD will enable the panel to provide consistent and relevant advice as it relates to the heritage aspects of urban design elements for the proposed development.

### **Recommendations:**

The Urban Design Review Panel should use the guidelines prepared within as a basis of reference in evaluating development applications occurring within the District.

## 4.5 INCENTIVE PROGRAM REVIEW

Based on the Downtown Community Improvement Plan (CIP) the City has granted or loaned money to building owners since the mid-1980's to improve the existing building stock. City and Downtown London staff meet with prospective applicants at the Façade Review Panel to discuss proposals prior to submission. The HCD Guidelines can be used as a basis for comments on heritage buildings and new buildings adjacent to heritage buildings.

### **Recommendations:**

The HCD Guidelines should be used during the consideration of incentive program application review.

# Downtown London Heritage Conservation District Plan

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## **4.6 DEMOLITION**

The goal of a heritage conservation district is to preserve and protect the heritage assets within the short term and over the long term. Demolition of buildings within a heritage district is strongly discouraged. The Ontario Heritage Act allows municipalities to prevent demolition of heritage buildings, or establish conditions for demolition, such as the requirement for an approved site plan or a specific time frame for construction of a new building on the site. However, it is recognized that there are situations where demolition may be necessary such as partial destruction due to fire or other catastrophic events, severe structural instability, and occasionally redevelopment that is in keeping with appropriate City policies.

The Ontario Building Code requires demolition permits for all buildings greater than 10 m<sup>2</sup> for the purpose of ensuring public safety and proper de-servicing. The City of London has implemented a Demolition Policy establishing the requirement of the Heritage Planner authorization for any demolition requests City-wide.

## **4.7 PROPERTY STANDARDS**

As a means of maintaining heritage properties within Heritage Conservation Districts, the Ontario Heritage Act allows municipalities to pass a bylaw setting additional standards for heritage resources and for requiring property owners to maintain properties to these standards. The City of London has implemented By-law CP-16 (Property Standards By-law) that outlines the standards for Heritage Properties under Section 2.7 and Section 2.8.

## **5.0 Approvals Process**

In accordance with the Ontario Building Code (1997), the City of London requires a building permit for new structures that are larger than 10 m<sup>2</sup> (108 sq. ft) consisting of a wall, roof and floor (or any of them), structures containing plumbing, and structures designated in the building code. Consequently, building permits are required for many interior renovation projects and additions as well as exterior and façade projects including porches, additions, structural alterations to doors and windows, etc.

Designation of portions of London's Downtown as a Heritage Conservation District does not result in changes to the type of buildings or projects that require a building permit for either interior or exterior work. However, when a building permit is necessary for work that affects a façade that is visible from the street (front and exterior side yard) in a heritage district, an additional level of review and approval is applied to ensure that the proposed construction or alteration is in keeping with (or improves) the heritage character of the area and/or the building.

In addition, Heritage Alteration Permits are required for some projects which do not require building permits to ensure that those changes are consistent with the policies and guidelines of this Plan and respect and maintain the integrity of the Downtown Heritage Conservation District.

### **5.1 APPROVAL ENTITIES**

#### **5.1.1 Heritage Planner**

The City's heritage planning staff, within the Planning, Environmental and Engineering Services Department, should be the first source of contact for anyone contemplating renovations, restoration or other building alteration and maintenance projects. Heritage staff have the knowledge, skills and resources to assist residents in making decisions regarding whether or not a proposed project requires a Heritage Alteration Permit and the type of approval process required. In addition, Heritage Planners are responsible for preparing reports to the LACH and Council for review and decision making, therefore, their involvement from the beginning of any project increases the communication and understanding of what is being proposed.

At the present time, projects requiring a Heritage Alteration Permit are reviewed by the City's Heritage Planner, who then prepares a report to the LACH for its review and recommendation, which then goes to the Built and Natural Environment Committee and Council for the ultimate approval.

#### **5.1.2 LACH**

The London Advisory Committee on Heritage (LACH) is currently responsible for reviewing and providing input to the Heritage Planners, Built and Natural Environment Committee, and Council for all Heritage Alteration permits. LACH input and decisions should be guided by the

# Downtown London Heritage Conservation District Plan

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goals, objectives and guidelines as established within the Downtown Heritage Conservation District Plan.

## **5.1.3 Council**

Members of Council are responsible for adoption of policies and plans relating to heritage in general and for approving Heritage Alteration Permits in designated heritage conservation districts. Council members should recognize the historical, architectural and cultural value of the Downtown's heritage attributes when making policy and land use decisions that affect the heritage district and also be guided by the principles, goals, objectives and guidelines of the Heritage Conservation District Plan. At the same time, they should be aware that a heritage district designation is not intended to 'freeze' the community in time, and that change can and will occur in the District.

## **5.2 IMPLEMENTATION MECHANISMS**

The City of London is responsible for adopting the Downtown Heritage Conservation District Plan and Guidelines and establishing a designation by-law for the area. The City must serve notice of their intention to pass a by-law to all affected property owners within the district. Property owners who object to the by-law can appeal to the Ontario Municipal Board (OMB), however, only those owners who have previously indicated their opposition to the plan and by-law may be allowed to appeal the passing of the by-law to the OMB. Appeals may be allowed, dismissed or allowed in part by the OMB. Once the Board renders its decision, the City will amend its bylaw if necessary.

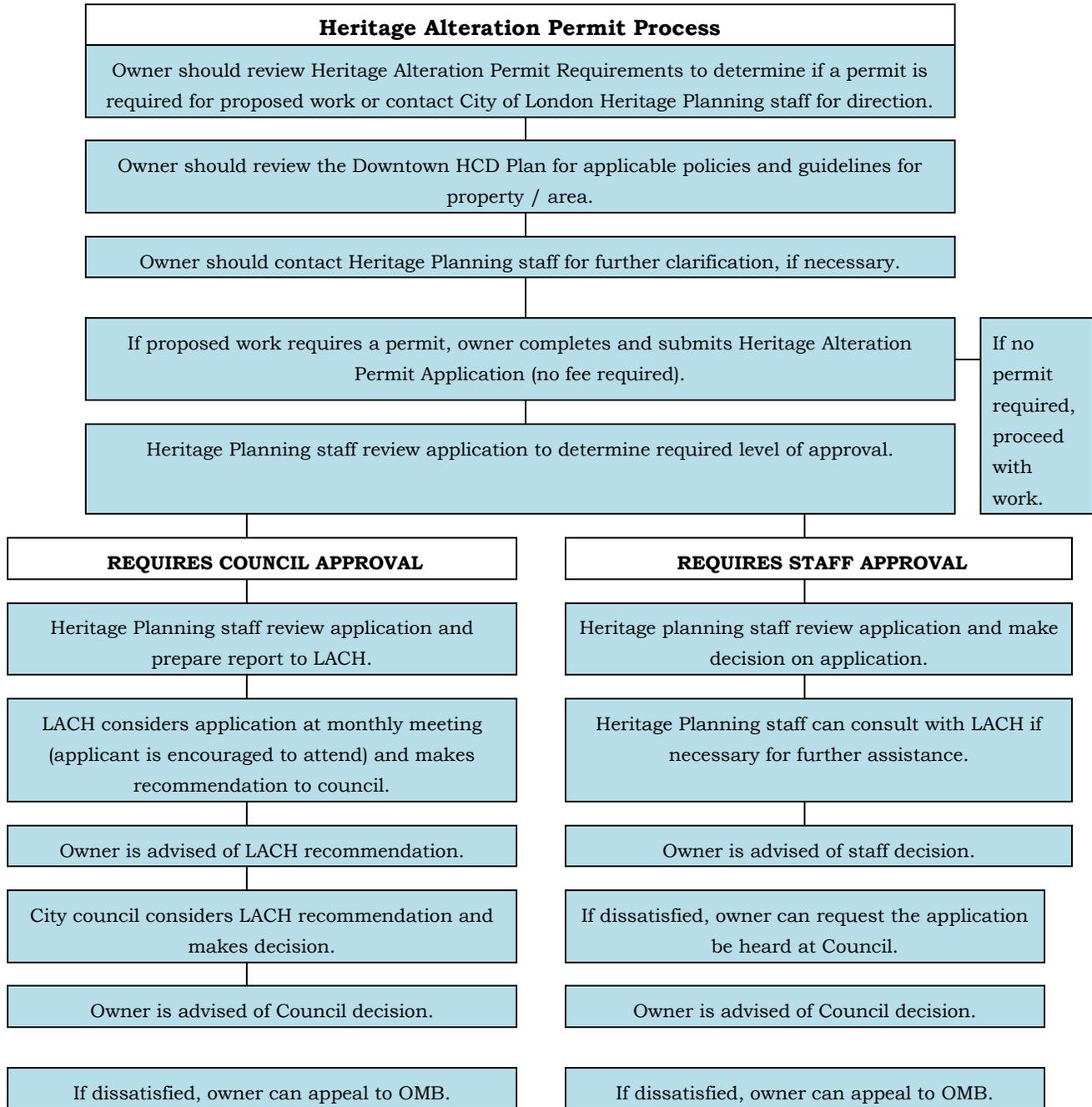
The by-law is registered on title of all property owners in the district and remains on title with future property owners if the property is sold. The City must also notify the Ontario Heritage Trust of the adoption of the by-law and HCD for addition to the Provincial Register. The City of London will be responsible for amending the Official Plan and any by-laws affected by the Downtown Heritage Conservation District Plan.

### **5.2.1 Building Alterations**

The Heritage Alteration Permit process is the main tool by which the City of London implements the goals and objectives of the plan. It provides the City with the ability to regulate and guide development within the Downtown in order to maintain the character of the District and the intent of this plan.

The following chart illustrates the typical steps that a property owner will be required to go through when contemplating any alterations, additions or other work to their buildings in the Downtown Heritage Conservation District, based on the recommendation that Heritage Planning staff be delegated authority to make decisions on some applications.

# Downtown London Heritage Conservation District Plan



# Downtown London Heritage Conservation District Plan

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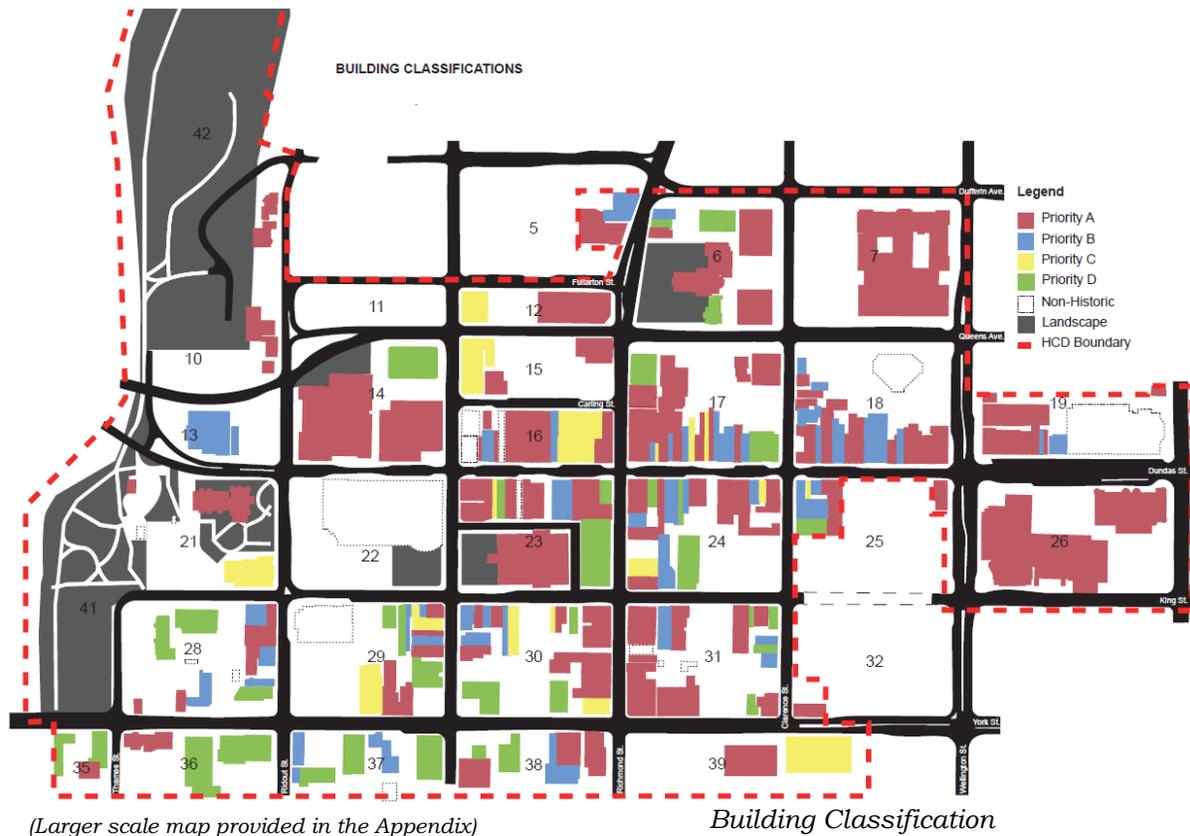
## 5.2.2 Public Space / Streetscape

The City of London will also be responsible for upholding and respecting the policies and guidelines as they relate to public works and infrastructure improvements within the District. The Utilities Coordinating Committee (UCC) has the ability to consider and implement the guidelines as projects advance. As such, additional review by the Heritage Planner, LACH and/or Council should be undertaken for projects such as:

- Street lighting;
- Street and way-finding signage;
- Installation and/or removal of street furniture such as benches, trash receptacles, and planters;
- Boulevard alterations;
- Sidewalk and roadway pavement widths, materials, and limits;
- Significant changes to public parks and open spaces within the District;

## 6.0 Design Guidelines

### 6.1 ARCHITECTURAL



#### 6.1.1 Preservation

*Preservation* involves protecting, maintaining and stabilizing the existing form, material and integrity of a historic place, or of an individual component, while protecting its heritage value. Parks Canada has prepared the Standards and Guidelines for the Conservation of Historic Places in Canada of which there are nine preservation standards. These standards have been utilized as the framework for the various guidelines and recommendations related to the architectural elements of all conservation projects. Work completed on historic buildings within the District is to follow these recommendations.

#### 6.1.2 Styles

The architecture of the District ranges in both style and scale. From the remaining Georgian blocks of 113-117 Dundas Street to the 1974 Brutalist Courthouse there is not one particular style of architecture that can be used to describe the district. Below is a brief description of several of the various architectural styles that are found within the Heritage Conservation District and an example of each. Not all buildings within the District fit neatly into one particular style but instead often borrow from multiple styles or are more locally influenced.

# Downtown London Heritage Conservation District Plan

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457 Richmond St.  
c.1936

## Art Deco

1920-1940

Art Deco celebrates the new technologies that were coming into play after WWI. The style is influenced by design motifs from North Africa, Turkey and Japan. It consists of clean lines accentuated by decorative motifs.



266 Dundas St.  
c.1930

## Art Moderne

1920-1940

Art Moderne is a derivation of the Art Deco style. It is represented by curved surfaces, and smooth masses. The style responded to the mass production of the machine age with its clean lines and smooth surfaces.



353 Richmond St.  
c.1921

## Beaux-Arts

1885-1930

The Beaux-Arts style is a classically based style. Walls are commonly constructed with smooth, light-coloured stone with a rusticated first storey. The classical columned portico (entry porch with classical columns) are common for this style.



252-4 Dundas St.  
c.1889

## Commercial Style

1890-1920

Reflects the advance in construction technology with a new steel structural skeleton. This new structural system allowed for an increase in fenestration at regulated intervals.



435 Ridout St.  
c.1835

## Georgian

1780-c.1830

The façades of Georgian houses are balanced with an equal number of windows on either side of the front door. The style was used for commercial as well as residential buildings.



111-113 Dundas St.  
c.1865

## Greek Revival

1820-1880

Features the cornice line of the main roof emphasized with a wide band of trim; occur with and without porches; classically styled pilasters. Windows usually rectangular, tripartite examples. Window surrounds far less elaborate than doorways.



372 Richmond St.  
c.1860

## Italianate Style

1840-1885

Consists predominantly of two to three storeys, flat-roofed commercial buildings with large overhanging eaves with decorative brackets beneath. Windows are commonly arched or curved above and frequently have elaborated crowns.



213-215 Dundas St.  
c.1871

## Second Empire

1855-1890

The Second Empire Style can easily be identified by the presence of a mansard roof (dual-pitched hipped) with dormer windows on the steep lower slope; moulded cornices normally bound with lower roof slope both above and below; decorative brackets usually present beneath eaves.

# Downtown London Heritage Conservation District Plan

## 6.1.3 Elements

### 6.1.3.1 Storefronts

The Downtown London HCD encompasses a large commercial retail area. As a reflection of this, the historic storefronts within the District hold many of the area's character-defining elements. Many streetscapes have continuity in window height, door recession, and signage height; while at the same time allowing for a large variety in architectural styles. When embarking on the restoration or preservation of an existing storefront the recommendations as presented within should be considered first.

A wide variety of storefronts can be found within the Downtown HCD. However several common characteristics persist through the majority of them. Most have over approximately 80% glazing; recessed doorways; and often have a recessed entry door to apartments above.

#### *Non-Historic Facades Meeting Criteria*



125-27 King St.



115 King St.

#### *Accurately Preserved/Restored Facades*



438-440 Clarence St.



126-128 Dundas St.



428 Richmond St.



111 King St.



357 Talbot St.

# Downtown London Heritage Conservation District Plan

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## Recommendations:

**Preserve** the functional and decorative features such as display windows, doors, transoms, cornices, corner posts, awnings and signs – which are important in defining the overall heritage value of the building.

**Document** the form, materials and condition of the storefronts prior to beginning project work. The careful removal of non-character-defining cladding and other cover-ups may reveal an earlier storefront beneath.

**Protect and Maintain** wood, masonry and architectural metals that comprise storefronts through appropriate treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems in kind.

**Retain** storefronts and storefront elements that are in sound condition. Deteriorated storefront elements should be preserved wherever possible. Character-defining signs and awnings should be retained. Stripping the storefront of character-defining material such as wood, brick, metal, or structural glass or covering the material is to be avoided.

**Replace** extensively deteriorated or missing parts of storefronts with in kind elements where there are surviving prototypes. The new work should match the old in form and detailing.

### 6.1.3.2 Upper Facades

Upper façades are the most well preserved aspect of the historic buildings within the Downtown London HCD. The majority of the historic buildings range from between 2-4 storeys in height and as such the upper façade is an extremely important element of their design. The height, window distribution and roof shape of the upper facades all contribute to the rhythm and feel of the various streetscapes within the Downtown HCD. Specific streetscapes have complementary heights and window patterns. The majority of the historic buildings are constructed of masonry – brick, stone, and concrete are the dominant building materials of the historic upper facades. Many of the Downtown streets retain windows with complimentary and dimensions; equal setbacks; and similar building heights.



Note in the above elevation of Dundas St. how windows vary in style yet generally retain the same height distribution. The variation of styles is an important character-defining element of the street.

## Recommendations:

**Preserve** the upper façade's character-defining functional and decorative features such as windows, masonry detailing, cornices, lighting, and heights.

**Document** the form, materials, and condition of the upper façade prior to beginning project work. The careful removal of non-character-defining cladding and other cover-ups may reveal an earlier façade beneath.

**Protect** and maintain wood, masonry and architectural metals that comprise façades through appropriate treatments such as cleaning, rust removal, limited paint removal, and re – application of protective coating systems in kind.

**Evaluate** the overall condition of façades to determine whether more extensive repairs to the upper façade will be necessary.

*Excerpts sourced from the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*

### 6.1.3.3 Roofs

The rooflines of the Downtown London HCD are considered character-defining elements to the district. They are important architectural features that contribute to a building's form and aesthetics in addition to those of the district. Though the majority of the roofs in the HCD are flat, their profile is extremely important to the overall dynamic of the Downtown streetscapes. Roof assemblies consist of both visible elements such as cupolas, turrets, cresting, chimneys, gutters, weathervanes, gables, eaves, parapets, dormers, soffits and fasciae, and components, such as the cladding, substructure, insulation, vapour controls, flashing and ventilation, that are critical in providing a weatherproof enclosure for the building.

The roof is the part of the building most exposed to the weather and easiest to neglect. Undetected leaks can cause very serious damage in a matter of hours. Regular inspection and maintenance is essential, including annual cleaning of gutters and drainpipes, as well as inspection of flashing, chimneys and other parts. If a roof is damaged in only a few spots, simple repairs may be possible, but recurring leaks usually mean that the entire roof needs replacing.

Given the constant exposure to the environment, roofing materials do not last indefinitely. While some materials, such as copper sheeting and slate shingles, can last for many decades if properly designed and maintained, other materials, such as wood and asphalt shingles and membrane roofing, need to be replaced more frequently. The need for regular replacement makes roofs vulnerable to changes that may affect their heritage value. Careful attention must be given to the detailing, pitch, exposure, material and shape when replacing a roof. Preserving durable roofing materials will prolong the building's service life, sometimes by decades.

# Downtown London Heritage Conservation District Plan

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Quadrant 18 - Dundas St.

The dominant roofline of the Downtown HCD consists of horizontal roofs as seen from street level. The majority of these roofs are flat with some variance in the detailing of each building's parapet. The few buildings that have sloped roofs are former residences or have mansard roofs that slope toward the street. Any new additions to the streetscape should maintain this style and avoid roofs that are not flat or that do not slope toward the street (sloped roofs within the residential landscapes would be an example of an exception to this rule).



The steep mansard roof of the Mechanic's Institute (left) with its ornately trimmed dormers is an example of a roofline that is character-defining element for both the street and the individual building. The example of Italian Renaissance style architecture is part of what makes the eclectic fabric of the Dundas Street roofscape.



# Downtown London Heritage Conservation District Plan

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The undulating roofline of Dundas Street is a character-defining element for the entire street and is something that can allow for more freedom when designing new buildings along the street. However, below on Richmond Street the building height is much more regulated and this element should be maintained in order to maintain the character of that particular street.



## Recommendations:

**Gain** an understanding of the materials and style of the roof in addition to changes and previous maintenance practices.

**Document** the form, materials and condition of roof assemblies before undertaking an intervention, including the roof's pitch, shape, decorative and functional elements, and materials, and its size colour and patterning.

**Protect** the existing character-defining elements by ensuring that the gutters, downspouts and flat roof drains are regularly cleaned and maintained and that flashing is replaced when showing signs of deterioration. Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration, and to ensure that materials are free from insect infestation.

**Repair** parts of roofs by patching, piecing-in, consolidating, or otherwise reinforcing, using recognized conservation methods. Repair may also include the limited replacement in kind, or with a compatible substitute material, of extensively deteriorated or missing parts of the roof. Repairs should match the existing work as closely as possible, both physically and visually

**Retain** all sound or deteriorated roof assemblies that can be repaired. Replace extensively deteriorated or missing parts of the roof assembly with in kind parts where there are surviving prototypes.

**Document** all interventions that affect the building's roof, and ensuring that the documentation is available to those responsible for future interventions.

# Downtown London Heritage Conservation District Plan

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## 6.1.3.4 Signage

Signage is an integral aspect of the Downtown HCD's urban fabric. It is one of the key elements that distinguish the area from other HCD's in residential neighbourhoods. The style and placement of signage can have a large impact on the atmosphere and style of a particular streetscape. Signage will need to be addressed on an individual basis however, there are several recommendations that should be followed. Both the historical relevance of the individual sign in question and its relationship to the particular streetscape in which the building is found must be considered.

Internally illuminated signs are to be avoided. The current sign by-law discourages the use of projecting signage. However, within the HCD it is important that historical precedent be taken into consideration. Hanging, illuminated signage, such as the Novacks sign (below), should be considered on a case by case basis. Where the individual sign is deemed historically relevant to an era of historic importance to the building it shall be determined a character-defining element. Particular streets within the HCD such as Richmond Street have a strong presence of such signage and many of the signs which date from within the HCD's timeline would be considered as elements contributing to the continuity of the street's character.

New signs should be compatible with the building in terms of size, scale, material, style and colour. Projecting and illuminated signage shall only be permitted in particular circumstances. Signage should never obscure, damage or destroy character-defining elements. Where historic evidence shows this was the case signage shall be restricted to the horizontal band over the storefront and to the storefront glazing.

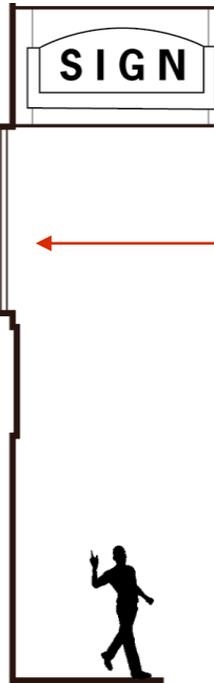
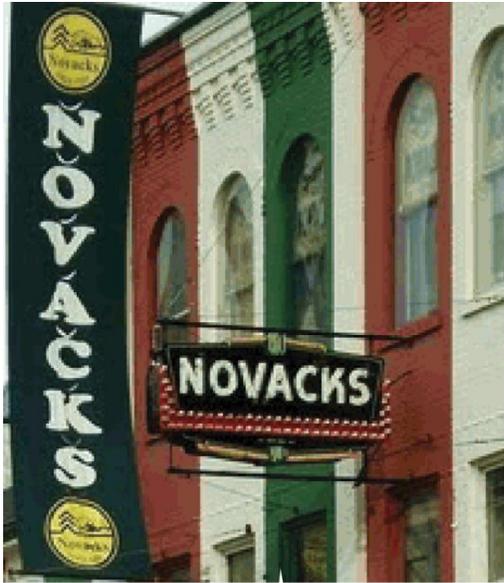


Despite a change in use character-defining signage such as the painted sign on the north wall of 387 Clarence St. should be preserved. The conservation of this signage should be reviewed on a case by case basis.



The signage of the Wright Building at 424 Wellington St. is an example of both what is recommended and what is advised against in regards to signage. The "Wright Building" signage and "Wright Lithographing Company" signage are both character-defining and should continue to be preserved. Third-party signage such as the leasing sign must respect the heritage character of the building and streetscape which the example does not. Signage must not cover windows.

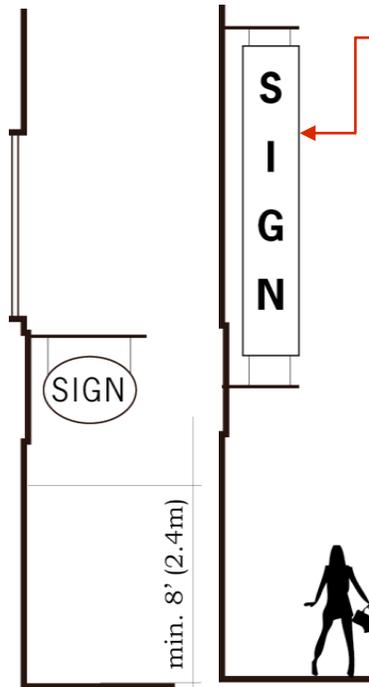
# Downtown London Heritage Conservation District Plan



Sign is not obscuring windows or other character-defining architectural elements.

The Novacks' projecting sign is an example of a pre-existing character-defining element on the building. The HCD Guidelines recommend that signage such as this be restored and remain on the building façade.

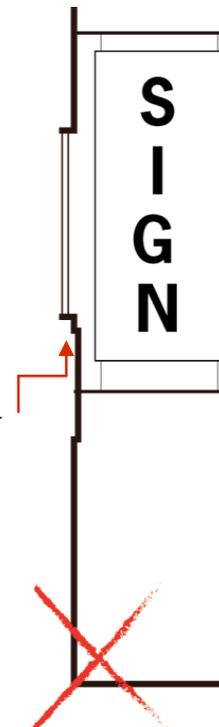
Meets with existing signage regulations for the Downtown. The signage is below 4 sq. ft. (0.4m<sup>2</sup>) in area and is found within the ground floor façade.



Note there is no window behind the tall projecting sign. It is not obscuring any character-defining elements.

Window obscured by oversized projecting sign.

The above signs exemplify projecting signage that would be acceptable on the appropriate streetscape.



The above sign is discouraged.

# Downtown London Heritage Conservation District Plan

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## Recommendations:

**Recreate** missing signage, awnings or canopies where sufficient physical or documentary evidence exists, and the building's current use allows.

**Maintain** Character-defining signage despite a change in use, such as Bud Gowan Antiques at 387 Clarence St.

**Remove** projecting signage that does not comply with the guidelines as stated above and that is not considered a character-defining element for the street or individual building.

### 6.1.3.5 Materials

Traditional building materials such as masonry and wood have proven their inherent durability over time. They have demonstrated the capacity to withstand surface degradation without losing structural capacity. Consistent, basic maintenance only contributes to a material's ability to endure long term. Wherever possible, in-kind materials should be used in the maintenance and repair of existing materials. Substitute materials should be considered carefully as they can have a negative long term effect on both the building's appearance and performance.

#### Masonry



Masonry refers to building units such as natural stone, brick, cast stone, terra cotta and concrete block. The units are laid dry or more commonly mortared. Finish, dressing and texture of stone; or with brick the coursing pattern, and the joint width and profile are important details that contribute to the masonry's aesthetic characteristics. The HCD has strong examples of decorative sculptural and functional elements such as band courses, lintels, cornices, scuppers and carvings. The masonry of many of the early buildings within the HCD is performing the dual role of both structure and building envelope. This needs to be taken into consideration when completing any work in relation to the masonry.

The majority of the masonry in the HCD is some form of brick. Brick is typically made of clay, calcium silicate, or concrete, and would have been used for both cladding and structural work in many cases. The mortar is the weakest element within a brick wall assembly and its regular maintenance is the best strategy for the preservation of the building in question. Most of the

# Downtown London Heritage Conservation District Plan

brick fired between the end of the 19<sup>th</sup> century and the early 20<sup>th</sup> century would have been more porous than bricks fired today. Spalling can occur when water penetrates the brick façade and freezes causing the facings of many bricks to fall off. To avoid such damage, repair failed flashings, deteriorated mortar joints or other mechanical defects.

Masonry used on some of the later historic buildings within the District would most commonly be merely a cladding secured through the use of clips, anchors or shelf angles. The weakest elements of this assembly are the anchors, which need monitoring as their failure can cause significant damage.



The mortar used in the construction of most 19<sup>th</sup> century brick buildings had a high lime content which made it softer than the later Portland cement mortars. Repointing should be done with mortar mixed with lime. Surrounding the soft 19<sup>th</sup> century brick with new harder mortar might cause it to crack under extreme temperatures.

## Recommendations:

## Aspects to Avoid:

<p><b>Document</b> the form, materials, and condition of masonry before undertaking an intervention.</p>	
<p><b>Protect</b> and maintain masonry by preventing water penetration, and maintaining proper drainage so that water or organic matter does not stand on flat surfaces or accumulate in decorative features.</p>	<p>Failing to identify, evaluate and treat the causes of deterioration.</p>
<p><b>Clean</b> masonry only when necessary to remove heavy soiling or graffiti.</p>	<p>Over-cleaning masonry surfaces.                      Blasting brick or stone surfaces using abrasives that permanently erode the surface.                      Using water or liquid chemical solutions when there is a possibility of freezing.</p>

# Downtown London Heritage Conservation District Plan

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	Cleaning with chemical products that could damage masonry or mortar.
<b>Retain</b> sound and repairable masonry elements that contribute to the heritage value.	Replacing masonry that could be repaired.
<b>Repair</b> masonry by repointing the mortar joints where there is evidence of deterioration, such as disintegrating or cracked mortar, loose bricks, or damp walls.	Removing sound mortar.
<b>Remove</b> deteriorated or inappropriate mortar by carefully raking the joints where there is evidence of deterioration.	

