

# Community Advisory Committee on Planning Report

9th Meeting of the Community Advisory Committee on Planning  
August 9, 2023

Attendance S. Bergman (Chair), M. Ambrogio, J. Dent, J. Gard, A. Johnson, S. Jory, J.M. Metrailler, M. Rice, S. Singh Dohil, M. Wallace, K. Waud, M. Whalley, M. Wojtak and K. Mason (Acting Committee Clerk)

ABSENT: M. Bloxam, I. Connidis

ALSO PRESENT: L. Dent, K. Edwards, M. Greguol, K. Gonyou, K. Mitchener, B. Westlake-Power, S. Wise

The meeting was called to order at 5:30 PM, it being noted that M. Ambrogio, J. Dent, A. Johnson, J.M. Metrailler, S. Singh Dohil and K. Waud were in remote attendance.

## 1. Call to Order

### 1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

## 2. Scheduled Items

### 2.1 Notice of Planning Application - Official Plan and Zoning By-law Amendments - 50 King Street and 399 Ridout Street North

That the attached revised Working Group comments, with respect to the property located at 50 King Street and 399 Ridout Street North, BE FORWARD to S. Wise, Senior Planner, for consideration to be included in the staff report going to the Planning and Environment Committee August 14, 2023; it being noted that Community Advisory Committee on Planning would encourage public access through the corridors connected between the proposed towers and jail and courthouse.

## 3. Consent

### 3.1 8th Report of the Community Advisory Committee on Planning

That it BE NOTED that the 8th Report of the Community Advisory Committee on Planning, from its meeting held on July 12, 2023, was received.

### 3.2 Municipal Council Resolution - 7th Report of the Community Advisory Committee on Planning

That it BE NOTED that the Municipal Council resolution, from its meeting held on June 27, 2023, with respect to the 7th Report of the Community Advisory Committee on Planning, was received.

### 3.4 2024 Mayor's New Year's Honour List - Call for Nominations

That it BE NOTED that the communication, dated July 12, 2023, from the City Clerk and the Deputy City Clerk, with respect to the 2024 Mayor's New Year's Honour List Call for Nominations, was received.

#### **4. Sub-Committees and Working Groups**

##### **4.1 (ADDED) Stewardship Sub-Committee Report**

That it BE NOTED that the attached Stewardship Sub-Committee Report, from its meeting held July 26th, 2023, was received.

#### **5. Items for Discussion**

##### **5.1 Demolition Request for the Heritage Listed Properties Located at 763-769 Dundas Street**

That it BE NOTED that the Community Advisory Committee on Planning (CACP) received a report, dated August 9, 2023, with respect to a demolition request for the heritage listed properties located at 763-769 Dundas Street, and the CACP supports the staff recommendation.

##### **5.2 Designation of the Property Located at 1350 Wharncliffe Road South pursuant to Part IV, Ontario Heritage Act**

That it BE NOTED that the Community Advisory Committee on Planning (CACP) received a report, dated August 9, 2023, with respect to designation of the property located at 1350 Wharncliffe Road South, pursuant to part IV of the *Ontario Heritage Act*, and the CACP supports the staff recommendation.

##### **5.3 Heritage Alteration Permit Application by W. Etheridge for the Property Located at 134 Wortley Road, Wortley Village-Old South Heritage Conservation District**

That it BE NOTED that the Community Advisory Committee on Planning (CACP) received a report, dated August 9, 2023, with respect to a demolition request and heritage alteration permit application by Zelinka Priamo Ltd. for the property located at 320 King Street in the Downtown Heritage Conservation District, and the CACP supports the staff recommendation.

##### **5.4 Demolition Request and Heritage Alteration Permit Application by Zelinka Priamo Ltd. for the Property Located at 320 King Street, Downtown Heritage Conservation District**

That it BE NOTED that the Community Advisory Committee on Planning (CACP) received a report, dated August 9, 2023, with respect to a demolition request and heritage alteration permit application by Zelinka Priamo Ltd. for the property located at 320 King Street in the Downtown Heritage Conservation District, and the CACP supports the staff recommendation.

##### **5.5 Heritage Alteration Permit Application by AE Builders Inc. for the Property Located at 520 Ontario Street, Old East Heritage Conservation District**

That it BE NOTED that the Community Advisory Committee on Planning (CACP) received a report, dated August 9, 2023, with respect to a heritage alteration permit application by AE Builders Inc. for the property located at 520 Ontario Street in the Old East Heritage Conservation District, and the

CACP supports the staff recommendation; it being further noted that the CACP recommends the applicant's request be approved to modify the project to provide for the use of horizontal vinyl siding to clad all elevations around the exterior of the home with the exception of the gables and around the front door, which would use shake-style fiber cement board cladding.

5.6 Heritage Planners' Report

That it BE NOTED that the Heritage Planners' Report, dated August 9, 2023, was received.

**6. Adjournment**

The meeting adjourned at 7:34 PM.

50 King Street, 399 Ridout Street North  
CACP Working Group Notes  
REVISED

At its meeting on July 12, 2023, the CACP referred the Notice of Application and Heritage Impact Assessment for the application at 50 King Street, 399 Ridout Street North (“Courthouse Lands”) to a working group for comment. Considering the significance of the Courthouse property to London’s history and cultural heritage, the committee felt that less than two days was not sufficient time for the committee to review and prepare meaningful comments, so the file was referred to an ad-hoc working group to prepare comments for the CACP to consider at its next meeting.

