

8TH REPORT OF THE
LONDON ADVISORY COMMITTEE ON HERITAGE

Meeting held on July 9, 2014, commencing at 5:32 p.m.

PRESENT: W. Kinghorn (Chair), J. Cushing, D. Dann, H. Elmslie, H. Garrett, S. Gibson, J. Manness, S. Potter, C. Rennick, V. Trudell and K. Westby; and B. Mercier (Secretary).

ALSO PRESENT: R. Armistead, T. Thayer and J. Yanchula.

REGRETS: D. Brock, D. Dudek, J. Lutman and D. Menard.

I YOUR COMMITTEE RECOMMENDS:

Planning and
Policy Sub-
Committee –
The London
Plan

1. (i), 11) That the revised attached report dated July 3, 2014, prepared by the London Advisory Committee on Heritage (LACH) Planning and Policy Sub-Committee, with respect to comments relating to The London Plan, **BE FORWARDED** to the Civic Administration for consideration.

Stewardship
Sub-Committee

2. (iii), 4, 12) That the following actions be taken with respect to the Stewardship Sub-Committee Report from its meeting held in June 2014:

a) the Civic Administration **BE ADVISED** that the London Advisory Committee on Heritage (LACH) reviewed the heritage attributes of the residential structure at 1057 Richmond Street and noted that the building was not worthy of designation, either for its historical or architectural attributes. The LACH indicated that it objects to the demolition of a structural sound and functional listed property without a development proposal in place; and,

b) the notice of the Municipal Council's intention to designate the property located at 273 Regent Street to be of cultural heritage value or interest **BE GIVEN** for the revised attached reasons, under the provisions of Section 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18*.

Heritage
Alteration
Application –
869-871
Dundas Street

3. (5) That the report dated July 9, 2014, from the Managing Director, Planning and City Planner, with respect to the Heritage Alteration Permit Application from the Ontario Dental Nurses Association for the designated property located at 869-871 Dundas Street **BE DEFERRED** to a future meeting of the London Advisory Committee on Heritage, to allow the applicant/representative to present further information with respect to this matter.

Heritage
Alteration
Application –
1017 Western
Road
(Grosvenor
Lodge)

4. (6) That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit Application by the City of London for the property located at 1017 Western Road (Grosvenor Lodge) **BE APPROVED**; it being noted that the Heritage Planner has reviewed the proposed alteration and has advised that the impact of such an alteration on the heritage features identified in the reasons for designation is negligible.

Heritage
Alteration
Application -
126, 128, 130
and 132
Dundas Street
and 129 Carling
Street

5. (7) That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the Heritage Alteration Application of T. Kingsmill for the properties located at 126, 128, 130 and 132 Dundas Street and 129 Carling Street:

a) the heritage alteration application by T. Kingsmill for the above-noted properties **BE APPROVED**;

b) prior to any demolition or construction activity, a detailed interior and exterior photo documentation of the existing buildings **BE COMPLETED**; and,

c) a detailed conservation plan **BE DEVELOPED AND SUBMITTED** to the City's Heritage Planner to assist in the monitoring of the conservation of the front façade of 126, 128, 130 and 132 Dundas Street;

it being noted that the Heritage Planner has reviewed the proposal and has advised that the impact of such alteration on the heritage features identified in the reasons for designation is sympathetic to the identified heritage features and is supported by the Downtown Heritage Conservation District's Principles, Goals and Objectives; it being further noted that the London Advisory Committee (LACH) received a copy of the Proposed Adaptive Reuse of Kingsmill Building by Kingsmill and Fanshawe College, and heard the attached presentation from T. Kingsmill, Property Owner, V. Cote, Trinity Consulting and L. Axford, AMEC, with respect to this matter.

Heritage
Alteration
Application –
434 English
Street

6. (13) That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit Application by T. Hill and P. Morgan for the property located at 434 English Street **BE APPROVED**; it being noted that the Heritage Planner has reviewed the proposal and has advised that the impact of such alteration on the heritage features would see the restoration of heritage character to the residence; it being noted that the London Advisory Committee on Heritage (LACH) heard a verbal report from T. Hill, Property Owner, with respect to this matter.