*Excerpts sourced from the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*

## Concrete

Concrete within the HCD ranges in use from architectural to hidden structural applications. Buildings dating from 1900 onward within the HCD would be more likely to contain concrete as an aesthetic element. Beginning in the early 1900s reinforced concrete was used more readily as a more structurally efficient system than had existed earlier. As of the 1930s structural pre-cast concrete elements were becoming popular, coinciding with an increase of concrete for decorative and functional elements.

Architectural uses for concrete include exterior cladding, floor, and paving. The aesthetic quality of the concrete is influenced by the way in which the formwork was completed. The London Courthouse is an example of the Brutalist architecture in which the rough formwork was intentionally used to provide a rough, blocky appearance.

In the early 20<sup>th</sup> century concrete was still an experimental material. Early examples of concrete construction often have inherent problems due to the lack of knowledge about the use of concrete and its performance in the environment of Southwestern Ontario. Often considerable conservation work is necessary on these elements. Environmental factors such as moisture, temperature, and the presence of salts and carbon dioxide, are the largest contributing factors to the concrete's deterioration. The salts and carbon dioxide can corrode the steel reinforcements and lead to major structural issues.

# Downtown London Heritage Conservation District Plan

## Recommendations:

## Aspects to Avoid:

<p><b>Document</b> existing condition and form of the concrete element before making any alterations.</p>	
<p><b>Test</b> cleaning process and <b>observe</b> the results in order to determine their immediate and long-term effect.</p>	
<p><b>Clean</b> concrete elements only when necessary in order to remove heavy soiling or graffiti. The gentlest cleaning method that is able clean affectively should be implemented so as to avoid damaging the integrity of the element.</p>	<p>Over-cleaning concrete surfaces.            Cleaning using a liquid solution when there is a possibility of freezing.            Cleaning with overly harsh chemical products that degrade the concrete.            Failing to rinse off and neutralize the appropriate chemicals on the concrete surface when cleaning has been completed.            Blasting the concrete with abrasives.            Applying coatings or paint over the concrete to present a uniform appearance.</p>
<p><b>Retain</b> sound and repairable concrete elements that contribute to the heritage value.</p>	<p>Removing deteriorated concrete that could be stabilized or repaired.</p>
<p><b>Repair</b> deteriorated concrete by first patching or consolidating.</p>	<p>Repairing concrete without treating the cause of deterioration.            Replacing an entire concrete element when selective repair or replacement is possible.</p>
<p><b>Minimizing</b> damage to early concrete by limiting the size of the chipping equipment keeping in mind the lower compressive strength of early concrete versus modern.</p>	
<p><b>Clean</b> the concrete before a repair in order to remove contaminants, dirt and soil, so that new concrete patches match the cleaned surface.</p>	

# Downtown London Heritage Conservation District Plan

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**Seal** all inactive cracks in the concrete by pointing with a cementitious mortar or injecting epoxies to prevent moisture from entering the concrete mass.

Sealing active cracks with hard mortars or other hard materials that could prevent seasonal movements. Repairing cracks in concrete elements without first determining the cause or significance of the crack.

**Replacing** extensively deteriorated or missing parts of concrete elements based on documentary and physical evidence.

Using incompatible replacement material with adjacent concrete work. Recreating form work finishes such as form lines, wood grain, or knots, using grinders or trowels.

*Excerpts sourced from the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*

## Woodwork



Wood serves structural, functional and decorative purposes within the buildings of the HCD. Wood elements refer to unprocessed wood such as logs, hewn timbers, milled or sculpted lumber. In some of the more recent structures wood products such as plywood, glue-laminated timber, or composites such as particle board would have been used.

Being an organic material, wood has a wide range of physical properties that vary significantly depending on species, cut, grade and age. Wood is especially vulnerable to fire, moisture, ultraviolet radiation and insect infestation. Protection from these environmental threats is essential to its conservation. This includes applying and maintaining suitable coatings and treatments, such as paints, stains, varnishes and preservatives.

Repairing of wood elements typically involves consolidating or replacing decayed or damaged wood, and correcting the conditions that caused the decay or damage.

# Downtown London Heritage Conservation District Plan

## Recommendations:

## Aspects to Avoid:

<p><b>Document</b> the location, dimensions, species, finish and condition of wood before beginning work.</p>	
<p><b>Protect</b> and <b>maintain</b> wood by preventing water penetration; by maintaining proper drainage so that water or organic matter does not stand on flat, horizontal surfaces or accumulate in decorative features; and by preventing conditions that contribute to weathering and wear.</p>	<p>Failing to identify, evaluate and treat the causes of wood deterioration.</p>
<p><b>Retain</b> coatings that help protect the wood from moisture, ultraviolet light and wear. Removal should be considered only as part of an overall maintenance program that involves reapplying the protective coatings in kind.</p>	<p>Stripping paint or other coatings to reveal bare wood, thus exposing historically coated surfaces to moisture, ultraviolet light, accelerated weathering and mechanical wear.</p>
<p><b>Remove</b> damaged, deteriorated, or thickly applied coatings to the next sound layer, using the safest and gentlest method possible, then recoating in kind.</p>	<p>Using destructive coating removal methods, such as propane or butane torches, sandblasting or water-blasting. These methods can irreversibly damage woodwork.</p>
<p><b>Apply</b> compatible coatings following proper surface preparation, such as cleaning with tri-sodium phosphate.</p>	<p>Failing to follow manufacturer's product and application instructions when applying coatings.</p>
<p><b>Ensure</b> that new coatings are physically and visually compatible with the surface to which they are applied in durability, chemical composition, colour and texture.</p>	
<p><b>Prevent</b> the continued deterioration of wood by isolating it from the source of deterioration. For example, blocking windborne sand and grit with a windbreak, or installing wire mesh over floor joists in a crawlspace to prevent rodents.</p>	
<p><b>Retain</b> all sound wood and repairable wood that contributes to the heritage value of the historic place.</p>	<p>Replacing wood that can be repaired, such as wood components from old growth timber that is inherently more durable.</p>
<p><b>Stabilize</b> deteriorated wood by structural reinforcement, weather protection, or correcting unsafe conditions, as required, until repair work is undertaken.</p>	<p>Removing deteriorated wood that can be stabilized or repaired.</p>

# Downtown London Heritage Conservation District Plan

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<b>Repair</b> wood by patching, piecing-in, consolidating, or otherwise reinforcing the wood, using recognized conservation methods.	Replacing an entire wood element, when repair and limited replacement of deteriorated or missing parts is appropriate.
<b>Replace</b> in kind extensively deteriorated or missing parts of wood elements, based on documentary and physical evidence.	Using a substitute material for the replacement part that neither conveys the same appearance as the wood element, nor is physically or chemically compatible.
<b>Replace</b> in-kind the entire panel of an extensively deteriorated or missing modular wood product, such as plywood, on a unit-by-unit basis.	

*Excerpts sourced from the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*

# Downtown London Heritage Conservation District Plan

## Architectural and Structural Metals



Structural metals typically include steel or iron columns, beams, trusses, or frames. Architectural metals encompass all other metal elements, which include a wide variety of architectural elements, such as sculpture, roofing, flashings, cladding, cresting, windows, doors, curtain-wall mullions and spandrel panels, railings and banisters, stairs, bathroom fixtures and partitions, hardware, gates, fences, and sign posts.

The metals used within the HCD may include iron (cast and wrought), steel, stainless steel, galvanized steel, tin, copper and copper alloys, zinc, aluminium, lead, nickel and bronze. The long-term performance of metal components depends on their physical and chemical properties, the environment they are exposed to, design details, and their proximity to other metallic and non-metallic components. Typical forms of metal deterioration include corrosion, erosion, abrasion, deformation, cracking and fatigue, and flaws due to original design, manufacture or assembly.

### **Recommendations:**

**Understand** the properties and characteristics of metals and their finishes or coatings.

**Document** the form, composition, and condition of metals, before undertaking an intervention.

**Protect** and maintaining metals from corrosion by preventing water penetration and maintaining proper drainage, so that water or organic matter does not stand on flat surfaces or accumulate in decorative features.

**Ensure** that incompatible metals are not in contact with each other by installing an appropriate separator to prevent galvanic corrosion.

### **Aspects to Avoid:**

Undertaking an intervention that affects metals without first documenting their characteristics and condition.

Failing to identify, evaluate and treat the causes of erosion.

# Downtown London Heritage Conservation District Plan

<p><b>Identify</b> the type of metal and the most appropriate cleaning method, and testing it in an inconspicuous area to ensure an appropriate level of cleanliness.</p>	<p>Over-cleaning metal elements. Using cleaning methods that alter or damage the character-defining colour, texture and finish of the metal.</p>
<p><b>Determine</b> the appropriate level of patina before cleaning, and ensuring that this level is maintained for the entire element.</p>	<p>Removing the character-defining patina of a metal element.</p>
<p><b>Clean</b> painted metals using appropriate techniques and products to remove corrosion and layers of paint, if required, before repointing.</p>	<p>Exposing metals, intended to be protected from the environment. Applying paint or other coatings to metals that were meant to be exposed.</p>
<p><b>Clean</b> soft metals, such as lead, tin, copper, aluminum, brass, silver, bronze and zinc, with appropriate non-abrasive methods.</p>	<p>Using abrasives on soft metals.</p>
<p><b>Use</b> the gentlest cleaning methods for hard metals, such as cast iron, wrought iron and steel, to remove excessive paint build-up and corrosion.</p>	
<p><b>Apply</b> an appropriate protective coating to an unpainted metal element that is subject to frequent use and handling, such as a bronze door or brass hardware, or to corrosion due to environmental factors, such as abrasives in winter. The coating should be regularly reapplied, as required, to ensure ongoing protection.</p>	
<p><b>Re-apply</b> appropriate paint or coating systems after cleaning to decrease the corrosion rate of painted or coated metals.</p>	
<p><b>Retain</b> all sound and repairable metals that contribute to the heritage value of the historic place.</p>	<p>Replacing metals that can be repaired.</p>
<p><b>Stabilize</b> deteriorated metals by structural reinforcement and weather protection, or correcting unsafe conditions, as required, until repair work is undertaken.</p>	<p>Removing deteriorated metals that could be stabilized or repaired.</p>
<p><b>Repair</b> parts of metal elements by welding, soldering, patching, or splicing, using recognized conservation methods.</p>	<p>Replacing entire metal element, when repair and limited replacement of deteriorated or missing parts is possible.</p>

# Downtown London Heritage Conservation District Plan

**Replace** in kind, extensively deteriorated or missing parts of metal elements, based on physical and documentary evidence.

Replacing an entire metal element, when limited replacement of deteriorated and missing parts is appropriate.

Using a substitute material that neither conveys the appearance of the surviving parts of the metal element, nor is physically or chemically compatible.

*Excerpts sourced from the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*



## **Glass and Glass Products**

Glass is considered a character-defining element in all of the buildings within the HCD. It is considered a character-defining element for its functional or aesthetic characteristics. These include its size, shape, translucency or opacity. Glass from different eras has different characteristics, which illustrate the development of glass technology. The conservation of glass can be a complex and delicate process that will often require the expertise of a specialist.

Some structures within the HCD have glass curtain walls and other modern architectural uses of glass. A curtain wall will require careful maintenance of the metal framing in addition to the glass panels.

### **Recommendations:**

**Understand** the properties and characteristics of glass and glass products, such as age and thickness, and the composition of any applied coatings.

**Document** the composition, colour, texture, reflectivity, treatment and condition of glass and glass products before undertaking an intervention.

### **Aspects to Avoid:**

Undertaking work that affects glass and glass products without first understanding their mechanical and chemical properties.

Undertaking an intervention that will affect glass and glass products without first documenting their existing characteristics and condition.

# Downtown London Heritage Conservation District Plan

<b>Identify</b> all of the different types of glass and glass products used and their unique properties.	
<b>Assess</b> and treating the causes of glass damage, breakage or deterioration of its frame or structure.	Failing to consider the impact and condition of surrounding frames or structural elements, before identifying the level of conservation work required.
<b>Protect</b> glass from breakage, chipping and abrasion cause by ongoing maintenance.	
<b>Assess</b> the impact of previous maintenance practices on glass and adjacent materials.	Failing to replace deteriorated sealants at glass joints to prevent moisture penetration. Failing to clean glass surfaces to prevent the accumulation of corrosive grease or dirt.
<b>Identify</b> the type of glass and the most appropriate cleaning method, and testing it in an inconspicuous area to ensure an appropriate level of cleanliness.	Using cleaning methods that alter or damage the colour, texture or finish of the glass elements.
<b>Retain</b> sound or deteriorated glass by structural reinforcement and weather protection, or correcting unsafe conditions, as required, until repair work is undertaken.	Removing or radically changing glass elements that contribute to the heritage value of the historic place.
<b>Secure</b> and protecting deteriorated glass by structural reinforcement and weather protection, or correcting unsafe conditions, as required, until repair work is undertaken.	Removing deteriorated glass elements that could be stabilized or repaired. Adding protective glazing or exterior storms to stained glass elements, without the involvement of a specialist conservator.
<b>Repair</b> parts of glass elements by patching, piecing-in, or otherwise reinforcing, using recognized conservation methods.	Using a substitute material for the replacement part that neither conveys the same appearance as the surviving parts of the glass element, nor is physically or chemically compatible.
<b>Replace</b> in kind irreparable or missing glass, based on documentary and physical evidence.	Replacing an entire glass element when repair and limited replacement of deteriorated and missing parts is possible.

*Excerpts sourced from the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*

# Downtown London Heritage Conservation District Plan

## 6.1.4 New Construction

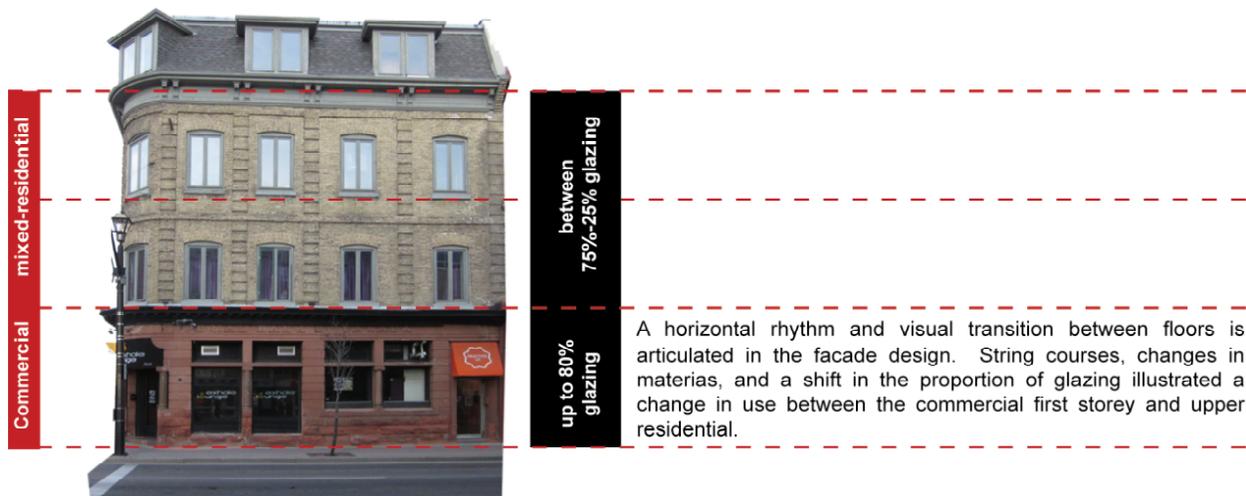
The Downtown is a vibrant environment and is anticipated to continue to develop and grow throughout London's future. However, the remaining physical evidence of the city's historical beginnings is something that this HCD intends to preserve and compliment. The guidelines that ensue are written to help ensure that new construction respects the history that will surround it in material, massing and other aesthetic choices.

### 6.1.4.1 Principles

Any new construction shall ensure the conservation of character-defining elements of the buildings it will neighbour and also the building being added to when considering additions. New work is to be made both physically and visually compatible with the historic place while not trying to replicate it in the whole. The new work should easily be decipherable from its historic precedent while still complementing adjacent heritage buildings.

**Façade composition** and **height** are two major components in maintaining the character of the current streetscapes. A single excessively tall and imposing structure can completely alter the pedestrian-focused atmosphere of the Downtown. Use roof shapes and major design elements that are complementary to surrounding buildings and heritage patterns.

**Setbacks** of new development should be consistent with adjacent buildings. New buildings and entrances must be oriented to the street and are encouraged to have architectural interest to contribute to the streetscape. Respond to unique conditions or location, such as corner properties, by providing architectural interest and details on both street facing facades.





Note the rhythm of the existing narrow facades on Dundas St. Access to the upper residential floors is available through doorways off of the main street.



New and renovated buildings must respect the character-defining rhythm of the historical narrow bays and shopfronts. Larger buildings should be aesthetically segmented into smaller bays that should ideally be around 4.5 metres wide, and must be no more than 7 metres wide.

## **Façade Composition**

New and renovated buildings must enhance the character of the street through the use of high quality materials such as brick, stone and slate. Stucco should be avoided as it is not a historically relevant material for the district. Detailing should add visual interest and texture.

One storey commercial faces must characterize new and renovated buildings. Storefronts that have a 2-level or greater presence on the street should be avoided.

Up to 80% glazing is appropriate at-grade; second levels and above should approximate 50% glazing, with not more than 75% glazing, and no less than 25% glazing.

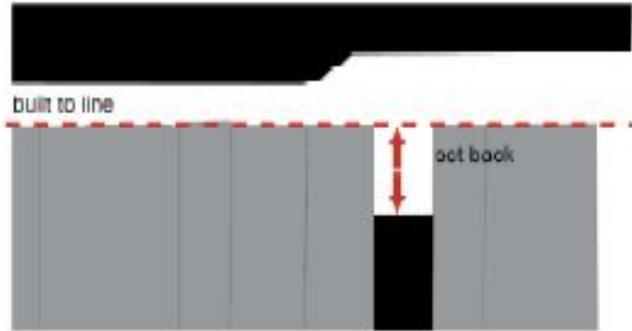
The horizontal rhythm and visual transitions between floors must be articulated in façade designs. The floor to ceiling height of the ground floor façade must be consistent with the predominant heights of buildings and respect the scale of adjacent buildings.

New buildings should respect the significant design features and horizontal rhythm of adjacent buildings. Blank façades are not permitted facing main or side streets (excluding lanes), without exception.

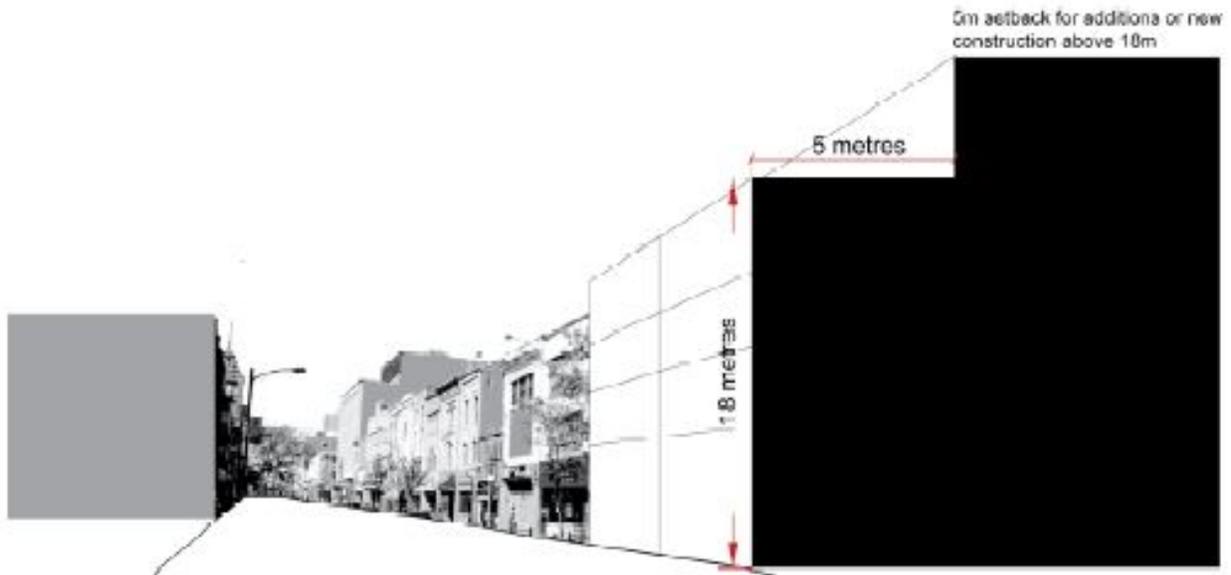
New and renovated buildings must be designed to be sympathetic to the district heritage attributes, through massing, rhythm of solids and voids, significant design features, and high quality materials.

# Downtown London Heritage Conservation District Plan

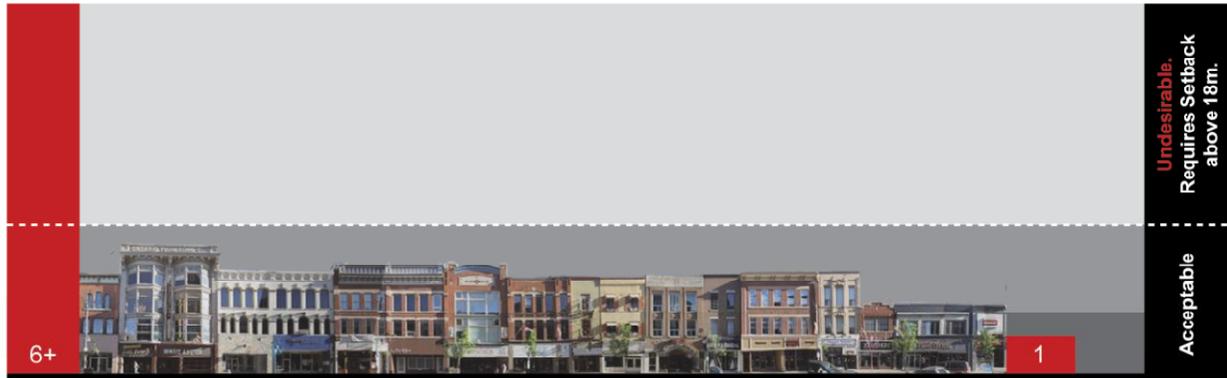
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New and renovated buildings must maintain and enhance the continuity of the street edge by building out to the front property line, with no side yard setbacks fronting the major streets of the HCD.



# Downtown London Heritage Conservation District Plan



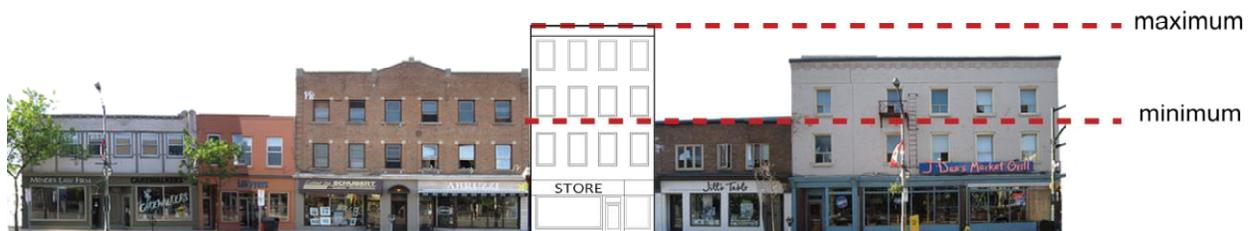
Contributing building in the HCD range between 2 and 4 storeys with some exceptions above these heights. Single storey buildings tend to detract from the defined street wall and are discouraged.

## **Setback, Height and Massing**

Façades must be a minimum of 2 storeys and no more than the permitted maximum height of 18 metres. The perception of building height from the pedestrian's view on the sidewalk is of the most concern within the HCD. It is desired that the scale and spatial understanding of the Downtown be retained while allowing for new development. Above these heights, it is recommended that buildings be setback from the building line at setback of 2 metres for each two metres of height. Upper floor setbacks are required on buildings that will exceed their neighbouring buildings' heights by over one storey. Setback and step-backs are not permitted under 13 meters of building height.

New and renovated buildings must maintain and enhance the continuity of the street edge by building out to the front property line.

New and renovated buildings must build the full extent of the property width fronting the HCD streets. However, double lots must maintain the visual rhythm of single lots by breaking up their façade in some manner.



# Downtown London Heritage Conservation District Plan

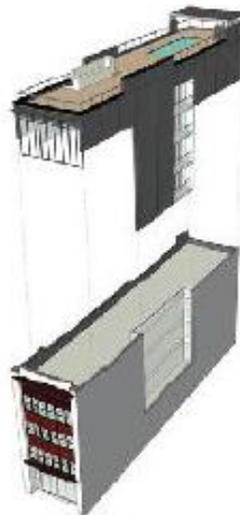
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## 6.1.4.2 Infill

Where new buildings will abut existing structures at the building line, it is encouraged that the new structures exactly match the adjacent building height, or provide a clearly visible and readily apparent offset in height so as to maintain the visual integrity of the existing structure.

With the exception of development along York Street, new development along streets within Downtown is encouraged to retain a three to four storey height at the building line.

### Precedents:



After



Before

### **135 Keefer St.**

Vancouver, BC

In Vancouver's China Town 135 Keefer St is an example of a combined preservation and rehabilitation project completed by Gair Williamson Architects that has creatively integrated new construction with preservation. The project won a 2010 Lieutenant Governor Award of British Columbia for Merit in Architecture. From the street the setback addition is not visible.

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# Downtown London Heritage Conservation District Plan

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## **Hanover House**

*Bradford, UK*

*Kraus and Schonberg*

*Architects*

The Hanover House project is an example of an addition to an existing Victorian Warehouse that illustrates the creative license that is possible when rehabilitating an existing building. Note that the setback means that from street level the addition does not interfere with the existing streetscape.



### **6.1.5 Alterations and Renovations**

Replacement windows, doors and architectural components of buildings that contribute to heritage character must respect the original in type, proportion, vertical orientation, and size of elements. Surrounding detail should be maintained. When original windows no longer exist, replacement windows should respect the spirit of the original architecture.

**Rehabilitation** involves the sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value. It can include replacing missing historic features with accurate replicas of the missing feature. It may also include replacing the feature with a new design compatible with the style, era and character of the historic place.

Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

# Downtown London Heritage Conservation District Plan

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Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

*Excerpts sourced from the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*

**Restoration** involves accurately revealing, recovering or representing the state of a historic place or individual component as it appeared at a particular period in its history, while protecting its heritage value. It may include the removal of non-character-defining features from other periods in its history and recreating missing features from the restoration period. Restoration must be based on clear evidence and detailed knowledge of the earlier forms and materials being recovered. Restoration must be based on clear evidence and detailed knowledge of the earlier forms and materials being recovered.

Consider Restoration as the **primary treatment** when:

- An historic place's significance during a particular period in its history significantly outweighs the potential loss of existing, non-character-defining materials, features and spaces from other periods;
- Substantial physical and documentary or oral evidence exists to accurately carry out the work; and,
- Contemporary additions or alterations are not planned.

Restoration is rarely used today as the primary treatment for an entire historic place, but rather as a secondary treatment for specific character-defining elements. If changes to a historic place have acquired value over time, then **Preservation** or a combination of **Preservation** and **Rehabilitation** would be more appropriate.

The below general standards must be applied to restoration work in addition to the earlier **Preservation Guidelines**.

- **Repair** rather than replace *character-defining elements* from the *restoration* period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
- Replace missing features from the **restoration** period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

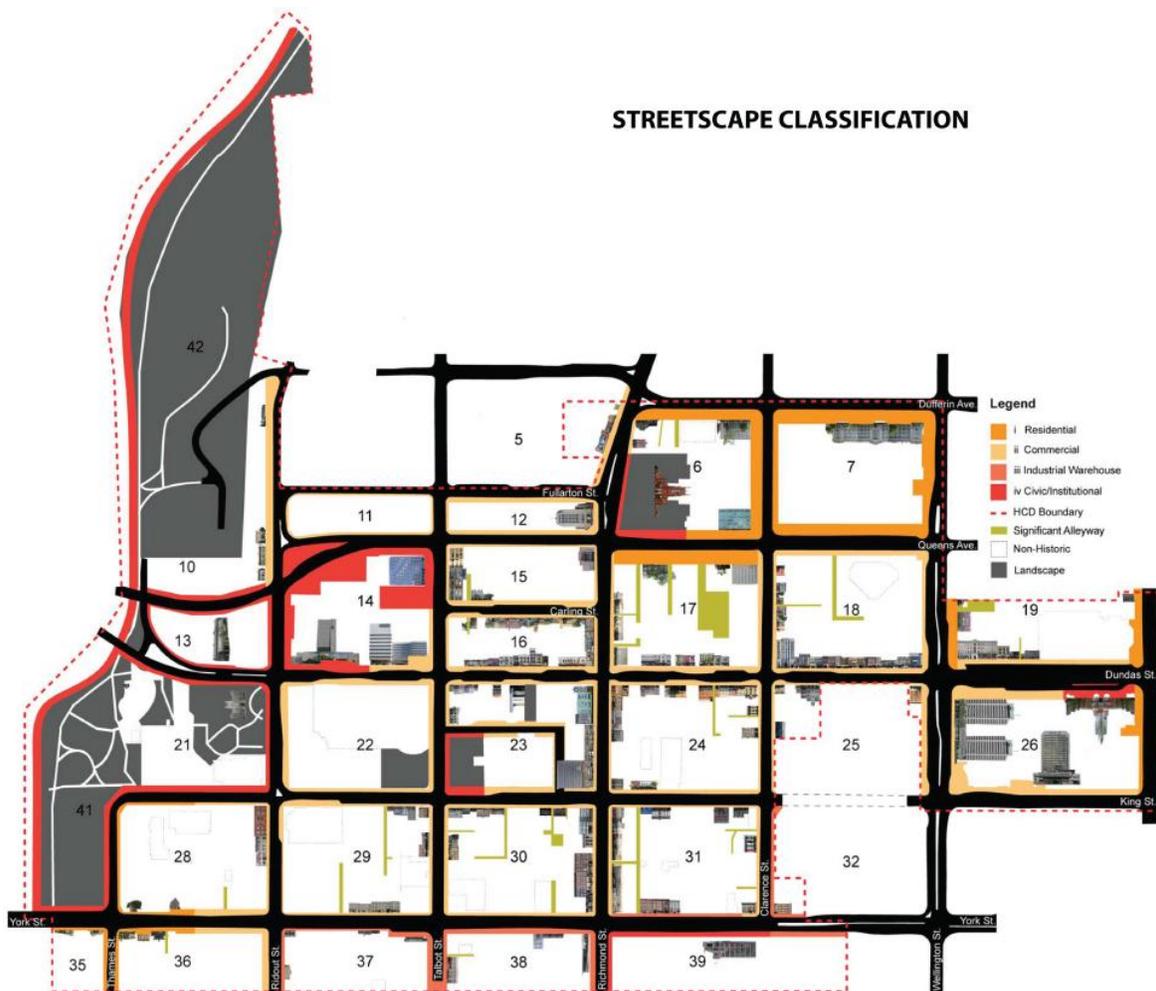
*Excerpts sourced from the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*

# Downtown London Heritage Conservation District Plan

## 6.2 LANDSCAPE AND STREETScape

The landscape elements found within London's Downtown Heritage Conservation District make a significant contribution in defining the heritage character of the area. The heritage of landscape is highly diverse, and though there is not a single dominant character, the landscape patterns are linked by common ideas, elements and materials. The distinction of the Downtown landscape is the combined effect of its gardens, parks, public open spaces, streetscapes, and traditional land patterns that create its heritage character.