The working group presents the following comments to the CACP for consideration, and requests that these comments be shared with the file planner as well as Council through the PEC for consideration.

- Four different layers of protection on this property, underlining this as London’s premier historic site and the seed of our City:
  - Downtown Heritage Conservation District
  - Part IV Designation
  - National Historic Site of Canada
  - Heritage Conservation Easement with Ontario Heritage Trust
- ~~The proposed development concept does not acknowledge the importance of the setting to the property’s cultural heritage value. The site was home to London’s first public park, and this should be better reflected in the development concept.~~
  - ~~The current height does not respect the setting and context, which is an important cultural heritage attribute of the site~~
  - ~~The design concept runs contrary to the City’s theme of “back to the river”, creating a wall against the river.~~
- ~~The scale and architectural treatment of the tower podium/podia should be complementary to the courthouse structure.~~
- Courthouse property and structure:
  - It must be acknowledged that preserving the Courthouse/Gaol property as part of this development is mandatory and not optional.
- Archaeological resources:
  - There are significant known-archaeological resources that exist on this property, including known burials on the former gaol property. All due diligence should be undertaken in completing the necessary archaeological assessments, including consultation with Indigenous communities.
- Commemoration:
  - We recommend that commemoration include the history of the site beyond just the courthouse property, including the context within the redevelopment along King Street in the 1950’s.

The working group also recommends the committee review the attached “position paper” created anonymously, which reflects similar concerns about the development proposal on this site.

**Stewardship Sub-Committee  
Report**

Wednesday July 26, 2023

Time: 6:30pm  
Location: Zoom

Attendance: P. Milner, M. Rice, B. Vasquez, M. Whalley, T. Regnier, L. Dent, K. Gonyou, M. Greguol, K. Mitchener (Staff)  
Regrets: K. Waud

**Agenda Items**

**1. Request for Demolition for the Heritage Listed Property at 763-769 Dundas Street**

The Stewardship Sub-Committee reviewed the Cultural Heritage Evaluation Report (Stantec, 2023) for the heritage listed property at 763-769 Dundas Street. The Stewardship Sub-Committee discussed historic hotels in London.

Motion: The Stewardship Sub-Committee recommends that the property at 763-769 Dundas Street be designated based on the evaluation completed in the CHER (Stantec, 2023) and the prepared statement of cultural heritage value or interest. Moved: M. Whalley; Seconded: M. Rice. Passed.

**2. Request for Designation for 1350 Wharncliffe Road South**

The Stewardship Sub-Committee reviewed the HIA (Stantec, 2023) and HIA (Wood, 2020) for the heritage listed property at 1350 Wharncliffe Road South. Staff provided a verbal report, noting that the heritage listed property at 1350 Wharncliffe Road South is subject to a “prescribed event.”

The Stewardship Sub-Committee had a discussion on the heritage attributes and made minor comments for revision/clarification to the Statement of Cultural Heritage Value or Interest. The Stewardship Sub-Committee also reviewed the siting of the Weldwood Farmhouse on a corner lot in the proposed subdivision.

The Stewardship Sub-Committee recognized the importance of the historical associations of the Weldwood Farm property, including the printing press on the lawn which is believed to be associated with the *Farmer’s Advocate*. The Stewardship Sub-Committee encourages the preservation of the printing press.

Motion: The Stewardship Sub-Committee recommends the designation of the property at 1350 Wharncliffe Road South (Weldwood Farm) based on the amended Statement of Cultural Heritage Value or Interest. Moved: M. Whalley  
Seconded: B. Vasquez. Passed.

**3. Request for Demolition and Heritage Alteration Permit for 320 King Street, Downtown Heritage Conservation District**

The Stewardship Sub-Committee reviewed the Heritage Impact Assessment (Zelinka Priamo, 2022) for the heritage designated property at 320 King Street in the Downtown Heritage Conservation District. Staff provided a verbal update on the planning process for the property, noting that it is present in Site Plan.

The Stewardship Sub-Committee noted that the parking garage on the property at 320 King Street is not historically significant.

Motion: The Stewardship Sub-Committee supports the demolition request for the parking garage on the property at 320 King Street in the Downtown Heritage Conservation District. Moved: T. Regnier; Seconded: M. Whalley. Passed.

**4. Discussion: 81 Grand Avenue**

A request from a member of the public to add the property at 81 Grand Avenue to the Register of Cultural Heritage Resources was submitted.

The property at 81 Grand Avenue is not presently listed on the Register of Cultural Heritage Resources or designated under the *Ontario Heritage Act*. The property at 81 Grand Avenue is presently known as Grand Wood Park (retirement residence) but was historically Parkwood Hospital.

Staff noted that a property must meet at least one of the criteria of O. Reg. 9/06 to be included on the Register of Cultural Heritage Resources and that a listing is only valid for two years.

Further discussion on this property will be had a future meeting of the Stewardship Sub-Committee. Stewardship Sub-Committee members agreed to undertake additional research on the property.

**5. Discussion: Candidate Properties, Western University Public History Program**

The Stewardship Sub-Committee provided input to staff identifying potential candidate properties for Western University Public History program research project.

The students' presentations to the Stewardship Sub-Committee will be scheduled for late November/early December 2023.