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300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

London
CANADA

REVISED

April 3, 2013

ONTARIO HERITAGE TRUST

APR 05 2013

RECEIVED

Ms. Michelle Doornbosch
Zelinka Primo Ltd.
318 Wellington Road
London, ON
N6C 4P4

1865521 Ontario Inc
1460 Commissioners Road West
London, ON
N6K 1E6

Ontario Heritage Foundation
10 Adelaide Street East
Toronto ON
M5C 1J3

RE: DESIGNATION OF 1460 COMMISSIONERS ROAD WEST
THE ONTARIO HERITAGE ACT, R.S.O. 1990, c. O.18

Enclosed for your information is the revised notice of the Council of The Corporation of the City of London's intention to designate the property identified above pursuant to Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18.

Catharine Saunders
City Clerk

/ka

cc: Don Menard, Heritage Planner

The Corporation of the City of London
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London
CANADA

NOTICE OF INTENTION TO DESIGNATE PLACE
OF ARCHITECTURAL AND/OR HISTORICAL VALUE

NOTICE IS HEREBY GIVEN that the Council of The Corporation of the City of London intends to designate as a place of architectural, historic and/or contextual value or interest the following property in accordance with the *Ontario Heritage Act*, R.S.O. 1990:

<u>Property Descriptions</u>	<u>Publication Date</u>	<u>Last Date For Objection</u>
1460 Commissioners Road West	April 4, 2013	May 3, 2013

1460 Commissioners Road West is located in Westminster Township in the former Village of Byron, annexed to the City of London in 1961 and is of cultural interest and value mainly for its unique architectural merits. Architecturally, this Queen Anne style house is an exceedingly rare example of a one and one half story cross gable design, unaltered since its construction in 1890. The detailed reasons for designation of this property can be seen in or obtained from the Office of the City Clerk, Room 308, City Hall, 300 Dufferin Avenue, London, Ontario N6A 4L9 during normal office hours (8:30 a.m. to 4:30 p.m. Monday to Friday). Any person who objects to any intended designation must, **within thirty days** after the date of the first publication, serve on the City Clerk a notice of objection in writing, setting out the reason for the objection and all relevant facts. The *Ontario Heritage Act* provides that where a notice of objection has been served, the Council shall refer the matter to the Conservation Review Board for a hearing.

DATED at London, Ontario on April 4, 2013.

Catharine Saunders
City Clerk



300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

London
CANADA

March 6, 2013

G. Kotsifas

Managing Director, Development and Compliance Services & Chief Building Official

I hereby certify that the Municipal Council, at its session held on March 5, 2013 resolved:

9. That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the Managing Director, Development and Compliance Services & Chief Building Official **BE ADVISED** that the Municipal Council intends to issue a Notice of its intent to designate the building located at 1460 Commissioners Road West under Section 29(3) of the *Ontario Heritage Act* for the attached Reasons:

it being noted that the London Advisory Committee on Heritage has been consulted on this request;

it being pointed out that at the public participation meeting associated with this matter, the following individuals made oral submissions in connection therewith:

- Michelle Doornbosch, Zelinka Priamo Ltd., on behalf of the applicant – advising that the owner owns three connecting properties on Commissioners Road West; indicating that they have explored various options for the development of the properties; expressing concern with the information provided in the Civic Administration's report; indicating that the primary reason for designation is the cross-gable roof; advising that the Montessori School, two properties over has the same style of roof; indicating that the applicant will withdraw the demolition application, on the understanding that there be further discussion with the Civic Administration; advising that the lands are designated Low Density Residential; indicating that the applicant is proposing to build a three storey multi-unit building with a density of 75 units per hectare; and indicating that the development agreement states that if the land is to be developed, it is to be accessed by the Montessori School property.
- [REDACTED] – enquiring as to whether or not the photograph shown is of the Montessori School; indicating that the letter that the residents received was vague and that is why there are only four people in attendance; indicating that the homes at 1443 are one-floor condominiums; expressing concern with the proposed high rise; and advising that, due to the volume of traffic, they have difficulty exiting their driveway. (2013-P10D/R01) (9/5/PEC)

C. Saunders
City Clerk
/jb

cc: C. Morrison, By E-mail
W. Dodgson, By E-mail
* M. Doornbosch, Zelinka Priamo Ltd., 318 Wellington Road, London, ON N6C 4P4
* [REDACTED]
J.M. Fleming, Managing Director, Planning and City Planner
D. Menard, Heritage Planner
H. Lysynski, Committee Secretary
K. Arsenault, Documentation Services Representative

Statement of Significance for 1460 Commissioners Road West

Description of Property

1460 Commissioners Road West is located on part lot 47, broken front, concession B, in Westminster Township on the western extremities of the former Village of Byron, annexed to the City of London in 1961.

Statement of Cultural Interest

1460 Commissioners Road West is a property of cultural interest and value mainly for its unique architectural merits.

Description of Heritage Attributes

Architecturally, this Queen Anne style house at 1460 Commissioners Road West is an exceedingly rare example of a one and one half story cross gable design, unaltered since its construction in 1890. Four gables of equal design, size and width extend along the entire front, rear and side elevations of the house; the rear elevation gable, however, is largely obscured by an addition. The house from above appears as a cross thus the "cross gable" architectural description.

The heritage attributes of the house are as follows:

- White brick construction
- Foundation built of rough cast concrete blocks resembling stone blocks
- Cross gable roof
- Large end gables on all elevations
- Fish scale pattern shingles applied to the gable ends
- Radiating vousoirs over the windows and doors of the front and side elevations comprising a pattern of alternating bricks and sculptured concrete bricks
- Radiating vousoirs "framed" by concrete brick arches
- Original double hung sash windows, the frames of which exhibit neo-classical detailing
- Large plate glass window on the front elevation with half-moon stained glass transom above in an arte nouveau pattern
- A small inset porch supported by the original columns
- Plain, undecorated bargeboards excepting a triangular flourish at the corners of the gable ends where they meet the cornice