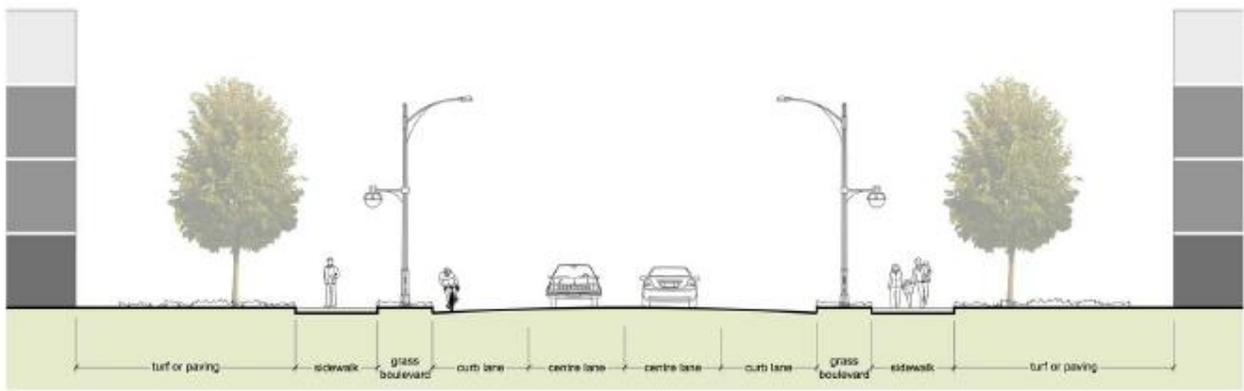
There are three predominant streetscape characteristics with distinct elements in the district – residential, commercial and industrial/warehouse.



*Streetscape Classification*  
(Larger scale map provided in the Appendix)

## 6.2.1 Residential

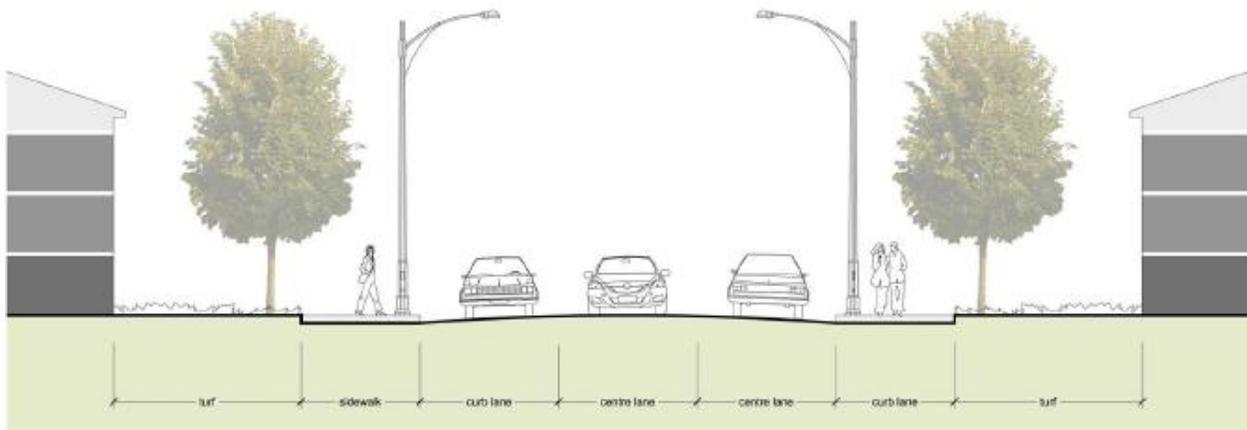
**The Residential Landscape** pattern is defined by the plots which were originally laid out to accommodate residential and associated buildings with setbacks from the front and side lot lines, creating a landscape prominence to the street. A rhythm of lawns, walks, tree plantings, landscaping and entrances create interest at street level with curbs, grassed and treed boulevards, walks, lawns and landscaping to the building's façade. (refer to Section A-A and Section B-B) To preserve this heritage the following recommendations apply to the public realm, as well as work proposed to public landscapes and infrastructure.



**Section A-A**

**Typical Residential / Commercial Street Profile**

**Queens Ave. (Wellington – Richmond), King Street (Wellington – Waterloo), Waterloo Street**



**Section B-B**

**Typical Residential Street Profile**

**Fullarton Street (Talbot - Ridout), Ridout Street (Queens northward)**

# Downtown London Heritage Conservation District Plan

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## Recommendations:

Approvals for municipal works projects that contradict the objectives of this Plan shall follow the Heritage Alteration Permit process.

Existing street patterns and historic materials in streets, sidewalks, lanes, pathways and boulevards. (e.g. asphalt roads, concrete curbs and sidewalks, grass boulevards) shall be preserved/protected. In areas of new construction, development and civic 'improvement', the heritage character of streetscapes should be controlled by the guidance of the traditional patterns, materials and elements.



Mature street trees are to be protected and preserved unless they present a public safety hazard or are in a serious state of decline due to age or disease. When removal of street trees is required, they should be replaced with new trees of an appropriate size and species that strengthens the desired character and dominant period of planting.



The City is encouraged to adopt a heritage tree designation policy. The process for selecting and designating a heritage tree should be a collaborative process between the Forestry Group and LACH.



The City is encouraged to implement a street tree planting program to fill in gaps that exist in the residential streetscapes of the District in order to enhance canopy coverage.



# Downtown London Heritage Conservation District Plan

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Retention of existing grass boulevards and street trees throughout the District is strongly encouraged whenever repairs or improvements are made to roads, sidewalks or underground services. Should removal of trees and boulevards be unavoidable as part of the infrastructure works, every effort should be made to replace them upon completion of the work.



Discourage the placement of non-heritage service facilities such as service boxes, parking and utilities in highly visible locations or within viewsheds. These should be placed in inconspicuous locations, incorporated into structures and/or concealed into the heritage character of the District by implementing techniques of appropriate scale, materials, screening and finishes.

Encourage landscaping that complements the existing landscapes of the District, screens parking areas and contributes to the overall pedestrian quality for all new development.



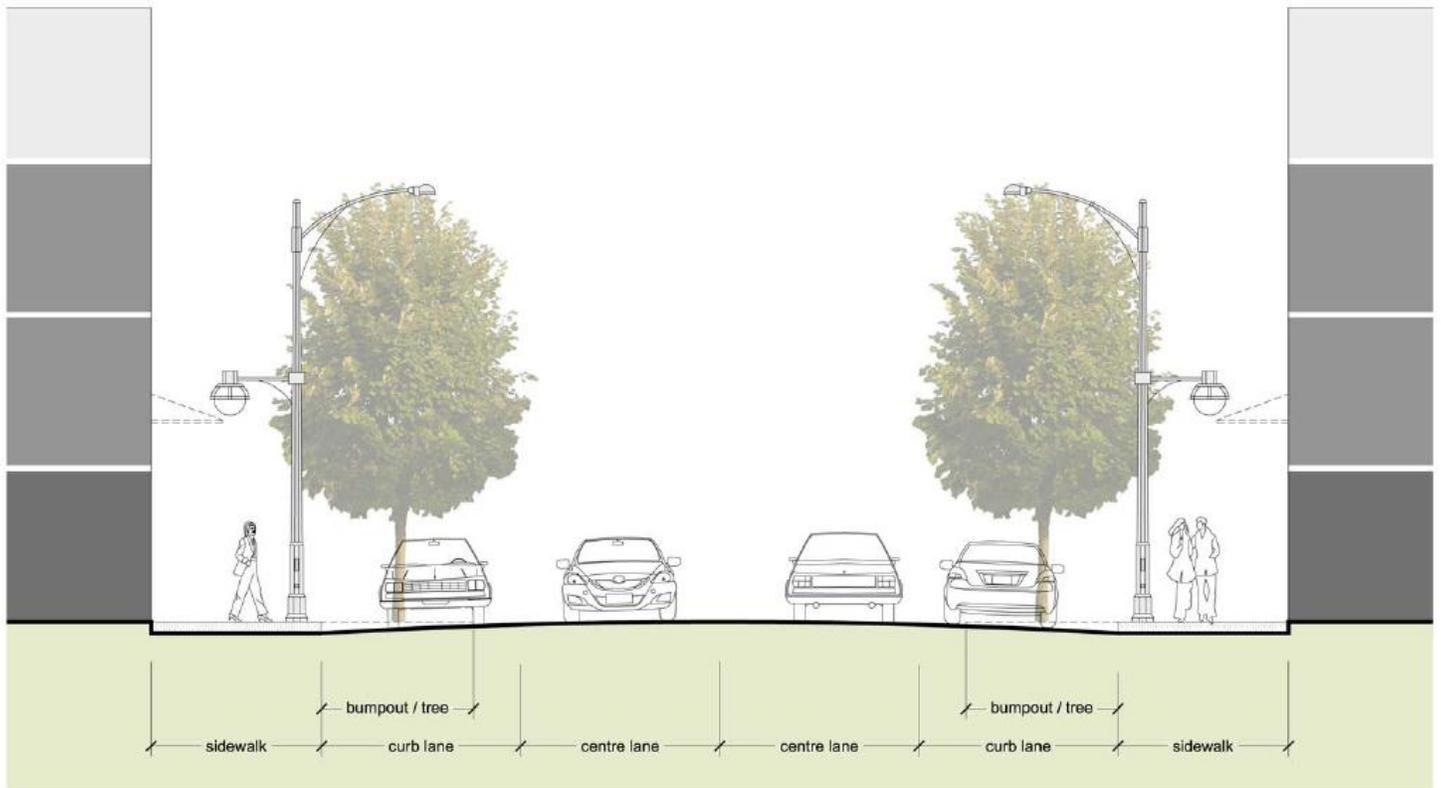
Residential streetscape tree planting to be traditional, large shade tree species.

# Downtown London Heritage Conservation District Plan

## 6.2.2 Commercial

**The Commercial Landscape** pattern is defined by the development of lots built out to the front and side lot lines thereby creating a continuous street wall with the rhythm of recessed entrances and storefronts that foster interest at street level. It is identifiable by a narrow busy corridor of pedestrian movement with walkways tight to the buildings, level and continuous, defined along the road edge by services and signage. The landscape material is predominantly concrete and unit pavers with little ornamentation other than street furniture.

Along streetscapes where narrow sidewalks exist (see Section C-C), the installation of street trees has met with limited success. In addition, the narrow width lessens the functionality of the pedestrian walking zone. As a result, tree plantings experience a short life cycle never reaching their full maturity. In some areas however, bump-outs have created potential locations for tree placement as outlined below.

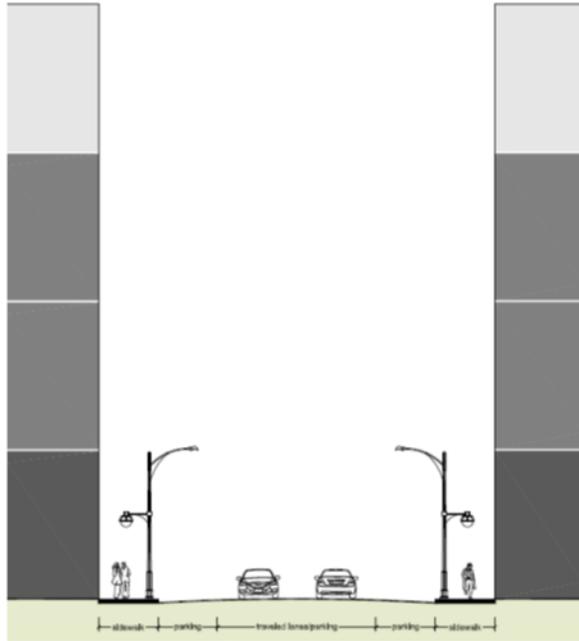


### Section C-C

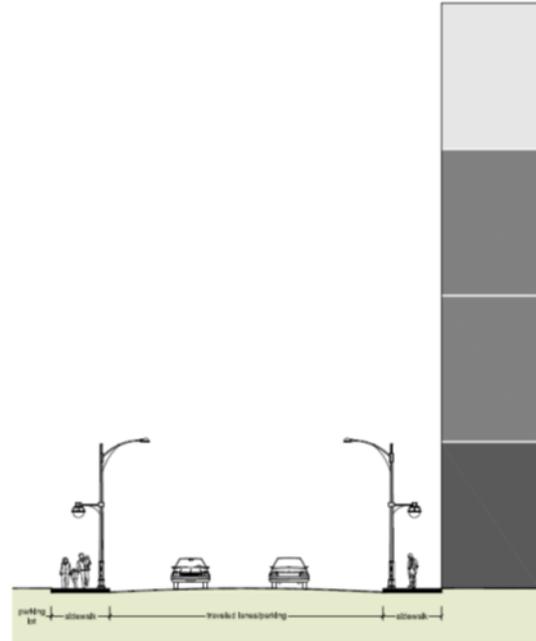
#### Typical Commercial Street Profile

Richmond Street, King Street, Clarence Street, Carling Street, Talbot Street, Dundas Street (Wellington - Ridout)

# Downtown London Heritage Conservation District Plan

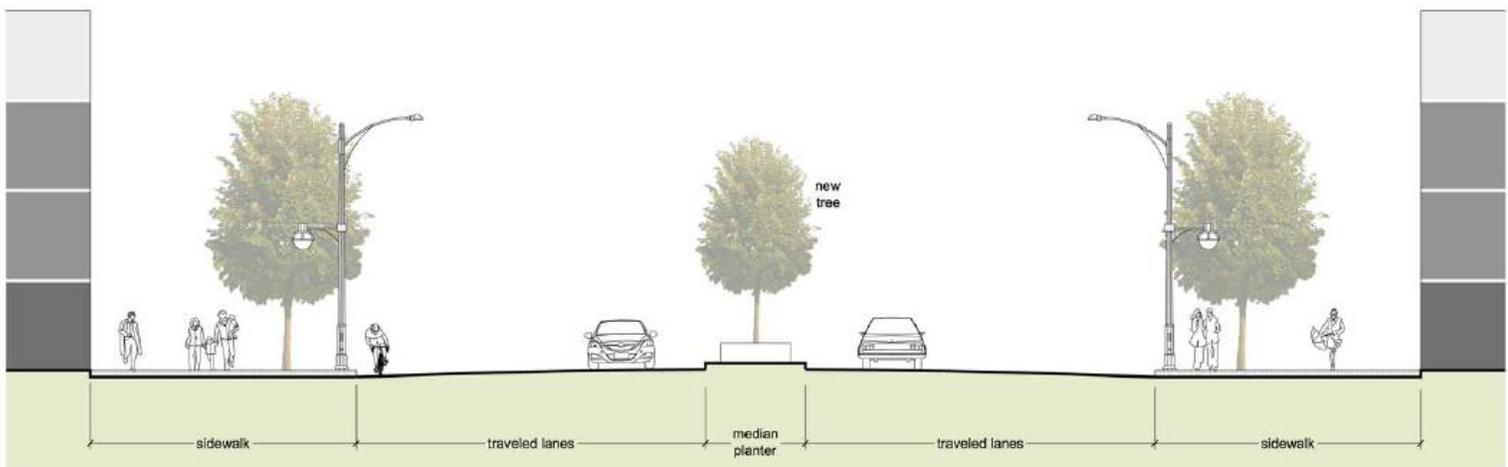


**Section D-D**  
**Typical Commercial Street Profile**  
**Fullarton Street**



**Section E-E**  
**Typical Commercial Street Profile**  
**Queens Avenue (Richmond - Talbot)**

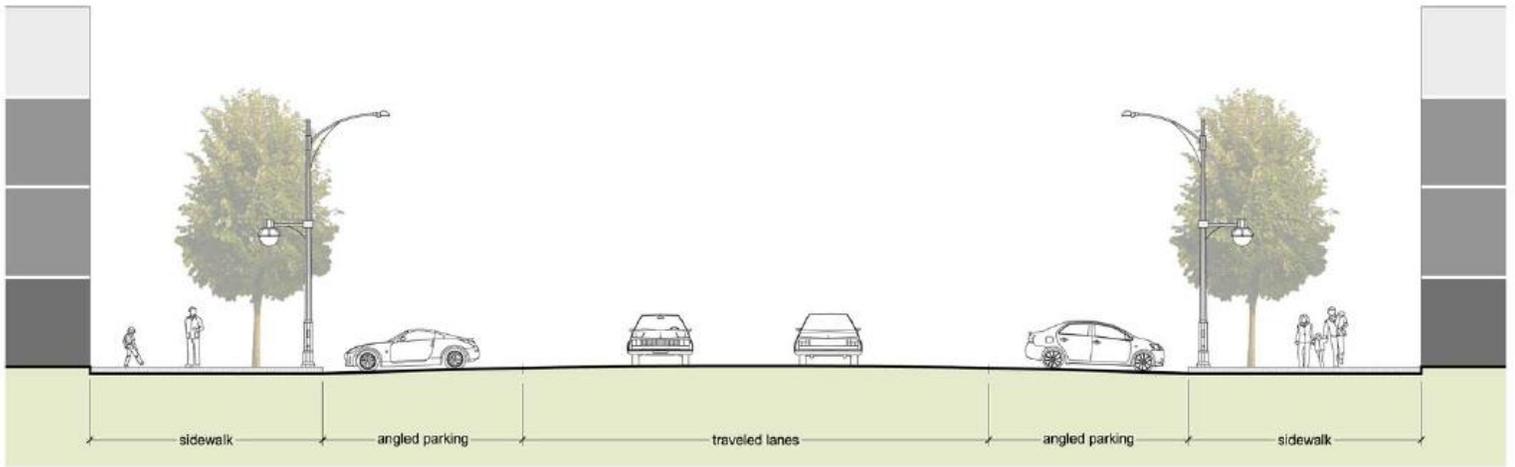
There are a number of Commercial Streetscapes within the District that contain wide sidewalks due to wider street right-of-ways. (refer to Section F-F) These streets contain a mixture of concrete and unit paver sidewalks and are defined by concrete curb and street side parking. Street trees are part of this streetscape and are encouraged due to the available sidewalk width.



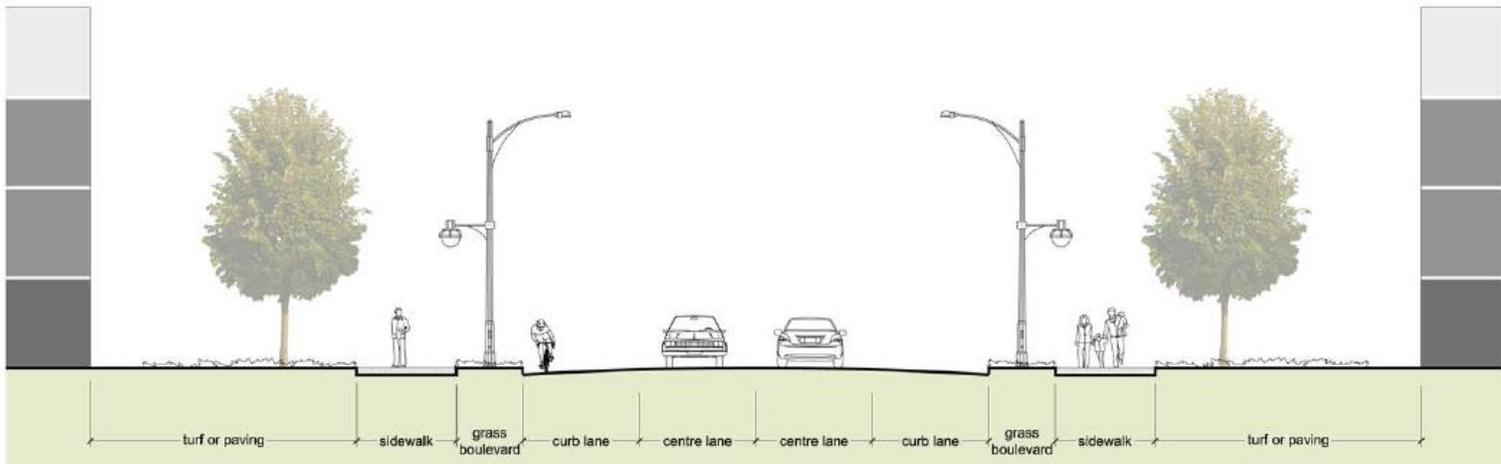
**Section F-F**  
**Typical Commercial Street Profile**  
**Wellington Street**

# Downtown London Heritage Conservation District Plan

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**Section G-G**  
**Typical Commercial Street Profile**  
**Dundas Street (Wellington - Waterloo)**



**Section A-A**  
**Typical Commercial Street Profile**  
**Queens Ave. (Wellington - Richmond), King St. (Wellington - Waterloo), Waterloo Street**

The following recommendations apply to the public realm, as well as work proposed to public landscapes and infrastructure:

# Downtown London Heritage Conservation District Plan

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## Recommendations:

Approvals for municipal works projects that contradict the objectives of this Plan shall follow the Heritage Alteration Permit process.



Existing street patterns and historic materials in streets, sidewalks, lanes, pathways and boulevards. (e.g. asphalt roads, concrete curbs and sidewalks, grass boulevards) shall be preserved/protected. In areas of new construction, development and civic 'improvement', the heritage character of streetscapes should be controlled by the guidance of the traditional patterns, materials and elements.



Along historically important Commercial streetscapes, the City and property owners are encouraged to restore historic street profiles of wide sidewalks, street furnishings and awnings. New tree planting should be accommodated in areas where the sidewalk is greater than 3.0m in width and allows for a tree planting area of at least 2.7m x 3.0m.



# Downtown London Heritage Conservation District Plan

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Discourage the placement of non-heritage service facilities such as service boxes, parking and utilities in highly visible locations or within view sheds. These should be placed in inconspicuous locations, incorporated into structures and/or concealed into the heritage character of the District by implementing techniques of appropriate scale, materials, screening and finishes.



Encourage landscaping that complements the existing landscapes of the District, screens parking areas and contributes to the overall pedestrian quality for all new development.

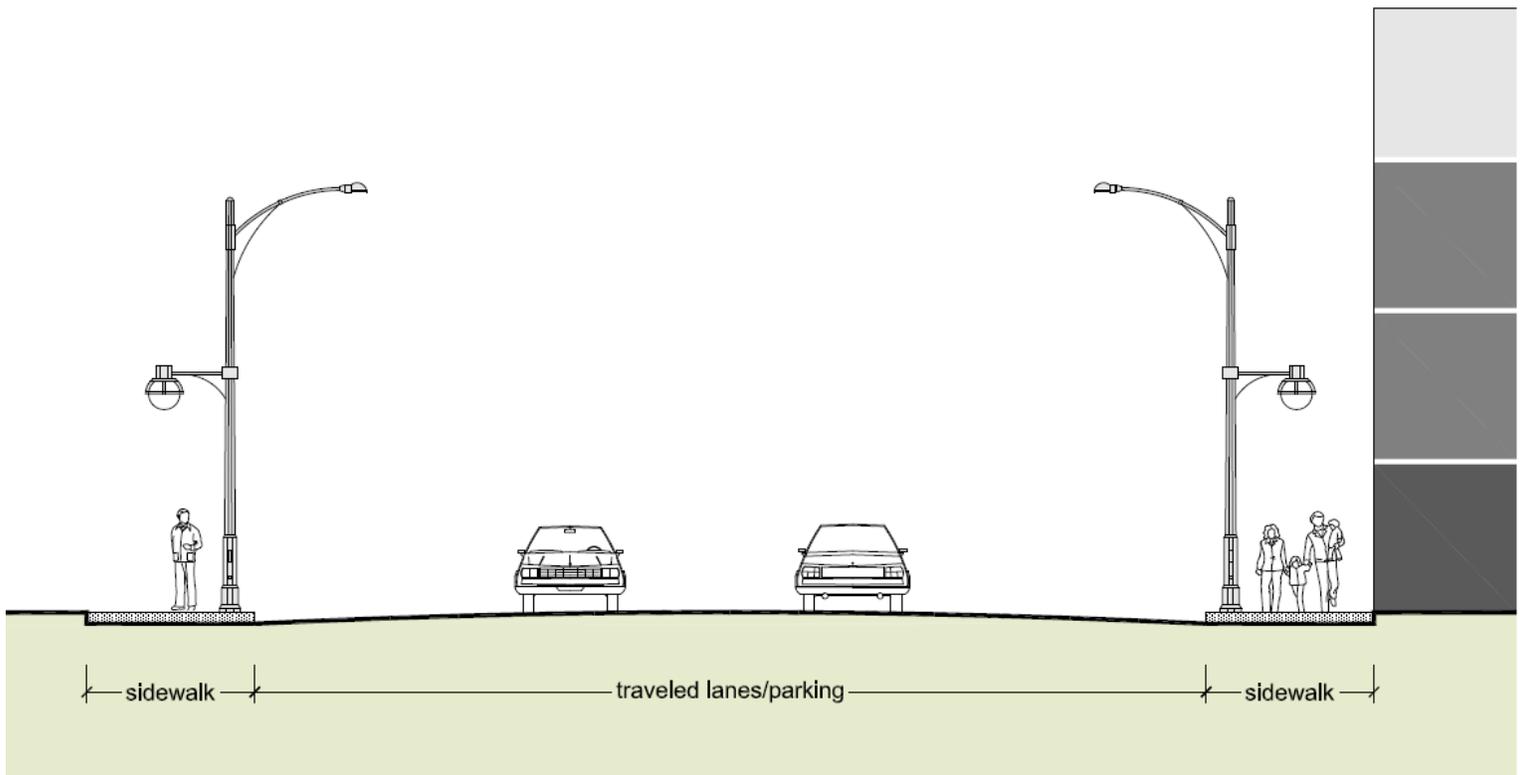


To accommodate new tree plantings in areas where the historic sidewalk profiles allow, 'bump-outs' of 2.7m x 3.0m.



## 6.2.3 Industrial / Warehouse

**The Industrial/Warehouse** landscape pattern is defined by wider street profiles and a greater expanse between opposing structures thus emphasizing vehicular traffic over pedestrian movements. Buildings have been sited along the front and side lot lines but with few store fronts and retail display areas, there was little of interest to the passing pedestrian. The sidewalks were tight to the buildings, frequently interrupted by lane and driveways, and defined along road edge by services and signage. The narrow pedestrian corridors were concrete with very little ornamentation. Changes to these elements will impact the overall quality of the streetscape and resulting heritage character of the district.



**Section H-H**  
**Typical Industrial / Civic Street Profile**  
**York Street, Ridout Street**

The following recommendations apply to the public realm, as well as work proposed to public landscapes and infrastructure:

# Downtown London Heritage Conservation District Plan

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## Recommendations:

Approvals for municipal works projects that contradict the objectives of this Plan shall follow the Heritage Alteration Permit process.



Existing street patterns and historic materials in streets, sidewalks, lanes, pathways and boulevards. (e.g. asphalt roads, concrete curbs and sidewalks, grass boulevards) shall be preserved/protected. In areas of new construction, development and civic 'improvement', the heritage character of streetscapes should be controlled by the guidance of the traditional patterns, materials and elements.



Along historically important Commercial and Industrial streetscapes, property owners are encouraged to restore historic street profiles of wide sidewalks, street furnishings and awnings. New tree planting should be accommodated only in areas where the sidewalk profile permits.



# Downtown London Heritage Conservation District Plan

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Discourage the placement of non-heritage service facilities such as service boxes, parking and utilities in highly visible locations or within view sheds. These should be placed in inconspicuous locations, incorporated into structures and/or concealed into the heritage character of the District by implementing techniques of appropriate scale, materials, screening and finishes.



Encourage landscaping that complements the existing landscapes of the District, screens parking areas and contributes to the overall pedestrian quality for all new development.

## 6.2.4 Institutional and Public Realm

**The Institutional and Public Realm Landscape** is a composite of several parks, plazas, gardens, green spaces and public gathering areas that have evolved in London's Downtown over time and are important to its character. It is important to recognize certain properties and areas within the District that require special consideration, such as:

**Middlesex County Courthouse** - The most historic open space in the Downtown, set aside in February 1793; it has continuously served as a public open space though for a variety of purposes.



# Downtown London Heritage Conservation District Plan

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**Eldon House with its gardens** - is the most significant culturally historic landscape both as a record of 19<sup>th</sup> century lifestyle and its association to the Harris family.



**London's Covent Garden Market Square** – since the 1850s there has been a public open space in association with London's Covent Garden Market. Today's market square is genuine to the traditions of the market's operations.



**St Paul's Cathedral grounds** - Since the 1830s the land surrounding St Paul's Cathedral has been a landmark and an important public space for Londoners.



**The London Armories** – a landmark structure on a unique streetscape / street profile.



**The Forks of the Thames & Harris Park, the Mill & associated structures and landforms**

# Downtown London Heritage Conservation District Plan

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**The New Federal Courthouse Plaza** – since the 1970’s this area has been the venue for public art and significant green spaces for public gatherings.



**The Federal Building Courtyard**



The following recommendations apply to the public realm, as well as work proposed to public landscapes and infrastructure:

## **Recommendations:**

Municipal works projects that contradict the objectives of this Plan shall follow the Heritage Alteration Permit process.

Encourage the conservation and/or re-introduction of historic cultural landscape elements into public and private realms.

Preserve and reinforce significant historic cultural gardens and landscapes, their features and characteristics.

Discourage the placement of non-heritage service facilities such as service boxes, parking and utilities in highly visible locations or within view sheds. These should be placed in inconspicuous locations, incorporated into structures and/or concealed into the heritage character of the District by implementing techniques of appropriate scale, materials, screening and finishes.

New landscaping should complement the existing landscapes of the District, screen parking areas, and improve the overall pedestrian experience.

# Downtown London Heritage Conservation District Plan

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Existing street patterns and historic materials in streets, sidewalks, lanes, pathways and boulevards, (e.g. asphalt roads, concrete curbs and sidewalks, grass boulevards) shall be preserved/protected. In areas of new construction, development and civic 'improvement', the heritage character of streetscapes should be controlled by the guidance of the traditional patterns, materials and elements.

Retention of existing grass boulevards and street trees throughout the District is strongly encouraged whenever repairs or improvements are made to roads, sidewalks or underground services. Should removal of trees and boulevards be unavoidable as part of the infrastructure works, every effort should be made to replace them upon completion of the work.

The City is encouraged to adopt a heritage tree designation policy. The process for selecting and designating a heritage tree should be a collaborative process between the Forestry Group and LACH.

The City is encouraged to implement a street tree planting program to fill in gaps that exist in the residential streetscapes of the District in order to enhance canopy coverage.