2353034
Ontario Limited
– 609 William
Street and 510
Central Avenue

7. (14) The Civic Administration **BE ASKED** to complete a Heritage Impact Assessment for the property located 510 Central Avenue, as the property is adjacent to the East Woodfield Heritage Conservation District; it being noted that the London Advisory Committee on Heritage (LACH) reviewed and received a Notice dated June 12, 2014, from B. Debbert, Senior Planner, with respect to an application submitted by 2353034 Ontario Limited relating to the properties located at 609 William Street and 510 Central Avenue.

St. George-
Grosvenor HCD
and Public
Meeting

8. That the London Advisory Committee on Heritage (LACH) heard a verbal delegation from A. Beaton and M. Tovey, with respect to an update on the St. George-Grosvenor Heritage Conservation District and public meeting.

II YOUR COMMITTEE REPORTS:

Blackfriars-
Petersville
Heritage
Conservation
District Plan

9. (3) That the London Advisory Committee on Heritage (LACH) reviewed and received a Notice of Adoption of By-law L.S.P.3437-17 dated June 19, 2014, from the City Clerk, with respect to the adoption of the Blackfriars-Petersville Heritage Conservation District Plan.

Dr. B.J. Hardick
Chiropractic
Professional
Corp. – 581-585
Waterloo Street
and 321 Central
Avenue

10. (8) That the London Advisory Committee on Heritage (LACH) reviewed and received a Notice dated June 26, 2014, from M. Davis, Planner II, with respect to an application submitted by Dr. B.J. Hardick Chiropractic Professional Corp. relating to the properties located at 581-585 Waterloo Street and 321 Central Avenue. The LACH expressed concerns regarding the potential impact of the proposed amendments on Heritage buildings within and surrounding the site, recognizing that the site falls within the West Woodfield Heritage Conservation District; it being noted that the LACH looks forward to receiving the Heritage Impact Assessment for this area.

Johnston Bros.
Sand and
Gravel – 120
Gideon Drive

11. (9) That the London Advisory Committee on Heritage (LACH) reviewed and received a Notice dated June 12, 2014, from M. Davis, Planner II, with respect to an application submitted by Johnston Bros. Sand and Gravel relating to the property located at 120 Gideon Drive. The LACH asked that the Planner be advised that the subject property may be in an area of high archaeological and natural heritage potential, noting that the property is on the border of a wetland complex and an Area of Natural Scientific Interest.

Corporation of
the County of
Middlesex – 50
King Street

12. (10) That the London Advisory Committee on Heritage (LACH) reviewed and received a Notice dated June 18, 2014, from B. Turcotte, Senior Planner, with respect to an application submitted by The Corporation of the County of Middlesex relating to the property located at 50 King Street. The LACH expressed concern about the impact of the proposed amendment on Heritage buildings within and surrounding the site, recognizing that the site falls within the Downtown Heritage Conservation District and near the Forks of the Thames; it being noted that the LACH looks forward to receiving the Heritage Impact Assessment for this area.

13. That the London Advisory Committee on Heritage (LACH) received and noted the following:

7th Report of
the LACH

a) (1) the 7th Report of the London Advisory Committee on Heritage (LACH) from its meeting held on June 11, 2014; and,

5th Report of
the ACCAC

b) (2) a Municipal Council resolution adopted at its meeting held on June 24, 2014, with respect to the 5th Report of the Accessibility Advisory Committee from its meeting held on May 22, 2014.

Disclosure of
Pecuniary
Interest – W.
Kinghorn

14. That W. Kinghorn disclosed a pecuniary interest in clause 5 of this report, having to do with the Heritage Alteration Application submitted by T. Kingsmill for the properties located at 126, 128, 130 and 132 Dundas Street and 129 Carling Street, by indicating that he is involved with the project.

Disclosure of
Pecuniary
Interest – S.
Gibson

15. That S. Gibson disclosed a pecuniary interest in clause 5 of this report, having to do with the Heritage Alteration Application submitted by T. Kingsmill for the properties located at 126, 128, 130 and 132 Dundas Street and 129 Carling Street, by indicating that she is employed by Fanshawe College.

Next Meeting

16. That the London Advisory Committee on Heritage (LACH) will hold its next meeting on September 10, 2014.

The meeting adjourned at 8:48 p.m.