## 6.2.5 Alleys and Public Rights of Way



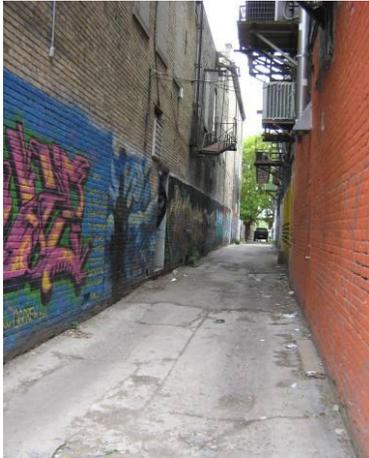
### *Significant Alleyways*

*(Larger scale map provided in the Appendix)*

**The Alleys and Public Rights of Way** landscape pattern tell of London's urban development including its orientation towards the gridiron plan, spatial specialization, and the retail sector of the Downtown. The alleys contribute a distinctive character to the late-nineteenth-century retail streetscape in London's urban experience and are a significant reminder of the British influence on the City's planning. During the period when the Downtown was densely built up, alleys and carriageways through the ground floor of buildings were the only means of entering into the centre of blocks to deliver or pick up goods.

# Downtown London Heritage Conservation District Plan

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**Typical alleyways and public right-of-ways.**



The following recommendations apply to the public realm, as well as work proposed to public landscapes and infrastructure:

**Recommendations:**

Preserve the alleyway openings between or in building(s) and to their original proportions.

Improve the visibility of alleyways to increase their utility and safety.

Insure that existing alleys are preserved as public right-of-ways.

Permit no infringement by development or services into the alleys.

Catalog the elements, uses and activities found in alleys to support the positive patterns of alleys and capture the potential for these to become better used public spaces that support adjacent private uses.

# Downtown London Heritage Conservation District Plan

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## 6.2.6 Undeveloped Lands and Parking Lots

The interim use of undeveloped lands as parking lots and permanent parking facilities should respect the heritage aspects of the District through enhanced and conscientious landscaping and screening. The following recommendations outline how this should be achieved.

### Recommendations:

New parking areas added adjacent to existing buildings should be screened through the use of landscape materials such as brick walls, shrubs and/or trees.



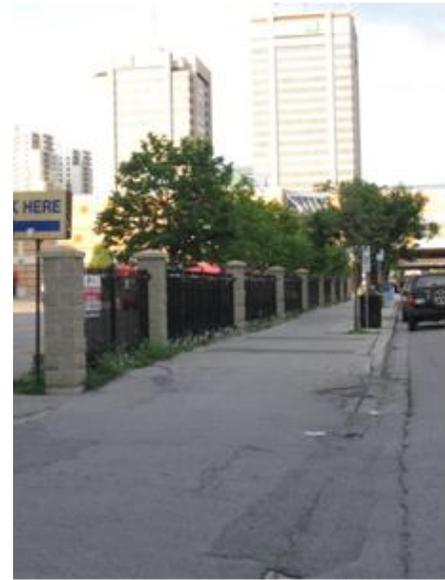
These landscape materials should have the same location as the front walls of adjacent buildings.



Property owners in the Downtown area are encouraged to enhance existing parking lots with appropriate landscape materials.



Corner parking lots should have the edges defined through appropriate landscaping or fencing.



## 6.2.7 Spatial Elements – Views and Vistas

Views and vistas are important elements of the landscape, orienting pedestrians and drivers by enriching their experience as they move through an area. A landscape view is a sightline directed to point of interest whereas a landscape vista is a view to broader ‘whole’ expanse of the landscape.

Several significant views have been recorded for the Downtown area. The Downtown views that have been frequently documented are almost exclusively of landmark buildings and their settings. These include the Armories Building (Dundas Street), the Middlesex County Courthouse, the London Life Building, St. Paul’s Cathedral, and Eldon House. The significant scenic vistas of the Downtown are captured from the promontory behind the Middlesex County Courthouse to the Forks of the Thames; from Eldon House Gardens west in direction towards Mount Pleasant Cemetery. Both aspects contain unobstructed view sheds but with active foregrounds between the viewer and the subject.

# Downtown London Heritage Conservation District Plan

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## Recommendations:

Preserve, reinstate and reinforce existing vistas and sight lines toward significant historic cultural features and buildings.



Organize and integrate design components to respect the views. Protect the foregrounds, backgrounds and frames of these views and vistas from incongruent elements such as buildings, structures, utilities, furnishings and plantings that may impact the setting.



Open up or enhance new vistas toward significant heritage features and buildings in places where this can be done without detriment to the heritage character of the District. (e.g. King St. Bridge).



## 6.2.8 Identifying the District

There are multiple points of arrival to Downtown London yet the District is distinguished by four significant entry points. These include the eastern entrance on Dundas Street at Waterloo; the western entrance at the Kensington Bridge and the Middlesex County Courthouse; the northern approach on Richmond Street beginning at Dufferin Avenue; and the southern approach along Richmond at York Street. These entrances provide a sense of arrival through

# Downtown London Heritage Conservation District Plan

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the visual coherence of the respective streetscapes and distinguish the District from the surrounding areas.



North gateway approaching on Richmond Street



South gateway approaching on Richmond Street



West gateway approaching on Dundas Street



East gateway approaching on Dundas Street

## **Recommendations:**

Create an entrance feature, gateway or entry markers into the Downtown Heritage District at these key entrance locations formally identifying the District boundary.

Establish District identity and interpretation using techniques such as markers, plaques, and other indicators to be informative and of interest to the public.

# Downtown London Heritage Conservation District Plan

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## 6.3 URBAN DESIGN OBJECTIVES

The primary areas that have been identified in the Downtown London Heritage Conservation District Study include residential, commercial and industrial, as well as institutional and public realm open spaces and alleyways. The guidelines provide a general description of the landscape character of these areas and indicate a series of recommendations on how to preserve various landscape elements within. Specifically, in terms of urban design, these include the continued use of concrete as a pedestrian surfacing material as well as the installation of trees where sidewalk widths allow. Where street furniture and other streetscape elements are required, it is recommended that they are designed and implemented in such a way as to not detract from the heritage character of the district.

One conclusion that has been drawn from the findings of the study is that few of the defined streetscapes, although significant from a historical perspective, retain any heritage landscape elements from the past. Many of the streetscape improvements that have occurred within the Downtown have been completed over the past 30 years and include concrete sidewalks with a boulevard consisting of red and charcoal unit pavers and street trees in tree grates. Benches, litter bins and other streetscape amenities have been added over the years and are more functional than historic in nature. The most recent upgrade included a new light standard and pole that provides lighting for both the roadway through a cobra-head style fixture and a pedestrian scale globe type fixture which illuminates the sidewalk space. Over the years, installations and upgrades from the various utility organizations have not been consistent in terms of material used and thus resulting in a patch work of paving materials. Other improvements of note include new street trees in structural soil and low raised planters along Dundas Street between Talbot Street and Ridout Street. All of these factors point to a need to create a new vision for the Downtown as it relates to streetscapes and the urban fabric. It is highly recommended that the new Downtown Master Plan currently being prepared, include recommendations on improvements to the Downtown that would include, but not be limited to, a new urban design approach that is distinctive to the Downtown. This should respect the heritage components identified in this report and follow the recommendations to preserve or enhance the historical significance of each defined streetscape.

Within the context of urban design and the landscape character of the District, a number of issues and potential improvements should be considered.

### **Recommendations:**

Reduce traffic lane width where warranted to encourage wider pedestrian sidewalks.

Re-evaluate the transit system as it relates to the method of moving the buses throughout the Downtown and the design of transit stops or a central hub.

Undertake a comprehensive review of current curb-side parking to determine opportunities for curb alterations that would create “naked street” conditions, multi-use sidewalks and other shared space activities.

# Downtown London Heritage Conservation District Plan

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Introduce bump-outs at corners to increase the amenity space available to the pedestrian environment.

Redesign sidewalk surfaces and implement a guideline to be followed whenever a new streetscape is proposed or when utilities are repaired or installed. This would include specific details for each streetscape and provide solutions for all sidewalk situations (boulevards, corners, amenity locations, bump-outs and crosswalks).

Establish a new set of guidelines that would:

- Outline the configuration, material selection and locations of pedestrian crosswalks within each district;
- Identify the locations of all site utilities including lighting, fire hydrants, electrical and communication boxes (both above ground and below grade), valve boxes, manholes and drainage systems;
- Establish the proper locations for benches, litter bins, newspaper boxes and other elements such as art, sculpture and information kiosks;
- Outline a unified approach to public signage (way-finding, directional, heritage identification, parking, etc.) through-out the Downtown;
- Identify potential locations for future street trees (not within sidewalks that are 2.7m in width or less), the type of soil environment that they would be planted in, the approach to irrigation and drainage; and the surface treatment that would be implemented around them. Where street trees are not installed in raised planters and are in paved areas level with the surrounding sidewalk, the use of structural soil or “Silva cells” are strongly encouraged as potential methods of planting;

Create a comprehensive list of potential street tree types that are hardy, native and are able to withstand urban conditions. In addition, consideration should be given to the number of trees of the same species that are planted in a row. Historically street trees of the same species were planted for entire blocks to create a uniform canopy and a consistency of form as you moved through the street. This technique is highly encouraged as it would re-introduce this historically significant method of tree planting and create a visual continuity and a strong sense of identity to the streets within the Downtown districts.

Explore alternative design standards for the collection, retention and distribution of storm water throughout the Downtown environment. This would include the use of defined bio-swales and rain-gardens to capture and hold rain water and to filter it before it is sent into the storm sewer systems as well as the potential for the retention and filtering of rain water for use as irrigation for street trees and other plantings.

In conclusion, it can be said that the landscape characteristics of the Downtown are in need of a comprehensive design approach that captures the historical aspects of the area and builds

# Downtown London Heritage Conservation District Plan

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on the heritage elements found within the districts as outlined within. The solutions that would be generated and outlined in a detailed set of urban design guidelines would embrace the heritage components and exemplify a functional and practical approach that is both forward thinking and unique to the Downtown.



## **7.0 Appendices**

- I. HOW DOES THIS IMPACT MY PROPERTY?**
- II. HCD BOUNDARY AND QUADRANT MAP**
- III. QUADRANT AND PROPERTY MATRIX**
- IV. BUILDING CLASSIFICATION MAP**
- V. STREETScape CLASSIFICATION MAP**
- VI. STREET PROFILES**
- VII. SIGNIFICANT ALLEYWAYS MAP**



# Downtown London Heritage Conservation District Plan

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## *How does this impact my property?*

### THE MATRIX

All properties within the boundary of the Heritage Conservation District have been listed in the **Downtown London HCD Matrix**. The matrix identifies how each property is classified under three categories.

**ASSIGNMENT** – classification of the building by its age and/or proximity to other heritage buildings.

**RANK** – the evaluation of a building’s heritage importance and attributes classified as either a priority A, B, or C.

**LANDSCAPE** – a building or site’s relevance to the adjoining streetscape and historical land uses.

### HOW TO USE THE MATRIX

Step 1 – check the map to see if your property is within the boundary of the Downtown London HCD. If so, identify the Quadrant number that includes your property.

Step 2 – turn to the page that lists the properties found within that Quadrant.

Step 3 – find the address for your property and scroll across the line to determine how the property was classified under the three categories.

Example:

ADDRESS	ASSIGNMENT	DESCRIPTION	RANKING	CHARACTER DEFINING ELEMENTS	LANDSCAPE
487 Richmond St.	H	Brick com. C. 1890	B	Two storey painted brick Replacement windows on left façade Wood sash in right façade Traditional store fronts Brick cornices	ii

Step 4 – Refer to the Index below to see how this affects your property.

# Downtown London Heritage Conservation District Plan

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## MATRIX INDEX

### Assignment:

**H (Historic)** – Structure built within the critical period between the 1830’s -1980’s as defined during the Downtown London HCD Study (January, 2011). The building’s architectural character is derived from a number of elements which may include: materials; window design and pattern; store fronts and upper facades; signage; and/or roof type. It may also be associated with other historical attributes such as architect, owners, use. Its importance as part of the streetscape and the District as a whole is reflected in its ranking. ***It is imperative that buildings with an H assignment are recognized as falling under the most stringent guidelines of this document based on the associated Ranking. (Section 6.1.1 – 6.1.3)***

**I (Infill)** – Structures and/or sites with no identifiable heritage characteristics but their location as part of the streetscape and/or proximity to other heritage structures deems them integral to the District. As potential redevelopment sites they are subject to the appropriate guidelines. (Section 6.1.4)

**N (Non-Heritage)** – Structures built after the critical period (c.1985) and without discernable heritage features or attributes. At the time of redevelopment they may need to have regard for the applicable infill guidelines. (Section 6.1.4)

### Ranking:

**A** – Structure assessed as currently having any combination of the following attributes: all or most of the building’s façade elements are intact; windows may be replaced but occupy original openings; store front retains tradition shape and some features such as windows or terrazzo pavement; previously designated; historical or landmark significance; noted architect; good or very good example of recognizable style; important to streetscape; good restorations.

**B** – Structure assessed as currently having any combination of the following attributes: elements have been lost or replaced; façade has been painted or covered with stucco or cladding; windows replaced but occupy original openings; period store front altered or replaced; may still have historical or landmark significance; possibly noted architect; important to streetscape.

**C** – Structure assessed as currently having any combination of the following attributes: most or all of the façade elements have been replaced; store front replaced; retains original form and massing; retains some historical significance; does not relate to streetscape; renovated using inappropriate material or designs.

**D** - Structure assessed as currently having any combination of the following attributes: some or all of the original detailing is present but has no historical or architectural significance. These buildings are not covered by the alteration guidelines other than with respect to demolition and replacement by new structures subject to the joint HCD guidelines/urban downtown design guidelines.

# Downtown London Heritage Conservation District Plan

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Use the following chart to determine the applicable Guidelines as found within the report:

	<b>H – Historic</b>	<b>I –Infill</b>	<b>N – Non-Heritage</b>
<b>A*</b>	All elements to be retained. (Section 6.1.1 – 6.1.3)		
<b>B*</b>	Elements should be replicated using traditional materials. (Section 6.1.1 – 6.1.5)		
<b>C</b>	Restorations should be considered using traditional materials. (Section 6.1.5)	New construction guidelines. (Section 6.1.4)	New construction guidelines. (Section 6.1.4)
<b>D</b>	Demolition/replacement subject to guidelines for new development only.	New construction guidelines. (Section 6.1.4)	New construction guidelines. (Section 6.1.4)

**\* Heritage Alteration Permit required**

Landscape:

This classification will have limited impact on most property owners as it deals with the streetscapes and open spaces within the District. Primarily, it will define guidelines and considerations when embarking upon a site redevelopment and the interface with the adjacent public right-of-way. It will establish the type of streetscape that one would expect to see existing and preserved in front of their respective properties.

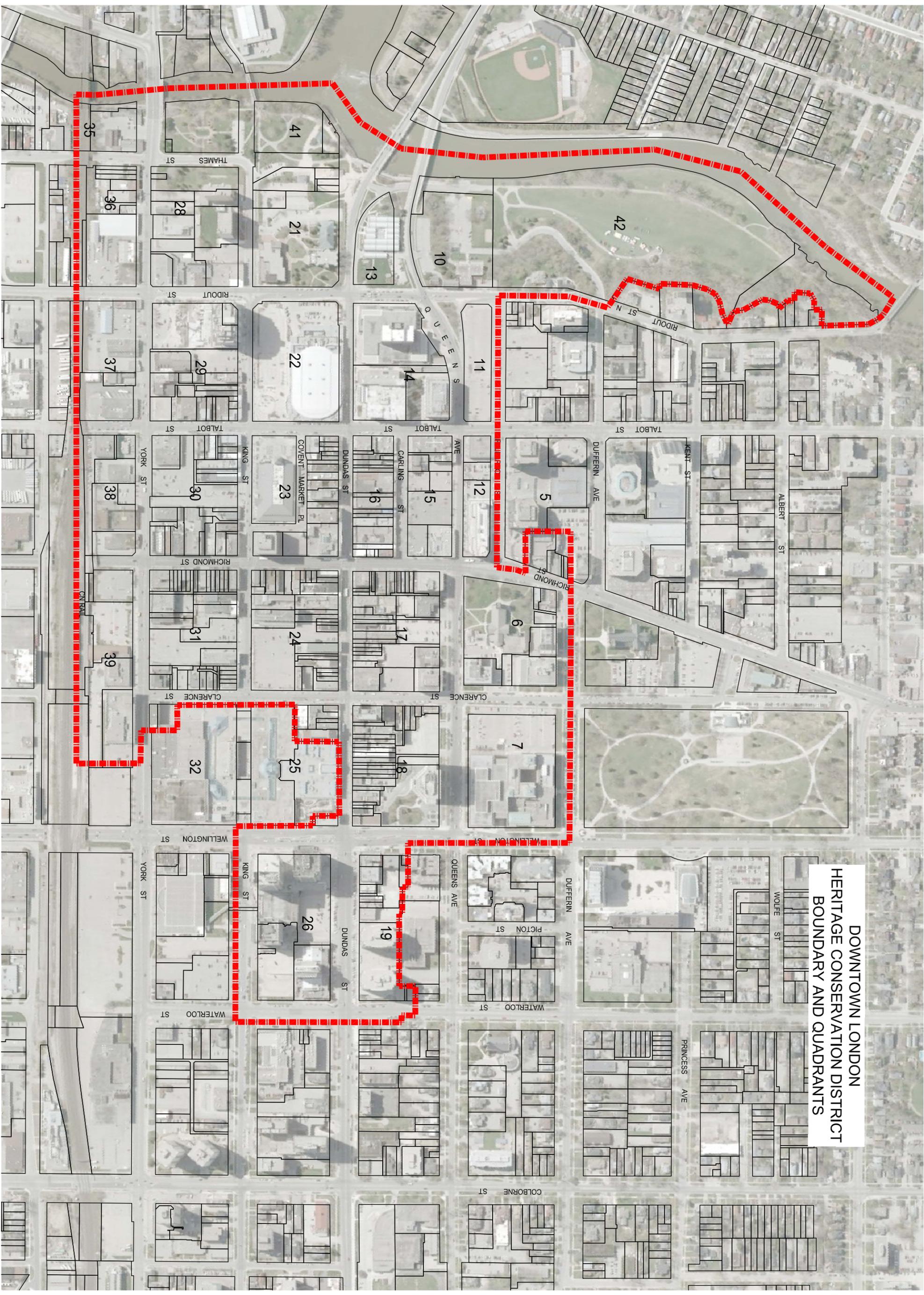
**i – Residential** landscape pattern defined by the plots which were originally laid out to accommodate residential and associated buildings with setbacks from the front and side lot lines, creating a landscape prominence to the street. (Section 6.2.1)

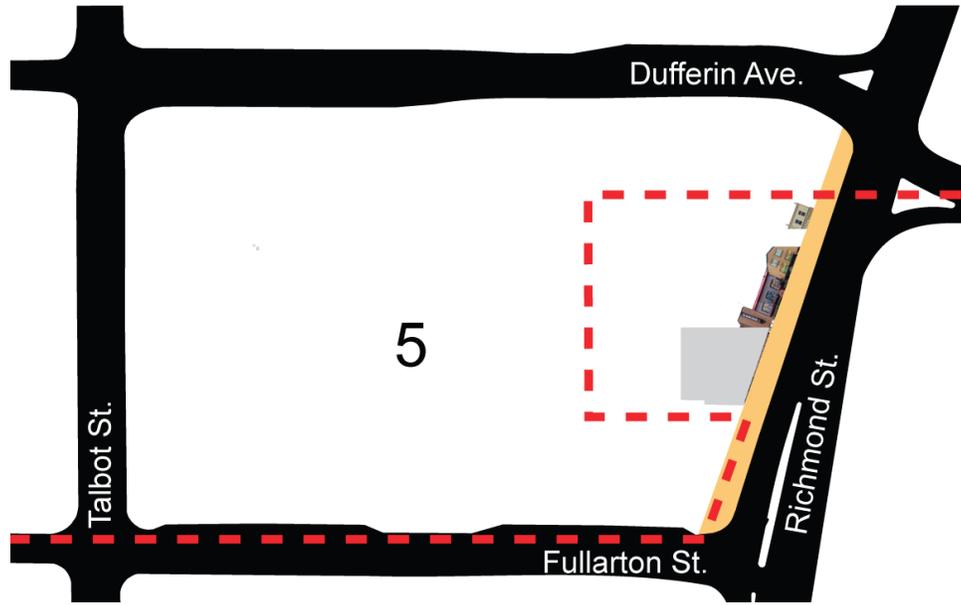
**ii – Commercial** landscape pattern defined by the development of lots built out to the front and side lot lines thereby creating a continuous street wall with the rhythm of recessed entrances and storefronts that foster interest at street level.

**iii – Industrial/Warehouse** landscape pattern defined by wider street profiles and a greater expanse between opposing structures thus emphasizing vehicular traffic over pedestrian movements.

**iv – Institutional and Public Realm** landscape is a composite of several parks, plazas, gardens, green spaces and public gathering areas that have evolved in London’s downtown over time and are important to its character.

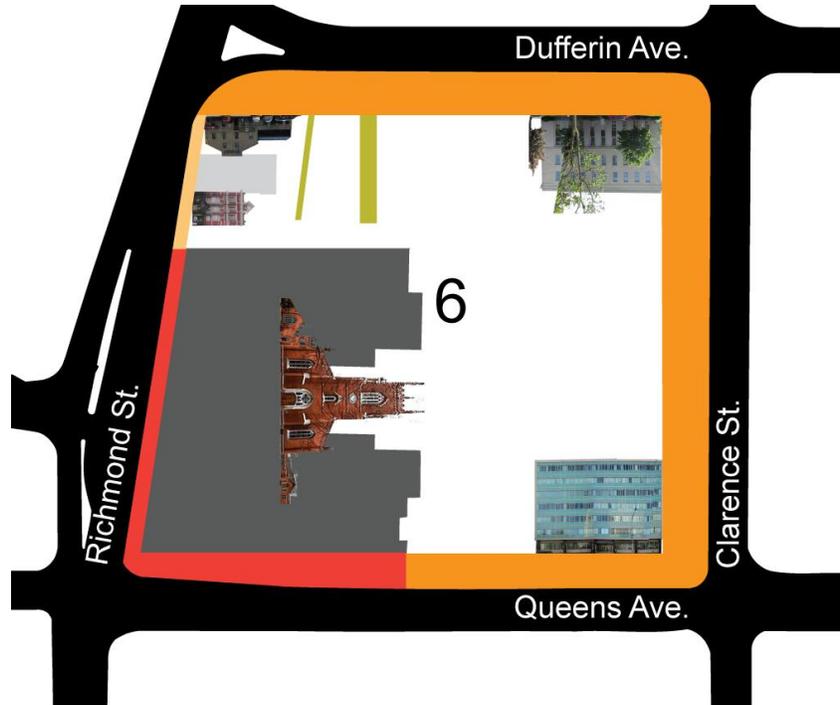
**DOWNTOWN LONDON  
HERITAGE CONSERVATION DISTRICT  
BOUNDARY AND QUADRANTS**





**Quadrant 5**

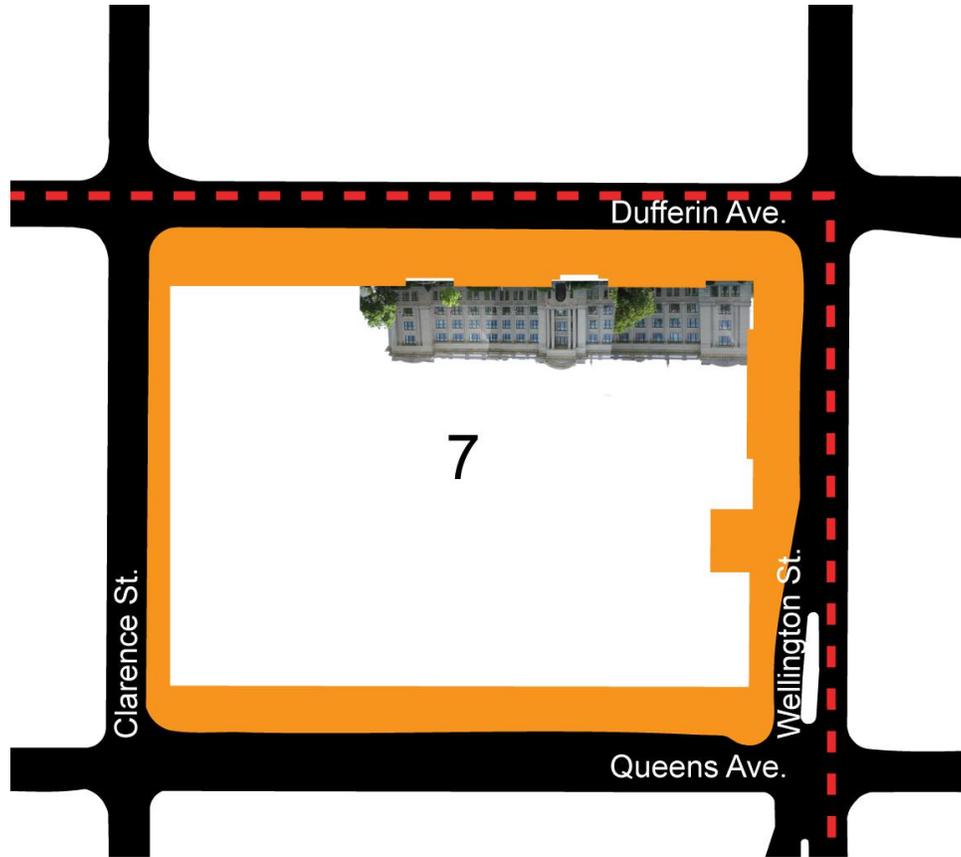
ADDRESS	ASSIGNMENT	DESCRIPTION	RANKING	CHARACTER DEFINING ELEMENTS	LANDSCAPE
487 Richmond St.	H	Brick com. C. 1890	B	Two storey painted brick; replacement windows on left façade; wood sash in right façade; traditional store fronts; brick cornices;	ii
485 Richmond St.	H	Brick com. C. 1890	B	Two storey painted brick; replacement windows on left façade; wood sash in right façade; traditional store fronts; brick cornices;	ii
483 Richmond St.	H	Brick com. C. 1890	B	Three storey painted brick; recent windows in new openings;	ii
481 Richmond St.	H	Brick com. C. 1890	B	Painted two storey brick; second floor replacement windows in original openings; bracketed cornice along top of building; cornice at ground floor with two end brackets; ground floor rug brick strips (painted);	ii
471		Grand Theatre	A	All new construction, c. 1978; designed by Lett/Smith Architects; replaced original two storey extension out to Richmond Street; original red brick exterior (visible above new addition and on the south elevation bordering the alley) is listed;	ii



**Quadrant 6**

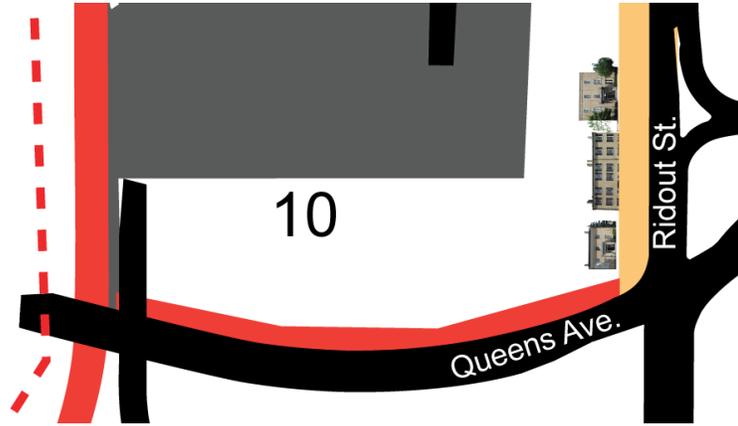
ADDRESS	ASSIGNMENT	DESCRIPTION	RANKING	CHARACTER DEFINING ELEMENTS	LANDSCAPE
472 Richmond St.	H	St. Paul's Cathedral, 1846; enlarged 1895	A	William Thomas, architect; refer to Designation By-law;	iii
476 Richmond St.	H	London Mutual Fire Insurance, 1890	A	George Craddock, architect; refer to Designation By-law;	iii
478 Richmond St.	I	Infill	D		iii
484 Richmond St.	H	Catholic Record, c. 1870	A	Catholic record; northerly bay parapet walls; second storey (covered) possible; retains brick beneath; restored traditional doorways; north elevation – replacement windows in original openings; one 6/6 wooden sash window; restored traditional entryways;	iii
486 Richmond St.	H	Catholic Record, c. 1870	A		iii
181 Dufferin Ave.	I	Empty Lot			i
195 Dufferin Ave.	H	Xerox Building, c. 1970	D	Façade assembled into a series of vertical brick bands segmenting reflective glass surface;	i

200 Queens Ave.	H	Crown Trust, 1957	A	First use of curtain wall construction; Robert Buist, architect; building virtually intact from time of construction; key elements: working casement windows, sandstone, decorative turquoise panels, marble elements at ground floor;	ii
479 Clarence St.	H	Bell, 1940	A	Three storey stone clad north and east facades; replacement windows in original openings; original Clarence St. entryway;	i



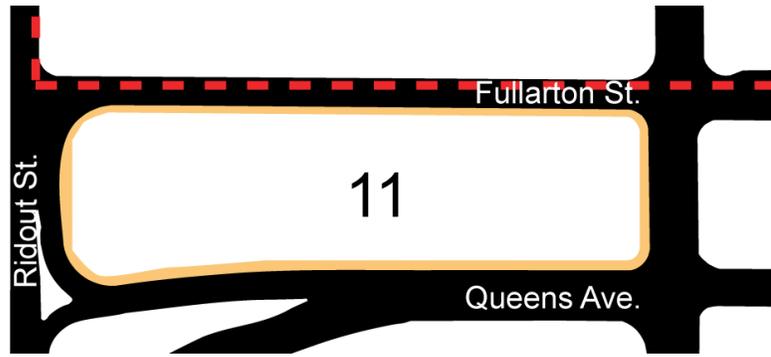
**Quadrant 7**

ADDRESS	ASSIGNMENT	DESCRIPTION	RANKING	CHARACTER DEFINING ELEMENTS	LANDSCAPE
255 Dufferin Ave.	H	London Life, 1926	A	Designed by John M. Moore; completely intact from the time of construction; composed largely of stone work assembled into a finely detailed neoclassical façade; original entryways and fenestration; subsequent addition (1948) along Dufferin makes use of the same style and materials; all window and cladding elements of the third building (1952) are listed attributes as well;	i
255 Queens Ave.	H	London Life, 1964	A	Designed by Marani, Morris and Allan; a well-executed addition reflecting both the rhythm of window openings and pilasters and the cornice of the 1926 building; all glass and stone elements visible on the three elevations are listed.	i



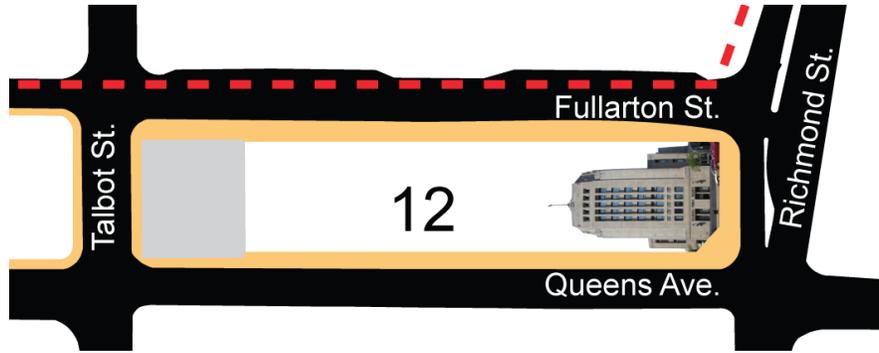
**Quadrant 10**

ADDRESS	ASSIGNMENT	DESCRIPTION	RANKING	CHARACTER DEFINING ELEMENTS	LANDSCAPE
441 Ridout St. North	H	Bank Block, c. 1845	A	All restored elements including door to carriageway; refer to Designation By-law;	i
443 Ridout St. North	H	Bank Block, c. 1845	A		i
451 Ridout St. North	H	Anderson House, c. 1852	A	Rebuilt structure; all façade elements;	i
435 Ridout St. North	H	Bank of Upper Canada.	A	All restored elements including portico and fanlight over entryway; refer to Designation By-law;	i



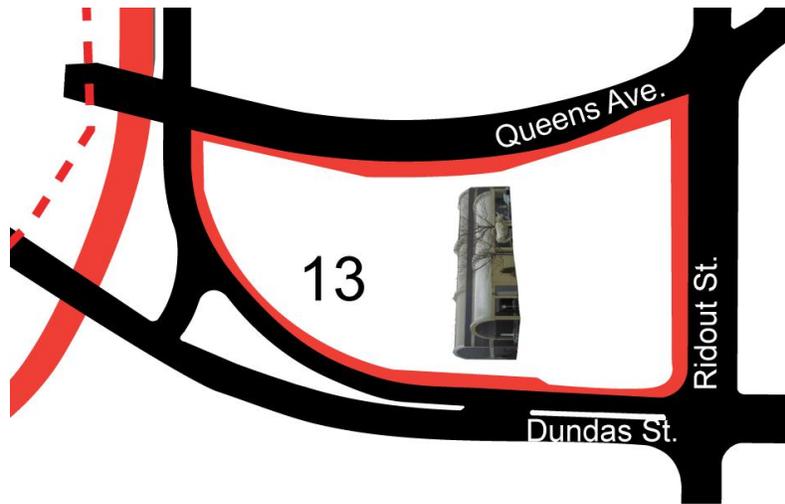
Quadrant 11

ADDRESS	ASSIGNMENT	DESCRIPTION	RANKING	CHARACTER DEFINING ELEMENTS	LANDSCAPE
100 Queens Ave	N	Empty Lot			i/ii



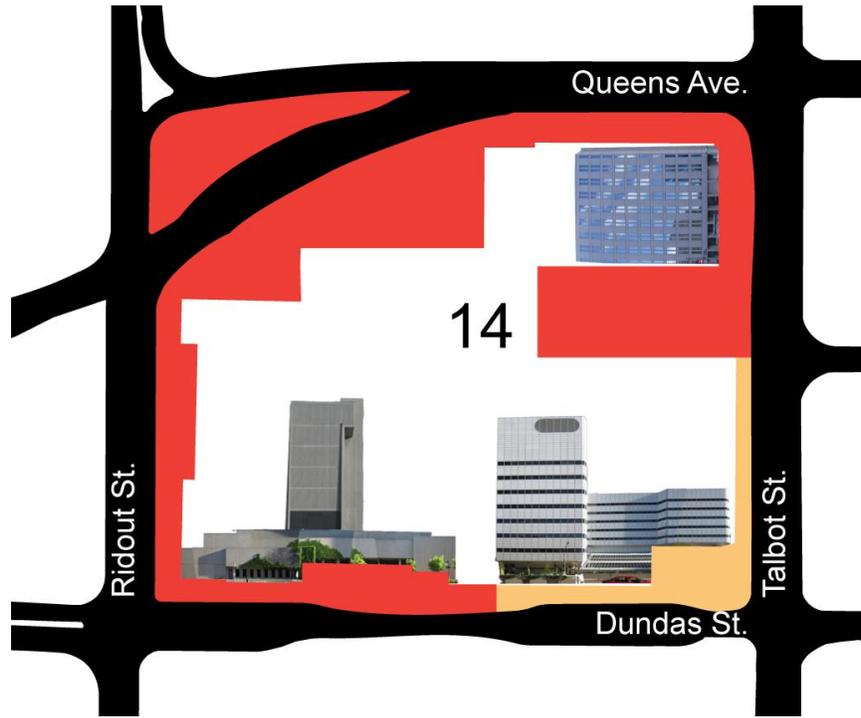
**Quadrant 12**

ADDRESS	ASSIGNMENT	DESCRIPTION	RANKING	CHARACTER DEFINING ELEMENTS	LANDSCAPE
120 Queens Ave.	H	Lipton Building, 1956	C	This building has been completely renovated in recent years leaving no heritage elements;	ii
457 Richmond St.	H	Dominion Building, 1936	A	W. T. Fuller with O. Roy Moore and Watt and Blackwell; stone facing on all four elevations; massing, setbacks and detailing all dating from the time of construction; marble base on three sides; pendant lights, entryways intact; replacement windows in original locations; all visible features are listed;	ii



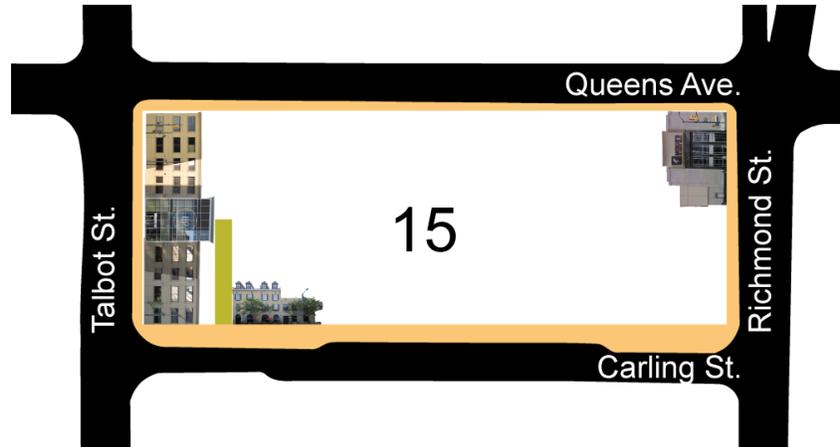
**Quadrant 13**

ADDRESS	ASSIGNMENT	DESCRIPTION	RANKING	CHARACTER DEFINING ELEMENTS	LANDSCAPE
421 Ridout St. North	H	Art Gallery, 1980	B	Raymond Moriyama; reclad, c. 2000; barrel vaults, entryways and windows;	iv



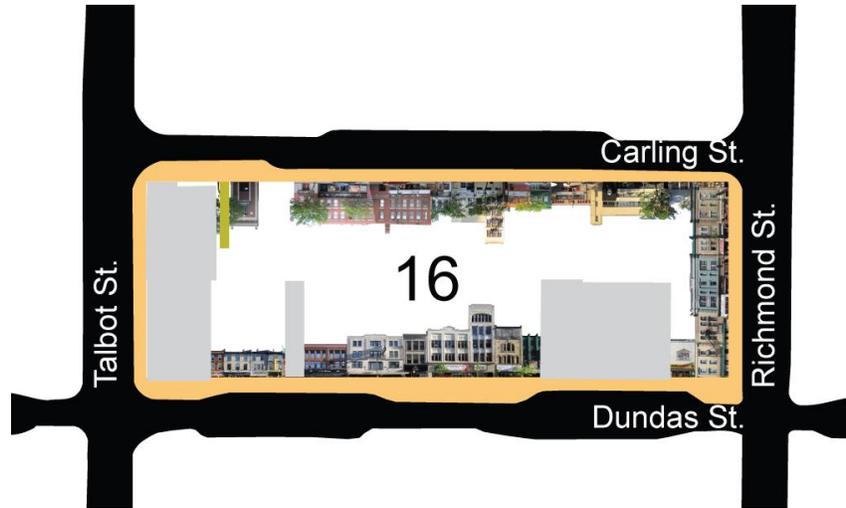
**Quadrant 14**

ADDRESS	ASSIGNMENT	DESCRIPTION	RANKING	CHARACTER DEFINING ELEMENTS	LANDSCAPE
451 Talbot St.	H	Federal Building, c. 1960	D	White pre-cast panels alternating with reflective window material; recessed ground floor windows and entryways;	iii
80 Dundas St.	H	Court House, 1974	A	Paul Skinner architect; deeply incised precast concrete panels used on tower and base; window placement and entryways are original;	iii
100 Dundas St.	H	Bell Building, 1980	A	Sculpted mass creating a setback on Talbot and Dundas Streets ending with a tower rising from the Dundas Street lot line; facades are composed of metal panels set in horizontal bands alternating with continuous bands of glass; elliptical grills around top of tower; name plate; raised terrace reached by steep steps; angled glass roof on Dundas side covering sub-level concourse;	ii



**Quadrant 15**

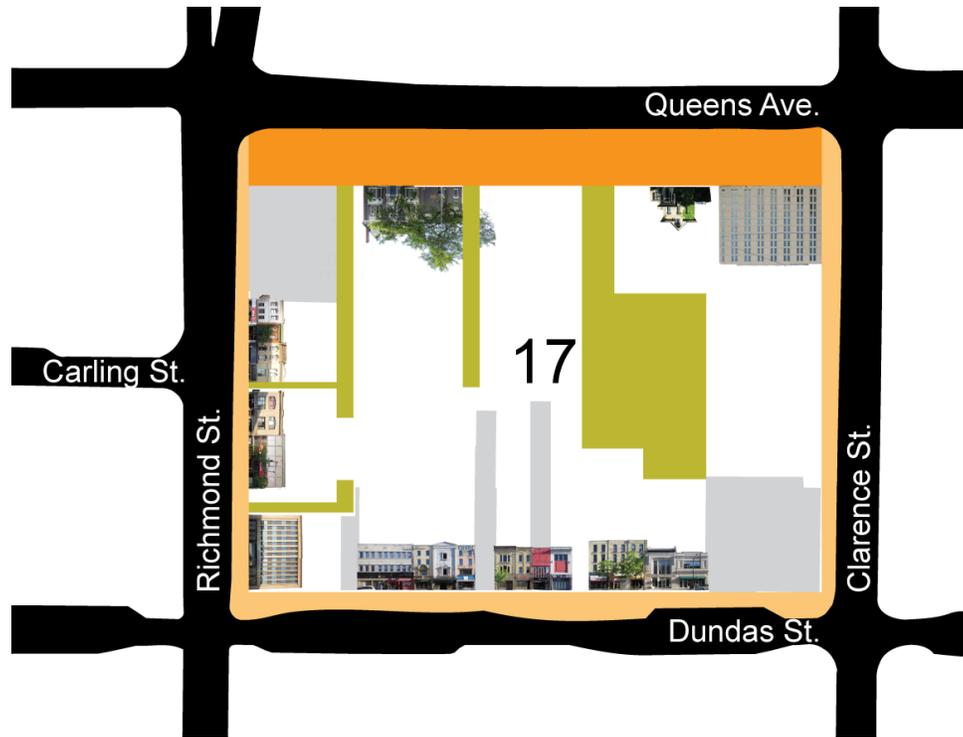
ADDRESS	ASSIGNMENT	DESCRIPTION	RANKING	CHARACTER DEFINING ELEMENTS	LANDSCAPE
450 Talbot Street	H	Greene-Swift Building, 1907	C	One of the City's first reinforced concrete buildings; the structure was completely renovated recently leaving only one bay on the east side with original red brick and wooden sash;	ii
441 Richmond St.	H	Bank of Montreal, 1954	A	John W. Leighton; cleaned stone, carved coat of arms under signage; black stone entryways and base extending south on Richmond to include planter and bench;	ii
431 Richmond St.	I	Empty Lot			ii
122 Carling St.	H	Queen's Hotel, c. 1890	A	Unpainted brick with replacement windows in original openings; stain glass transoms on ground floor original from the hotel era, c. 1890 rebuilt dormers; period light fixture;	ii
126 Carling St.	H	Print shop, c. 1925	A	Two storey cleaned brick; replacement windows in original openings;	ii
123 Queens Ave.	H		C	Red brick and concrete reinforced structure connected to 450 Talbot;	ii
125 Queens Ave.	I	Empty Lot			ii
127 Queens Ave.	I	Empty Lot			ii
134 Queens Ave.	I	Empty Lot			ii



**Quadrant 16**

<b>ADDRESS</b>	<b>ASSIGNMENT</b>	<b>DESCRIPTION</b>	<b>RANKING</b>	<b>CHARACTER DEFINING ELEMENTS</b>	<b>LANDSCAPE</b>
420 Talbot St.	N	Recent commercial			ii
413 Richmond St.	H	Crystal Block, 1865	A	Painted three storey brick; recessed window panels with key stones and lintels; date stone with stone brackets; wall niches;	ii
415 Richmond St.	H	Crystal Block, 1865	A		ii
417 Richmond St.	H	Crystal Block, 1865	A	Relocated London Wines store front, c. 1925;	ii
419 Richmond St.	H	Crystal Block, 1865	A		ii
421 Richmond St.	H	Crystal Block, 1865	A		ii
423 Richmond St.	H	Crystal Block, 1865	A		ii
425 Richmond St.	H	Crystal Block, 1865	A		ii
119 Carling St.	H	PUC sub-station, c. 1921	A	Unpainted brick with stone detailing; doors are replacements with new brick above within original opening; refer to Designation By-law;	ii
129 Carling St.	H	Kingsmill's	A	Unpainted three storey red brick; pre-cast lintels; store front with metal and stone details;	ii
149 Carling St.	H	Grafton's, c.1948	B	Unpainted two storey brick; stone surrounding second floor windows;	ii
153 Carling St.	H	Kresge, c. 1948	A	Third floor façade unpainted brick with stone window surround; unpainted brick elevator tower;	ii
157 Carling St.	H	Artistic	C	No features	ii
114 Dundas St.	N	Canada Trust, c. 1990			ii
116 Dundas St.	H	Commercial, c. 1850	A	Painted brick with replacement windows in original openings; window headers second storey;	ii

				roof-line cornice may be hidden by tin;	
118 Dundas St.	H	Commercial, c. 1850	B	Cleaned brick with replacement windows in original openings; wooden brackets at eaves; parapet walls;	ii
120 Dundas St.	H	Commercial, c. 1850	B	Stuccoed brick with replacement windows in original openings; dentils at eaves; parapet walls;	ii
122 Dundas St.	H	Commercial, c. 1850	A	Painted brick with replacement windows in original openings; dentil line at eaves; recessed arched window openings second floor; parapet walls; store front elements including terrazzo walk;	ii
124 Dundas St.	I	Infill, c. 2005		No features.	ii
126 Dundas St.	H	Kingsmills, c. 1920	A	Unpainted red brick; window sash and openings;	ii
128 Dundas St.	H	Kingsmills, c. 1915	A		ii
130 Dundas St.	H	Kingsmills, 1932	A	O. Roy Moore; stone faced; store elements including centre island; flag pole;	ii
134 Dundas St.	H	Mara Textile, c. 1915	A		ii
136 Dundas St.	H	Gibbons Building, 1912	A	Watt & Blackwell architects; three storey painted brick; original windows; missing cornice;	ii
140 Dundas St.	H	Grand Building, 1912	A	Watt & Blackwell; east and west elevation painted signage; 5 storey painted reinforced concrete; original windows and millwork in upper floors; missing cornice;	ii
142 Dundas St.	H	Chisholm, c. 1865	A	Three storey painted brick and stone façade; with added fourth storey; originally half-timbered; original windows in original openings 2 <sup>nd</sup> and 3 <sup>rd</sup> ;	ii
144 Dundas St.	H	Commercial, c. 1890	B	4 storey painted brick; blocks cap pilaster strips; keystones; replacement windows in original openings;	ii
146 Dundas St.	H	Grafton's, c. 1948	C	No features	ii
150 Dundas St.	H	S. S. Kresge, c. 1948	C	No features	ii
158 Dundas St.	H	Artistic, c. 1890	A	Three storey red brick with stone details presently covered with wood cladding;	ii
160 Dundas St.	H	Crystal Block, 1865	A	Painted three storey brick; recessed window panels with key stones and lintels;	ii

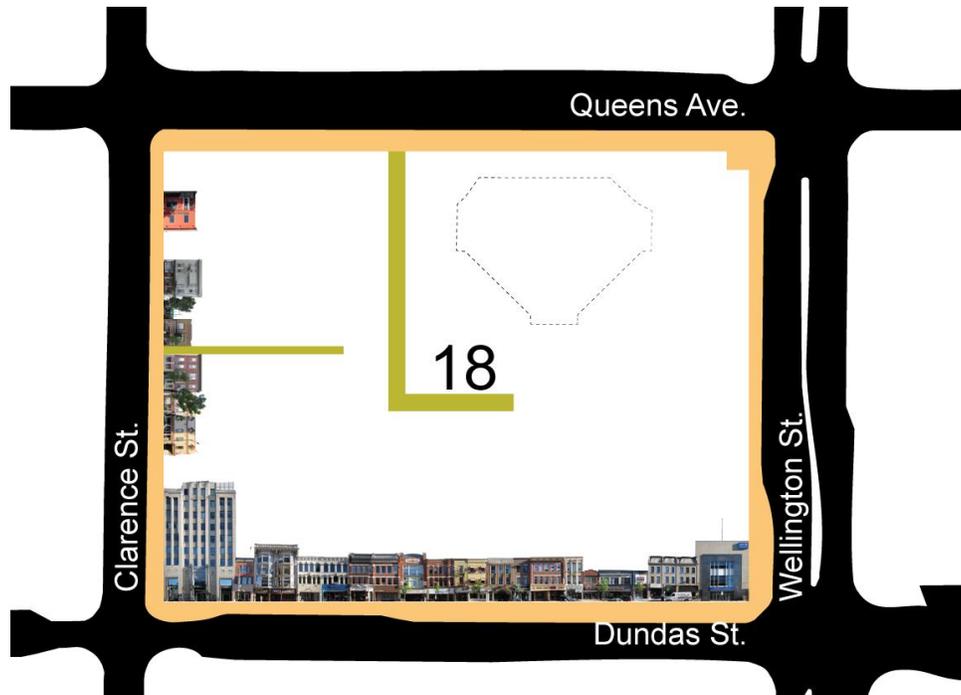


**Quadrant 17**

<b>ADDRESS</b>	<b>ASSIGNMENT</b>	<b>DESCRIPTION</b>	<b>RANKING</b>	<b>CHARACTER DEFINING ELEMENTS</b>	<b>LANDSCAPE</b>
420 Richmond St.	H	Scotia Bank, 1957	A	Front elevation composed of five bays of reflective glass in a metal frame; possibly a replacement of the original; south elevation composed of red brick and thin vertical strip of stone;	ii
428 Richmond St.	H	Premier Trust	A	Façade, c. 1927; unpainted stone façade; stone cornice with dentil line; replacement windows in original openings; more northerly store front in original condition;	ii
430 Richmond St.	H	Commercial, c. 1860	A	Free Press office, 1866-1931; three storey unpainted brick and stone with replicated windows in original openings;	ii
432 Richmond St.	H	Commercial, c. 1860	A	Free Press office, 1866-1931; three storey cleaned brick and stone with replicated windows in original openings; cast iron lintels second and third; large wood and metal cornice;	ii
434 Richmond St.	H	Commercial, c. 1860	A	Three storey cleaned red brick and stone with replacement	ii

				windows in original openings; second storey bay is c. 1895 and may have originated with the stained glass company that once occupied the building; stone lintels on third;	
436 Richmond St.	H	Commercial, c. 1860	A	3 storey painted brick with replacement windows in original openings; cornice with corner blocks;	ii
455 Clarence St.	I	Empty Lot			ii
171 Queens Ave.	H	Stantec Building, c. 1980	D	Alternating horizontal bands of red brick and reflective glass; original entryways;	i
177 Queens Ave.	H	London Club, 1881	A	George Durand architect; painted brick and stone; symmetrical projecting two-storey bays each surmounted by a roof dormer and featuring cresting on the ground floor; bracketed eaves with decorative cornice board; projecting front entry; addition to east also in painted brick; original entryways and window openings including dormers; tile or clay cresting on roof line; hip roofs.	i
185 Queens Ave.	I	empty lot			i
199 Queens Ave.	H	Hiscox house, c. 1880	A	Window keystones, paired brackets at eaves; gable woodwork, dormer, double chimney; building has been stuccoed;	i
201 Queens Ave.	H	Avco, c. 1965	A	Composite cladding and window location; store front and ground floor materials and design;	i
164 Dundas St.	H	CIBC, c. 1965	A	Decorative stone façade; coloured panels alternate with windows; large marble detailed entryways at ground floor;	ii
166 Dundas St.	H	CIBC, c. 1965	A		ii
172 Dundas St.	H	Mascot	B	Three storey painted brick; replacement windows in original openings; rebuilt cornice;	ii
174 Dundas St.	H	Two-storey remnant	C		ii
176 Dundas St.	H	Zellers	A	Façade c, 1950; 4 storey unpainted stone façade; replacement windows in original openings;	ii
178 Dundas St.	H	Zellers	A	Façade c, 1950;	ii
180 Dundas St.	H	Nash, no door	B	4 storey painted brick; replacement windows in original openings;	ii
182 Dundas St.	H	Nash	A	Store front, 1917; Ormolu store front only;	ii
184 Dundas St.	H	Commercial, c. 1875	B	4 storey painted brick; replacement windows in original openings;	ii
186 Dundas St.	H	Commercial,	C	New façade;	ii
188 Dundas St.	H	Commercial, c. 1890	A	Three storey cleaned brick; replacement windows in original	ii

				openings; tin cornice at eaves;	
190 Dundas St.	H	Commercial, c. 1890	A	Three storey cleaned brick; replacement windows in original openings;	ii
192 Dundas St.	H	Commercial	C	New façade;	ii
194 Dundas St.	H	Century Theatre	A	Stone façade;	ii
196 Dundas St.	H	Commercial	B	New façade;	ii
198 Dundas St.	H	Commercial Block, c. 1890	B	4 storey brick; replacement windows in original openings;	ii
200 Dundas St.	H	Commercial Block, c. 1890	B	Tiled entrance and menu holder from London Café;	ii
202 Dundas St.	H	Commercial Block, c. 1890	B	4 storey brick; replacement windows in original openings;	ii
204 Dundas St.	H	Capitol Theatre, 1920	A	Upper façade restored; precast elements; brick and stone capped parapet walls;	ii
206 Dundas St.	H	Bowles Lunch, c. 1925	B	Two storey recladding imitates; original terra cotta;	ii
210 Dundas St.	H	Commercial, c. 1975	D		ii

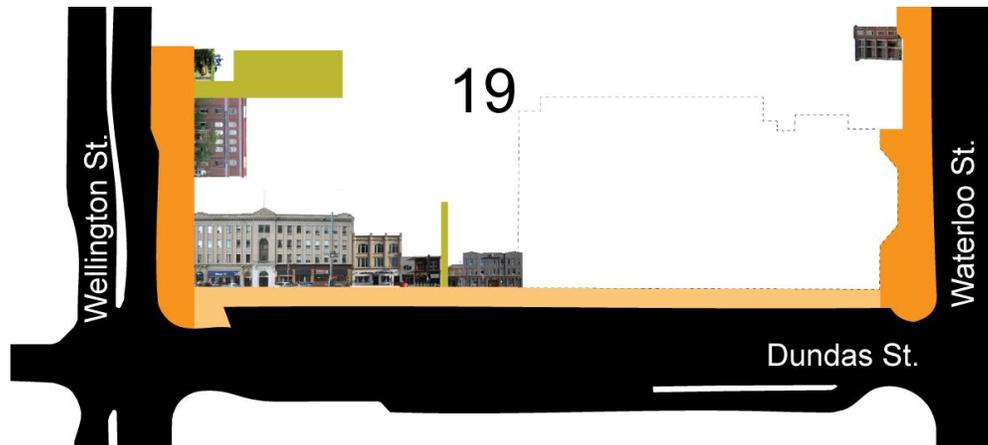


**Quadrant 18**

ADDRESS	ASSIGNMENT	DESCRIPTION	RANKING	CHARACTER DEFINING ELEMENTS	LANDSCAPE
426 Clarence St.	H	Italianate block, c. 1875	B	Window location; wooden brackets at eaves; dormer windows;	ii
432 Clarence St.	H	WCTU Building, c. 1910	A	Unpainted red brick and stone; second floor balcony with two flanking columns; full cornice, likely tin; street elevation folds back to adjoining building;	ii
434 Clarence St.	H	Commercial, c. 1930	A	Unpainted rug brick upper storey; window openings;	ii
436 Clarence St.	H	Commercial, c. 1900	B	One-storey brick cleaned; one window opening appears intact; deep set back from street;	ii
438 Clarence St. 440 Clarence St.	H	Commercial, c. 1900	A	Fire escape; metal cornice; store front materials and design; painted brick;	ii
220 Dundas St.	H	Canada Trust, 1931	A	All existing details are character-defining; present south and west elevations at the ground first floor date from the 1960s;	ii
226 Dundas St.	H	Commercial, c. 1900	B	Restored façade, c. 2005; cornice and brackets are not historic; three arched windows on third floor and the red brick are character defining-elements;	ii

228 Dundas St.	H	Ontario Furniture, 1910	A	Moore, Henry, Munro; tin cornice including company name; bay windows; original wooden windows 3 <sup>rd</sup> floor and 4 <sup>th</sup> floors;	ii
230 Dundas St.	H	Ontario Furniture, 1910	A	Moore, Henry, Munro; tin cornice including company name; bay windows; original wooden windows 3 <sup>rd</sup> floor and 4 <sup>th</sup> floors;	ii
232 Dundas St.	H	Commercial, c. 1870	B	Cornice; brickwork; window openings keystones and bracket-shaped keystones; stone details between windows; brick is painted;	ii
234 Dundas St.	H	Commercial, c. 1870	B	Cornice; brickwork; window openings keystones and bracket-shaped keystones; stone details between windows; brick is painted;	ii
236 Dundas St.	H	Commercial, c. 1890	A	Red brick; stone details; window locations; large tin cornice;	ii
238 Dundas St.	H	Commercial, c. 1890	A	Red brick; stone details; window locations; large tin cornice;.	ii
240 Dundas St.	H	Attic	A	Façade, c. 1910; 2 <sup>nd</sup> and 3 <sup>rd</sup> floor windows; curved cornice; panel with decorative tiling above third floor; terrazzo and store front materials and design;	ii
242 Dundas St.	H	Commercial, c. 1885	A	Unpainted red brick with stone bands and detailing;	ii
244 Dundas St.	H	Smith Block, c. 1860	B	Braywick; stuccoed brick; replacement windows in original openings; fire escape;	ii
246 Dundas St.	H	Smith Block, c. 1860	B	Stucco over brick; replacement windows in original openings;	ii
248 Dundas St.	H	Commercial, c. 1890	B	Unpainted three-storey brick; replacement windows in original openings;	ii
250 Dundas St.	H	Commercial, c. 1920	B	Unpainted three-storey brick; stone lintels; replacement windows in original openings	ii
252 Dundas St.	H	Commercial, c. 1890	A	Red brick unpainted; replacement windows in original openings; wood cornice; cast iron column; stone lintels;	ii
256 Dundas St.	H	Commercial, c. 1890	B	Painted three-storey brick and stone façade; decorative stone detailing; keystones and lintels; some decorative brickwork; Wall and H.J.Boyd;	ii
258 Dundas St.	H	Commercial, c. 1920	A	Unpainted red rug brick and stone cap; replacement windows in original openings;	ii
260 Dundas St.	H	Loblaws, c. 1930	A	Façade joined together two smaller storefronts; Art Deco details include decorative metal above second floor window; yellow and black tiles; window size and placement on 2 <sup>nd</sup> floor;	ii
262 Dundas St.	H	News Depot, c. 1890	A	Painted two-storey brick; decorative brick cornice; tin	ii

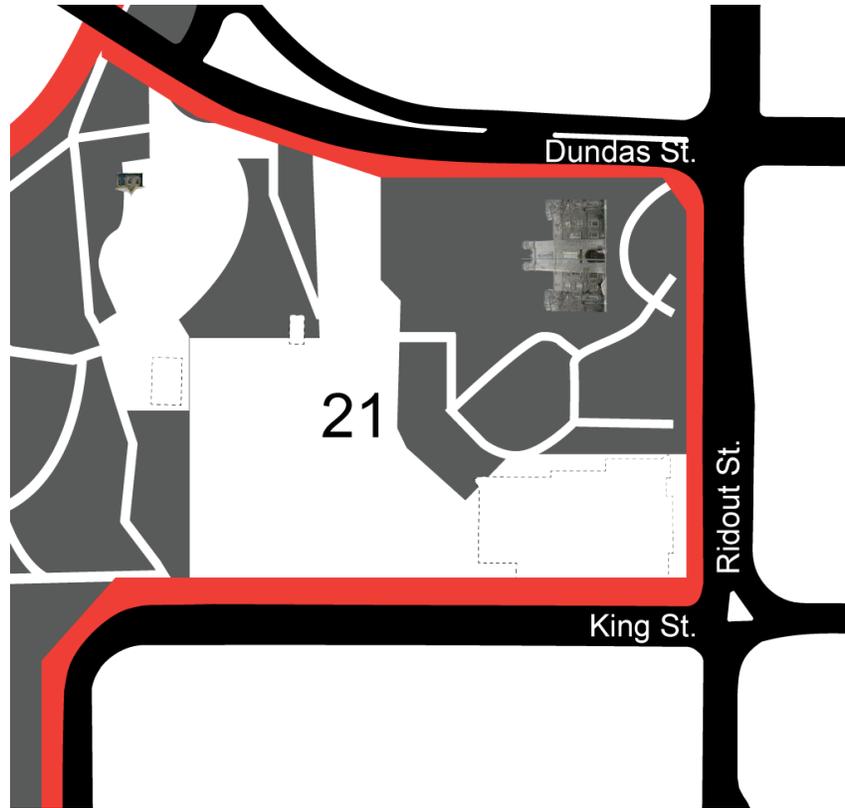
				cornice ground floor; original window openings may lie beneath plywood covering;	
264 Dundas St.	H	Dean Russell, c. 1870	A	Double hung sash 2 <sup>nd</sup> and 3 <sup>rd</sup> floors;	ii
268 Dundas St.	H	Commercial, c. 1870	A	Mansard roof; painted three-storey brick; replacement windows in original openings;	ii
270 Dundas St.	H	Bank of Montreal, 1957	A	Wellington and Dundas elevations: two types of stone cladding; window assemblies; carved coat of arms;	ii
219 Queens Ave.	H		B	Painted two-storey brick; replacement windows in some original and some altered locations;	ii



**Quadrant 19**

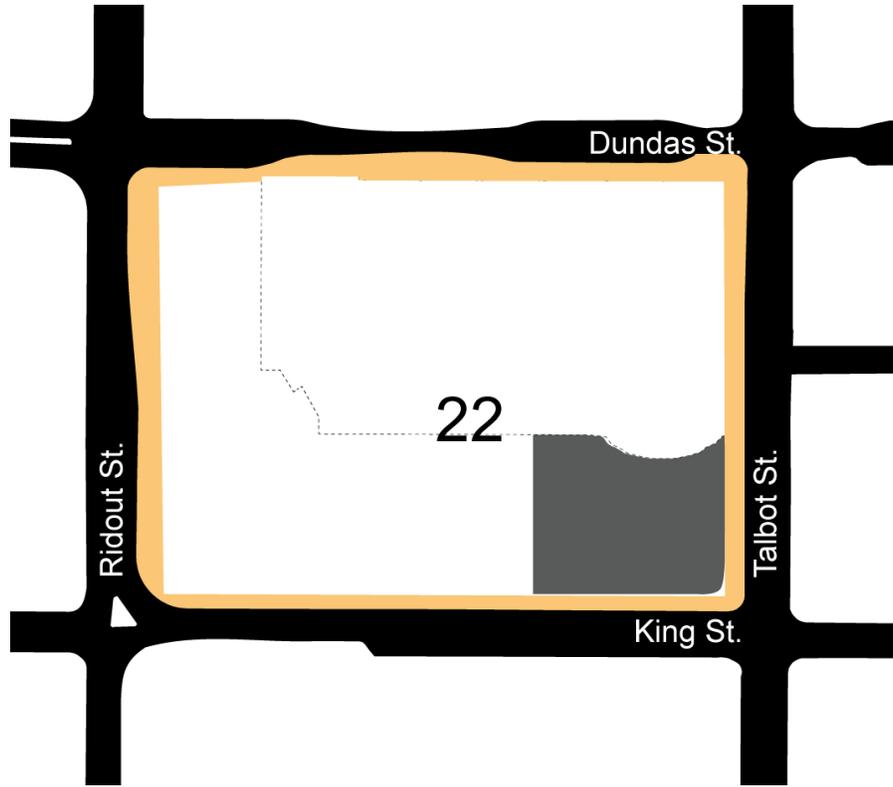
ADDRESS	ASSIGNMENT	DESCRIPTION	RANKING	CHARACTER DEFINING ELEMENTS	LANDSCAPE
424 Wellington St.	H	Wright Litho, c. 1905	A	Three storey unpainted red brick; original windows; entrance portico; wooden sign board; cornice at ground floor and eaves;	i
430 Wellington St.	H	Chapman-Hewitt, c. 1958	A	Decorative stone and glass two storey; store front and windows on second floor;	i
272 Dundas St.	H	PUC, 1917	A	Stone façade; window openings;	ii
276 Dundas St.	H	City Hall, 1927	A	Date stone, roof line cornice; flag pole Second storey balcony and clock assembly; arched entryways and decorative iron grill; John M. Moore;	ii
280 Dundas St.	H	Smith Cigar factory, 1890	A	Victor building; stucco covered brick; early windows; caps on pilaster strips at the cornice;	ii
286 Dundas St.	H	Ital. com., c. 1875	A	Reworked façade; upper storey ovoid window, c. 1940s; western bay of adjoining building;	ii
288 Dundas St.	H	Ital. com., c. 1875	A	Replacement windows in original openings second floor; central wooden window frame original; large hanging sign; bracketed cornice;	ii
292 Dundas St.	H	House, c. 1850	B	Former house; unpainted brick from a later period; windows altered; parapet wall;	ii
300 Dundas St.	H	Wyatt Building, 1927	B	Painted brick; replacement windows in original window openings; stone capping on top of front elevation; date stone;	ii
310 Dundas St.	N				ii
320 Dundas St.	N				ii
433 Waterloo St.	H		A	Four-storey red brick; unpainted	ii

				with pre-cast lintels and a concrete block foundation; rebuilt four-storey wooden balcony assembly;	
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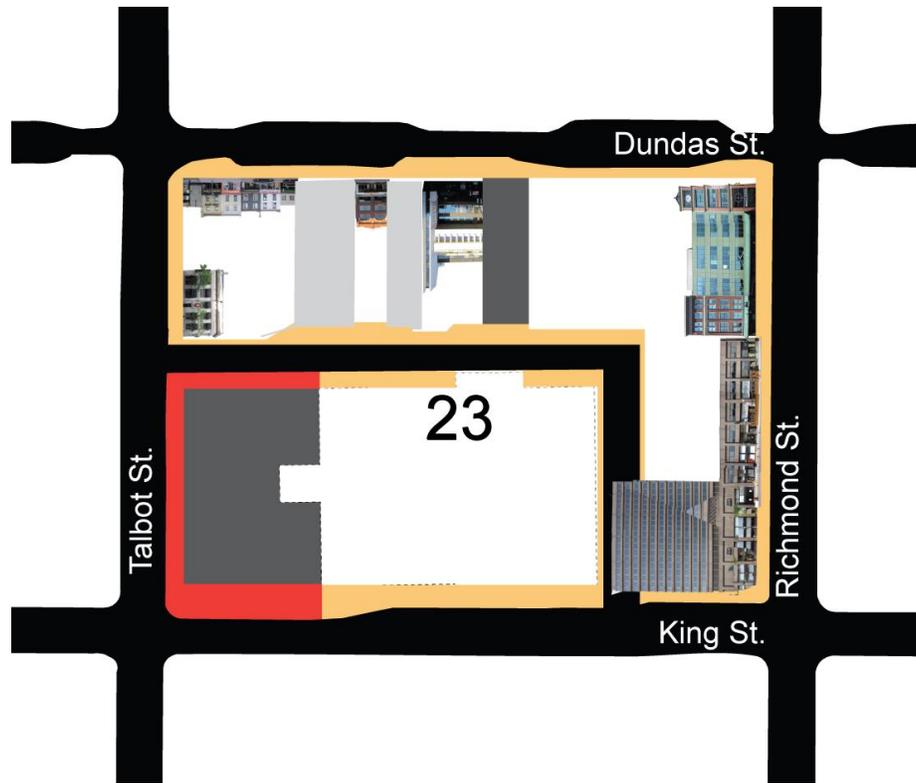
**Quadrant 21**

<b>ADDRESS</b>	<b>ASSIGNMENT</b>	<b>DESCRIPTION</b>	<b>RANKING</b>	<b>CHARACTER DEFINING ELEMENTS</b>	<b>LANDSCAPE</b>
399 Ridout St. North	H	County Building, 1829; Enlarged 1878	A	John Ewart; refer to Designation By-law for court house and for Gaol;	iv
50 King St.	N	Health Unit	C	New façade;	iv
1 Dundas St.	H	House, c. 1880	A	Unpainted brick; original windows and front door refer to Designation By-law;	iv



**Quadrant 22**

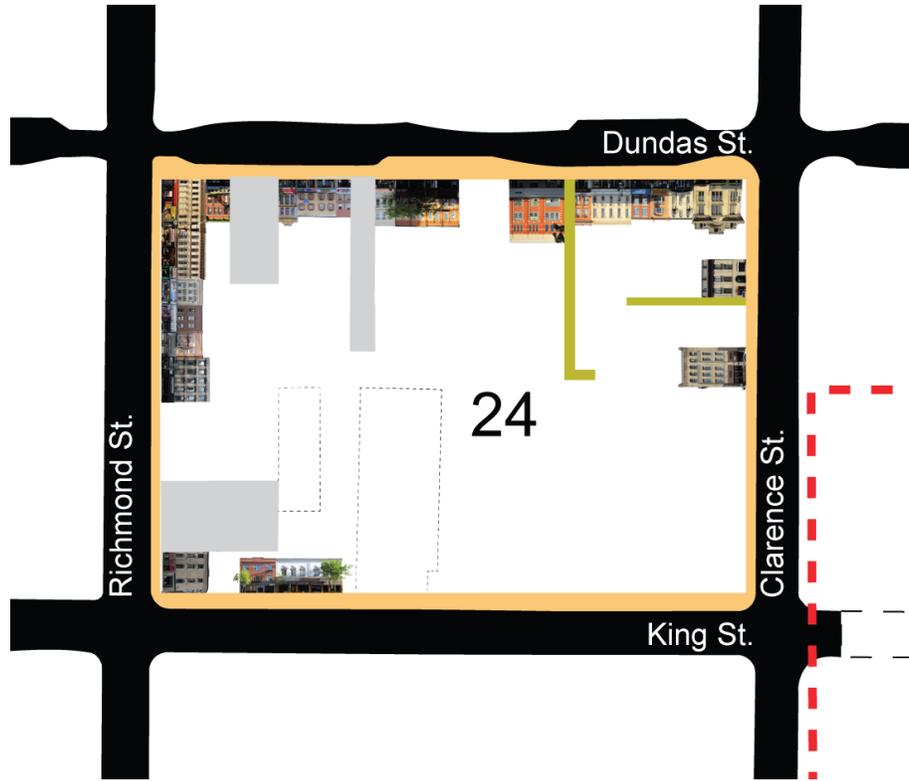
ADDRESS	ASSIGNMENT	DESCRIPTION	RANKING	CHARACTER DEFINING ELEMENTS	LANDSCAPE
99 Dundas St.	N	JLC		Stone details from the Talbot Inn, c. 1865; incorporated into the north and east facades;	ii



Quadrant 23

ADDRESS	ASSIGNMENT	DESCRIPTION	RANKING	CHARACTER DEFINING ELEMENTS	LANDSCAPE
398 Talbot Street	H	Bank of British North America, c. 1912	A	South and west elevation stone façade unpainted;	ii
383 Richmond St.	H	Royal Bank, c. 1968	D	Two-storey base of Royal Bank structure; pre-cast panels and glass in original configuration;	ii
391 Richmond St.	H	Royal Bank, c. 1968	D	Horizontal bands of pre-cast panels alternating with glass;	ii
4 Covent Market Pl.	H	Canada Trust, c. 1918	A	Watt and Blackwell; stone facade with replacement windows in original opening; carved initials at cornice line;	ii
14 Covent Market Pl.	H	Remnant 19 <sup>th</sup> century com.	C		ii
20 Covent Market Pl.	H	Com., c. 1980	D		
26/28 Covent Market Place	H	Commercial 1925	A	Cowan's hardware; unpainted red rug brick upper three storeys; stone details;	ii
34 Covent Market Pl.	N	Com/res, c. 2005			ii
109 Dundas St.	H	TD Bank, 1951	A	West and north elevations: stone facade unpainted with replacement windows in original openings; entryway on Dundas;	ii

				flagpole	
111 Dundas St.	H	Commercial, c. 1850	A	Three storey painted brick; pilaster strips with stone caps; replacement windows in original openings; parapet walls;	ii
113 Dundas St.	H	Commercial, c. 1850	A	Three storey painted brick; pilaster strips with stone caps; replacement windows in original openings; parapet walls;	ii
115 Dundas St.	H	Commercial, c. 1850	B	Three storey painted brick; replacement windows in original openings;	ii
117 Dundas St.	H	Commercial, c. 1850	B	Three storey painted brick; replacement windows in original openings;	ii
119 Dundas St.	H	Remnant 19 <sup>th</sup> century block	C		ii
121 Dundas St.	H	Com, c. 1980	D		ii
123 Dundas St.	H	Com, c. 1980	D		ii
125 Dundas St.	H	Cowan's hardware, c. 1922	A	Four storey red rug brick unpainted; stepped façade top with stone trim; flag pole; replacement windows in original openings;	ii
127 Dundas St.	H	Cowan's hardware, c. 1922	A		ii
129 Dundas St.	I	New building			ii
137 Dundas St.	H	Royal Trust	A	Mykola Wasylko architect; building recessed to a height of four floors; fifth floor projects to lot line; surmounted by a balcony; brown metal panels and white precast composite material; stairwell runs the full height of the street elevation at the west side of the front elevation;	ii
139 Dundas St.	H	Throughway			ii
141 Dundas St.	H	Woolco, c. 1965	B	Red brick and precast lintels; replacement windows in original openings; centre window assembly has been added;	ii
151 Dundas St.	H	Smallman and Ingram, c. 1905	A	5 storey red brick; stone cornice at 4 <sup>th</sup> storey; upper cornice is replacement (fibreglass); replacement windows in original openings; stone columns caps and lintels in windows; Richmond elevation – same;	ii
128 King St.	H	Market Square			iv
130 King St.	I	Market Square			iv

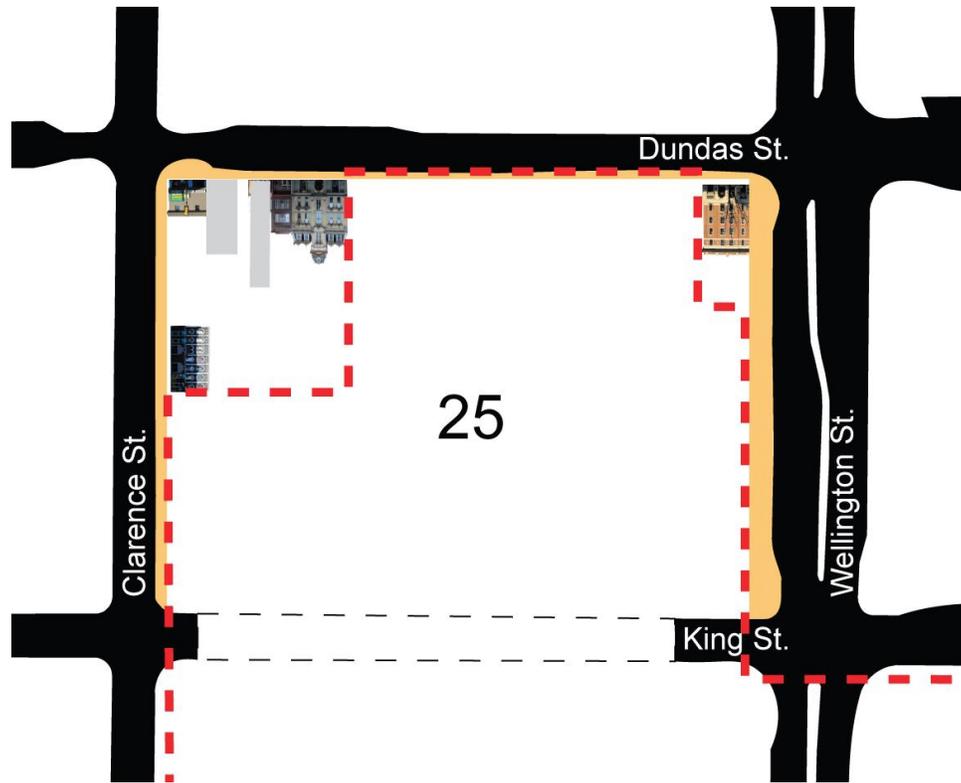


**Quadrant 24**

ADDRESS	ASSIGNMENT	DESCRIPTION	RANKING	CHARACTER DEFINING ELEMENTS	LANDSCAPE
370 Richmond St.	H	Richmond Hotel, 1860	A	Cleaned brick; replacement windows in original openings on the 2 <sup>nd</sup> , 3 <sup>rd</sup> and 4 <sup>th</sup> floors all with stone sills; brick cornice at eaves; ground floor door and window openings;	ii
372 Richmond St.	H	Richmond Hotel, 1860	A		ii
374 Richmond St.	H	Executive Lounge, c. 1960	A	No features;	ii
376 Richmond St.	H	Remodeled commercial, c. 1960	C	No features;	ii
378 Richmond St.	I	Empty Lot			ii
380 Richmond St.	I	Empty Lot			ii
388 Richmond St.	H	Victoria Buildings, 1855	A	Painted brick; unpainted rug brick, c. 1925; replacement windows in original openings;	ii
390 Richmond St.	H	Victoria Buildings, 1855	A		ii
392 Richmond St.	H	Com, c. 1870	B	Unpainted rug brick, c. 1925; replacement windows in original openings;	ii
394 Richmond St.	H	Com, c. 1870	B	Unpainted rug brick, c. 1925; replacement windows in original openings;	ii
396 Richmond St.	H	Com, c. 1870	A	Painted three-storey brick;	ii

				replacement windows in original opening; large decorative stone lintels over each window on second and third floors; decorative brick cornice;	
398 Richmond St.	H	Com, c. 1870	A	Painted three-storey brick; replacement windows in original opening; large decorative stone lintels over each window on second and third floors; decorative brick cornice;	ii
400 Richmond St.	H	Edge Block, 1875	A	Tin cornice and brackets; painted brick; all second and third floor windows including curved window; cornice board at first floor on corner; molding and cornice at second storey; main entry to upper floors on Richmond St.; 404 Richmond St: Store front and terrazzo at entry, c. 1950;	ii
402 Richmond St.	H	Edge Block, 1875	A		ii
404 Richmond St.	H	Edge Block, 1875	A		ii
387 Clarence St.	H	Corset factory, c. 1890	A	Four storey cleaned brick; stone piers, original and replacement windows in original locations; gothic wood element not historic;	ii
389 Clarence St.	I	Empty Lot			ii
391 Clarence St.	I	Empty Lot			ii
397 Clarence St.	H	Duffield Block ,1862	A	Window openings and surrounds on 2 <sup>nd</sup> and 3 <sup>rd</sup> floors; carriage way from Clarence; cornice and brackets; dormer locations;	ii
401 Clarence St.	H	Duffield Block ,1862	A		ii
163 Dundas St.	H	Edge Block, 1875	A	Tin cornice and brackets; painted brick; all second and third floor windows including curved window; cornice board at first floor on corner; molding and cornice at second storey; main entry to upper floors on Richmond St.;	ii
165 Dundas St.	H	Edge Block, 1875	A		ii
167 Dundas St.	H	Bank of Toronto, c. 1887	A	Unpainted red brick with stone banding; large metal cornice; fire escape;	ii
173 Dundas St.	H	Commercial, c. 1950	D		ii
175 Dundas St.	H	Scandrett Grocery, 1883	A	George Durand; painted brick and decorative stone; upper sections of second and third floor windows composed of smaller panes are original; all window openings; double bracket at east end of ground floor cornice;	ii
177 Dundas St.	H	Daniell block ,c. 1850	B	Painted brick; replacement windows in original openings;	ii
179 Dundas St.	H	Commercial, c. 1920	B	Newer brick unpainted; replacement windows in	ii

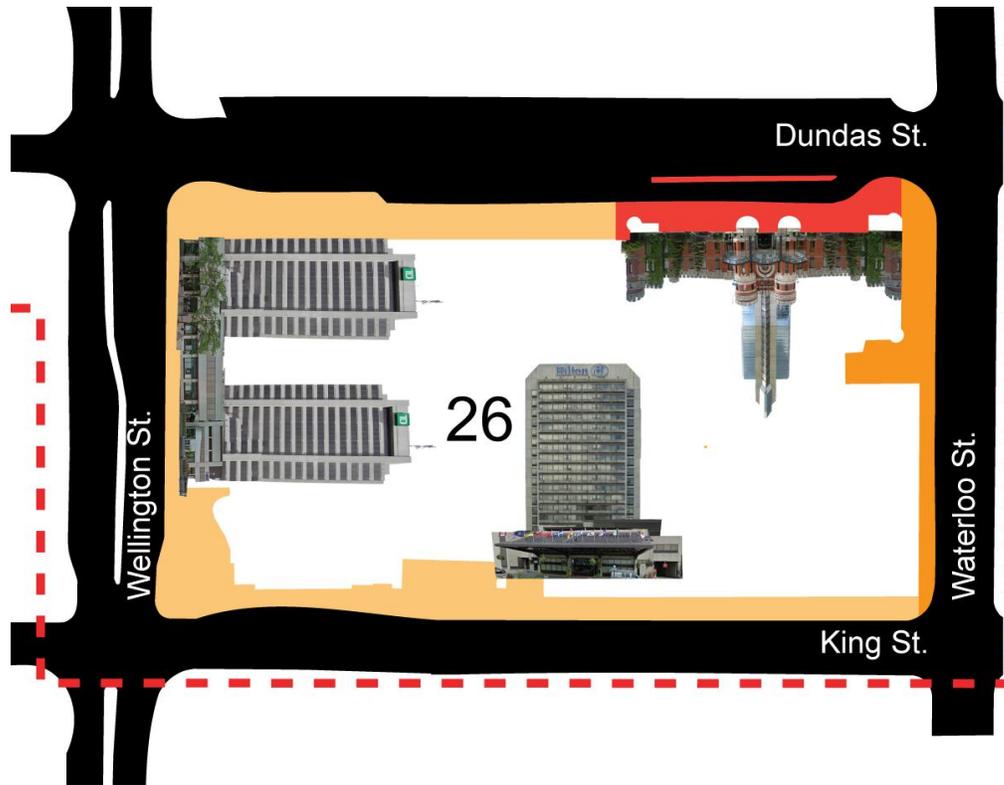
				original openings;	
181 Dundas St.	H	Recent commercial	D	No features;	ii
183 Dundas St.	H	Union Block, 1887	B	Stuccoed brick; replacement windows in original openings;	ii
185 Dundas St.	H	Union Block, 1887	A	Unpainted bi-chromatic brick; replacement windows in original openings; date stone; fire escape;	ii
187 Dundas St.	H	Union Block, 1887	A		ii
189 Dundas St.	H	Union Block, 1887	A		ii
195 Dundas St.	I	Empty lot			ii
199 Dundas St.	H	Reid's Crystal Hall, c. 1875	A	4 storey unpainted red brick; stone detailing; painted wall signage west elevation; replacement windows in original openings; west wall survived 1907 collapse;	ii
201 Dundas St.	H	Commercial, c. 1910	A	Three storey red brick unpainted; stone details; large cornice at eaves; replacement windows in original openings;	ii
203 Dundas St.	H	Hawthorn's Hotel, c. 1860	A	Three storey cleaned brick; decorative brick cornice; restored windows; cast iron headers;	ii
207 Dundas St.	H	Commercial, c. 1925	B	Red rug brick three storey; stone lintels; replacement windows in original openings;	ii
209 Dundas St.	H	Commercial c 1888	B	Painted three storey brick; arched opening upper window; replacement windows in original openings;	ii
211 Dundas St.	H	Commercial c. 1875	C	Three storey stuccoed brick; replacement windows in original openings;	ii
215 Dundas St.	H	Duffield Block, 1862	A	Interior 3 <sup>rd</sup> floor added, c. 1910; window openings and surrounds on 2 <sup>nd</sup> and 3 <sup>rd</sup> floors; carriage way from Clarence; cornice and brackets; dormer locations;	ii
172 King St.	H	Commercial, c. 1910	A	Unpainted red brick with replacement windows in original openings; carriageway; fire escape; cornice at third floor cap stones along top of front elevation;	ii
174 King St.	H	Ferguson furniture factory, c. 1880	B	Painted brick with replacement windows in original openings; key stones and banded quoins; fire escape on east elevation; building's third and fourth stories now gone;	ii
186 King St.	H	Jack Tar Building, c. 1965	D	East and west elevations; black brick pilasters and white brick bands;	ii



**Quadrant 25**

ADDRESS	ASSIGNMENT	DESCRIPTION	RANKING	CHARACTER DEFINING ELEMENTS	LANDSCAPE
392 Clarence St.	H	Commercial, c. 1980	D		ii
394 Clarence St.	H	Commercial, c. 1980	D		ii
396 Clarence St.	H	Commercial, c. 1980	D		ii
400 Clarence St.	H	Savoy hotel, 1876	B	3 storey painted brick; date stone replacement windows in original openings;	ii
217 Dundas St.	H	Checkered Store, c. 1853	B	Metal clad exterior; window placement and brick walls likely date from period of construction; deep profile at the eaves suggests original cornice may exist;	ii
219 Dundas St.	H	Commercial, c. 1910	C	All stucco – no visible features; features may be masked by stucco façade;	ii
223 Dundas St.	H	Commercial, c. 1910	B	Second floor window grouping;	ii
225 Dundas St.	H	Commercial, c. 1910	B	Two-storey painted brick; original metal cornice;	ii
227 Dundas St.	H	Commercial, c. 1910	A	Three-storey unpainted brick and stone building; replacement windows in	ii

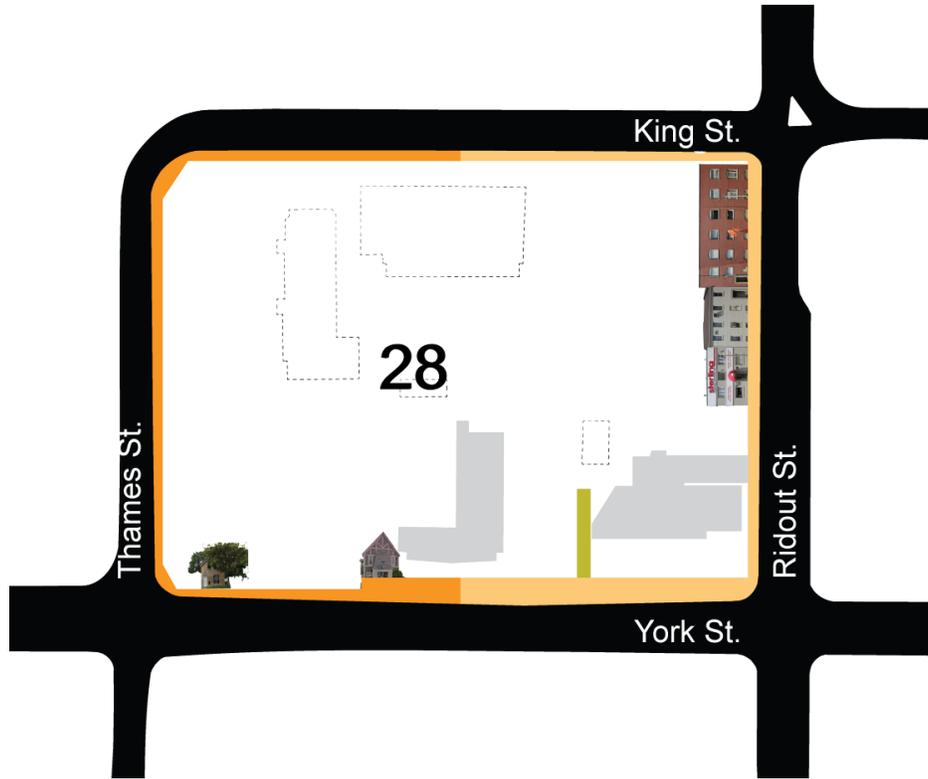
				original locations; stone surrounds framing window openings;	
231 Dundas St.	H	Mechanics Institute, 1877	A	Restored elements dating from c.1990 included the tower, dormers and the ground floor store fronts; 2 <sup>nd</sup> and 3 <sup>rd</sup> floor window openings and lintels and surrounds are likely from time of construction;	ii
267 Dundas St.	H	Bank of Toronto, 1929	A	Refer to Designation By-law;	ii



**Quadrant 26**

ADDRESS	ASSIGNMENT	DESCRIPTION	RANKING	CHARACTER DEFINING ELEMENTS	LANDSCAPE
275 Dundas St.	H	Northern Life Tower, c. 1978	A	Tower rises from wide base each façade dominated by two vertical strips of precast material into which alternating horizontal bands of glass and precast material are integrated;	ii
380 Wellington St.	H	CT Tower, c. 1978	A	Tower rises from wide base each façade dominated by two vertical strips of precast material into which alternating horizontal bands of glass and precast material are integrated;	ii
325 Dundas St.	H	Dundas Armouries, 1905	A	All red brick and stone elements visible on the east, north, and west elevations; windows have been replaced using original openings; entryways including the large doorways on the east and west sides; carved stone names e.g. “Gun Shed”; ornamental iron in front of the north elevation;	ii
300 King St.	H	Holiday Inn, c. 1978	A	Tower composed of recessed glass; room windows alternating	ii

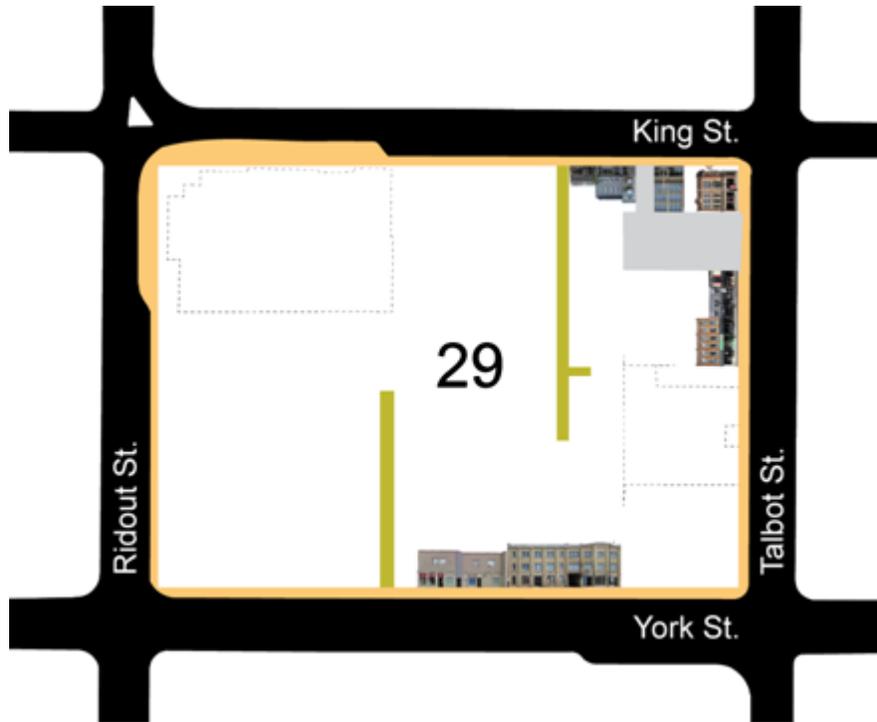
				with bands of precast material on the north and south elevations; east and west elevations composed of centre strip of windows set in a largely concrete wall;	
320 King St.	I	Empty Lot			ii



**Quadrant 28**

ADDRESS	ASSIGNMENT	DESCRIPTION	RANKING	CHARACTER DEFINING ELEMENTS	LANDSCAPE
330 Thames St.	H	Park			i
337 Ridout St. North	H	Garage	D		ii
345 Ridout St. North	H	Dye house, blacksmith	B	Haygarth Printing; once served as the dye house for the plant with the power house located behind; the chimney is intact as well; the dye house is a c.1880s building originally used as a blacksmith shop;	ii
349 Ridout St. North	H	Office and hosiery mill	A/B	At the south end of the complex facing Ridout is a small hipped-roofed structure dating to c. 1880 which was also used in that decade as a hotel; to the north is another c. 1880 building; no features – replacement windows in original openings; to rear: Richmond Hosiery Building, c. 1925 largely intact with original rug brick exterior and large multi-paned windows;	ii

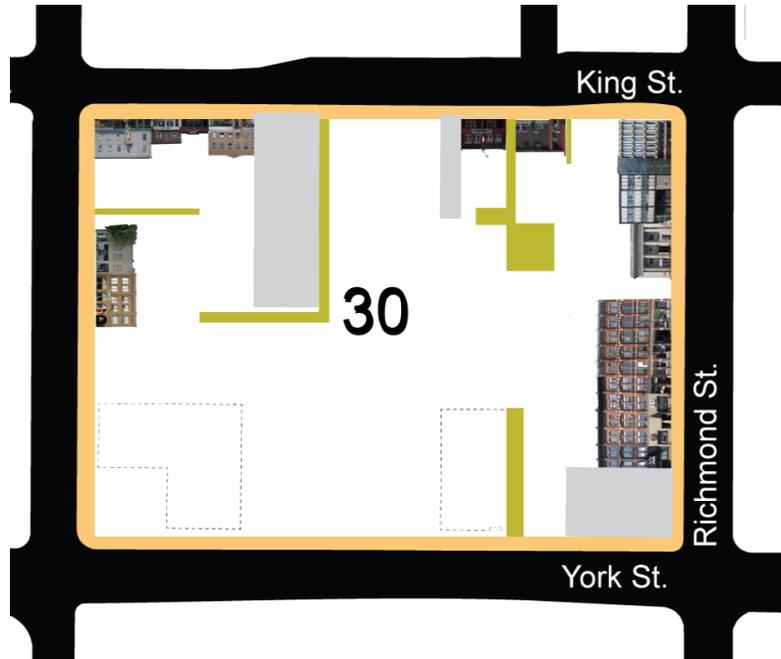
355 Ridout St. North	H	Jenkins warehouse	A	Unpainted three-storey red brick; replacement windows in original openings; extruded tile cornice cap;	ii
359 Ridout St. North	H	Hotel, c. 1870	A	McFarlane Hotel. c. 1875; original window openings on the second and third floors; the ground floor display windows at the corner of the building were installed c. 1910;	ii
24 York St.	H	House, c. 1910	A	Two-storey cleaned brick; replacement windows in original openings; bargeboard retains some original elements;	i
32 York St.	I	Empty Lot			i
36 York St.	H	Mission Church, 1910	B	Large gable ended likely frame structure; half timbering may be part of traditional cladding; door and window elements have been altered;	ii
40 York St.	H	Laundromat	B		ii
52 York St.	N	Empty Lot			ii
19 King St.	H	Condo building, c. 1980	D		i
21 King St.	H	Apartment building, c. 1980	D		i
45 King St.	H	addition to Jenkins's seed and stock supplies, c. 1910	B	Cleaned two-storey red brick; replacement windows in original openings on second floor; decorative brick cornice;	ii



**Quadrant 29**

<b>ADDRESS</b>	<b>ASSIGNMENT</b>	<b>DESCRIPTION</b>	<b>PRIORITY</b>	<b>CHARACTER DEFINING ELEMENTS</b>	<b>LANDSCAPE</b>
331 Talbot St.	H	Empty lot			ii
339 Talbot St.	H	Commercial, c. 1980	D		ii
341 Talbot St.	H	Commercial, c. 1980	D		ii
345 Talbot St.	H	Commercial, c. 1980	D		ii
347 Talbot St.	H	Commercial, 1885	A	Bichromatic cleaned brick with replacement windows in original openings;	ii
349 Talbot St.	H	Commercial, 1885	A	Bichromatic cleaned brick with replacement windows in original openings;	ii
355 Talbot St.	H	Commercial, c. 1930	B	Painted brick with replacement windows in original openings;	ii
357 Talbot St.	H	Antique shop, c. 1865	A	2 storey wood clad building painted; series of wood elements of various ages assembled to create a "period" looking façade; store front elements well assembled; upper level includes siding and a good window; it has significant status as the only wood clad building in the downtown;	ii
359 Talbot St.	H	Former Burrigde, c. 1910	C	Altered beyond recognition however photographic evidence	ii

				exists that would allow a reconstruction of the façade;	
363 Talbot St.	H	Burridge, c. 1881	A	3 storey bi-chromatic brick; cleaned with replacement windows in original openings; wood cornice at eaves recently replaced with detailed reproductions; store fronts have all been replaced; significant stone lintels second storey;	ii
70 York St.		Empty Lot			iii
82 York St.	H	McManus Motors, c. 1948	C	Stuccoed façade, c. 1980;	iii
84 York St.	H	McManus Motors, c. 1948	C	Stuccoed façade, c. 1980;	iii
88 York St.	H	Ontario Bed Spring, c. 1910	A	Cleaned three-storey yellow brick; replacement windows in original openings; carriageway;	iii
90 York St.	H	Ontario Bed Spring, c. 1910	A	Cleaned three-storey yellow brick; replacement windows in original openings; carriageway;	iii
71 King St.	N	Renaissance			ii
75 King St.		Empty Lot			ii
89 King St.	H	Remodeled façade	D		ii
91 King St.	H	Remodeled façade	D		ii
95 King St.	H	Remodeled façade			ii
97 King St.	H	Biz Pro, c. 1900	B	Painted brick with replacement windows in original openings in second floor; original windows appear to be retained on the third floor; upper cornice removed 2011; ground floor entries and windows in traditional locations; ground floor cornice;	ii
99 King St.	H	Remodeled façade	C	Stuccoed over brick; replacement windows in original openings;	ii
101 King St.	H	Commercial bldg, c. 1890	B	4 storey unpainted brick building; cornice relocated several feet above original location and replaced with brackets patterns on neighbouring building; replacement windows in original openings;	ii
103 King St.	H	Burridge Block, 1881	A	3 storey bi-chromatic brick; cleaned with replacement windows in original openings; wood cornice at eaves; recently replaced with detailed reproductions; store fronts have all been replaced; significant stone lintels second storey;	ii
350 Ridout St.	N	Renaissance			ii

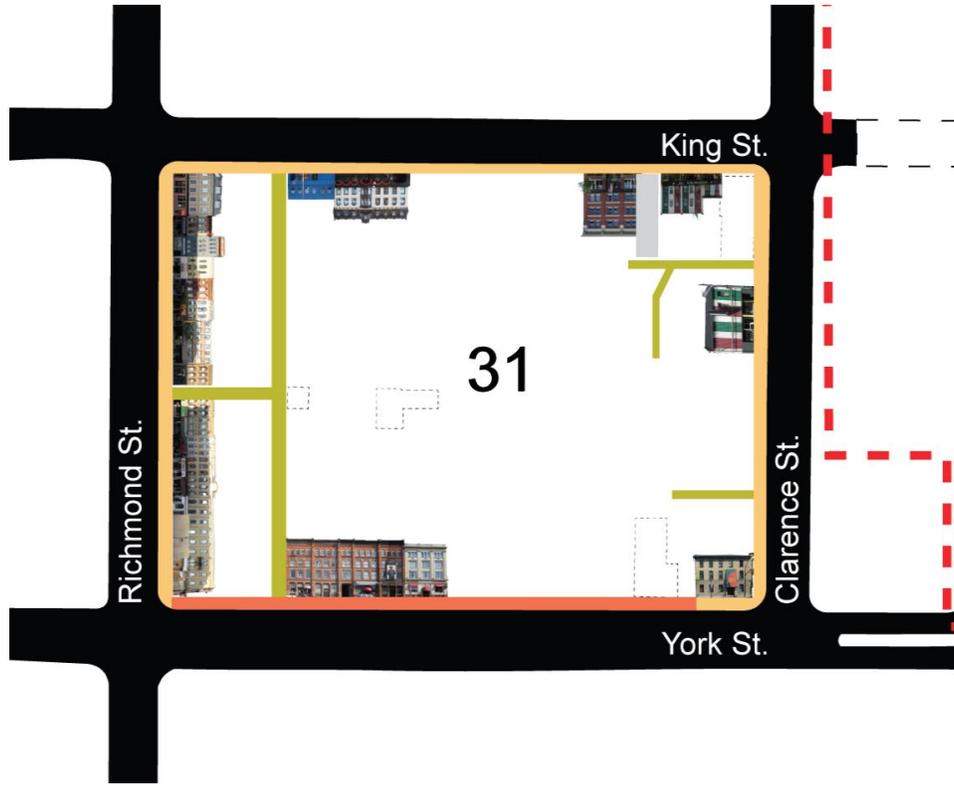


**Quadrant 30**

ADDRESS	ASSIGNMENT	DESCRIPTION	RANKING	CHARACTER DEFINING ELEMENTS	LANDSCAPE
350 Talbot St.	H	Massey-Harris dealership, 1890	A	Unpainted brick with replacement windows in original openings; ground floor elements include window and door openings; unpainted stone sills with one replacement in reinforce concrete; woodwork, windows and door in original entry; Massey-Harris painted on top of north elevation; carriageway;	ii
352 Talbot St.	H	Canadian Tire	B	Painted brick 2 storey with brick; replacement windows in original openings; northerly bay recessed provides entry to second floor; traditional storefront entry;	ii
354 Talbot St.	H	Canadian Tire	B		ii
356 Talbot St.	H	Canadian Tire	B		ii
362 Talbot St.	H	Moore Building, c. 1920	B	Large corner building with additions c. 1920 to south and east; painted brick with replacement windows in original openings; original red rug brick of	ii

				additions visible in some locations; some store fronts retain unpainted brick and metal/wood cornice; concrete pads on King elevation mark original store front entryways; Talbot elevation retains original cornice at top of ground floor – missing a corner block at south end; main entry installed in the 1920s on the Talbot elevation; elements recently replaced; name had disappeared;	
366 Talbot St.	H	Moore Building	B		ii
120 York St.	H	Commercial, c. 1980	D		iii
126 York St.		Empty Lot			iii
148 York St.	H	Commercial, c. 1980	D		iii
111 King St.	H	Bank hotel, c. 1870	B		ii
113 King St.	H	Moore Building addition, c. 1920	B		ii
115 King St.	H	Commercial, c. 1920	A	2 storey unpainted brick - with replacement windows in original openings;	ii
117 King St.	H	Commercial, c. 1920	B	Stepped façade; painted brick; ground floor recent; cornice;	ii
119 King St.	H	Former hotel, c. 1880	A	Façade, c. 1925; unpainted three storey brick façade; rebricked 19 <sup>th</sup> century hotel; replacement windows in original openings; central entry to upper floors; earlier cornice at ground floor;	ii
121 King St.	H	Commercial	A		ii
123 King St.	H	Commercial, c.	B	2 storey painted brick with replacement windows in original openings;	ii
125 King St.	H	Keene furniture, c. 1914	C	Painted two storey; new windows upper storey not in original location; decorative tine cornice with end blocks;	ii
127 King St.	H	Keene furniture, c. 1914	C		ii
131 King St.	I	Empty Lot			ii
141 King St.	H	Remodeled façade	C		ii
143 King St.	H	Commercial, c. 1920	A	Onn's fish market; two storey unpainted red rug brick with replacement windows in original openings; store front and door placement;	ii
145 King St.	H	Commercial, c. 1920	A	Onn's fish market;	ii
147 King St.	I	Commercial, c. 1960	D	Unpainted brick projections to either side	ii

				of entry to upper floors; projections tie into canopy which extends from roof line; door way entry to upper floors in original location; rest of building clad in tin; original features may lie below;	
329 Richmond St.	H	Birrell bldg remnant, 1890	C	Vertical stone elements along both street elevations each with a decorative panel and an arch over the main entryway on Richmond;	ii
331 Richmond St.	H	Waterloo Building, 1880	A	Painted four-storey red brick with tin cornice; replacement windows in original openings; most entryways original;	ii
333 Richmond St.	H	Waterloo Building, 1880	A	Four-storey cleaned red brick with tin cornice; replacement windows in original openings; most entryways original;	ii
337 Richmond St.	H	Waterloo Building, 1880	A	Four-storey cleaned red brick with tin cornice; replacement windows in original openings; most entryways original;	ii
343 Richmond St.	H	Waterloo Building, 1880	A	Four-storey cleaned red brick with tin cornice; replacement windows in original openings; most entryways original; main entryway double doors and gold lettering (343) in transom;	ii
351 Richmond St.		Empty Lot			ii
353 Richmond St.	H	London and Western Trusts, c. 1921	A	Two-storey stone façade; fluted columns; carved name;	ii
361 Richmond St.	H	Canada Permanent, 1961	A	Watt and Tillmann; original composition material in alternating blocks; large panel of marble for signage; columns protrude through façade and are capped with what is likely architectural porcelain; recessed windows and entry on ground floor;	ii
365 Richmond St.	H	Toronto Dominion, c. 1965	A	Overall elements on both facades survive from time of construction including an alternating window and box shape façade design; green marble cladding and detailing	ii



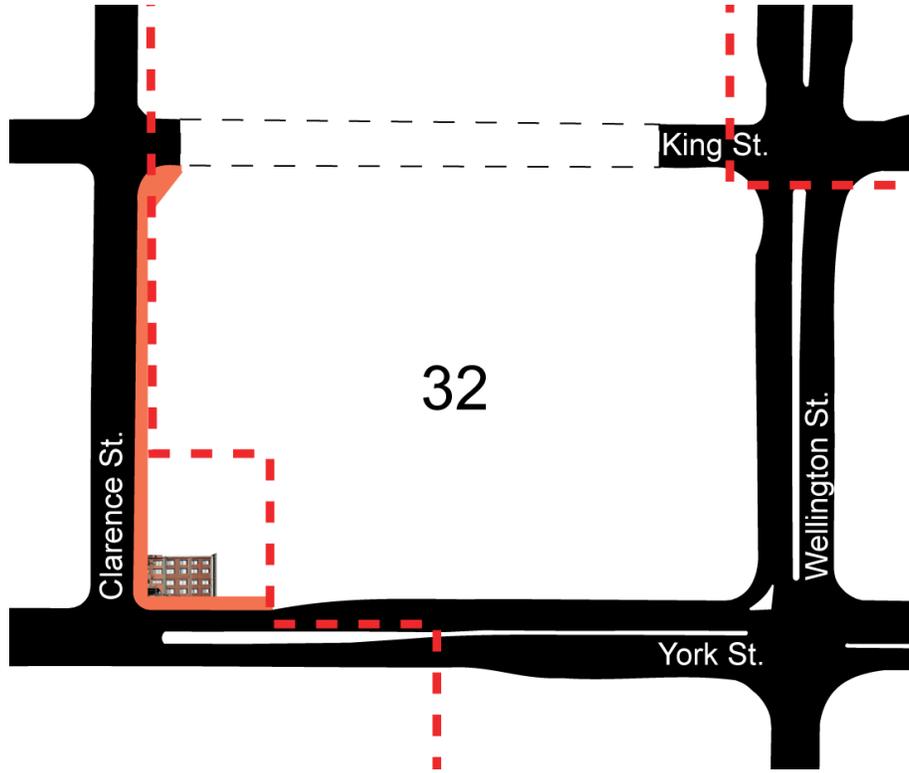
**Quadrant 31**

ADDRESS	ASSIGNMENT	DESCRIPTION	RANKING	CHARACTER DEFINING ELEMENTS	LANDSCAPE
332 Richmond St.	H	Grigg House, 1879	A	William Robinson; unpainted/cleaned brick; replacement windows in original locations; carved date stone; keystones; Richmond Street balcony – wood brackets and ironwork;	ii
340 Richmond St.	H	Hobbs warehouse, c. 1875	A	Three-storey cleaned brick; replacement windows in original openings; decorative brickwork; keystones; brick crest with some wood elements remaining;	ii
342 Richmond St.	H	Hobbs warehouse, c. 1875	A	Three-storey cleaned brick; replacement windows in original openings; decorative brickwork; keystones; ground floor metal cornice with brackets and corner blocks;	ii
344 Richmond St.	H	Commercial, c. 1875	A	Three storey unpainted brick façade with replacement windows in original openings; ground floor metal cornice with corner blocks;	ii

346 Richmond St.	H	McCormick grocery, 1875	A	William Robinson; three storey unpainted brick façade with replacement windows in original openings;	ii
350 Richmond St.	H	Commercial , c. 1875		Three-storey cleaned brick; replacement windows in original openings; decorative brickwork; keystones; decorative brick cornice;	
352 Richmond St.	I	Infill, c. 1990			ii
354 Richmond St.	H	Italianate com, c. 1875	A	Three-storey cleaned brick; replacement windows in original openings; decorative brickwork; keystones; decorative brick cornice;	ii
356 Richmond St.	H	Italianate com, c. 1875	A	Three storey brick painted; original double hung wood sash in original openings; decorative brick detailing across façade; traditional store front entry and windows;	ii
360 Richmond St.	H	Farmers Advocate office, c. 1875	A	3 storey painted brick with decorative brick and features and carved stone keystones; double hung sash 2 <sup>nd</sup> and 3 <sup>rd</sup> floors; wood window mouldings;	ii
362 Richmond St.	H	Stevely and Sons tinsmiths building, c. 1875	A	Addition of 4 <sup>th</sup> floor, c. 1905; 4 storey painted brick with replacement windows in original openings; large tin cornice with lettering; stone mouldings above 2 <sup>nd</sup> and 3 <sup>rd</sup> floor windows; windows and entry location; ground floor obscured;	ii
364 Richmond St.	H	Commercial, c. 1880	A	Three storey unpainted brick; double hung sash on 2 <sup>nd</sup> and 3 <sup>rd</sup> likely rebuilt; large wood cornice and corner brackets at eaves; ground floor cornice and brackets; traditional post-war store front;	ii
368 Richmond St.	H	Commercial, c. 1880	A	4 storey cleaned brick with replacement windows in original openings; bracketed wood cornice; dormers (rebuilt) in mansard roof; tin cornice above the ground floor; red sandstone ground floor in smooth and rusticated block; blocks with the bank's name carved into them; polished columns between the windows; building has an extension to the east on King composed of coloured pre-cast concrete; above the ground floor the windows, lintels and mansard roof duplicate those of the earlier façade;	ii
345 Clarence St.	I	Empty Lot			ii
351 Clarence St.	H	Commercial, c. 1940	B	1940s implement dealership;	ii

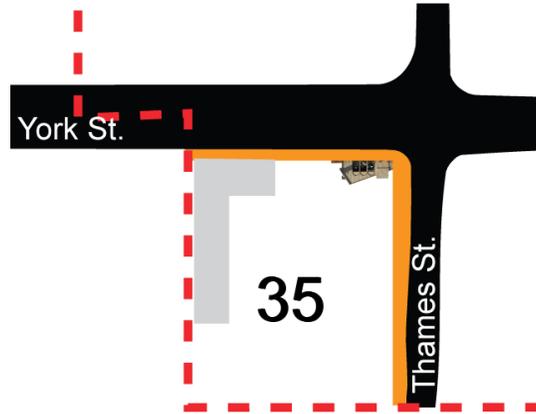
				<p>painted rug brick; 2<sup>nd</sup> floor has original metal frame windows; lower level has original door and window arrangements with replacement materials;</p>	
355 Clarence St.	H	Ital. commercial, c. 1860	B	No features; size and scale should be noted if replaced;	ii
357 Clarence St.	H	Ital. commercial, c. 1860	B	Alfred Tytler spice mill; original façade may lie under tin cladding; large rear addition as for Tyler spice mill; rear building – unpainted brick with original window openings;	ii
359 Clarence St.	I	Empty Lot			ii
176 York St.	H	Granite Block, 1883	A	Fours storey unpainted/cleaned brick and stone façade; stone piers and polished granite columns; some alteration to entries; the easterly bay is the best preserved (woodwork above door added); carved date stone;	iii
178 York St.	H	Granite Block, 1883	A		iii
182 York St.	H	Granite Block, 1883	A		iii
184 York St.	H	Granite Block, 1883	A		iii
186 York St.	H	Gardners	A	Rare white and yellow glazed terra cotta façade; all elements of the façade should be retained; sandstone base and entryway to main floor in original location;	iii
196 York St.		Empty Lot			iii
210 York St.	I	Garage, c. 1960	D		iii
216 York St.	H	York Hotel, c. 1870	A	Building is intact; original doors and windows throughout; include corner elements on the corner; brick brackets at eaves; ground floor cladding in sculpted concrete – rare and good example in good shape;	iii
179 King St.	H	Thompson carriage factory, c. 1870	B	Painted brick with replacement windows in original openings; decorative brickwork around windows; building formerly had a third storey now removed;	ii
181 King St.	H	Thompson carriage factory, c. 1870	B		ii
183 King St.	H	Fraser house Hotel, c. 1892	A	Painted brick and stone façade with replacement windows on 2 <sup>nd</sup> and 3 <sup>rd</sup> floor in original locations; upper sash of ground floor windows original; carriageway; projecting two-storey bay with original woodwork; brackets at eaves; roof assembly including eight dormers; one set in a mansard style tower with original slate shingles; exterior of part of the Marcus Holmes house, c. 1850 visible behind the hotel;	ii
189 King St.		Empty Lot			ii
201 King St.	H	Garvey wholesale building, 1910	A	Unpainted red brick with stone detailing and base; replacement windows in original openings;	ii

				metal cornices at top of ground floor and eaves;	
207 King St.	H	Commercial	D	No elements;	ii
211 King St.	H	Commercial, c. 1890	A	Painted brick with original double hung sash; two store front entrances at ground level; corner blocks and cornice at top of ground floor and eaves; electric Sign; store fronts early; paint colours soon to be a landmark; painted brick with original windows in second floor; two large corner brackets; partial cornice a roof line; early store entrance;	ii
213 King St.	H	Commercial, c. 1890	A		ii
217 King St.	H	Commercial, c. 1980	D		ii



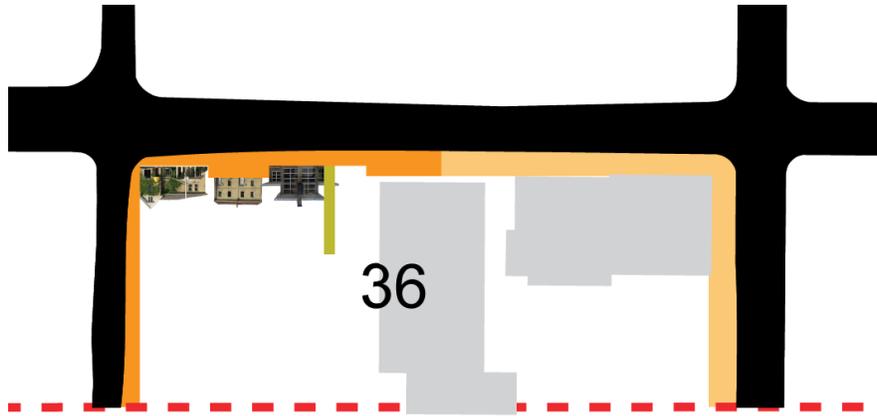
**Quadrant 32**

ADDRESS	ASSIGNMENT	DESCRIPTION	RANKING	CHARACTER DEFINING ELEMENTS	LANDSCAPE
330 Clarence St.	H	Sterling shoe factory, 1898	A	Rebuilt following a fire, 1904; refer to Designation By-law;	iii



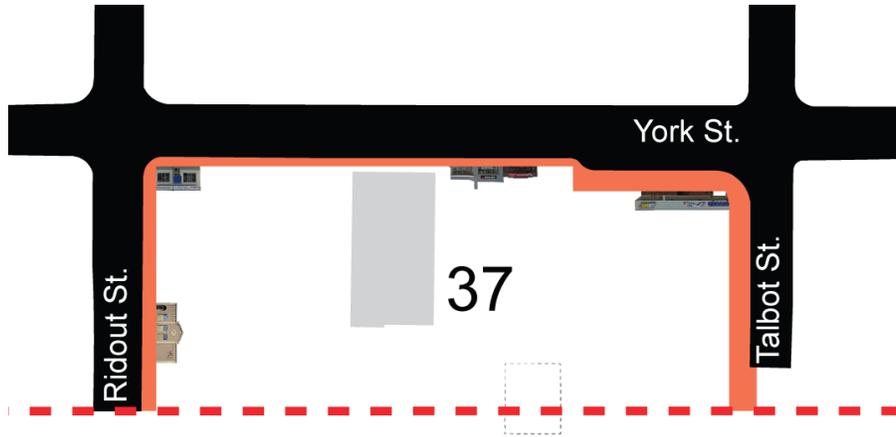
**Quadrant 35**

ADDRESS	ASSIGNMENT	DESCRIPTION	RANKING	CHARACTER DEFINING ELEMENTS	LANDSCAPE
1 York St.	H		D		i
5 York St.	H		D		i
309 Thames St.	H	Canadian General Electric power house	A	Unpainted brick; pre-cast sills; some original window openings; two large circular openings in the gables;	i



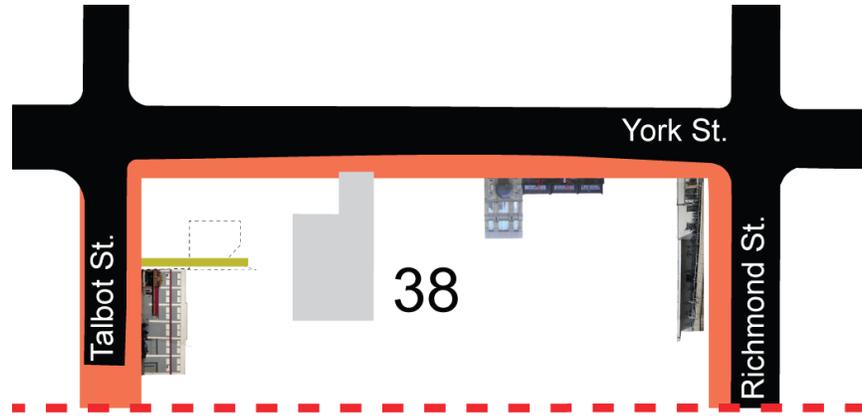
**Quadrant 36**

<b>ADDRESS</b>	<b>ASSIGNMENT</b>	<b>DESCRIPTION</b>	<b>PRIORITY</b>	<b>CHARACTER DEFINING ELEMENTS</b>	<b>LANDSCAPE</b>
7 York St.	H	House , c. 1890	A		i
9 York St.	H	House, c. 1890	A	Two-storey cleaned brick; upper floor replacement windows in original openings; entryways original; windows on ground floor enlarged;	i
11 York St.	H	House, c. 1890	A	Two-storey cleaned brick; upper floor replacement windows in original openings; entryways original; windows on ground floor enlarged;	i
13 York St.	H	House, c. 1850	A	Two-storey cleaned brick; replacement windows in original openings; parapet walls likely cut down to roof line; rare example of mid-nineteenth century double house of that design;	i
15 York St.	H	House, c. 1850	A	Two-storey cleaned brick; replacement windows in original openings; parapet walls likely cut down to roof line; rare example of mid-nineteenth century double house of that design;	i
19 York St.	H	Dalton Fuels, c. 1955	A	Decorative stonework; large multi-paned windows; wide eaves slope up to roof;	li
21 York St.	N	Copp's, c. 2005	D		ii
45 York St.	N	Copp's, c. 1980	D		ii



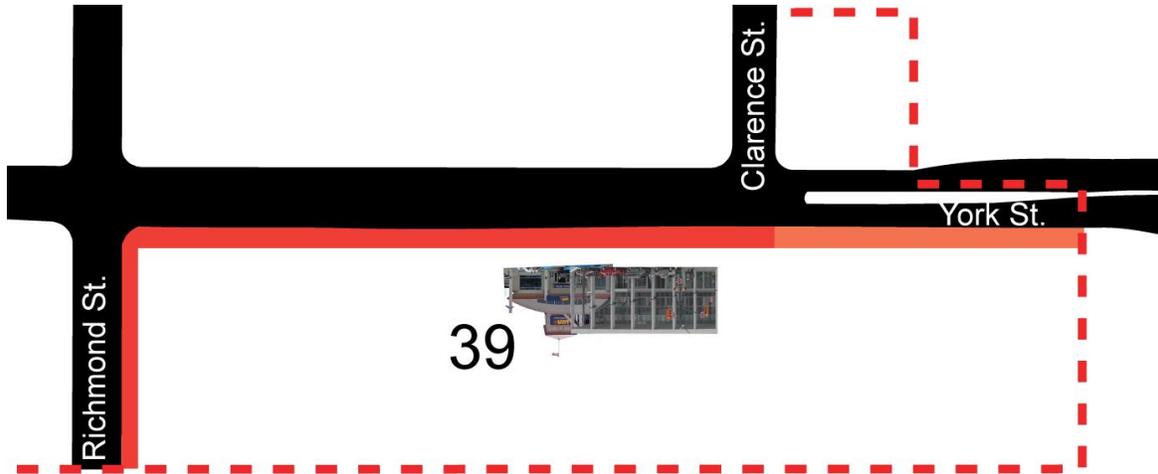
**Quadrant 37**

<b>ADDRESS</b>	<b>ASSIGNMENT</b>	<b>DESCRIPTION</b>	<b>RANKING</b>	<b>CHARACTER DEFINING ELEMENTS</b>	<b>LANDSCAPE</b>
57 York St.	H	Hobb's, c. 1925	B	Painted red rug brick; altered windows;	iii
71 York St.	H	LCBO, c. 1980	D		iii
73 York St.	H	Elite Personal Training	D		iii
85 York St.	H	Copp's, c. 1955	B	Painted decorative stone; original entry;	iii
89 York St.	H	King Wha	B	One storey unpainted red brick; rear building – two-storey yellow brick;	iii
101 York St.	H	Bus station, c.1985	D	All elements intact from time of construction; unpainted brick; entryways and fenestration intact;	iii
300 Ridout St. North	H	Hobb's office, c. 1885	B	Painted brick elevation with replacement windows in some original locations; decorative brackets possibly replaced;	iii



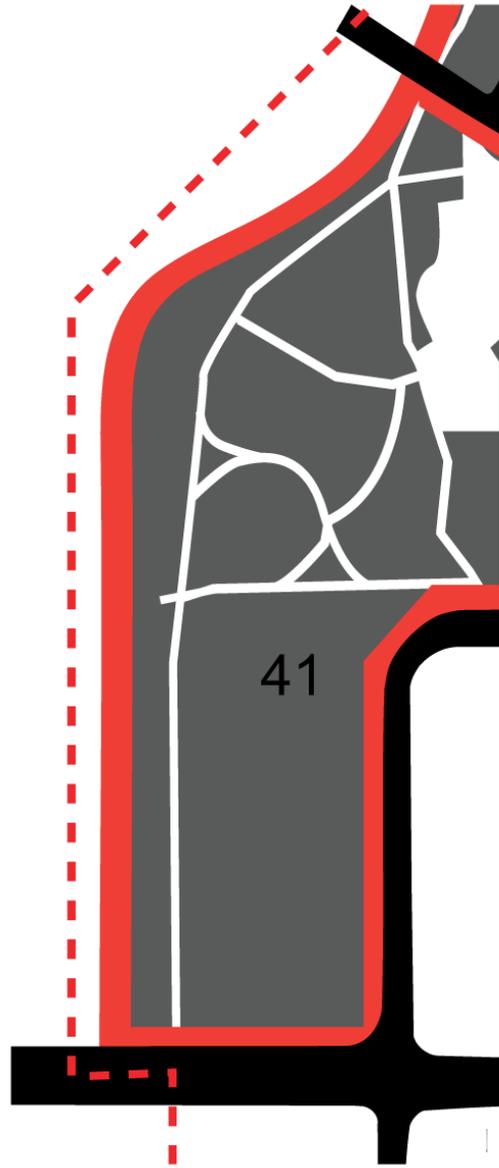
**Quadrant 38**

ADDRESS	ASSIGNMENT	DESCRIPTION	RANKING	CHARACTER DEFINING ELEMENTS	LANDSCAPE
111 York St.	H	Tim Hortons	D		iii
117 York St.	H	Bell	D		iii
125 York St.	H	Bell, c. 1980	D		iii
135 York St.		Empty Lot			iii
151 York St.	H	Tanton seed warehouse, c. 1880	B	Three storey cleaned brick with replacement windows in original openings; ground floor extensively altered; stone base and two stone plaques which once read "Tantons Storage";	iii
	H	Hay Stationary, c. 1955	A	Three bay one storey addition to three storey brick, c. 1955; green marble entryway surrounds and at grade window placement; door placement; bay divided by brick projections; projecting cornice;	iii
155 York St.	H	Bus station, c. 1942	A	One storey painted brick; tower; projecting awning; decorative molding around front window; door placement;	iii
304 Talbot St.	H	Cold storage building, c. 1910	B	Painted reinforced concrete; most windows in original locations;	



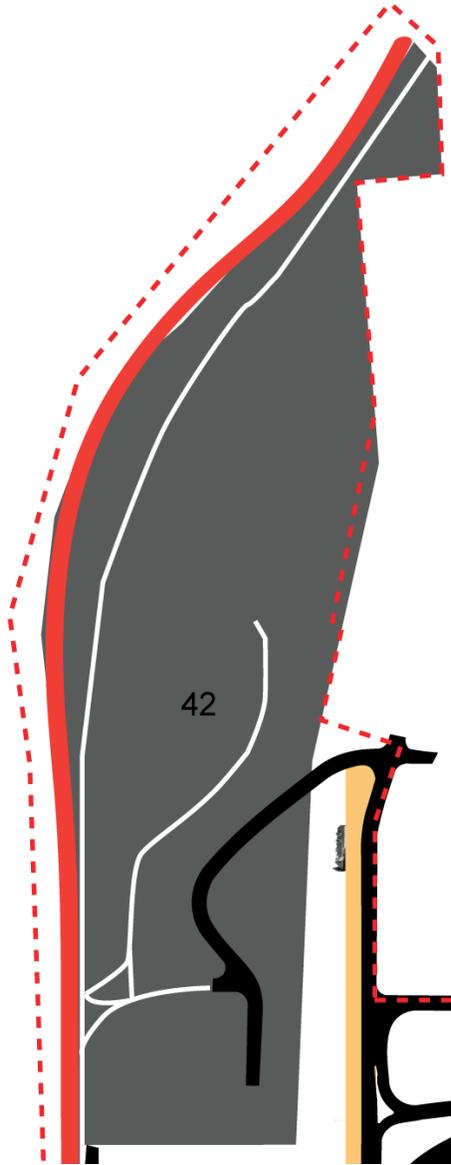
**Quadrant 39**

ADDRESS	ASSIGNMENT	DESCRIPTION	RANKING	CHARACTER DEFINING ELEMENTS	LANDSCAPE
195 York St.		Empty Lot			iv
197 York St.		Empty Lot			iv
205 York St.	H	CN office, c. 1960	A	Original clear glass and coloured panel arrangement; steel frame projects beyond façade creating a canopy; door entry; slightly impaired by recent addition of passenger station function to west end;	iv
217 York St.	H	Postal Station "A", c. 1960	C	Completely renovated in recent years leaving no elements; original scale and mass;	iii



**Quadrant 41**

ADDRESS	ASSIGNMENT	DESCRIPTION	RANKING	CHARACTER DEFINING ELEMENTS	LANDSCAPE
331 Thames St.	H	Park			iv



**Quadrant 42**

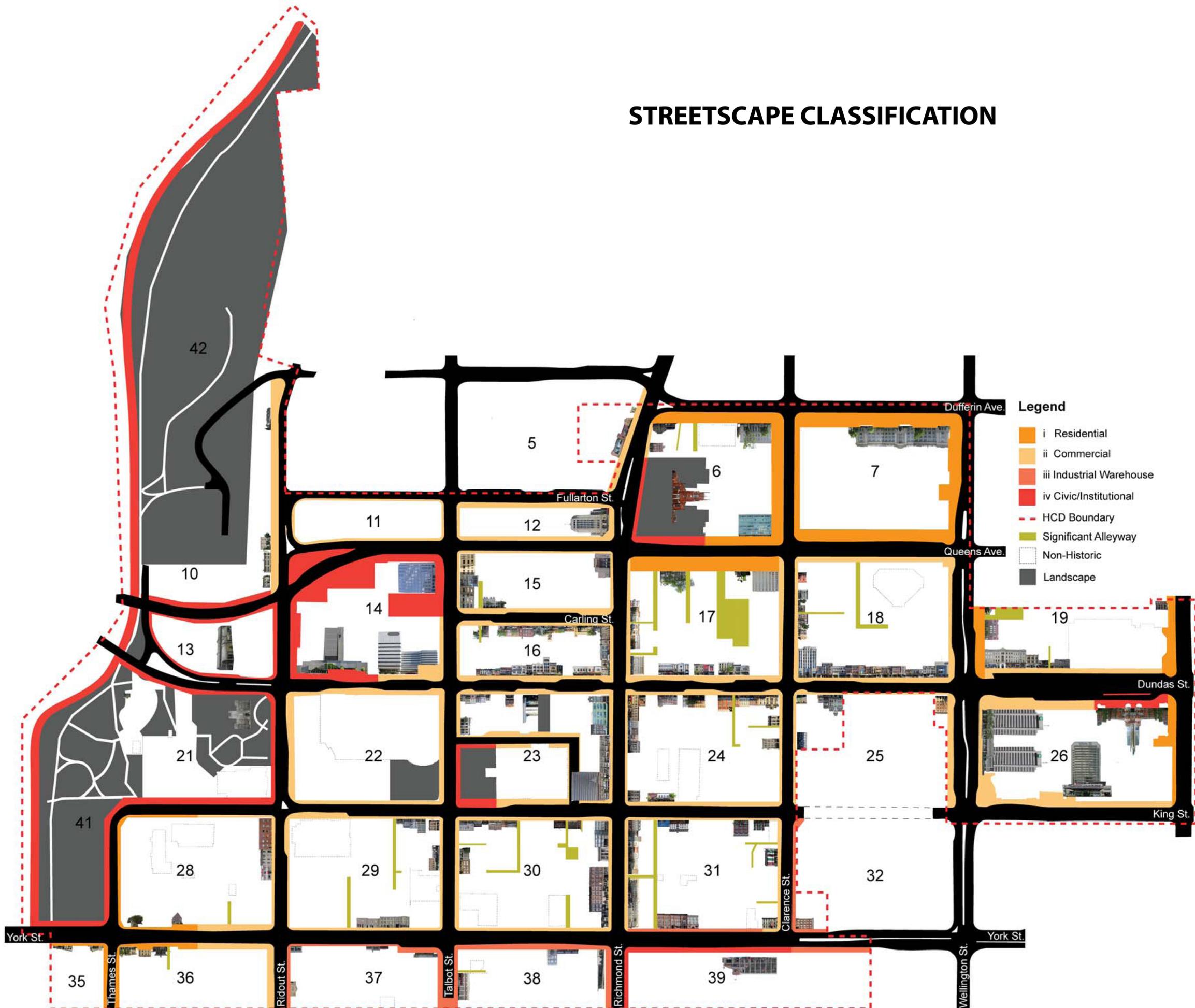
ADDRESS	ASSIGNMENT	DESCRIPTION	RANKING	CHARACTER DEFINING ELEMENTS	LANDSCAPE
481 Ridout St. North	H	Eldon House, 1834	A	Refer to Designation By-law;	i
483 Ridout St. North	H	Eldon House, 1834	A		i
Harris Park	H	Harris Park			iv

# BUILDING CLASSIFICATIONS

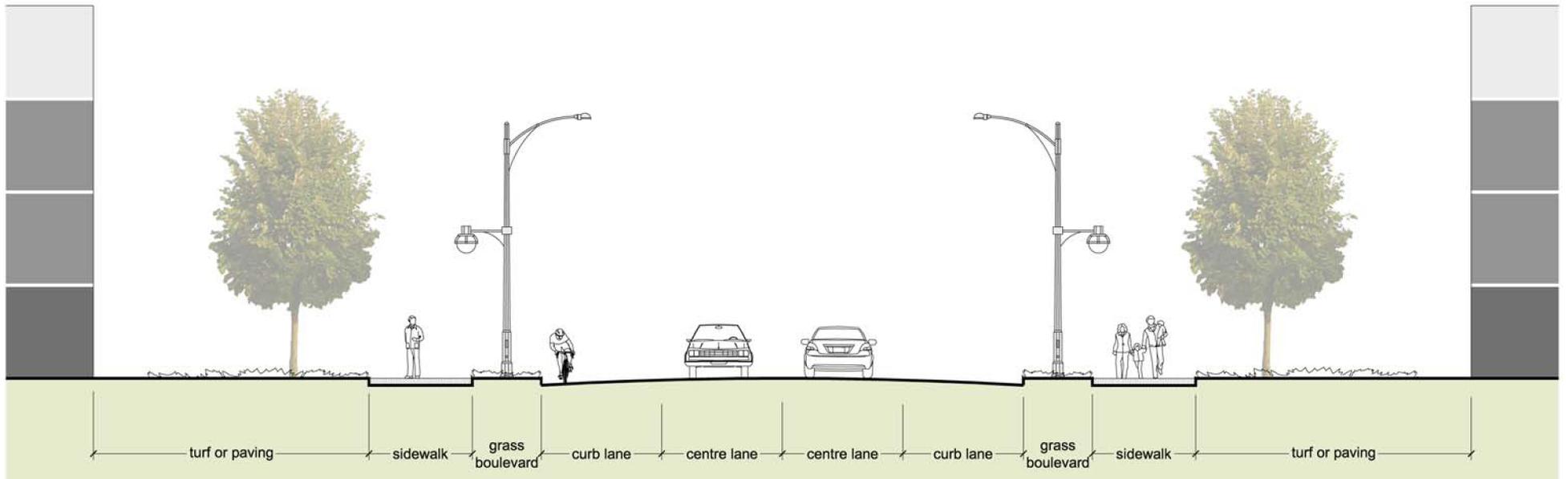




# STREETSCAPE CLASSIFICATION

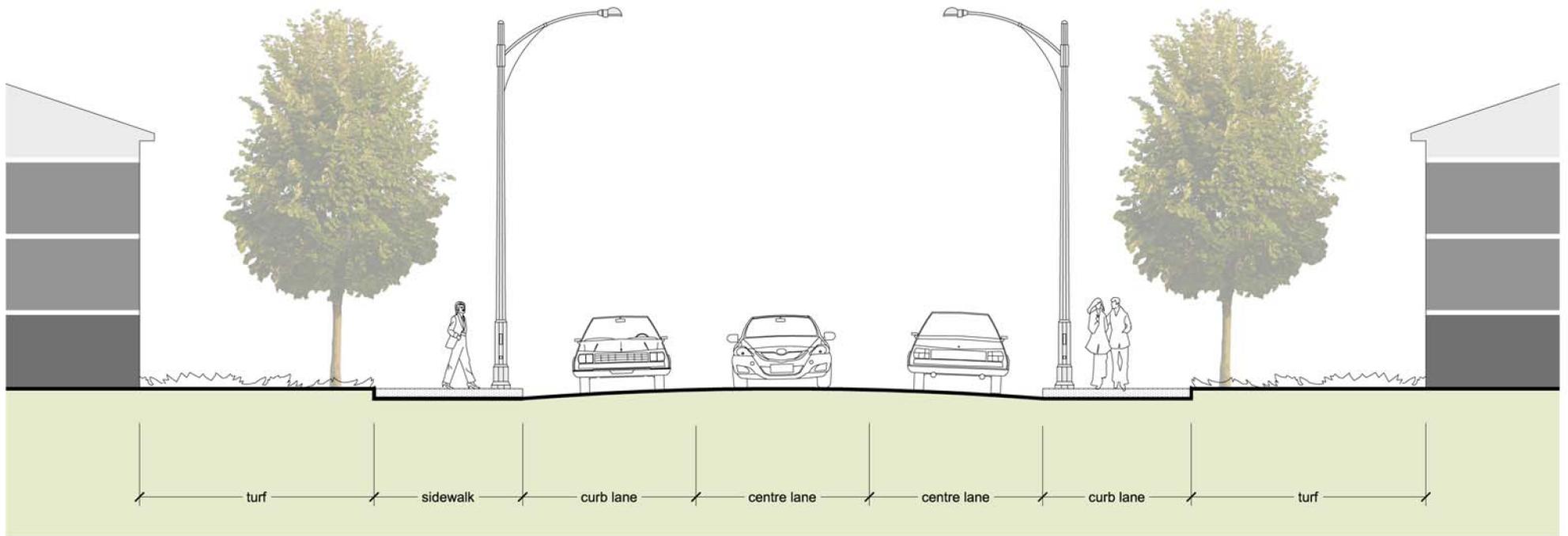






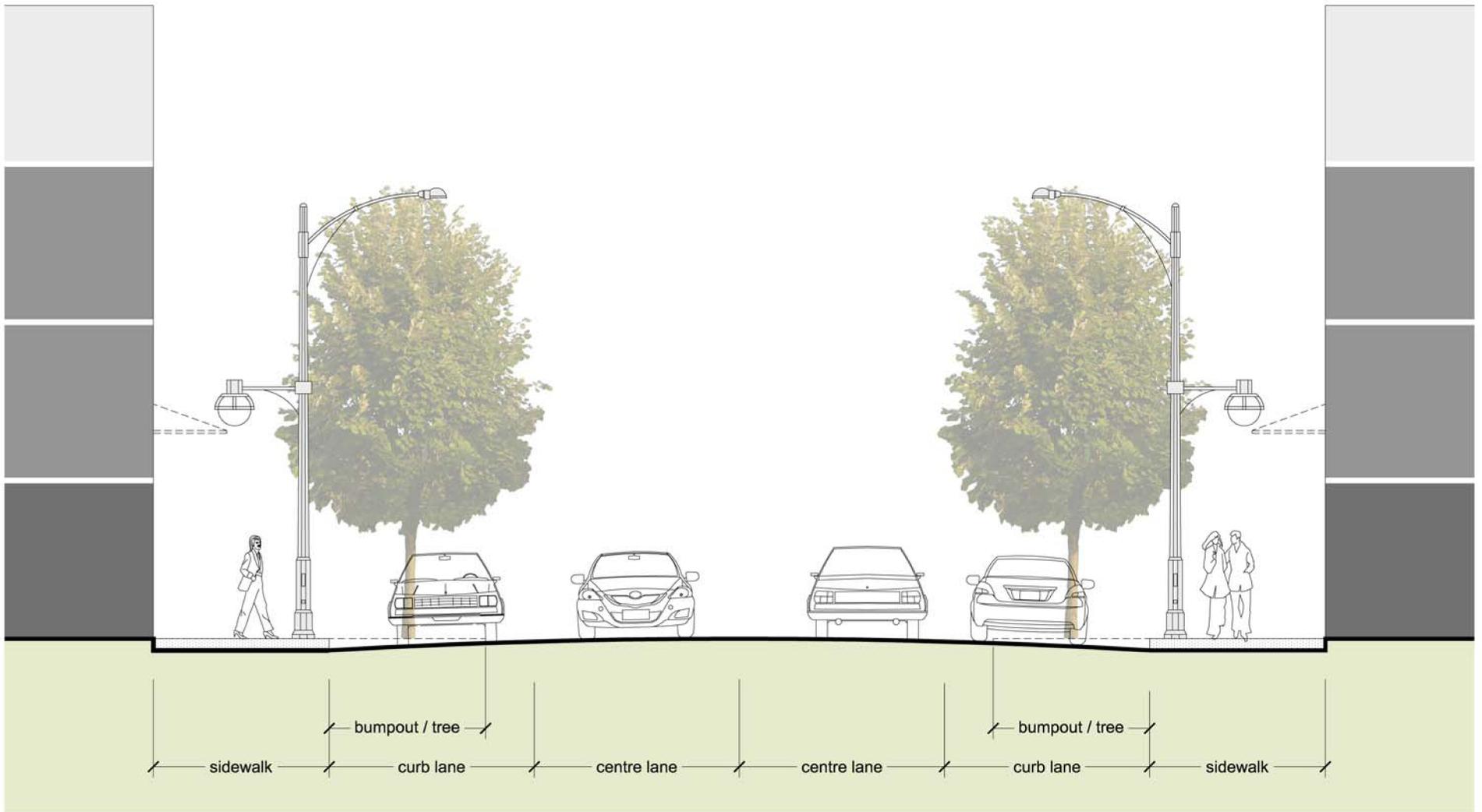
**SECTION A-A  
RESIDENTIAL / COMMERCIAL STREET PROFILE**

- Queens Avenue - Wellington to Richmond
- King Street - Wellington to Waterloo
- Waterloo Street



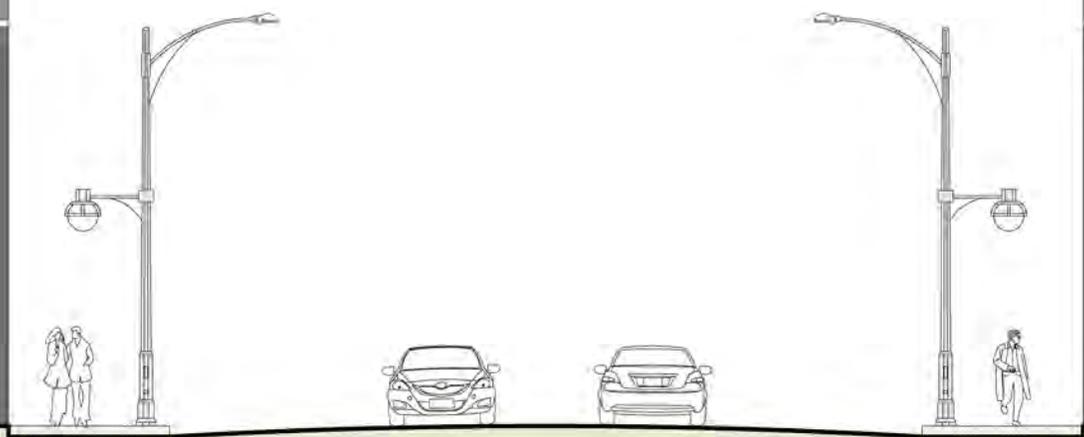
**SECTION B-B**  
**RESIDENTIAL STREET PROFILE**

- Fullarton Street - Talbot Street to Ridout Street
- Ridout Street - North of Queens Ave



**SECTION C-C  
COMMERCIAL STREET PROFILE**

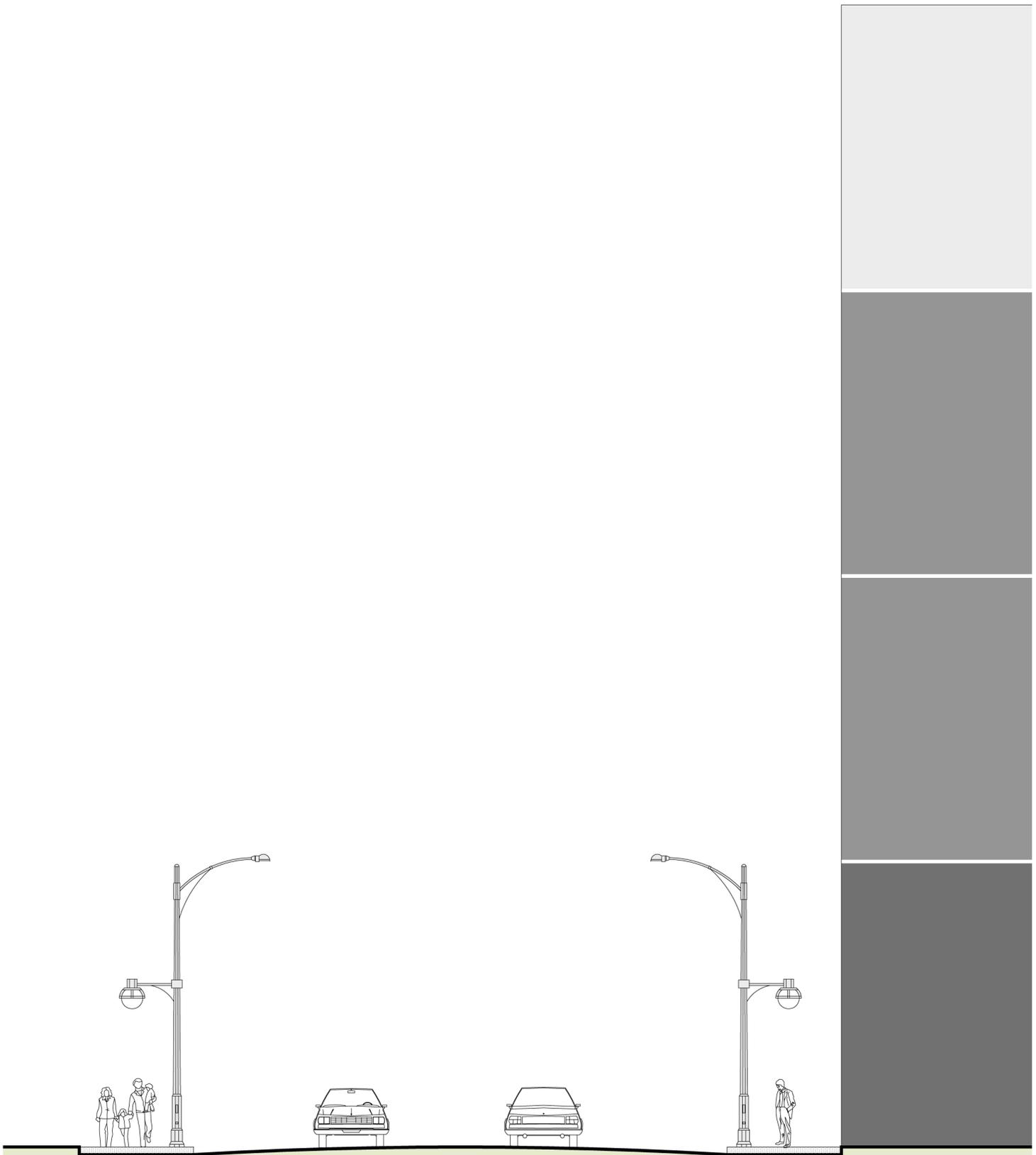
- Richmond Street
- King Street
- Clarence Street
- Carling Street
- Talbot Street
- Dundas Street - Wellington to Ridout



↔ sidewalk ↔ parking ↔ traveled lanes/parking ↔ parking ↔ sidewalk ↔

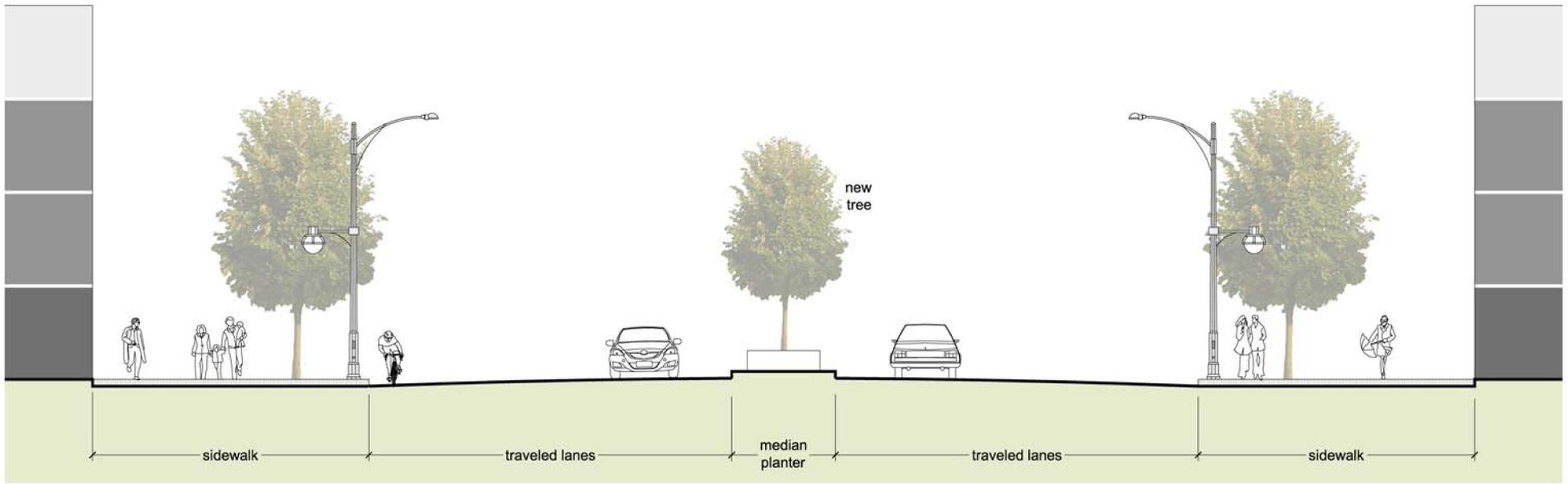
**SECTION D-D  
COMMERCIAL STREET PROFILE**

- Fullarton Street



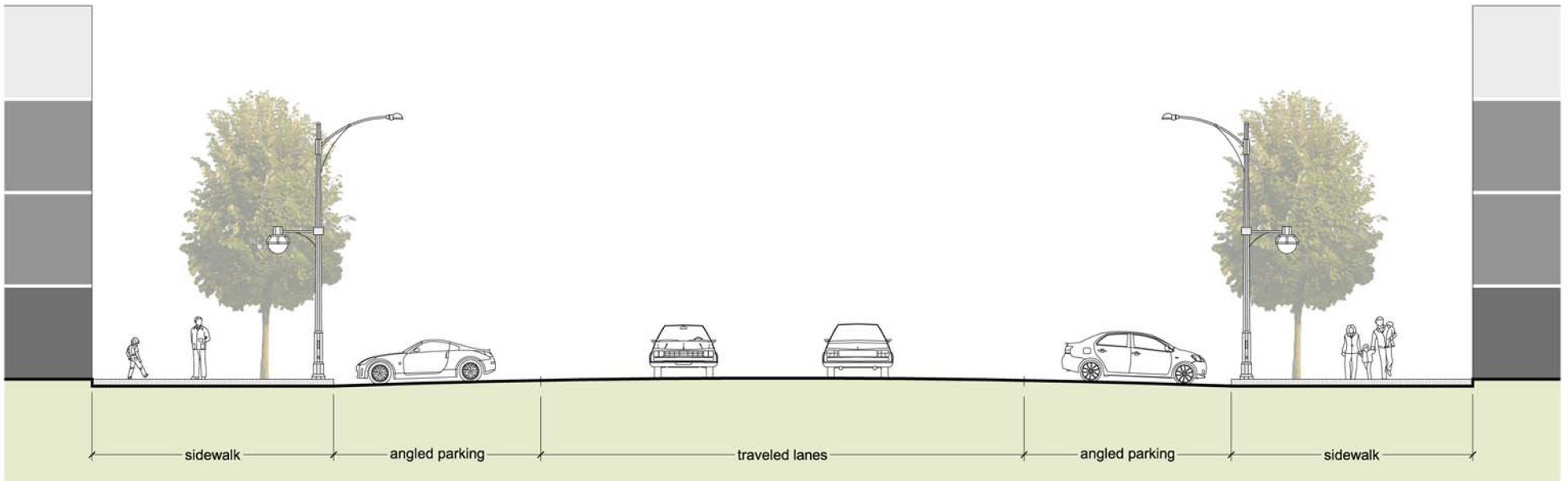
parking lot | sidewalk | traveled lanes/parking | sidewalk

**SECTION E-E  
COMMERCIAL STREET PROFILE**  
 • Queens Avenue - Richmond to Talbot



SECTION F-F  
COMMERCIAL STREET PROFILE

- Wellington Street

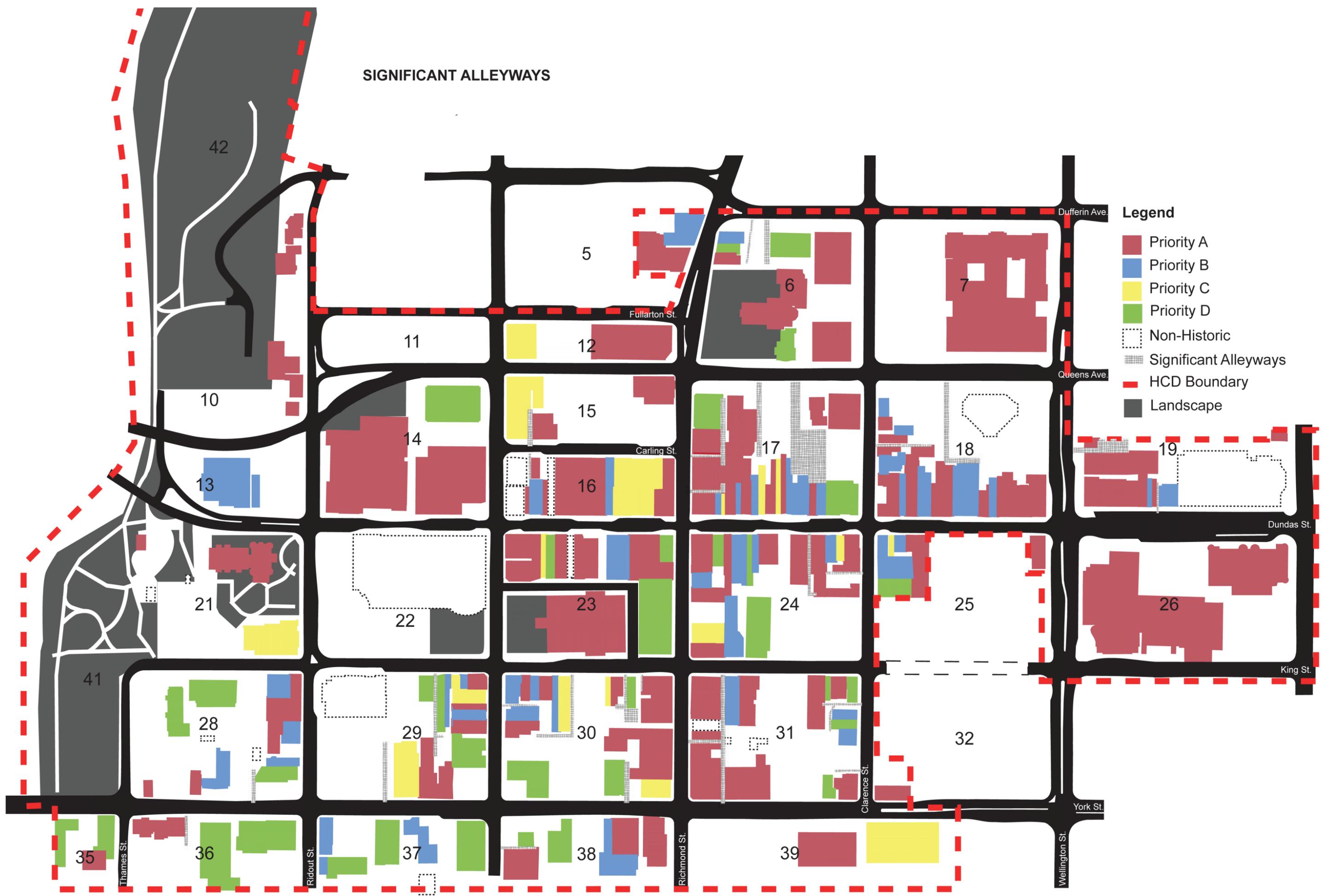


SECTION G-G  
COMMERCIAL STREET PROFILE

- Dundas Street - Wellington to Waterloo



# SIGNIFICANT ALLEYWAYS



- Legend**
- Priority A
  - Priority B
  - Priority C
  - Priority D
  - Non-Historic
  - Significant Alleyways
  - HCD Boundary
  - Landscape